



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

REGULAR ADJOURNED MEETING  
Monday, February 25, 2013  
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**

Chair Tenice Johnson, Vice Chair Luis Flores, Commissioner Sergio Sahagun, and Commissioner Don Vodvarka

**4. APPROVAL OF MINUTES**

The minutes of the January 28, 2013 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 2013-1**

Project Address: 5055 South Plaza Lane  
Project Applicant: A&R Management and Development Co. /  
Ashley Furniture Industries, Inc.  
Project Planner: Michael Diaz, City Planner  
Request: Precise Plan of Design for exterior remodel  
of an existing commercial building

## **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.

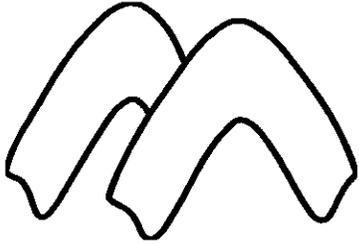
## **9. ADJOURNMENT**

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of March 11, 2013 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 north door of Montclair City Hall on February 21, 2013.



**CITY OF MONTCLAIR  
PLANNING COMMISSION**

**MEETING DATE: 2/25/13**

**AGENDA ITEM 6.a**

**Case No.: 2013-1**

**Application:** Precise Plan of Design (PPD) for exterior façade remodel of an existing commercial building

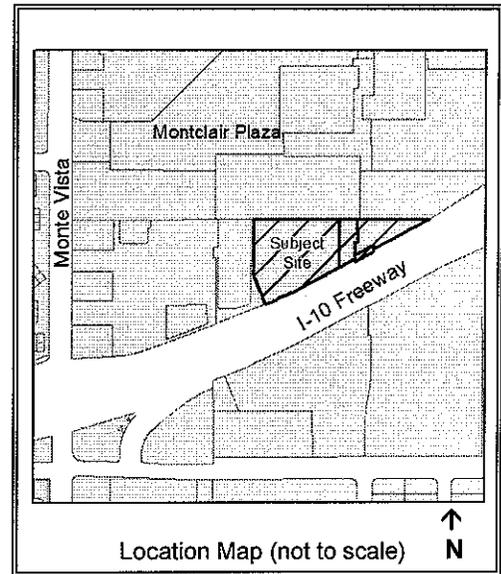
**Project Address:** 5055 South Plaza Lane

**Property Owner:** A & R Management & Development Company for Ashley Furniture Industries

**General Plan:** Regional Commercial

**Zoning:** C-3 (General Commercial) per North Montclair Specific Plan (NMSP)

**Assessor Parcel No.:** 1008-341-04 and 1008-351-07



**EXISTING SITE FEATURES/CONDITIONS**

**Structures:** 41,600 square-foot commercial building (formerly Borders Book and Music)

**Parking:** 176 parking spaces (including 6 disabled-accessible spaces)

**ADJACENT LAND USE DESIGNATIONS AND USES**

|              | <b><i>General Plan</i></b> | <b><i>Zoning</i></b>                                       | <b><i>Use of Property</i></b>                               |
|--------------|----------------------------|--|---|
| <b>Site</b>  | Regional Commercial        | C-3 (General Commercial) per North Montclair Specific Plan | Vacant commercial building (former Borders Books and Music) |
| <b>North</b> | Regional Commercial        | C-3 (General Commercial) per North Montclair Specific Plan | Commercial building (Wicks Furniture) and Montclair Plaza   |
| <b>East</b>  | Regional Commercial        | C-3 (General Commercial) per North Montclair Specific Plan | Montclair Plaza parking                                     |
| <b>South</b> | -----                      | -----  | Interstate 10   |
| <b>West</b>  | Regional Commercial        | C-3 (General Commercial) per North Montclair Specific Plan | LA Fitness and restaurants                                  |

## Report on Item Number 6.a

### CASE NUMBER 2013-1

|                             |  |
|-----------------------------|--|
| APPLICATION TYPE(S)         | Precise Plan of Design   |
| NAME OF APPLICANT           | A & R Management and Development Company for Ashley Furniture Industries |
| LOCATION OF PROPERTY        | 5055 South Plaza Lane  |
| GENERAL PLAN DESIGNATION    | Regional Commercial  |
| ZONING DESIGNATION          | C-3 (General Commercial) per North Montclair Specific Plan (NMSP)        |
| EXISTING LAND USE           | Commercial building  |
| ENVIRONMENTAL DETERMINATION | Categorically Exempt (Section 15301)                                     |
| PROJECT PLANNER             | Michael Diaz   |

#### **Project Description**

The applicant is requesting design approval for exterior improvements to the façade of the existing commercial building that most recently housed Borders Books and Music adjacent to Montclair Plaza. The existing square-shaped building is approximately 41,600 square feet in size, and was previously divided into two lease spaces.

The proposed changes are to accommodate a new Ashley Furniture store that is proposed to occupy the entire building, utilizing the majority of it for display showrooms. A sales area, break room, restrooms, a small storage area, and receiving area/dock would make up the remainder of the floor space. Interior tenant improvements are currently underway and were approved via separate permit.

The exterior changes proposed for the building with this application are concentrated at the front (south and east sides) of the building and include the following:

- Remodel of the central tower element at the southeast corner of the building. The tower element would be reduced in height by approximately three feet and the existing dome removed and replaced with a design featuring a flat-topped roof and modest decorative eave/cornice. The new roof would be separated from the main portion of the tower by a recessed band of silver colored metal veneer. Other changes include the elimination of existing recessed wall sections on the body of the tower, the removal of the flat metal awnings, and the installation of a new storefront.
- Three (3) new storefront windows are proposed to be added to the south elevation (freeway side) of the building for increased visibility of the new showrooms. The two existing window arrangements will be modified so that all of the windows' size and type on the south side of the building would match. Two

(2) additional storefront windows would also be added to the right side of the east elevation. The existing flat metal awnings will be removed.

- A new wall projection and cornice architectural element would be added to the south elevation. The proposed project matches the existing wall projection on the east side of the building.
- A new cornice detail would be added to the top of the existing walls, as would an application of a stacked ledger stone at the base of the columns at the tower and wall projections.
- The proposed new color scheme for the building includes light pumpkin and tan to a color palette consisting of four shades of gray. Storefront framing would be brushed aluminum.

Plans for the exterior remodel are included in the Commission packets. The signs shown on the building elevations are conceptual only and are not a part of this review. Separate staff review and approval will be required for the signs.

### **Background**

- Based on City records, the existing building was originally constructed in 1977 as a warehouse for the JCPenney store at the Plaza. In 1996, the Planning Commission approved Case No. 95-8 to allow for the remodel of the building (interior and exterior) to accommodate Borders (closed in 2011) and Sport Chalet Outlet (closed in 2008).
- The site has 176 parking spaces, including 6 disabled-accessible spaces. The parking lot is lighted and landscaped.

### **Planning Division Comments**

Staff is supportive of the proposed façade improvements as described above and finds them to be appropriate and up to date architecturally. The proposed changes to the existing building and tower element will result in a more refined design and color scheme that enhance the building and complement the proposed user's business. Moreover, the added windows and modest wall projections on the south side of the building provide much needed visual interest and balance to the remainder of the building. Staff finds the proposed neutral colors, finishes, and materials fit the updated architecture. When the new building improvements are completed and the new user begins operations, they will provide a much needed visual boost to the overall appearance of the Montclair Plaza shopping area and increase customer traffic.

Although no building mounted light fixtures have been indicated on the plans, staff believes that a decorative light fixture at near the front entry would be appropriate if the applicant chooses to add them. A condition of approval has been added to address this

issue should lights be proposed in the future. As mentioned above, the applicant will be required to work with staff on proposed signage for the building. A condition of approval covering future signage is included in the Resolution.

The property has ample parking and since the proposed changes are only to the exterior façade of the building and involve no expansion of the floor area of the existing building, staff expects no additional impact to on-site parking. Although the property is in generally sound condition and fairly well maintained, there are a few items that need to be addressed to make the overall effort to remodel the building completely successful. Staff notes that some of the planters, particularly those on the south side of the building, are bare in places and in need of additional landscaping. Currently, there are five (5), mature California Fan Palms (*Washingtonia filifera*) in the planter directly adjacent to the south side of the building. Based on the submitted plans, staff has determined that the middle three will require removal to accommodate the new windows and wall projections. However, staff believes the remaining two palms can be successfully integrated with additional plant materials as part of an enhanced landscape plan for the base of the building. A condition of approval requiring the applicant to work with staff to develop and submit a landscape enhancement strategy for the property is included in the Resolution.

### **Public Notice**

None required.

### **Environmental Assessment**

The proposed project is on a developed site and only involves exterior façade improvements with very limited changes to the site not involving grading. As such, staff has determined that this project is categorically exempt (Class 1 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines.

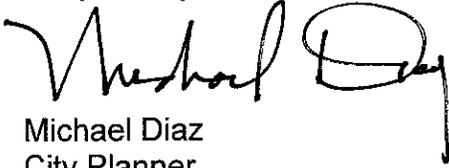
### **Planning Division Recommendation**

Staff recommends that the Planning Commission take the following action(s):

- A. Move that, based upon evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA). Further, the project qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301, which exempts projects involving limited site changes not involving grading. As such, a DeMinimis finding of no impact on fish and wildlife will be prepared.
- B. Move to approve a Precise Plan of Design under Case No. 2013-1 for exterior building and site improvements related to the façade remodel of an existing

commercial building per the submitted plans, as described in the staff report and subject to the conditions of approval in attached Resolution No. 13-1774.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Diaz". The signature is fluid and cursive, with a large, stylized initial "M" and "D".

Michael Diaz  
City Planner

MD/lb

Z:\COMMDEV\MD\CASES\2013-1 ASHLEY FURNITURE \2013-1 PC RPT

**RESOLUTION NUMBER 13-1774**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR APPROVING CASE NUMBER 2013-1, A PRECISE PLAN OF DESIGN FOR EXTERIOR BUILDING AND MINOR SITE IMPROVEMENTS AT 5055 SOUTH PLAZA LANE, IN THE C-3 (GENERAL COMMERCIAL) ZONING DISTRICT OF THE NORTH MONTCLAIR SPECIFIC PLAN (NMSP) (APNs 1008-341-04 and 1008-351-07).**

A. Recitals.

**WHEREAS**, on February 12, 2013, an application for a Precise Plan of Design (PPD) was submitted by Ashley Furniture Industries, ground lease owner of the building at 5055 South Plaza Lane ("subject location"); and

**WHEREAS**, the property is owned by A & R Management & Development Company; and

**WHEREAS**, Ashley Furniture Industries, Inc., has signed a long-term lease agreement with the underlying property owner that allows Ashley Furniture Industries to make the proposed changes to the building associated with Case No. 2013-1; and,

**WHEREAS**, the subject site is located within the North Montclair Specific Plan (NMSP) and is zoned "C-3" (General Commercial), in which retail sales of a regional nature are a permitted use; 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 15301 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; and

**WHEREAS**, on February 25, 2013, commencing at 7:00 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 hearing on February 25, 2013, 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, North Montclair Specific Plan and good planning principles, and approves the application subject to each and every condition set forth below.

Planning

1. This Precise Plan of Design (PPD) approval is for the exterior improvements associated with façade remodel of an existing commercial building at 5055 South Plaza Lane, as depicted on approved plans on file with the Planning Division and as described in this report.
2. Within five days of approval, the applicant shall submit a check in the amount of \$50 to cover the County administrative fee for filing a Notice of Exemption as required by the California Environmental Act (CEQA). The check shall be made payable to the Clerk of the Board of Supervisors.
3. 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 of the project. 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.
4. Approval of this PPD shall not waive compliance with any applicable regulations as forth by the California Building Code and/or City Ordinances, the San Bernardino County Department of Environmental Health, or the State of California.
5. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, be reproduced on the first page of the construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
6. No outdoor display areas for merchandise are authorized as part of this approval, except as approved with a valid temporary Promotional Outdoor Event or Special Outdoor Event issued by the City.

7. Prior to the approval of a final inspection for the façade remodel, the property owner or applicant shall complete the following to the satisfaction of the City Planner:
  - a. Indicate the location of any new or modified exterior wall or site lighting fixtures. All decorative exterior building-mounted lighting shall be shielded so as to not create any nuisance glare to the adjacent parking areas, private roadways, public rights-of-way, or neighboring properties. The use of wall packs, barnlighters, or other similar unshielded luminaires on the property shall be prohibited.
  - b. Prepare a landscape enhancement plan for all planters adjacent to the building perimeter and any bare areas within landscape planters located in the adjacent parking lot of the subject site.
8. No shopping carts shall be used with this business without City review and approval of an electronic cart containment system.
9. No exterior security bars and roll-up doors shall be installed on windows and pedestrian building entrances.
10. All satellite dish antennas, microwave receivers and transmitters, and other forms of communication equipment shall be located and fully screened in a manner in accordance with the provisions of Chapter 11.46 of the Montclair Municipal Code.
11. Mechanical equipment including, but not limited to, utility meters, air conditioners, kitchen vents or hoods, repair equipment, etc., shall be located within the building or screened in a manner that is compatible with the architectural design of the building to the satisfaction of the Planning Division. Wooden lattice or fence-like screens/covers are not appropriate with the context of a commercial or industrial development and therefore are not allowed.
12. No exterior surface mounted and/or exposed conduit or electrical lines shall be allowed. Electrical switchgear, meters, etc. must be screened or housed in an enclosure, to the extent allowed by the utilities.
13. No public telephones, vending machines, children's rides or other coin-operated machines shall be located on the exterior of the building.
14. The finish quality of exterior design elements including, but not limited to, building façade shall be subject to approval of the City Planner prior to issuance of a Certificate of Occupancy.

15. No permanent building-mounted or monument signs are approved as part of this entitlement. Prior to the installation of any permanent business identification signs, the applicant shall submit plans and an application for a Sign Permit to the Planning Division for review and approval. Wall signs shall use individual, dimensional channel letters.
16. 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. At no time shall pennants, inflatable signs, "human" signs, other similar advertising devices be utilized on the property or off-site.
17. Permanent and/or temporary promotional window signs shall not occupy more than 25 percent of the aggregate window area.
18. All signs shall be maintained at all times in a safe and secure manner. Exposed surfaces shall be cleaned and painted as necessary. Broken and defective parts shall be repaired or replaced as necessary.
19. The property owner/applicant shall keep the premises clean at all times, and maintain in good repair all building exteriors, walls, lighting, trash enclosure, drainage facilities, driveways, parking areas, and landscape planters.
20. All graffiti and other forms of vandalism and damage to the subject improvements shall be removed and/or repaired within 72 hours of notice by the City.
21. 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 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.

Building

22. Submit four complete sets of plans including the following:
  - a. Site/Plot Plan;
  - b. Floor Plan;
  - c. Reflected Ceiling Plan;
  - d. Electrical plans, including the size of the main switch, number and size of service entrance conductors, panel schedules, and single line diagrams;
  - e. Plumbing plans, including isometrics, underground diagrams, water and waste diagram, fixture units, gas piping, and heating and air conditioning;
  - f. An existing plan of the building, including all walls to be demolished; and
  - g. Waste recycling plan, recycling a minimum of 50% of all construction debris.
23. Submit two sets of structural calculations, if required, and two sets of energy conservation calculations.
24. Architect's/Engineer's stamp and "wet" signature are required prior to plan check approval.
25. 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.
26. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
27. Separate permits are required for fencing and/or walls.
28. All utility services to the project shall be installed underground.
29. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number.
30. Prior to issuance of building permits for a new commercial or industrial development project or major addition, the applicant shall pay

development fees at the established rate. Such fees may include, but are not limited to, Transportation Development Fee, Permit and Plan Check Fees, and School Fees. All required school fees shall be paid directly to the Ontario-Montclair School District and the Chaffey Joint Union High School District. Applicant shall provide a copy of the school fees receipt to the Building Division prior to permit issuance.

31. All construction work carried out under the review of the Building Division shall be of good quality. The Building Official shall have the authority to enforce the installation of work that is straight, level, plumb, square, etc., as the situation requires. All work shall be well fit and of a durable nature. Paint and stucco in all cases shall not be below standard for the use applied.
32. Provide and clearly indicate on submitted plans disabled-accessible path(s) of travel to the public right-of-way and all required disabled-accessible parking lot signs. Sidewalks, paths-of-travel, and curb cuts shall comply with the requirements of the California Building Code, Title 24. The maximum cross-slope on a sidewalk or path-of-travel shall not exceed two percent (2%).
33. Construction drawings submitted to the building division for plan review shall comply with the Montclair Security Ordinance No. 357, including, but not limited to, adherence to the following standards:
  - a. Install a numerical address on the east building elevation. Address numerals shall be in Helvetica font, a minimum of ten inches in height, a minimum of 1½ inches in depth, and be in a color that adequately contrasts to the background to which they are attached.
  - b. Provide and maintain a minimum illumination level of one (1) foot-candle from dusk until dawn everyday.
  - c. Install an approved emergency lighting to provide adequate illumination automatically in the event of an interruption of electrical service.
34. A Certificate of Occupancy is required prior to the occupancy of the building. Issuance of the Certificate of Occupancy shall be contingent upon Fire Department inspection and final approvals from other departments and/or agencies.
35. Prior to the issuance of a Certificate of Occupancy, the applicant shall:
  - a. Submit to the Building Division electronic images of all plans and records which were submitted for the purpose of obtaining a

building permit. Electronic images shall comply with the City's Electronic Archiving Policy.

- b. Complete all on-site improvements.
- c. Install all disabled-accessible parking stalls and parking lot signage.

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

APPROVED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2013.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By: \_\_\_\_\_  
Tenice Johnson, 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 25th day of February, 2013, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Z:\COMMDEV\MD\CASES\2013-1 ASHLEY FURNITURE\2013-1 RESO