



CITY OF MONTCLAIR  
PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS  
5111 Benito Street, Montclair, California 91763

REGULAR ADJOURNED MEETING  
Monday, January 24, 2011  
7:00 p.m.

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*It is respectfully requested that you please silence your cell phones and other electronic devices while the meeting is in session. Thank you.*

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairman Luis Flores, Vice Chairman Sergio Sahagun, Commissioner Tenice Johnson, Commissioner Maynard Lenhert, and Commissioner Don Vodvarka

**4. APPROVAL OF MINUTES**

The minutes of the January 10, 2011 Planning Commission meeting are presented for consideration.

**5. ORAL AND WRITTEN COMMUNICATIONS ON NON-AGENDA ITEMS**

The public is invited to address the Planning Commission regarding any items that are not on the agenda. Comments should be limited to matters under the jurisdiction of the Planning Commission. It is respectfully requested that speakers limit their comments to no more than three minutes in length.

Any person wishing to address the Planning Commission on an agenda or non-agenda item should complete a speaker's card and submit it to the City Planner. Speaker's cards are available at the entrance to the Council Chambers.

**6. AGENDA ITEMS**

- a. CASE NUMBER 2010-22
  - Project Address: 9177, 9197, and 9201 Central Avenue
  - Project Applicant: Chavin Family Limited Partnership
  - Project Planner: Steve Lustro, Community Development Director
  - Request: Precise Plan of Design (PPD) for a master sign program amendment
  
- b. Annual Planning Commission reorganization

**7. INFORMATION ITEMS**

Although the Planning Commission is prohibited from taking action on or discussing items not on the posted agenda, a member of the Planning Commission may ask for information, request a report back or to place a matter of business on the agenda for a subsequent meeting, ask a question for clarification, make a brief announcement, or briefly report on his or her own activities, provided the foregoing are related to, or within the jurisdiction of, the Planning Commission.

**8. PUBLIC INSPECTION OF MATERIALS**

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

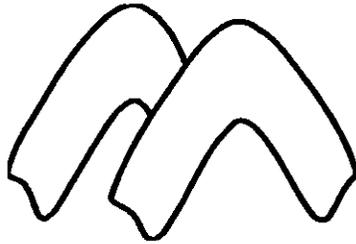
**9. ADJOURNMENT**

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of February 14, 2011 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California

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**CERTIFICATION OF AGENDA POSTING**

I, Laura Berke, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda was posted on the bulletin board adjacent to the south door of Montclair City Hall on January 20, 2011.



CITY OF MONTCLAIR  
**PLANNING COMMISSION**

**MEETING DATE: 01/24/11**

**AGENDA ITEM 6.a**

**Case No. 2010-22**

**Application:** PPD for a master sign program amendment

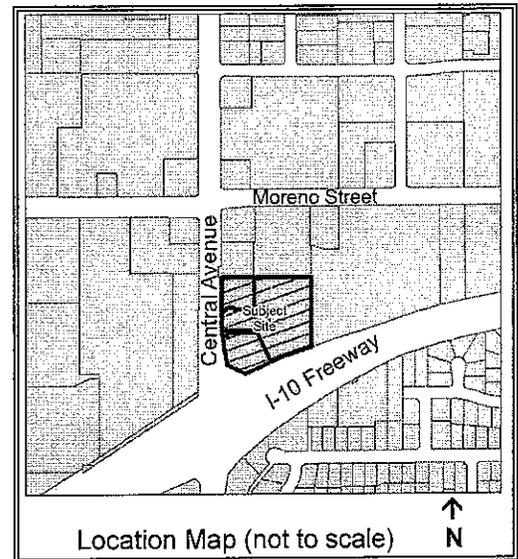
**Project Address:** 9177, 9197, and 9201 Central Avenue

**Property Owner:** Chavin Family Limited Partnership

**General Plan:** Regional Commercial

**Zoning:** "C-3" (General Commercial)

**Assessor Parcel Nos.:** 1008-201-17, 1008-201-18, 1008-201-19, and 1008-201-20



**EXISTING SITE FEATURES/CONDITIONS**

**Structures:** 9177 Central Avenue – 8,070 square-foot multi-tenant commercial building  
 9197 Central Avenue – 32,062 square-foot multi-tenant commercial building  
 9201 Central Avenue – 11,800 square-foot auto service building

**Parking:** 184 paved parking spaces, including 7 disabled-accessible stalls\*  
 (\* Reciprocal parking rights with other parcels comprising Montclair East)

**City or other public utility easements:** Typical easements

**ADJACENT LAND USE DESIGNATIONS AND USES**

	<i>General Plan</i>	<i>Zoning</i>	<i>Use of Property</i>
<b>Site</b>	Regional Commercial	"C-3" (General Commercial)	Multi-tenant commercial center
<b>North</b>	Regional Commercial	"C-2" (Restricted Commercial)	Commercial buildings
<b>South</b>	General Commercial and Neighborhood Park	"C-2" (Restricted Commercial) and "R-1" (Single-Family Residential)	Medical building and MacArthur Park
<b>East</b>	Regional Commercial	"C-3" (General Commercial)	Multi-tenant commercial center
<b>West</b>	Regional Commercial	"C-3" (General Commercial)	Montclair Plaza

## Report on Item Number 6.a

### CASE NUMBER 2010-22

NAME OF APPLICANT	Chavin Family Limited Partnership
LOCATION OF PROPERTY	9177, 9197, and 9201 Central Avenue
GENERAL PLAN IMPLEMENTATION PROGRAM	Precise Plan of Design
GENERAL PLAN DESIGNATION	Regional Commercial
EXISTING ZONE DISTRICT	C-3 (General Commercial)
EXISTING LAND USE	Montclair East Retail Center
ENVIRONMENTAL DETERMINATION	Categorically Exempt, Section 15311, Class 11(a)
PROJECT COORDINATOR	Steve Lustro

#### **Project Description**

The applicant is requesting Precise Plan of Design (PPD) approval for an amendment to the existing multi-tenant sign program for the westerly portion of the Montclair East retail center at the northeast quadrant of Central Avenue and Interstate 10. The sign program encompasses the following components:

- Two (2) monument signs along Central Avenue (identified on the plans as "G-1" and "G-5")
- Building-mounted signs on the pad building at 9177 Central Avenue (currently occupied by Men's Wearhouse and the former Jennifer Convertibles)
- Building-mounted signs on the "L"-shaped multi-tenant building at 9197 Central Avenue
- Building-mounted signs on the Firestone building at 9201 Central Avenue
- Signs on the "freeway tower" to the rear of the Firestone building

While most of the current sign program is proposed to remain intact, the changes below are proposed by the applicant, with the corresponding page of the sign program submittal in parentheses for more convenient reference:

- Addition of building-mounted signs over the rear entrances of Units A-F (east elevation) at 9197 Central Avenue (page 8)
- Addition of a building-mounted sign on the rear (south) elevation of Unit G at 9197 Central Avenue (page 8)
- Increase in height (to 54 inches) of the building-mounted sign on the north elevation of Unit B at 9177 Central Avenue (page 11)
- Addition of a new building-mounted sign for Unit B at 9177 Central Avenue on the northwest-facing tower elevation (page 11)

- ❑ Addition of a fifth tenant panel on monument signs "G-1" (in front of Firestone) and "G-5" (in front of El Pollo Loco) along Central Avenue (pages 15 and 16)
- ❑ Addition of one (1) tenant sign band below the "Montclair East" copy on the north elevation of the "freeway tower" (page 17)
- ❑ Addition of two (2) tenant sign bands below the "Montclair East" copy on the south elevation of the "freeway tower" (page 17)
- ❑ Addition of a fifth tenant sign band on the west elevation of the "freeway tower" (page 17)

Building-mounted and "freeway tower" signs shall continue to be required to be individual, internally-illuminated channel letters. "Signature cabinets" or logos would continue to be allowed to constitute a minimal portion of the overall sign area, subject to landlord and City approval.

The bottom portion of monument signs "G-1" and "G-5" are proposed to be modified to accommodate a fifth tenant panel as illustrated on pages 15 and 16 of the proposed sign program. Tenant signs on each monument sign would continue to be routed letters with a stucco or "Tex-cote" face. The applicant is proposing to update the appearance of each sign by replacing the teal-colored "Montclair East" copy and sign cap with a more contemporary red and the addition of a red LED (light-emitting diode) band at the base of the sign cap.

While monument sign "G-2" (in front of the former Jennifer Convertibles) is located on the applicant's property, it is within an easement granted to the property owner of the easterly portion of the Montclair East center. Accordingly, the applicant is not proposing any modifications or upgrades to the subject sign.

The master sign criteria as proposed by the applicant are enclosed in the Commission packets for reference.

### **Background**

The 17-acre Montclair East retail center as it is currently configured was developed over a period of nearly 25 years. On the applicant's property, the Firestone building was constructed in 1971, the "L"-shaped building at 9197 Central Avenue and El Pollo Loco were built in 1988, and the pad building at 9177 Central Avenue was developed in 1994. On the adjacent properties, the freestanding building at 9137 Central Avenue, currently occupied by Petco and Harbor Freight Tools, was originally built in 1972 and remodeled ten years later. McDonald's was developed in 1989. The line shops that presently include Ross Dress for Less, Sports Authority, Anna's Linens, and the former Office Depot space, were built in 1992. The center was completed in 1995 with the completion of the pad building that formerly housed Kids 'R' Us (currently occupied by David's Bridal). The center possesses good visibility to Interstate 10 and generous sign opportunities for its tenants through building-mounted signage, five monument signs along the center's two street frontages, the "freeway tower" sign on the applicant's property, and a pylon sign on the adjacent property.

## Planning Division Comments

As currently configured, the Montclair East center is demised into 36 tenant spaces. Staff believes that the center's sign program offers excellent exposure to motorists traveling along Interstate 10, Central Avenue, and Moreno Street. Each in-line tenant is entitled to at least one building-mounted identification sign. Selected tenant spaces that back to Interstate 10 are allowed a second building-mounted sign facing the freeway. Further, the five monument signs currently contain a total of 38 tenant panels, the pylon sign has 12 sign panels, and the tower can accommodate eight additional tenant signs. All told, there are over 100 tenant signs throughout Montclair East. Some pad tenants are permitted multiple signs facing the adjacent streets and parking lots where they can be easily seen.

Staff is supportive of recommending Planning Commission approval of the following requested amendments to the sign program:

- Addition of a building-mounted sign on the rear (south) elevation of Unit G at 9197 Central Avenue. Staff believes it is reasonable for this 12,000 square-foot tenant space to have freeway-visible signage.
- Addition of a fifth tenant panel on monument signs "G-1" (in front of Firestone) and "G-5" (in front of El Pollo Loco) along Central Avenue. While it has been staff's policy to limit monument signs in the City to a maximum of four tenant panels per side, the addition of one sign panel to each side of the two monument signs would result in the ability to identify a maximum of four additional tenants to motorists along Central Avenue. It should be noted that the height of each monument sign would remain at 10'-0", and that the fifth sign band would be created by modifying the lower portion of each sign.
- Addition of one (1) tenant sign band below the "Montclair East" copy on the north elevation of the "freeway tower." Allowing one tenant to be identified below the center's identification sign would actually improve the visual balance of this elevation of the tower.
- Addition of *one* (1) tenant sign band (rather than the requested two (2) tenant sign bands) below the "Montclair East" copy on the south elevation of the "freeway tower." Allowing one tenant to be identified below the center's identification sign would improve the visual balance of this elevation of the tower as well.

If the Commission supports staff's recommendations above, it would result in a net increase of seven tenant signs on the applicant's property.

