



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
Monday, August 13, 2007

CITY COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

Chairman Flores called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chairman Flores led those present in the salute to the flag.

ROLL CALL

Present: Chairman Flores, Commissioners Johnson and Vodvarka, Community Development Director Clark, City Planner Lustro, Associate Planners Frazier-Burton and Lai and City Attorney Robbins.

Excused: Vice Chairman Lenhert and Commissioner Sahagun

MINUTES

The minutes of the July 23, 2007 Planning Commission meeting were presented for approval. Commissioner Vodvarka moved, Commissioner Johnson seconded, there being no opposition to the motion, the minutes were approved 3-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- 6.a CASE NUMBER 2007-24
Project Address: 5494 & 5512 Arrow Highway
Project Applicant: William Fox Group, Inc.
Project Planner: Jim S. Lai, Associate Planner
Request: Precise Plan of Design for sign program

Associate Planner Lai reviewed the staff report.

Chairman Flores asked whether the sign illustrated in Exhibit 2 fit into our sign design criteria. Associate Planner Lai replied that the height of the letters was not the issue, but that the plans submitted into plan check had been modified and the submitted sign will not fit into the space illustrated on the revised plan. Staff believes the size of the sign will need to be reduced slightly.

Commissioner Johnson asked which condition addressed the issue. City Planner Lustro replied that it is condition number 3.

Bill Henigsmann, 3080 E. 29th Street, Long Beach, representing the sign contractor, commented he agreed with everything staff has recommended and was willing to work on the sign on the tower section to come up with an appropriate size to go on that wall. He only designed it based on the elevation that was given to him by the architect. If the wall has changed, he will make whatever modifications and agreed that it should not be forced on the wall. He asked if an agreement could be made that they could have at least three inches on top and bottom within that wall section so there is a little bit of leeway either way. If the wall is, for example, 40 inches, the overall height of the sign would be 34 inches. Then it will be centered.

City Planner Lustro responded that staff is willing to work with the applicant and the sign company to determine the appropriate size sign within the band that is being proposed on the center entry tower. As Associate Planner Lai described, the plans that are in for plan check are inconsistent with the plans that were given to the sign company. Staff will make sure that the sign company gets a copy of the plans that are in for plan check and then the applicant or the sign company can submit a revised proposal for the tower that is appropriate in scale and size.

Commissioner Vodvarka asked about graffiti because he saw a couple ground signs in the proposal and feels those are susceptible to graffiti, and was curious if it were possible to put a plastic film over the sign so if it gets hit with graffiti, they could peel it off and put another protective coating over it. City Planner Lustro stated that he and Associate Planner Lai had just discussed this subject related to another location. For about three to four years now, recognizing the graffiti issued is not confined to Montclair but is a regional problem, staff has required new monument signs to be designed in a way that discourages vandalism and is easier to restore if they are vandalized. Staff does not allow monument signs with acrylic backgrounds because when lit, the entire

sign lights up at night and vandals could view this as a lighted canvas. What staff has required is a more durable background, such as an aluminum, Tex-cote, or stucco finish with routed letters so that only the sign copy illuminates. What staff has found in the few cases where these new signs have been tagged, they can be easily cleaned or, in the case of a stucco-type finish, painted over with the same color. Staff has required new signs to be designed with all this in mind, recognizing that there is always the potential for vandalism. The new styles signs have been tagged with less frequency than the old style with the acrylic backgrounds.

Commissioner Johnson moved that, based on the evidence submitted, a finding is made that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15311(a), Class 11, in that the project involves the approval of a sign program to govern the installation of on-premise signs, including one monument sign and building-mounted signs for each tenant, seconded by Chairman Flores, there being no opposition to the motion, the motion passed 3-0.

Commissioner Vodvarka approved the Precise Plan of Design request for the comprehensive tenant sign program per the submitted plans and as described in the staff report for a commercial center located at 5494 and 5512 Arrow Highway, subject to the nine conditions of approval, seconded by Commissioner Johnson, there being no opposition to the motion, the motion passed 3-0.