Staff does not support the following proposed amendments to the sign program:

- Addition of building-mounted signs over the rear entrances of Units A-F (east elevation) at 9197 Central Avenue. The rear entrances of these units face the side elevation of the former Office Depot at 5391 Moreno Street. Signs on this elevation would not be visible to the freeway, a street or to a portion of the parking lot that is regularly used. Accordingly, staff cannot support this request.
- Increase in height (to 54 inches) of the building-mounted sign on the north elevation of Unit B at 9177 Central Avenue. This elevation is currently permitted a maximum 24-inch

tall sign. Given its proximity and visibility to Central Avenue, and also that the subject tenant space is allowed to have an additional sign on the west elevation (facing Central Avenue), staff finds this request to increase the sign height unnecessary and out of scale with the remainder of the signs on the building.

- Addition of a new building-mounted sign for Unit B at 9177 Central Avenue on the northwest-facing tower elevation. Staff finds this sign to be unnecessary as well. The subject tenant space is currently entitled to signs on the north and west elevations as described in the previous bullet point, both of which are readily visible to Central Avenue. Addition of a sign on the corner tower would result in three signs for the same tenant within a horizontal dimension of about 15 feet.
- Addition of a fifth tenant sign band on the west elevation of the "freeway tower." Staff believes that the signs on the "freeway tower" look more visually appropriate above the "belt line" of the tower, which generally aligns with the adjoining roof parapet wall. The recommendation that this sign not be allowed is consistent with staff's recommendation for the other three sides of the tower.

In conjunction with this request to amend the sign program, staff is pleased that the applicant sees the need to update the color scheme on the monument signs. Staff believes that replacing the teal trim with red and the addition of a LED band will give the signs a more contemporary look. Further, at the time this staff report was being prepared, the applicant is also in the process of similarly updating the building colors in order to tie in with the monument signs.

As indicated in the "Project Description" section of this report, monument sign "G-2" (in front of the former Jennifer Convertibles) is located on the applicant's property but is controlled by Louie Montclair LLC/Pozzato Montclair LLC, owners of the easterly portion of the shopping center, via an easement. Staff expressed a concern to the applicant that sign "G-2" would look like an "orphan" if it is not upgraded. The applicant has indicated that he is willing to repaint the subject sign to match the other monument signs along the Central Avenue frontage. Staff is satisfied with that solution, and has included a condition of approval in Resolution No. 11-1736 memorializing that requirement.

### **Public Notice**

None Required.

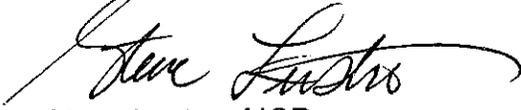
### **Planning Division Recommendation**

Staff finds the proposed sign program amendment as recommended by staff to be consistent with the Montclair Municipal Code and the adopted General Plan; therefore, approval of Case No. 2010-22 is recommended by taking the following actions:

- A. Move 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, Class 11(a), in that the project involves the approval of a master sign program to govern the installation of on-premise signs.

- B. Move to approve the Precise Plan of Design for a master sign program amendment for the westerly portion of the Montclair East retail center under Case No. 2010-22, subject to the conditions of approval in Resolution No. 11-1736.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Steve Lustro", with a long, sweeping horizontal flourish extending to the right.

Steve Lustro, AICP  
Community Development Director

## RESOLUTION NUMBER 11-1736

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR APPROVING A PRECISE PLAN OF DESIGN FOR A MASTER SIGN PROGRAM AMENDMENT UNDER CASE NO. 2010-22 FOR THE WESTERLY PORTION OF THE MONTCLAIR EAST RETAIL CENTER IN THE C-3 (GENERAL COMMERCIAL) ZONING DISTRICT AT 9177, 9197, AND 9201 CENTRAL AVENUE (APNs 1008-201-17, 1008-201-18, 1008-201-19, and 1008-201-20).

### A. Recitals

**WHEREAS**, On November 23, 2010, Chavin Family Limited Partnership, property owner, filed a Precise Plan of Design (PPD) application for an amendment to the master sign program for the westerly portion of the Montclair East retail center; and

**WHEREAS**, this application applies to property located at 9177, 9197, and 9201 Central Avenue; and

**WHEREAS**, Chapter 11.72.060.A of the Montclair Municipal Code requires a PPD for master sign programs; and

**WHEREAS**, staff has determined that the proposed sign program meets the requirements of the Montclair Municipal Code; and

**WHEREAS**, the Planning Commission has reviewed the Planning Division's determination that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15311(a) of the State CEQA Guidelines, and based on its own independent judgment, concurs with staff's determination of said exemption and finding of no significant effect on the environment. As such, a DeMinimis finding of no impact on fish and wildlife will be prepared; and

**WHEREAS**, on January 24, 2011, commencing at 7 p.m. in the Council Chamber at Montclair City Hall, the Planning Commission conducted a meeting at which time all persons wishing to testify in connection with said project were heard and said proposal was fully studied.

### B. Resolution

**NOW, THEREFORE**, it is hereby found, determined, and resolved by the Planning Commission of the City of Montclair as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Commission during the above-referenced meeting on January 24, 2011, including written and oral staff reports, together with public testimony, this Commission hereby finds the proposal to be consistent with the overall objectives of the City of Montclair General Plan, Montclair Municipal Code, and good planning principles, and approves the application subject to each and every condition set forth below.

Planning Division

1. This Precise Plan of Design (PPD) approval is for a master sign program amendment pertaining to the westerly portion of a multi-tenant commercial retail center located at 9177, 9197, and 9201 Central Avenue, commonly referred to as "Montclair East." The criteria of the approved sign program is contained on Pages 1-18 of the "Sign Criteria for Montclair East Shopping Center" sign program document, as modified herein, and includes:
  - a. Monument Signs – a maximum of two (2) double-faced, freestanding monument signs along the Central Avenue frontage. Sign "G-5" is generally located in front of 9201 Central Avenue (APN 1008-201-19) and Sign "G-1" is generally located in front of 9185 Central Avenue (APN 1008-201-18). Monument Sign "G-2," while located on the applicant's property in front of 9177 Central Avenue (APN 1008-201-17), is under the control of an adjacent property owner and is not subject to this approval, except as noted herein. The overall maximum height of said monument signs shall not exceed 10'-0" and be located as shown on the approved site plan within the sign program. Each monument sign shall contain a maximum of five (5) tenant sign panels on each side with uniform dimensions of 14½ inches tall by 74 inches in length. Sign panels shall be aluminum with a stucco or "Tex-cote"-type face. Applicant shall be responsible for maintaining a uniform color across all sign panels when they are changed out. Sign copy shall be routed aluminum with acrylic backing.

Concurrent with the renovation of the monument signs described above, the applicant shall completely re-paint monument sign "G-2" (located generally in front of Unit B at 9177 Central Avenue) the same colors as monument signs "G-1" and "G-5" as illustrated on the site plan.
  - b. Wall Signs at 9177 Central Avenue – Unit A shall be permitted one (1) building-mounted identification sign on the east, west, and south building elevations, each having a maximum height of 24 inches and complying with all other applicable criteria under "Design Requirements" in the approved sign program; Unit B shall be permitted one (1) building-mounted identification sign on the east, west, and north building elevations, each having a maximum height of 24 inches and complying with all other applicable criteria under "Design Requirements" in the approved sign program.

- c. Wall signs at 9197 Central Avenue – Primary identification signs on Elevations "A," "B," "C," and "D" shall be governed by the criteria outlined under "Design Requirements" in the approved sign program. Secondary identification signs along the south building elevation facing Interstate 10 shall be as illustrated on Page 8 of the sign program, except that the maximum height of the sign for Unit "G" shall be 36 inches. No secondary identification signs shall be permitted along the east elevation of the building (Units A-F).
  - d. Wall signs at 9201 Central Avenue – Primary identification signs shall be permitted on the north and west elevations of the building, each having a maximum height of 48 inches and complying with all other applicable criteria under "Design Requirements" in the approved sign program.
  - e. Wall signs on the "freeway tower" to the rear of 9201 Central Avenue – a maximum of four (4) tenant signs shall be permitted on the east and west elevations, maximum 30 inches in height and 13 feet in length; a maximum of one (1) tenant sign shall be permitted on the north and south elevations centered between the lowest portion of the "Montclair East" copy and the "belt line" of the tower, maximum 36 inches in height and 13 feet in length.
2. Precise Plan of Design (PPD) approval of the project shall be valid for a period of 12 months and shall automatically expire on the anniversary date of Planning Commission approval, unless the applicant is diligently pursuing building plan check towards eventual construction of the project. The applicant and/or property owner shall be responsible to apply for extension of time at least 30 days prior to expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
  3. Tenants shall obtain written landlord approval for sign design prior to submission to the Planning and Building Divisions for review, approval and issuance of a building permit.
  4. No exposed raceways shall be allowed with the installation of channel letter signs.
  5. All signs shall be maintained at all times in an operable, safe and secure manner. Exposed surfaces shall be routinely cleaned and painted as necessary. Broken and defective parts shall be immediately repaired or replaced.
  6. Any sign that identifies a business that is no longer in operation, or that identifies an activity or event that has already occurred, shall be considered abandoned and shall be removed by the owner, agent, or person having use of the building or structure. Upon vacating a commercial or industrial establishment, the proprietor shall be responsible for removal of all signs used in conjunction with the business.

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, portable signs, inflatable signs, "human" signs 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 on any sign. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
9. The applicant shall agree to defend, at his 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 his obligations under this condition.

Building Division

10. Submit three complete sets of plans including a site plan and detailed drawings of all proposed signs.
11. Submit two sets of structural calculations, if required.
12. Architect's/Engineer's stamp and "wet" signature are required prior to plan check approval.
13. The applicant shall comply with the latest adopted California Building Code, and other applicable codes, ordinances and regulations in effect at the time of permit application. These applicable codes shall be indicated on the first page of submitted plans.
14. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
15. Sign plans shall be submitted for plan check and approved prior to construction. The applicant shall comply with the latest adopted California Codes, and all other applicable codes, ordinances, and regulations in effect at the time of permit application.

16. Construction activity shall only be permitted from the hours of 7:00 a.m. to 8:00 p.m. daily.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 24TH DAY OF JANUARY, 2011.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By: \_\_\_\_\_  
Luis Flores, Chair

ATTEST: \_\_\_\_\_  
Steve Lustro, Secretary

I, Steve Lustro, Secretary of the Planning Commission of the City of Montclair, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Montclair, at a regular meeting of the Planning Commission conducted on the 24th day of January, 2011, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

EXHIBIT "E"

SIGN CRITERIA for MONTCLAIR EAST SHOPPING CENTER

This sign criteria has been established for the purpose of maintaining a continuity of quality and aesthetics through out the shopping center for the mutual benefit of all Tenants, and to comply with the regulations of the City of Montclair. Conformance will be strictly enforced and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the Tenant.

I. General Requirements.

- A. Each tenant shall submit or cause to be submitted to the Landlord for approval, prior to fabrication, three (2) copies of detailed drawings including the location, size, layout, design, color, illumination, materials and method of attachment.
- B. Each tenant shall submit to the City of Montclair Planning Division, prior to fabrication, three (3) copies of detailed drawings (one of which must have written approval by the Landlord) including the location, size, layout, design, color, illumination, materials, and method of attachment, for review and approval.
- C. All permits for signs and their installation shall be obtained by the Tenant or his representative.
- D. All signs shall be constructed and installed at the Tenant's expense.
- E. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Montclair.
- F. All signs shall be reviewed for conformance with these criteria and overall designs quality. Approval or disapproval of sign submittals based on aesthetics design or legibility shall remain the sole right of the Landlord or his authorized agent representative and the City of Montclair.
- G. Tenant shall be responsible for the installation and maintenance of his or her sign. Should Tenant's sign require maintenance or repair, Landlord shall give thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do same: Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (1) days from the receipt of invoice.
- H. At the expiration or termination of Tenant's lease term, Tenant shall be required to remove his sign and restore exterior to its original condition.
- I. All companies bidding to manufacture these signs are advised that no substituted will be accepted by the purchaser whatsoever, unless so indicated in the

specifications and approved by the Landlord and Tenant. Any deviation from these specifications may result in the purchaser's refusal to accept the sign.

- J. All manufacturers are advised that prior to acceptance and final payment, each unit will be inspected for conformance will be rejected and removed at the Tenant's expense.
- K. All signs shall be guaranteed for one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.
- L. All sign contractors shall carry worker's compensation and public liability insurance against all damage suffered or done to any or all persons and or erection of signs in the amount of \$500,000.00 per occurrence.
- M. Tenant's sign contractor shall completely install and connect sign display and primary wiring at the sign location stipulated by the Landlord.

## II. General Specifications.

- A. No animated, flashing or audible signs will be permitted.
- B. All signs and their installation shall comply with all local building codes, electrical codes and sign ordinances.
- C. No portable signs will be permitted.
- D. Grand Opening or promotional sales banners shall comply with the City of Montclair Sign Ordinance.
- E. All Cabinets, conductors, transformers and other equipment shall be concealed.
- F. Painted lettering will not be permitted.

## III. Design Requirements.

- A. The Tenant shall have identification signs designed in a manner compatible with and complimentary to the overall design concept of the building.
- B. Primary Wall signs and Under- Canopy/ Trellis Signs.

(1) The total sign area for the permitted signs shall not exceed 1.5 square feet per one (1) linear foot of primary street frontage on which the business is located, provided further that the sign area shall not exceed seventy-five (75) square feet in any one sign. These provisions may be

exceeded for major tenants, as indicated herein, and subject to City approval.

- (2) (a) A single, non-illuminated business identification sign for each business shall be provided and hung from below the canopy structure. An additional sign perpendicular to the tenant's main entrance is allowed. These signs shall not exceed a size or total area of more than eight (8) square feet, total dimension per face and shall be at least eight (8) square feet per sign.  
  
(b) One (1) additional under-canopy sign for each side entrance or rear entrance, not including emergency exits, provided that the sign area does not exceed a total area of eight (8) square feet per sign area.
- (3) The combined total net length of a wall sign shall not exceed 60% of the leasehold width.
- (4) All wall signs shall be of uniform size, design, color and alignment as approved by the Director of Community Development, subject to condition five (5).
- (5) Wall sign maximum letter heights shall be as follows:
  - (a) Primary tenant entry signage shall reflect the following:
    - i. Tenants of 12,000 - 19,000 sq. ft. - 4'0" letter maximum.
    - ii. Tenants of 6,000 - 11,999 sq. ft. - 2'6" letter maximum.
    - iii. Tenants less than 6,000 sq. ft. - 2'0" letter maximum.
    - iv. Tenants less than 2,000 sq. ft. - 1'6" letter maximum.
  - (b) Secondary major store frontage shall reflect a maximum letter height of 3'0".
  - (c) Satellite building signage shall reflect a maximum letter height of 20" to 24", subject to Planning Commission review and approval.
- (6) All signs shall consist of individual internally illuminated letters.
- (7) Plastic faces shall be acrylic. The color is to be approved by the landlord.
- (8) Trim cap color shall be Bronze. Any variation will need to be approved by the landlord.
- (9) Sides of letters to be painted to match Wyandotte #313 Duronotic Dark Bronze. Any variation will need to be approved by the landlord.

- (10) Signature cabinets to have a white plastic background, 3M High Performance Vinyl copy with bronze trim cap perimeter. Sides of cabinets to be painted to match Wyandotte #313 Durotonic Dark Bronze. Neon grid to be 13 mm. white or white LED illumination, except tenants with registered trademarks or multiple locations. Any variation will need to be approved by the landlord.
- (11) Tenant may be permitted to place upon each entrance of its demised premises not more than 144 square inches of vinyl, 3M High Performance white vinyl lettering not to exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
- (12) Tenant may install on the storefront, if required by the U.S. Postal Service, the street address in the exact locations as stipulated by the Landlord. Numbers shall be uniform in size and style as required by the Landlord.

#### C. Neon Sign – Interior

One Neon sign may be permitted as a sign material for interior window signs. Subject to the following:

- (1) Permitted in C-2 & C-3 Zones;
- (2) No more than 25 percent of the window area shall be utilized;
- (3) A combination of generic names and graphic symbols may be used; however, the total combined sign area shall not exceed eight square feet.

#### IV. Construction Requirements.

- A. All letters shall be installed as shown on installation detail.
- B. All letters shall be fabricated using 22 gauge Jet coat sheet steel (full welded construction) or aluminum (full weld or pop rivet construction).
- C. Depth of letter to be 5".
- D. A 3/16" drain hole is required at the bottom of each letter stroke.
- E. Plastic faces for letters shall be 3/16" thick plexiglass, manufactured for outdoor advertising displays.
- F. Trim cap to be 3/4" – 1" Jewelite trim cap.
- G. Neon to be 13mm double tube or LED illumination (color to be approved by landlord).
- H. Transformers to be 30 m.a. N.P.F. or LED power supplies.
- I. No "crossovers" between letters or punctuation marks will be allowed.
- J. Metal portions of lettering and wire raceways to be primed with one (1) coat of automotive grade primer and two (2) coats of enamel.
- K. All signs shall be connected to a junction box provided by the Landlord. Final hookup and connections by Tenant's sign contractor.

- L. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
- M. Underwriter's construction and label required on all signs.
- N. No other labels or identification will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
- O. Letter fasteners and clips shall be concealed and be of galvanized, stainless, or cadmium plated metal.

V. Temporary and Special Even Sign Permits. (Subject to the City Ordinance)

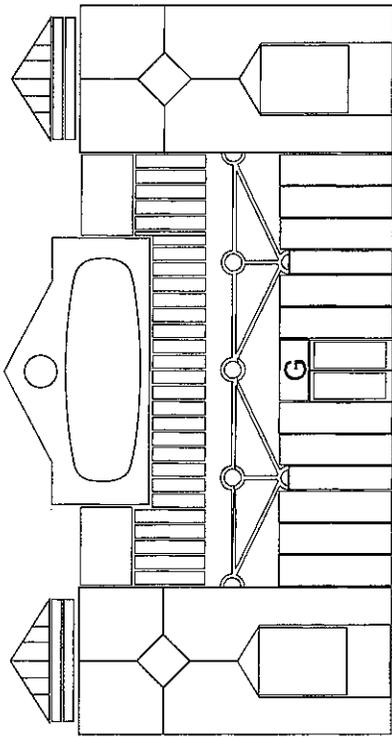
To apply for a temporary sign permit, the applicant shall submit a complete application along with necessary drawings and filing fees as set forth by resolution of the City Council with Planning Division for review and approval. The use of such sign is subject to the following limitations:

- A. Each business or special event location may be allowed on a temporary sign permit for the sole purpose of announcing the grand opening of a new business or significantly new use.
- B. In addition to the above sign, each business location shall be allowed four temporary banner permits per the City of Montclair Sign Code.

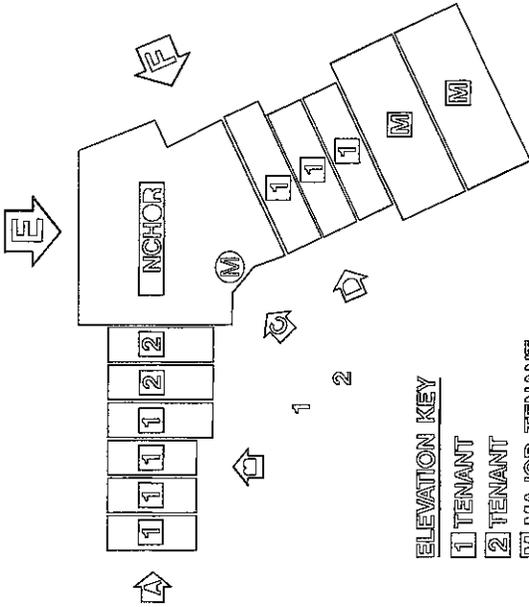
VI. Sign Maintenance

- A. Each party will be solely responsible for all charges for consumption of all electric service, responsible for all charges for consumption of all electric service, directly servicing said sign, which services will all be billed directly by the furnishing enterprise through devices or meters reflecting services for said signs at each location.
- B. In the event that it is not possible to separately meter the individual signs or the individual panels, than the parties will pay its proportionate share, as computed by the property manager responsible for the management of that sign.
- C. Each party will be solely responsible for all repairs, painting, upkeep of the signs, insurance and personal property taxes and management fees and the like.
- D. In the event that any sign panel user fails to reimburse their share of cost expended within thirty (30) days of receipt of the bill, then interest shall occur at the rate of 10% per annum. Attorney's fees and court cost will be paid by the defaulting party as part of their expenses.

18'

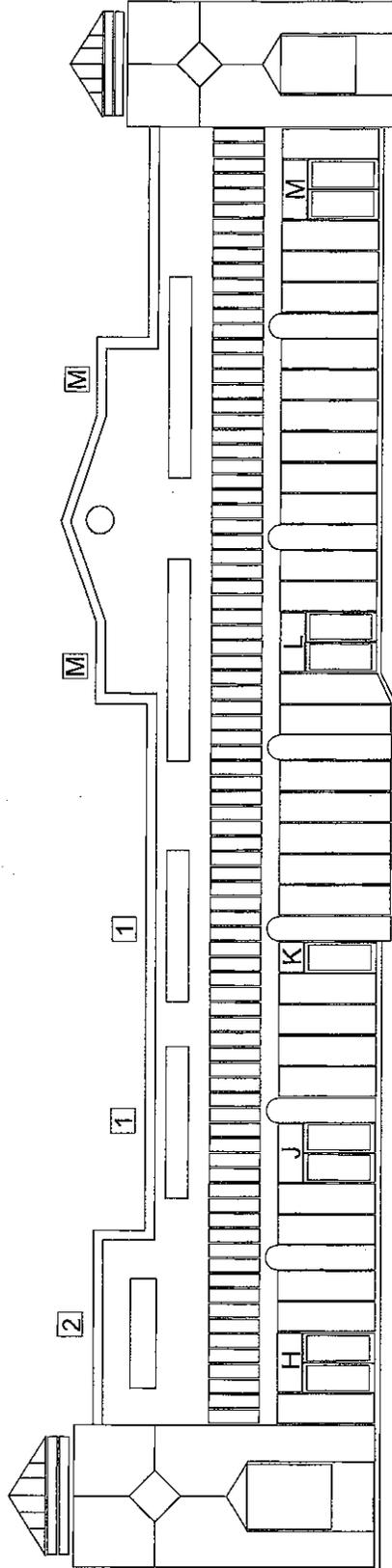


Elevation "C"



ELEVATION KEY

- 1 TENANT
- 2 TENANT
- M MAJOR TENANT
- ANCHOR



Elevation "D"

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**CUSTOMER APPROVAL:**  
 This drawing is for customer review and approval before fabrication begins. Williams Sign Co. will not be responsible for any errors or discrepancies that could have been prevented by review of this document.  
 Inspection and approval must be provided to remove transformers and/or ballasts for installation.  
 • A dedicated 120 volt sign circuits with a ground wire to be provided within 6 ft. of the signs by customer.  
 • Drawing may vary in color to actual material or paint color due to printing limitations. Photos showing sign placement are for a visual reference only, size and placement may vary.

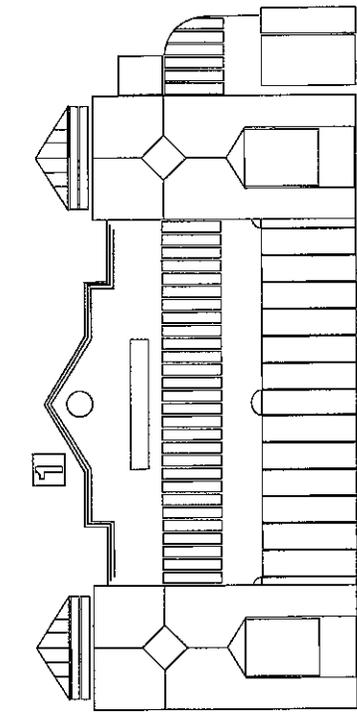
**PROJECT:**  
 Montclair East  
 9187 Central Ave., Montclair, Ca.

**SCALE:** DATE: 9-29-10 REVISIONS:

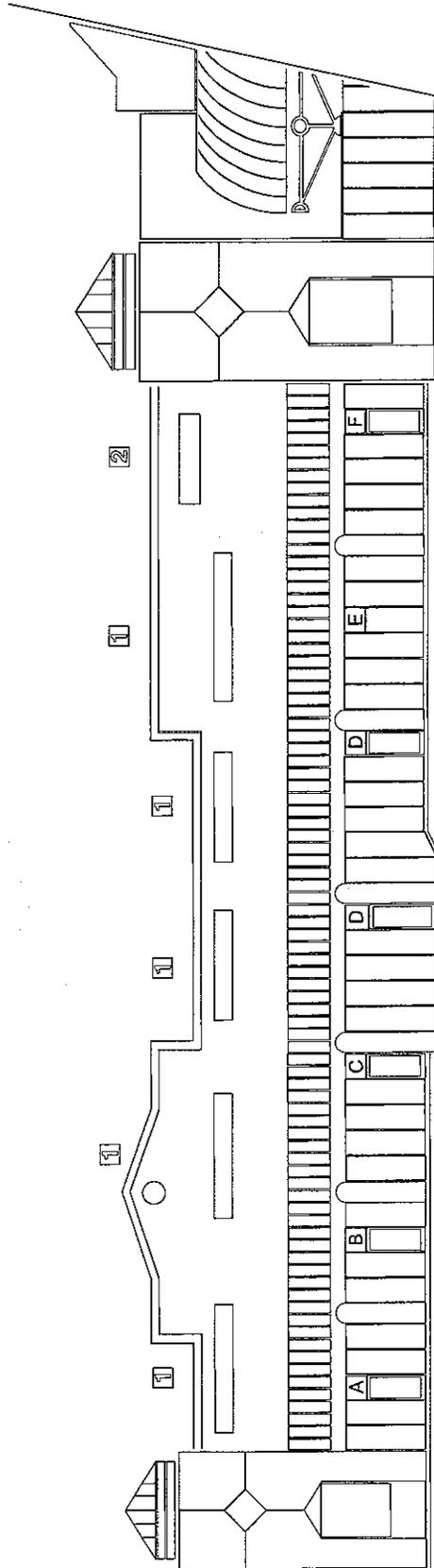
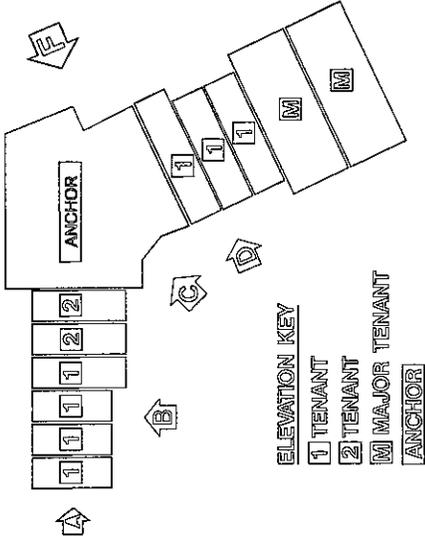
**DRAWN BY:** DESIGN #: SIGNATURE: TITLE: DATE:

**WILLIAMS SIGN CO.**  
 909-622-6304  
 FAX: 909-620-4726  
 111 SOUTH HUNTINGTON STREET, POMONA, CA. 91766

ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930 • STATE LICENSE #211502



Elevation "A"



Elevation "B"

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 909-620-4726  
 ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930

**PROJECT:**  
 Montclair East  
 9187 Central Ave., Montclair, Ca.

SCALE: 1/8"	DATE: 9-29-10	REVISIONS:
DRAWN BY:		
DESIGN #:		

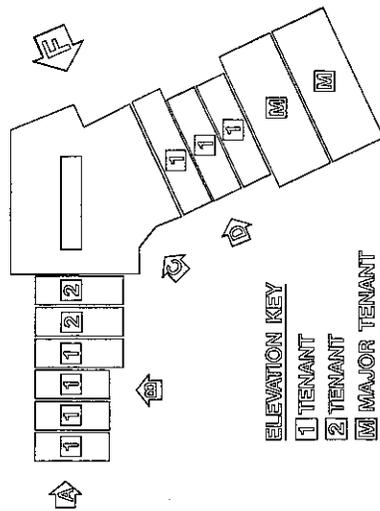
**CUSTOMER APPROVAL**

This drawing is for customer review and approval before fabrication begins. Williams Sign Co. will not be responsible for any errors or omissions that could have been corrected by customer before approval.

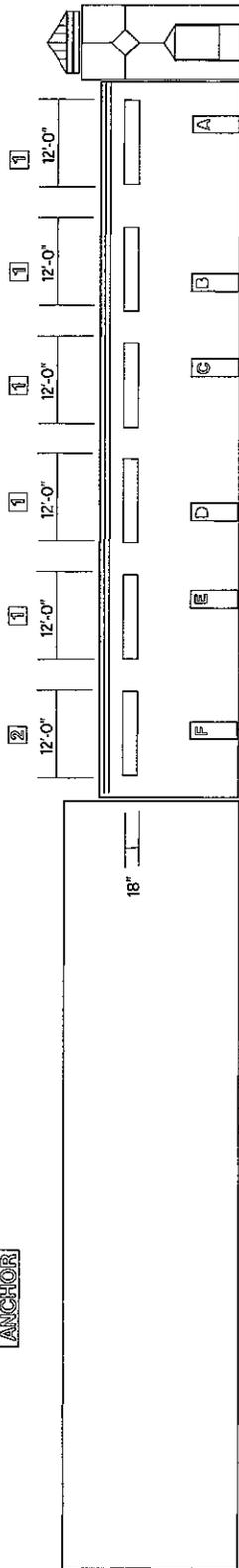
- The customer shall provide accessibility to remote transformers and/or ballasts for installation, inspection and service.
- Williams Sign Co. shall provide a sign with a ground wire to be provided with 8 ft. of the sign by customer.
- Drawing may vary in color to actual image or color due to printing limitations. Photos showing sign placement are for a visual reference only, size and placement may vary.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

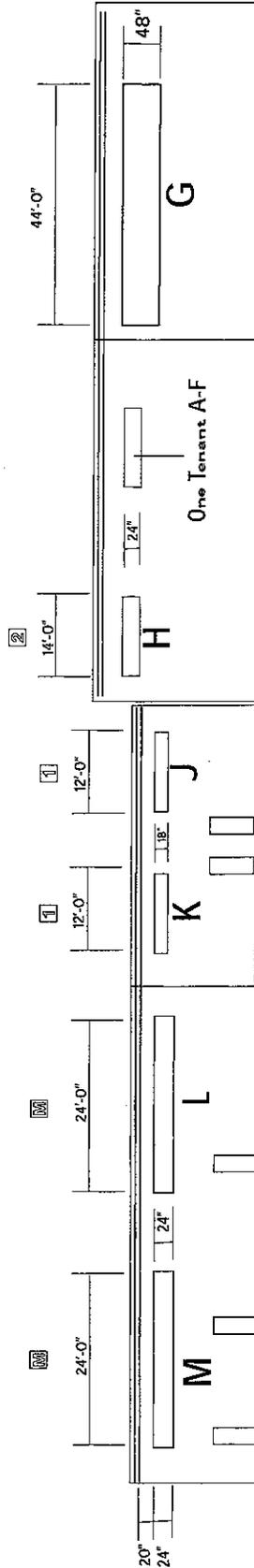
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**ELEVATION KEY**  
 1 TENANT  
 2 TENANT  
 M MAJOR TENANT  
 ANCHOR



Elevation "E"



Elevation "F"

**WILLIAMS SIGN CO.**  
 909-622-5304  
 111 SOUTH HUNTINGTON STREET, POMONA, CA. 91766  
 FAX: 909-620-4726  
 ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930 • STATE LICENSE #211592

**PROJECT**  
 Montclair East  
 9187 Central Ave, Montclair, Ca.

SCALE: 1/8" = 1'-0"  
 DATE: 9-30-10  
 DRAWN BY:  
 DESIGN #:

REVISIONS:

**CUSTOMER APPROVAL**

This drawing is for customer review and approval before fabrication begins. Williams Sign Co. will not be responsible for any errors or discrepancies that could have been prevented by review of this document.

- The customer must provide accessibility to remote transformers and/or ballasts for installation.
- A dedicated 120 volt sign circuits with a ground wire to be provided within 6 ft. of the sign(s) by customer.
- Drawing may vary in color to actual material or paint color due to printing limitations. Photos showing sign placement are for a visual reference only, size and placement may vary.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

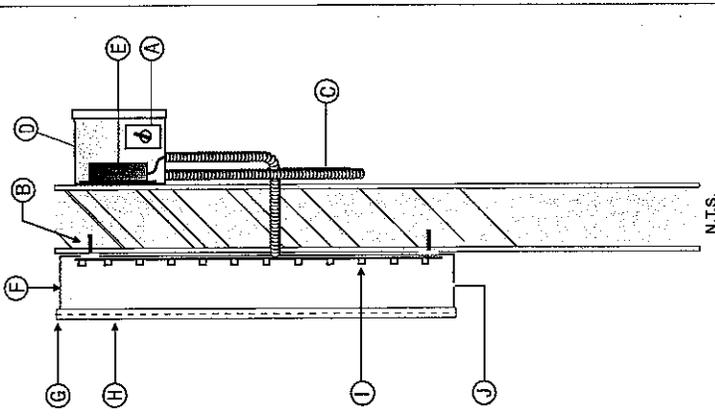
### Channel Letter - Remote

A	LISTED DISCONNECT SWITCH on power supply
B	# 10 x 1.25" Screws & Plastic Anchors
C	CONDUIT
D	METAL BOX TO HOUSE POWER SUPPLY
E	ELECTRONIC POWER SUPPLY
F	Metal Letter Returns / 5" Depth
G	3/4" - 1" Trim Cap
H	Acrylic Faces
I	LED ILLUMINATION
J	WEEP HOLES 1/4" - min. (2) per letter

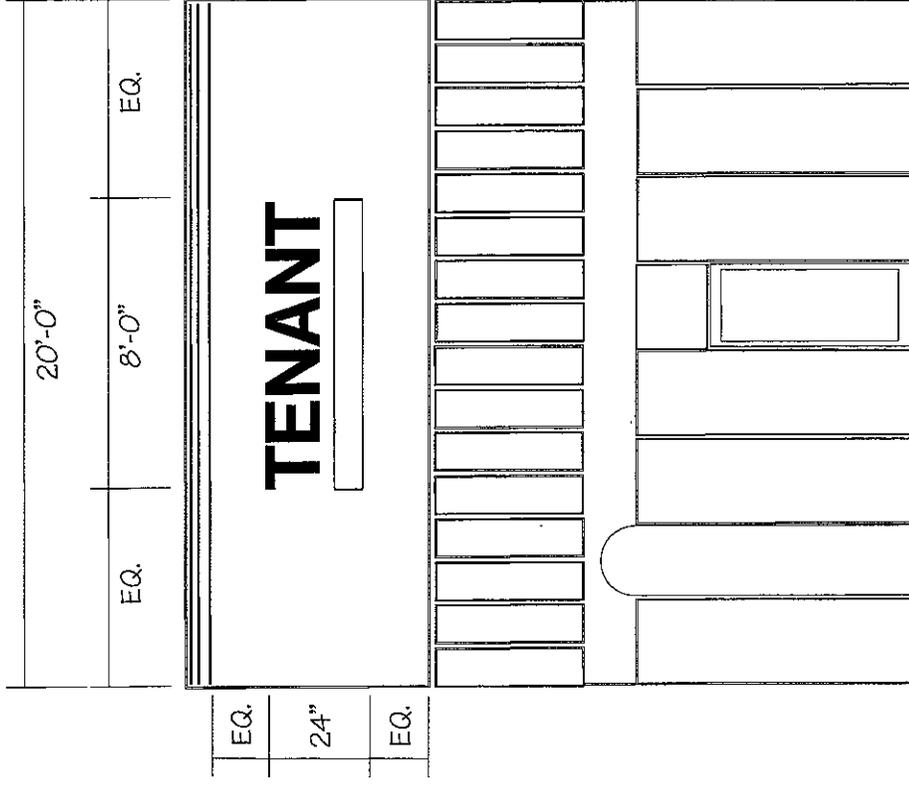
**U.L.** LISTED  
 LAMPHOUSING INC.  
 ELECTRIC SIGN  
 CHASE ELECTROFORM

FRAMES AND TRIM CONNECTIONS TO EACH BY:  
 AS PER N.E.C. 250-90 & N.E.C. 600-7

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED.  
 ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250.  
 ALL POWER SUPPLIES TO BE RATED PER I.L. 48, 28.2.1.  
 SIGN TO MEET N.E.C. AND U.L. 48  
 STANDARDS FOR ELECTRICAL WIRING,  
 GROUNDING & BONDING  
 AS PER N.E.C. 250-90 & N.E.C. 600-7



**\*\* All Letters will be spaced off the wall 3/8" \*\***  
**Per the City of Montclair Sign Code**



\*Typical For Parking Lot Elevation Type 2 Tenant\*

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**CUSTOMER APPROVAL**

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- The customer must provide accessibility to remote transformers and/or ballasts for installation.
- A dedicated 120 volt sign circuits with a ground wire to be provided within 6 ft. of the sign(s) by customer.
- Drawing may vary in color to actual material or paint color due to printing limitations. Photos showing sign placement are for a visual reference only, size and placement may vary.

SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**PROJECT:**  
 Montclair East  
 9187 Central Ave., Montclair, Ca.

SCALE: 1/8"  
 DATE: 9-24-10  
 REVISIONS:

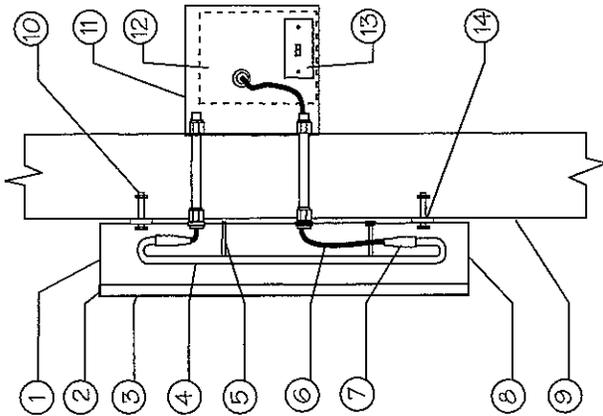
DRAWN BY: \_\_\_\_\_  
 DESIGN #: \_\_\_\_\_

**WILLIAMS SIGN CO.**  
 111 SOUTH HUNTINGTON STREET, POMONA, CA. 91766  
 909-622-5304 FAX: 909-620-4756

ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1939 \*STATE LICENSE #211502

CHANNEL LETTER CONSTRUCTION AND INSTALLATION

- ① FABRICATED METAL CHANNEL LETTER
- ② PLASTIC EDGE CAP
- ③ PLASTIC FACE
- ④ NEON TUBING
- ⑤ NEON TUBE SUPPORT
- ⑥ UL LISTED CABLE WITH SLEEVING
- ⑦ UL LISTED NEON ELECTRODE INSULATOR
- ⑧ 1/4" DRAIN HOLES
- ⑨ WALL SECTION
- ⑩ #10 x 1.25" SCREWS & #10 PLASTIC ANCHORS
- ⑪ REMOTE TRANSFORMER ENCLOSURE
- ⑫ UL LISTED TRANSFORMER
- ⑬ DISCONNECT SWITCH
- ⑭ SEAL ALL WALL PENETRATIONS



**\*\*All Letters will be spaced off the wall 3/8" \*\***  
**Per the City of Montclair Sign Code**

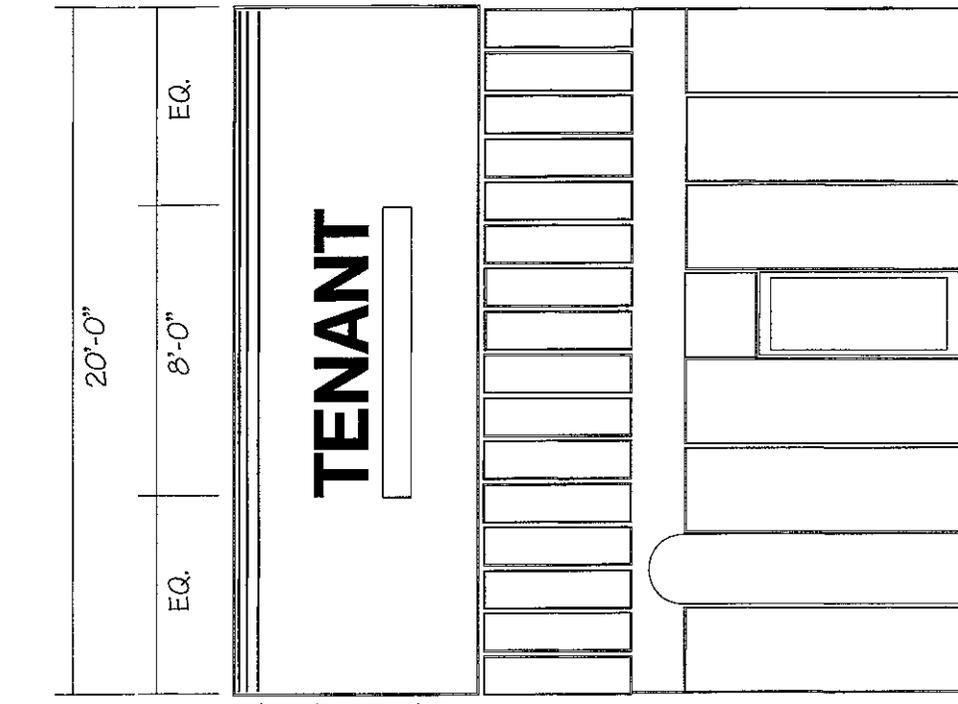


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 FAX 909-620-4726  
 \*STATE LICENSE #211902  
 ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930

**PROJECT:**  
 Montclair East  
 9187 Central Ave., Montclair, Ca.  
 SCALE: 1/8"  
 DATE: 9-24-10  
 REVISIONS:  
 DRAWN BY:  
 DESIGN #:

**CUSTOMER APPROVAL:**  
 This drawing is for customer review and approval before fabrication begins. Williams Sign Co. will not be responsible for any errors or discrepancies that could have been prevented by review of this document.  
 • The customer shall provide accessibility to remote transformers and/or ballasts for installation.  
 • Inspection of the sign circuitry with a ground wire to be provided within 6 ft. of the sign(s) by customer.  
 • Drawing may vary in color to actual material or paint color due to printing limitations. Photos showing sign placement site for a visual reference only, size and placement may vary.

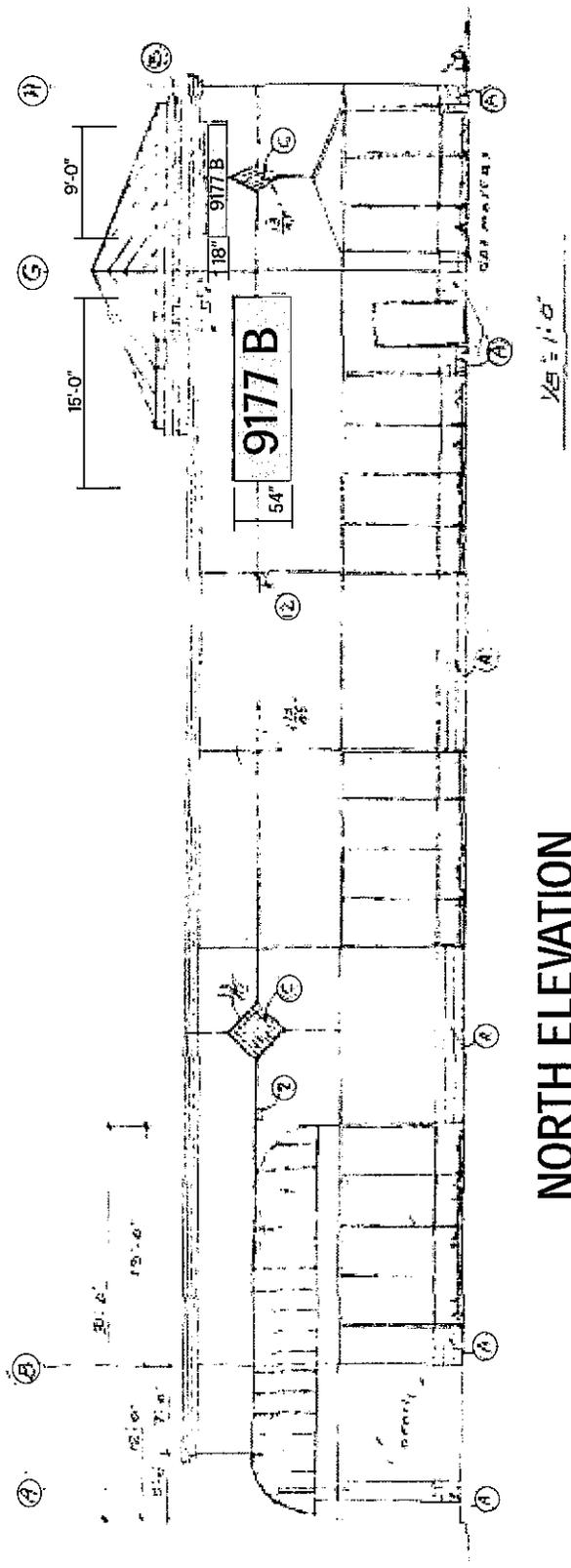
SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_



\*Typical For Parking Lot Elevation Type 2. Tenant\*

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**Note: ALL SIGNAGE MUST BE UNDER SEPARATE PERMIT & MUST BE SUBMITTED TO, & APPROVED BY, THE PLANNING DEPARTMENT**



**NORTH ELEVATION**

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 FAX 909-620-4726  
 111 SOUTH HUNTINGTON STREET, POMONA, CA. 91766  
 ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930 • STATE LICENSE #211502

**PROJECT:**  
 Montclair East  
 9177 Central Ave., Montclair, Ca.

SCALE: 1/8"  
 DATE: 11-9-10  
 REVISIONS:

DRAWN BY:  
 DESIGN R:

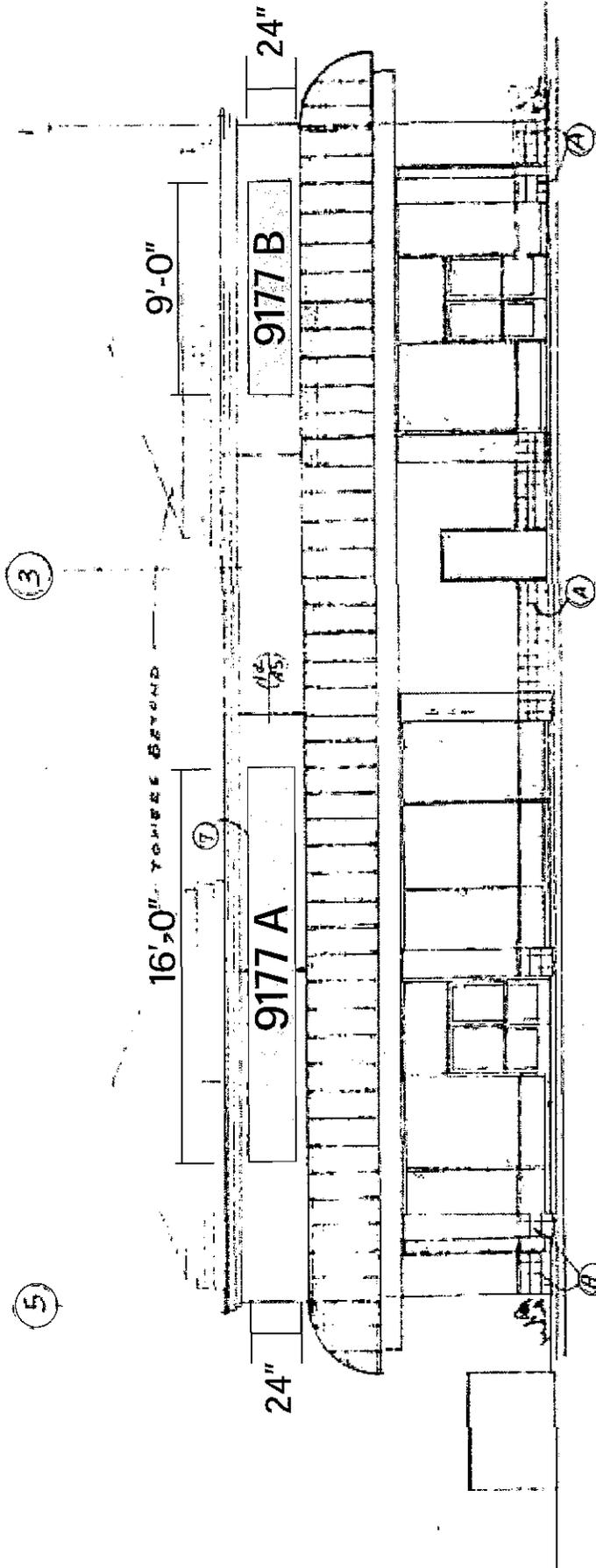
**CUSTOMER APPROVAL**

This drawing is for customer review and approval before fabrication begins. Williams Sign Co. will not be responsible for any errors or omissions that have been made in this document.

- The customer shall provide accessibility to remote transformers and/or ballasts for installation, inspection and service.
- A dedicated 120 volt sign circuits with a ground wire to be provided within 6 ft. of the sign(s) by customer.
- Pricing may vary in 2010 to any material or plan cost due to printing limitations. Photos showing sign placement are for a visual reference only, and are placement may vary.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_





**EAST ELEVATION**

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**CUSTOMER APPROVAL**

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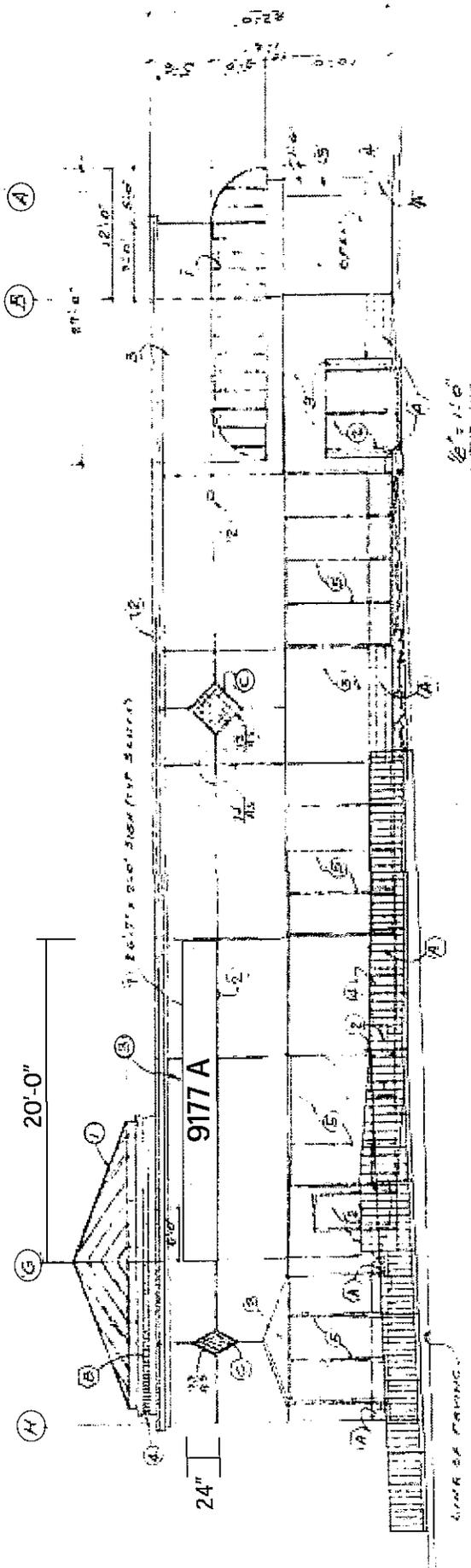
- A dedicated 720 volt sign circuits with a ground wire to be provided within 6 ft. of the sign(s) by customer.
- Photos of the sign(s) to be provided for reference only, size and placement may vary.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

<b>PROJECT:</b>	
Montclair East	
9177 Central Ave., Montclair, Ca.	
SCALE: 1/8"	REVISIONS:
DATE: 11-8-10	
DRAWN BY:	
DESIGN #:	



**WILLIAMS SIGN CO.**  
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 111 SOUTH HUNTINGTON STREET, POMONA, CA. 91766  
 ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930 • STATE LICENSE #211502



**SOUTH ELEVATION**

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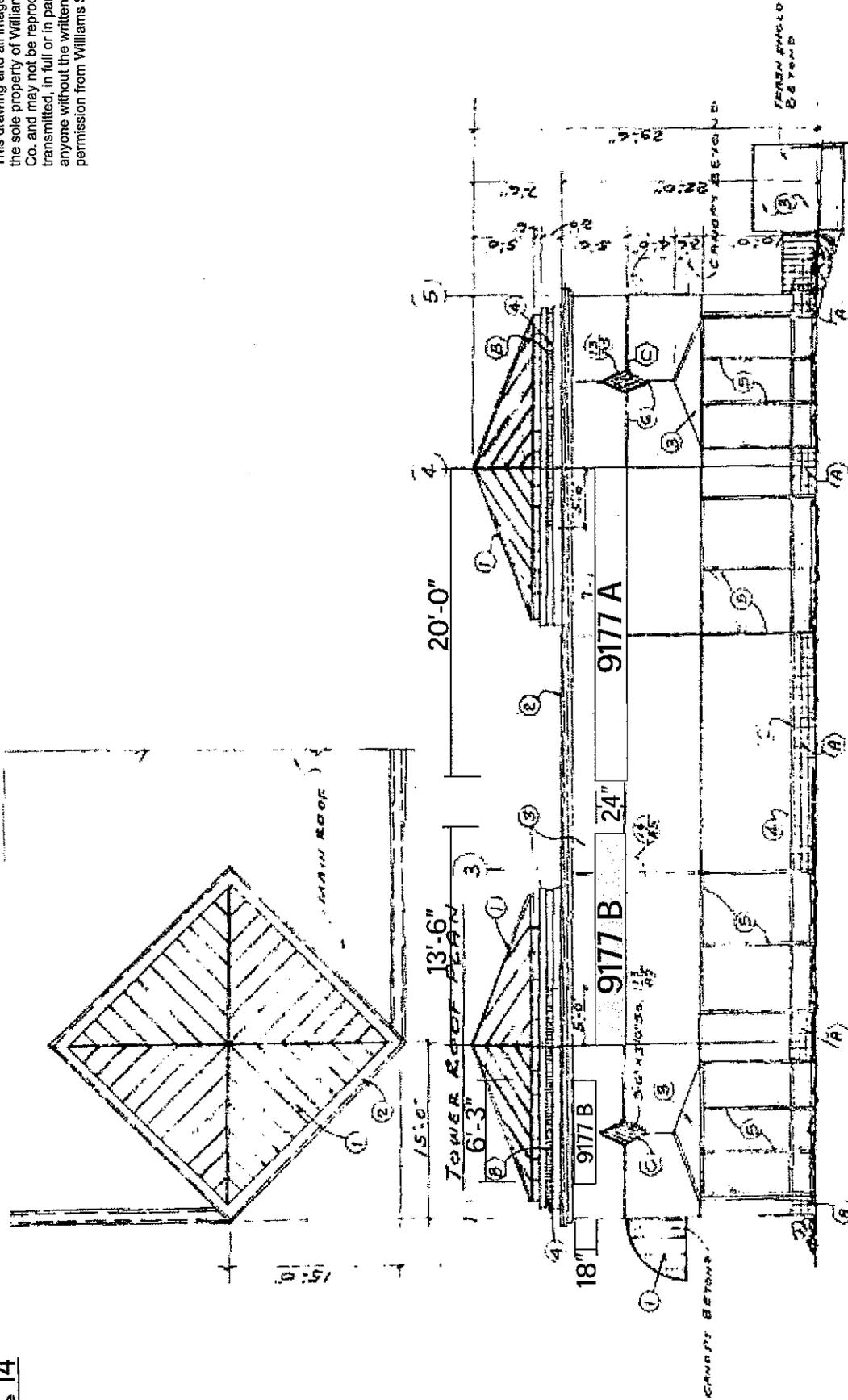
**WILLIAMS SIGN CO.**  
 111 SOUTH HUNTINGTON STREET, POMONA, CA. 91766  
 909-622-5304  
 FAX 909-620-4726  
 ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930 • STATE LICENSE #211502

**PROJECT:**  
 Montclair East  
 9177 Central Ave., Montclair, Ca.  
**SCALE:** 1/8" = 1'-0"  
**DATE:** 11-8-10  
**DESIGNER:**  
**REVISIONS:**

**CUSTOMER APPROVAL:**  
 This drawing is for customer review and approval before fabrication begins. Williams Sign Co. will not be responsible for any errors or discrepancies that could have been prevented by review of this document.  
 • The customer shall provide accessibility to remote transformers and/or ballasts for installation.  
 • A designated 120 volt sign circuits with a ground wire to be provided within 6 ft. of the sign(s) by customer.  
 • Drawing may vary in color to actual material or paint color due to printing limitations. Photos showing sign placement are for a visual reference only, size and placement may vary.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

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CENTRAL AVENUE (WEST) ELEVATION 1/8"=1'-0"



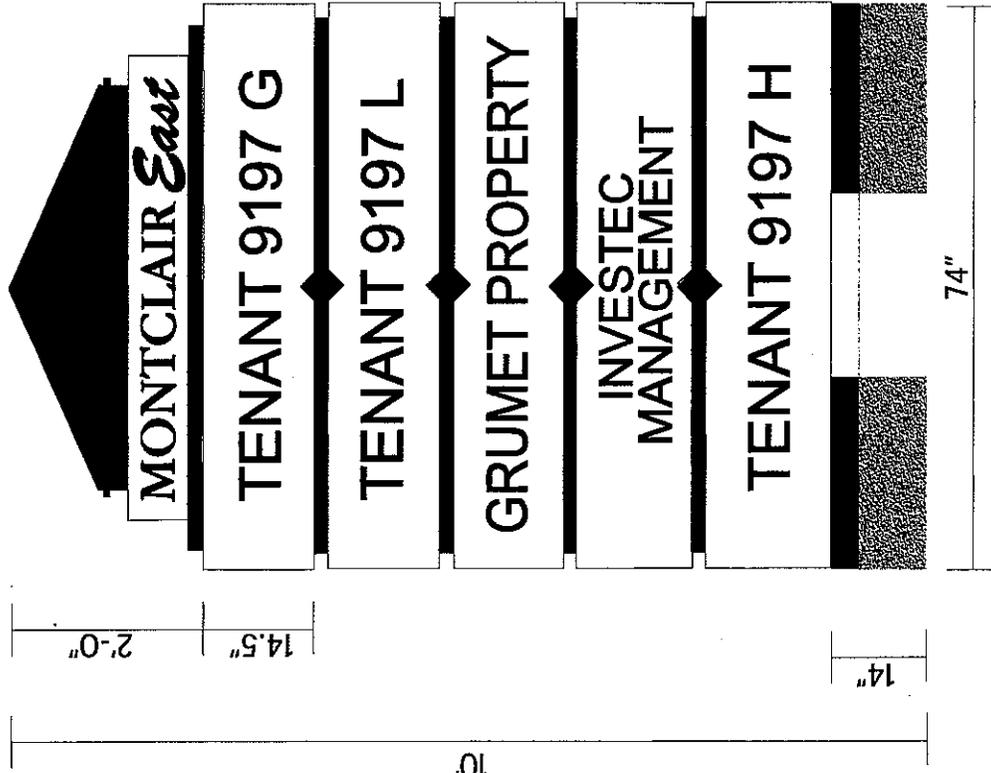
**WILLIAMS SIGN CO.**  
 111 SOUTH HUNTINGTON STREET, POMONA, CA. 91766  
 909-622-5304  
 FAX 909-620-4726  
 ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930 • STATE LICENSE #211502

**PROJECT:**  
 Montclair East  
 9177 Central Ave., Montclair, Ca.  
 SCALE: 1/8" = 1'-0"  
 DATE: 11-8-10  
 REVISIONS:


DRAWN BY: \_\_\_\_\_  
 DESIGNER: \_\_\_\_\_

**CUSTOMER APPROVAL:**  
 This drawing is for customer review and approval before fabrication begins. Williams Sign Co. will not be responsible for any errors or discrepancies that could have been prevented by review of this document.  
 • Customer must provide accessibility to remove transformers and/or ballasts for installation.  
 • Inspection and seal-offs.  
 • A dedicated 120 volt sign circuit with a ground wire to be provided within 5 ft. of the sign(s) by customer.  
 • Drawing may vary in color to actual material or paint color due to printing limitations. Photos showing sign placement are for a visual reference only, size and placement may vary.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_



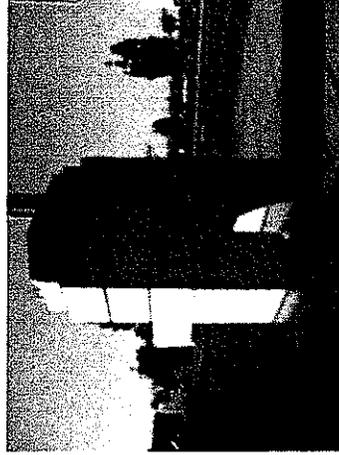
Sign Details: Sign # G-1

- Five Tenant Panels (Same Size)
- Aluminum Construction
- Stucco Finish
- Red LED Border on the Top Section
- Using Existing Pipes and Foundation
- Tenant Logo's to be routed aluminum with acrylic backing

Colors:

- Background Color: Benjamin Moore #1079 (Bayshore Beige)
- 3M Vinyl Color: Rust Brown Pantone 483C (230- 63)
- Tower & Reveal Color: Rust Brown Pantone 4625

Existing Condition



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**TITLE 24  
COMPLIANT**  
State of California



All electrical signs shall comply with the National Electric Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**CUSTOMER APPROVAL**

This drawing is for customer review and approval before fabrication begins. Williams Sign Co. will not be responsible for any errors or omissions. The customer shall provide accessibility to remove transformers and/or ballasts for installation.

- Inspection and service.
- A dedicated 120 volt sign circuits with a ground wire to be provided within 6 ft. of the sign(s) by customer.
- Sign placement area for a visual reference only. Size and placement may vary.

<b>PROJECT:</b>	
Montclair East	
9187 Central Ave., Montclair, Ca.	
SCALE: 1/2" = 1'-0"	REVISIONS: 6-21-10
DRAWN BY:	7-13-10
DESIGN #:	



**WILLIAMS SIGN CO.**  
 909-622-5304  
 FAX 909-620-4726  
 11 SOUTH HUNTINGTON STREET, POMONA, CA. 91768  
 ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930 • STATE LICENSE #211502

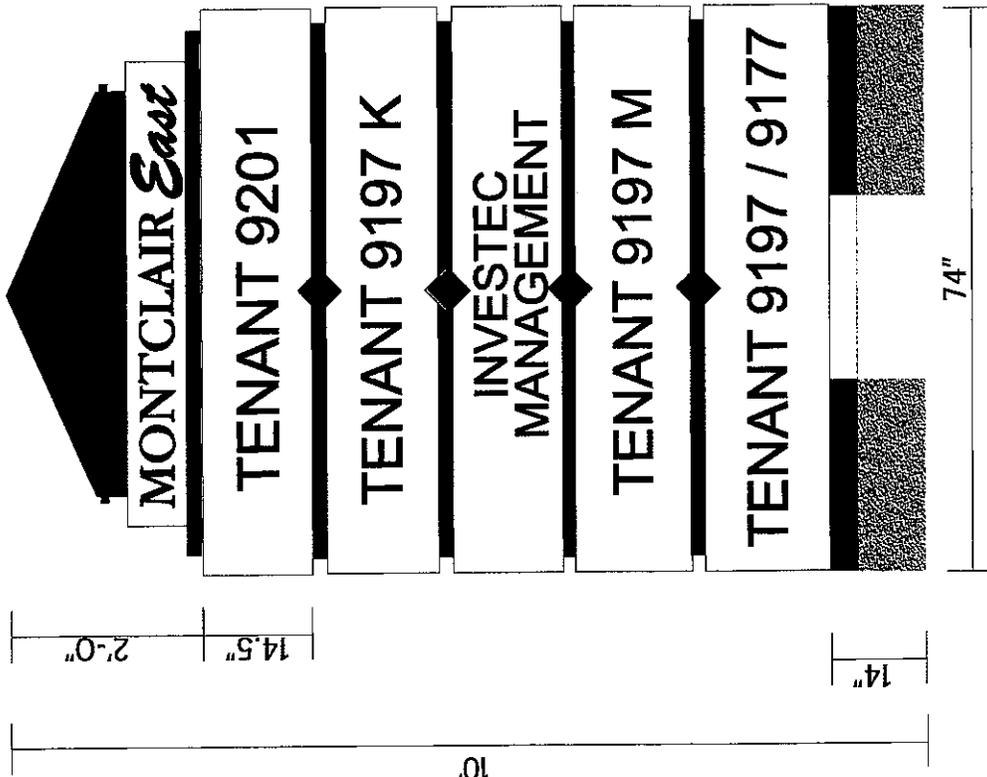
SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

Sign Details: Sign # G-5

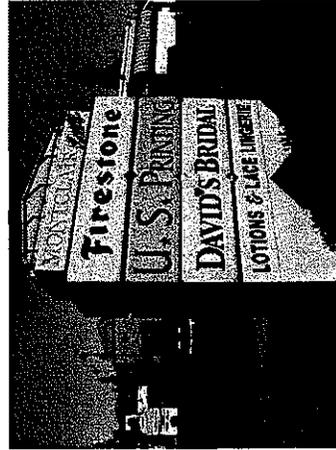
- Five Tenant Panels (Same Size)
- Aluminum Construction
- Stucco Finish
- Red LED Border on the Top Section
- Using Existing Pipes and Foundation
- Tenant Logo's to be routed aluminum with acrylic backing

Colors:

- Background Color: Benjamin Moore #1079 (Baysshore Beige)
- 3M Vinyl Color: Rust Brown Pantone 483C (230- 63)
- Tower & Reveal Color: Rust Brown Pantone 4625



Existing Condition



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**TITLE 24  
COMPLIANT**  
State of California

 All electrical signs shall comply with the National Electric Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**CUSTOMER APPROVAL**

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- The customer shall provide accessibility to remote transformers under details for installation.
- Installation and service shall be provided within 6 ft. of the sign(s) by customer.
- A dedicated 120 volt sign circuits with a ground wire to be provided within 6 ft. of the sign(s) by customer.
- Drawing may vary in color to actual material or paint color due to printing limitations. Photos showing sign placement are for a visual reference only, size and placement may vary.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

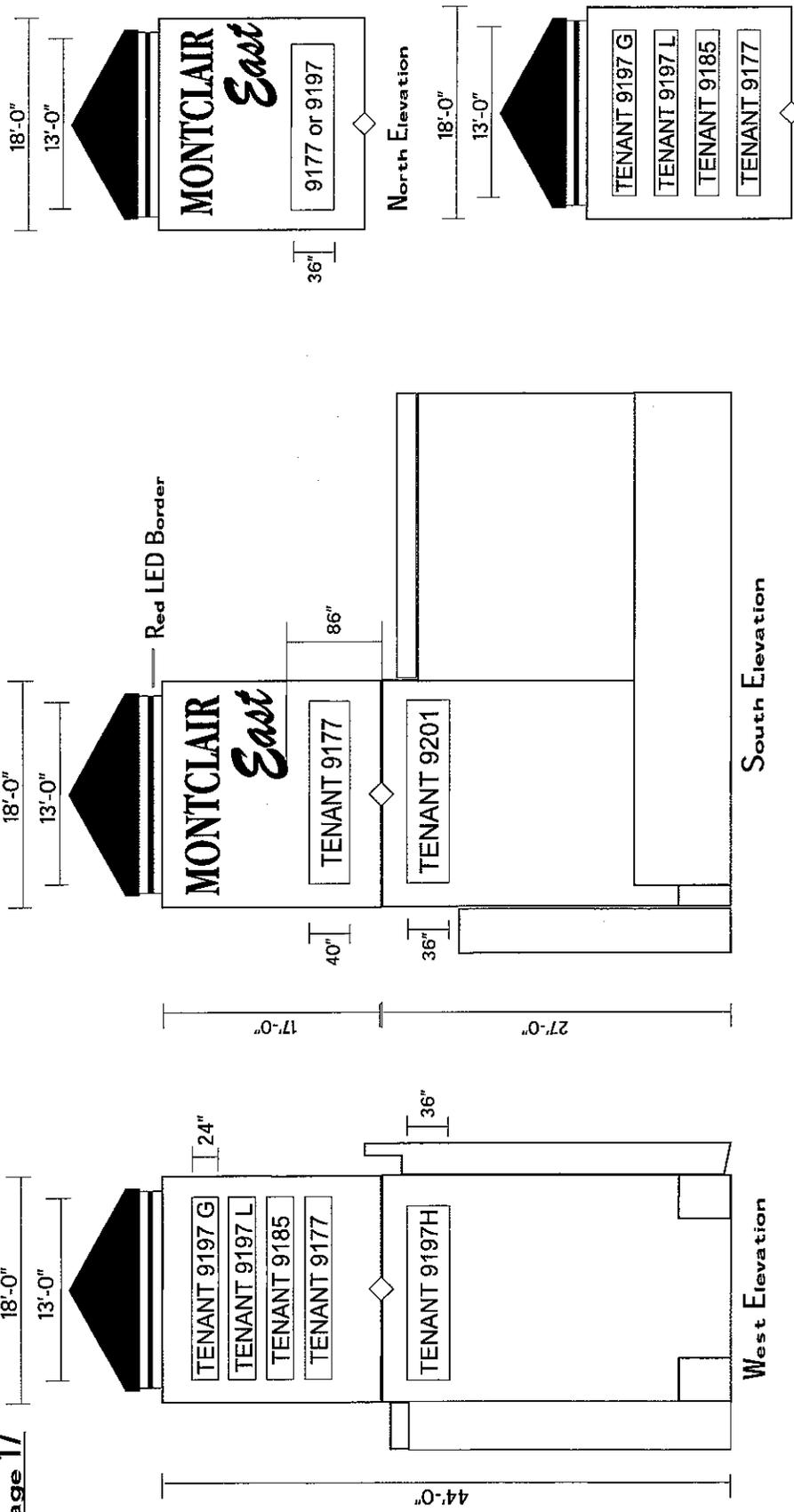
**PROJECT:**

Montclair East  
9187 Central Ave., Montclair, Ca.

SCALE: 1/2" = 1'-0" DATE: 2-10-10 REVISIONS: 6-21-10  
DRAWN BY: \_\_\_\_\_ 7-13-10  
DESIGN #: \_\_\_\_\_



**WILLIAMS SIGN CO.**  
909-822-5304  
FAX 909-820-4726  
111 SOUTH HUNTINGTON STREET, POMONA, CA. 91766  
ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930 • STATE LICENSE #211502



**TENANT NAME** - All Tenant Sign Area's Are 2' x 13'; Exception: 9177 & 9201 South Elevation and 9197 West Elevation

\* See the sign program for the sign details \*

**TITLE 24 COMPLIANT**  
State of California

All electrical signs shall comply with the National Electrical Code (Article 600) and manufacturing standards and listed technology.

**CUSTOMER APPROVAL**

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- A dedicated 120 volt sign circuits with a ground wire to be provided within 6 ft. of the sign(s) by customer.
- Drawing may vary in color to actual materials or paint color due to printing limitations. Photos showing sign placement are for a visual reference only. Size and placement may vary.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

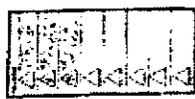
**PROJECT:**

Montclair East	
9187 Central Ave., Montclair, Ca.	
SCALE: 1/8"	DATE: 2-3-10
DRAWN BY:	REVISIONS: 7-26-10
DESIGN #:	



**WILLIAMS SIGN CO.**  
 909-622-5304  
 FAX 909-620-4726  
 111 SOUTH HUNTINGTON STREET, POMONA, CA. 91766  
 ELECTRICAL SIGNS AND RELATED PRODUCTS SINCE 1930 • STATE LICENSE #211802

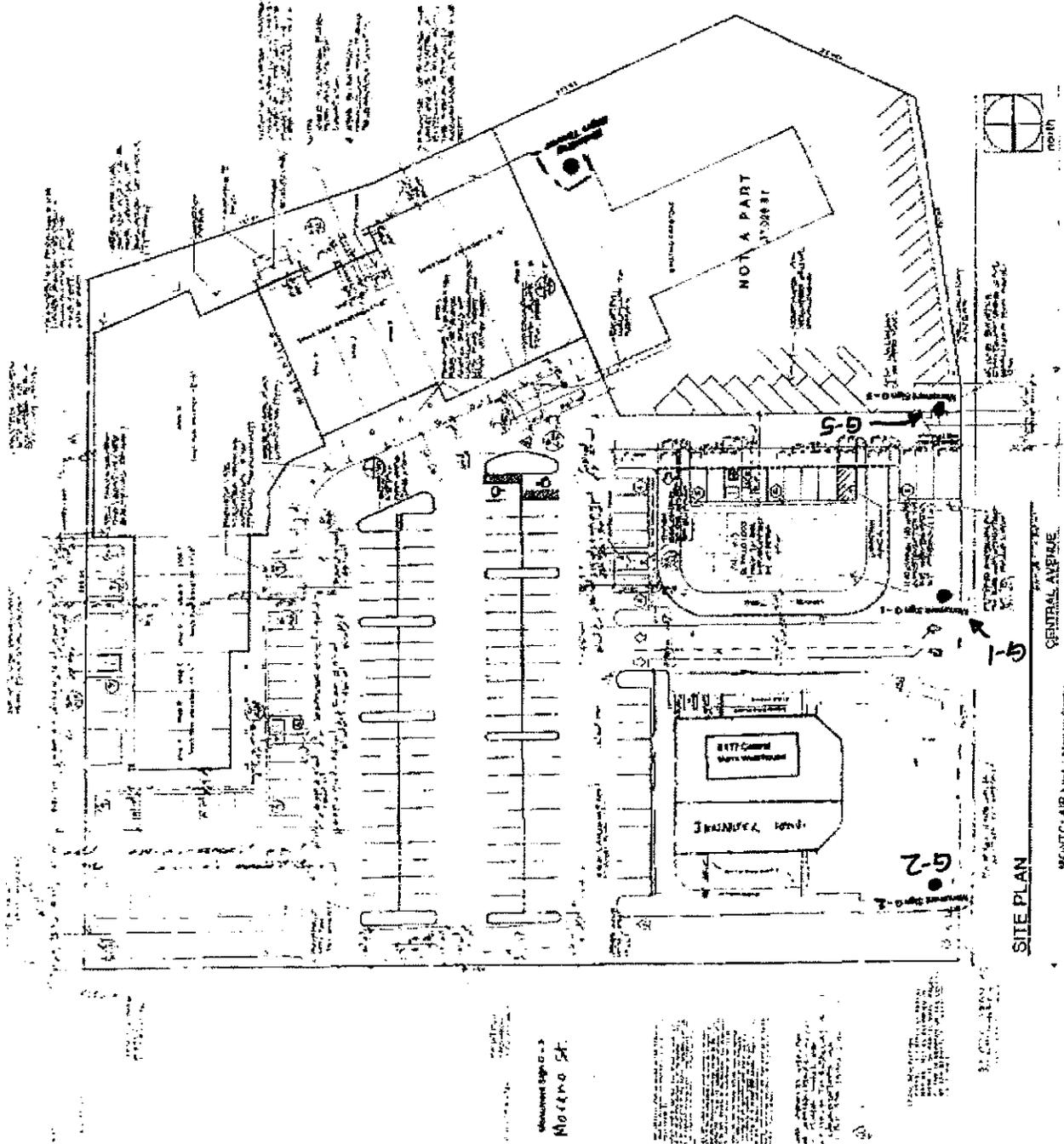
Exhibit "E"



**CHAVIN PLAZA**  
 Chavin Family Partnership  
 9197 Central Avenue  
 Modesto, CA 95703



A-1  
 north



SITE PLAN

CENTRAL AVENUE

MORANO ST.

WENTCH AIR & LAND ARCHITECTURE

Moreno Street

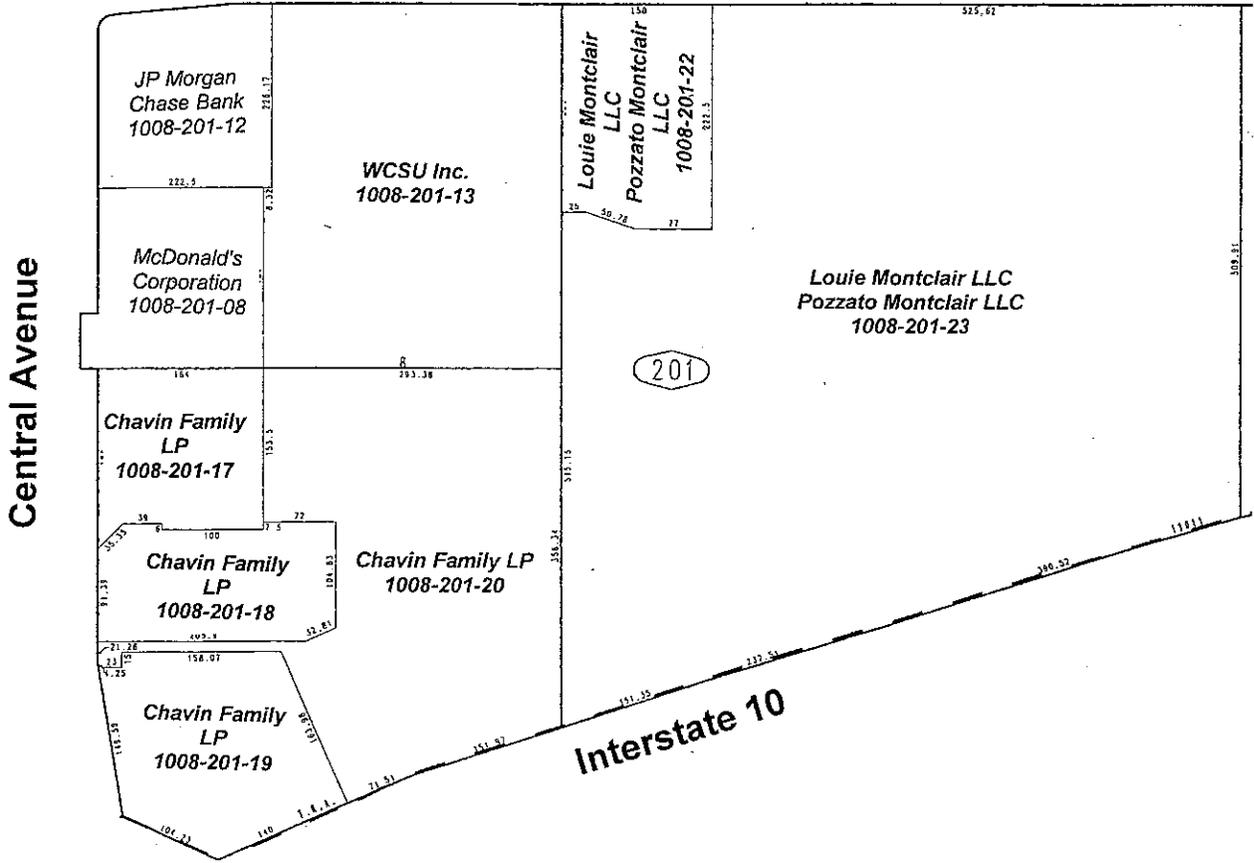


EXHIBIT "A"

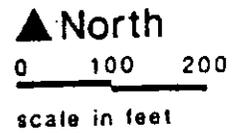


Figure 6  
Assessor's Parcel Numbers  
And Ownership (12/15/2010)