1. This approval is for Precise Plan of Design for a comprehensive tenant sign program at 5494-5512 Arrow Highway as follows:
 - a. One (1) double-faced monument sign, maximum 8'-0" in height and maximum sign area of 48 square feet, as depicted on the submitted plans. The monument sign shall be located on the west side of the main drive approach and within a new landscape planter along the Arrow Highway property frontage. The monument sign shall have new footings, electrical service and textured sign base, subject to Building and Planning Division review and approval. The sign shall include the name of the center and address range on the top and lower portions of the sign, respectively, and a maximum of three sign panels for identification of building tenants on each side. Sign copy shall be routed-out aluminum with acrylic faces per the submitted plans. All new electrical conveyances to the new monument sign shall be underground.
 - b. One (1) major center ID entry tower sign, located between the two buildings facing Arrow Highway, consisting of two lines of dual-lite channel letters and mounted one inch off the building wall per the submitted plans.
 - c. Building-mounted signs for each tenant of the buildings consisting of 18-inch high individual channel letters. One building-mounted

sign each shall be permitted for the southernmost tenant of Building "A" and Building "B," maximum 24 inches in height. Locations and lengths of the wall-mounted signs for the tenants shall be as specified in the sign program. All signs shall consist of five-inch deep, individual channel letters. A small logo of no more than 15 percent of the total sign area may be allowed. Illumination of the interior-facing channel letters shall be optional. Illumination of the two south-facing signs shall be dual-lite, with letters pegged one-inch off the building wall. No signs shall be permitted on the east elevation of Building "A," the west elevation of Building "B," and the north elevations of both buildings.

- d. Two (2) double-faced internally-illuminated directional signs providing traffic directions to the center, up to a maximum of 4'-0" high and four square feet in area each per the submitted plans.
 - e. One (1) single-faced center directory sign providing site and tenant identification for all tenants in the center, up to a maximum of 4'-0" high. The sign is to be located in front of the main entry gate, within a landscape planter.
2. Precise Plan of Design (PPD) approval shall be valid for a period of one year and shall automatically expire on the anniversary date of Planning Commission approval, unless the applicant is diligently pursuing building plan check toward eventual construction and installation of the signs. The applicant and/or property owner shall be responsible to apply for a time extension at least 30 days prior to the approval's expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
 3. Prior to issuance of building and sign permits, the applicant shall revise the dimensions of the proposed major center identification sign on the entry tower described in Condition No. 1.b to the satisfaction of the City Planner.
 4. Tenants shall obtain written landlord approval for sign design prior to submission to the Planning and Building Divisions for review, approval and issuance of building and sign permits.
 5. No temporary signs, including banners, shall be installed on the east elevation of Building "A," the west elevation of Building "B," or on the north elevation of either building.
 6. Exposed raceways, wiring or conduits shall be expressly prohibited in association with channel letter signs.
 7. Temporary promotional signs shall comply with Chapter 11.72 of the Montclair Municipal Code, including, but not limited to the following:

- a. Temporary banners for the purpose of announcing the grand opening or advertising promotions shall require banner permits from the Planning Division prior to installation.
 - b. Promotional window signs shall not occupy more than 25 percent of the aggregate window area.
 - c. At no time shall pennants, inflatable signs, "human" signs, and/or other similar advertising devices be utilized on the property or off-site.
8. To ensure compliance with the provisions of this Planning Commission approval, a final inspection is required from the Planning Division when work has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
 9. The applicant shall agree to defend, at its sole expense, any action brought against the City, its agents, officers, or employees because of the issuance of this approval; or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees for any damages, loss, court costs and attorney fees that the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve applicant of its obligations under this condition.

INFORMATION ITEMS

Chairman Flores commented that he liked that the Commission's questions were answered via a memo from City Planner Lustro.

Chairman Flores commented that, in walking near Montclair High School, he noticed a lot of construction going on and talked with the superintendent. They are doing lots of concrete work, electrical, plumbing, snack bar renovation, and updating to stainless steel. The lawn area has been reduced quite a bit. The same thing is happening at Moreno Elementary School.

Chairman Flores adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary