



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

REGULAR ADJOURNED MEETING
Monday, March 9, 2015
7:00 p.m.

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF MINUTES

The minutes of the February 23, 2014 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. **PUBLIC HEARING - CASE NUMBER 2015-3**
Project Address: Southeast corner Monte Vista Avenue and Howard Street
Project Applicant: FH II LLC (Frontier Communities)
Project Planner: Silvia Gutiérrez, Associate Planner
Request: Tentative Tract Map 19943 and a Precise Plan of Design for development of an 18-lot single-family detached residential subdivision
CEQA Assessment: Categorically Exempt (Section 15332)

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

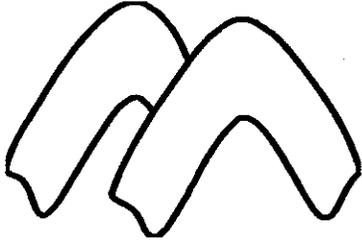
Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

9. ADJOURNMENT

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of March 9, 2015 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California.

CERTIFICATION OF AGENDA POSTING

I, Laura Embree, 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 March 5, 2015.



CITY OF MONTCLAIR
PLANNING COMMISSION

MEETING DATE: 03/09/15

AGENDA ITEM 6.a

Case No.: 2015-3

Application: Tentative Tract Map No. 19943 for an 18-lot subdivision of a 4.4-acre site, and a Precise Plan of Design (PPD) for the site plan and design of 18 new single-family detached residences.

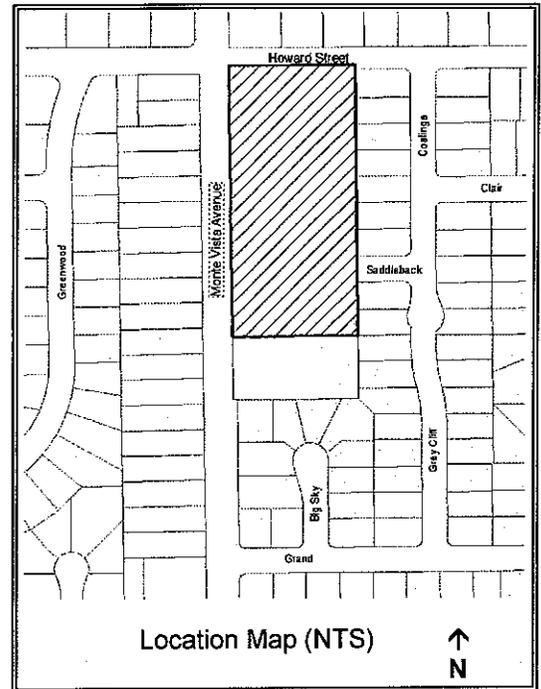
Project Address: Southeast Corner of Monte Vista Avenue and Howard Street

Assessor's Parcel No.: 1011-481-01

Property Owner: FH II, LLC (Frontier Communities)

General Plan: Low Density Residential (3-7 Units/Acre)

Zoning: R-1 (Single-Family Residential)



ADJACENT LAND USE DESIGNATIONS AND USES

	General Plan	Zoning	Actual Use of Property
Site	Low Density Residential (3-7 Units/Acre)	R-1(Single-Family Residential)	Plant Nursery
North	Low Density Residential (3-7 Units/Acre)	R-1 (Single-Family Residential)	Single-Family Residential
East	Low Density Residential (3-7 Units/Acre)	R-1 (Single-Family Residential)	Single-Family Residential
South	Low Density Residential (3-7 Units/Acre)	R-1 (Single-Family Residential)	Plant Nursery
West	RS (Single-Family Residential) (San Bernardino County)	RS (Single-Family Residential) (San Bernardino County)	Single-Family Residential

Report on Item Number 6.a

PUBLIC HEARING - CASE NUMBER 2015-3

APPLICATION TYPE(S)	Tentative Tract Map and Precise Plan of Design
NAME OF APPLICANT	FH II, LLC (Frontier Communities)
LOCATION OF PROPERTY	SEC Monte Vista Avenue and Howard Street Avenue
GENERAL PLAN DESIGNATION	Low Density Residential (3-7 Units/Acre)
ZONING DESIGNATION	R-1 (Single-Family Residential)
EXISTING LAND USE	Plant Nursery
ENVIRONMENTAL DETERMINATION	Categorically Exempt (Section 15332)
PROJECT COORDINATOR	Silvia Gutiérrez

Project Proposal

The applicant is requesting approval of a tentative tract map for an 18-lot subdivision of 4.4 acres of land and a Precise Plan of Design (PPD) to construct 18 new single-family detached homes at the southeast corner of Monte Vista Avenue and Howard Street in the R-1 (Single-Family Residential) zoning district.

Tentative Tract Map No. 19943

The proposed tract map would subdivide the site into 18 new lots. The existing plant nursery use on the subject property is in the process of being removed to facilitate the proposed residential development. In addition, both Monte Vista Avenue and Howard Street would be widened and improved with new gutter and curb, sidewalk, and streetlights with the proposed project. A decorative masonry wall would be constructed around the northerly and westerly perimeter of the subdivision in conjunction with the project. The perimeter wall would be setback 12 feet from the new curb face on Monte Vista Avenue and 11 feet from the new Howard Street curb face.

The subdivision is designed around a new "L"-shaped public street that would connect with the adjacent residential development to the east via a short westward extension of Saddleback Street and a north-south street segment named Camarena Avenue that connects with Howard Street. All the new lots would have direct access from the new public street as shown on the tract map exhibit. On-street parking would be allowed on Saddleback Street and Camarena Avenue where possible after driveways and required Water Quality Management Plan improvements (e.g., "Rain Garden") have been accommodated within the public right-of-way. No direct access (vehicular or

pedestrian) to Monte Vista Avenue or Howard Street for any lot in the proposed subdivision is proposed or would be allowed.

The proposed development of the 18-lot subdivision of the site is further summarized below:

Tentative Tract Map No. 19943		
Lot No.	Lot Size*	Proposed Development
1	7,510 s.f.	2-story SFR / 3,212 s.f. 4 bedrooms plus attached 2-car garage (optional 3-car tandem)
2	7,500 s.f.	2-story SFR / 2,739 s.f. 4 bedrooms plus attached 2-car garage (interior options)
3	7,500 s.f.	1-story SFR / 2,210 s.f. 4 bedrooms plus attached 2-car garage (interior options)
4	7,500 s.f.	2-story SFR / 3,212 s.f. 4 bedrooms plus attached 2-car garage (optional 3-car tandem)
5	7,500 s.f.	1-story SFR / 2,210 s.f. 4 bedrooms plus attached 2-car garage (interior options)
6	7,503 s.f.	2-story SFR / 2,739 s.f. 4 bedrooms plus attached 2-car garage (interior options)
7	7,723 s.f.	1-story SFR / 2,210 s.f. 4 bedrooms plus attached 2-car garage (interior options)
8	13,183 s.f.	2-story SFR / 3,212 s.f. 4 bedrooms plus attached 2-car garage (optional 3-car tandem)
9	9,757 s.f.	2-story SFR / 2,739 s.f. 4 bedrooms plus attached 2-car garage (interior options)
10	7,501 s.f.	1-story SFR / 2,210 s.f. 4 bedrooms plus attached 2-car garage (interior options)
11	7,868 s.f.	2-story SFR / 3,212 s.f. 4 bedrooms plus attached 2-car garage (optional 3 car tandem)
12	8,053 s.f.	2-story SFR / 2,739 s.f. 4 bedrooms plus attached 2-car garage (interior options)
13	7,511 s.f.	2-story SFR / 3,212 s.f. 4 bedrooms plus attached 2-car garage (optional 3 car tandem)
14	7,514 s.f.	2-story SFR / 2,739 s.f. 4 bedrooms plus attached 2-car garage (interior options)
15	7,517 s.f.	1-story SFR / 2,210 s.f. 4 bedrooms plus attached 2-car garage (interior options)
16	7,520 s.f.	2-story SFR / 2,739 s.f. 4 bedrooms plus attached 2-car garage (interior options)
17	7,523 s.f.	2-story SFR / 3,212 s.f. 4 bedrooms plus attached 2-car garage (optional 3-car tandem)
18	7,841 s.f.	2-story SFR / 2,739 s.f. 4 bedrooms plus attached 2-car garage (interior options)

* Minimum Required Lot Size – 7,500 square feet

Precise Plan of Design

The proposed homes would be single- and two-story designs that reflect popular architectural styles. The location and design style for each lot is summarized in the following table:

Summary of Architectural Styles				
<i>Lots</i>	<i>Floors</i>	<i>Plan/Style</i>	<i>Color Scheme</i>	<i>Design Features</i>
1,13	2	Plan 3C "Farmhouse"	5	Main gable roof with intersecting gables, concrete tile roof, slate-type concrete tile roof, board-and-batten siding at gable ends, brick veneer accent walls along front elevation area, window and door surrounds, multi-paned windows, louvered shutters, and raised panel garage door
2,12	2	Plan 2A "Italianate"	2	Hipped main roof with smaller intersecting hip roofs, recessed entry porch, 12-inch eaves, stucco finish with mid-height band, multi-paned windows, window and door surrounds, panel type shutters, carriage-style garage door with windows, and low profile concrete "S" concrete tile roof
3,10	1	Plan 1B "Craftsman"	3	Hipped main roof with paired front-facing gables, shake-type concrete tile roof, exposed rafters, stucco walls, multi-paned windows, plank shutters, shingles at gable ends, and panel-style garage door
4, 17	2	Plan 3A "Italianate"	1	Hipped main roof with smaller intersecting hip roofs, recessed entry porch, 12-inch eaves, stucco finish with mid-height band, multi-paned windows, window and door surrounds, panel-type shutters, carriage-style garage door with windows, and low profile concrete "S" concrete tile roof
5, 7,15	1	Plan 1C "Farmhouse"	5	Gable main roof with secondary intersecting front facing gable, slate-type concrete tile roof, stucco wall finish, brick veneer base, board-and-batten siding at gable ends, grid windows at front, louvered shutters, stucco trim around windows and doors, raised panel garage door
6,14,18	2	Plan 2B "Craftsman"	4	Gable main roof with secondary intersecting gable roofs, shake-type concrete tile roof, siding at gable ends, stucco walls, multi-paned windows, plank shutters, beams at gable ends, and raised panel garage door
8,11	2	Plan 3B "Craftsman"	3	Gable main roof with secondary intersecting gables, shake-type concrete tile roof, siding at gable ends, stucco walls, multi-paned windows, plank shutters, beams at gable ends, and raised panel garage door
9, 16	2	Plan 2C "Farmhouse"	6	Main gable roof with intersecting gables, slate-type concrete tile roof, board-and-batten siding at gable ends, brick veneer accent walls along front elevation area, window and door surrounds, multi-paned windows, louvered shutters, and raised panel garage door

Landscaping

A conceptual landscape plan has been submitted for the project that includes parkway areas and front yards for each property. For Lot 12, which occurs at the corner of Camarena Avenue and Saddleback Street, the street side yard was also included. The plan depicts plant materials across the site and the identified plant species appear to be suitable to the local climate. The proposed tree and shrub palettes feature a variety of plant materials, the majority of which are drought tolerant. On the proposed tree list are Canary Island Pine (*Pinus canariensis*), Crape Myrtle (*Lagerstroemia indica* 'Rubra'), and Carrotwood (*Cupaniopsis anacardioides*).

As required by the City-approved Water Quality Management Plan (WQMP) for the project, the project includes bio-retention areas (referred to on the plans as "Rain Gardens") within the public right-of-way that are designed to capture, retain, and treat stormwater runoff from the public street portion of the project. Rain gardens are bio-retention stormwater treatment facilities that are shallow, landscaped depressions designed to capture and filter stormwater runoff. These facilities function as a soil and plant-based filtration device that remove pollutants through a variety of physical, biological, and chemical treatment processes. The proposed facility generally consists of a mulch layer, planting soils, and plants. As stormwater passes down through the planting soil, pollutants are filtered, absorbed, and biodegraded by the soil and plants. These rain gardens would be landscaped and irrigated as part of the landscaping for the project.

In addition, interior portions of each new lot will have on-site infiltration areas to mitigate stormwater runoff from each individual lot as by the approved WQMP. Accordingly, on-site landscaping will need to be coordinated to avoid conflicts with catch basins, underground infiltration basins, and underground drainage pipes associated with required WQMP Best Management Practices. Trees will be provided within the front yards of Lots 1-3, 7-9, and 11-18 if they can be accommodated, but not on Lots 4, 5, 10, and 12, as there is insufficient room in the front yards because of the proposed rain gardens.

A copy of the tentative tract map proposal and home designs are included in the Commission packets for review. Color and material boards will be available for viewing at the Planning Commission meeting.

Background

- The northerly portion of the subject property was previously developed with a 1,295 square-foot, single-story detached residence and detached garage constructed in 1924 (per Assessor's records). The residence and garage were demolished in February 2015. In recent years, the bulk of the property was leased to a plant nursery, which is in the process of relocating to accommodate the proposed development.

- The subject property was annexed into the City in October 2006 as part of Annexation #26, which encompassed a total of approximately 121 acres.
- The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project has no issues with height and is only located within the Real Estate Transaction Disclosure Area, which has a noticing requirement that has been made a condition of approval.
- The 18-lot subdivision immediately to the east was annexed into the City in 2003 and developed to the City's R-1 standards the same year by Bade Construction Company. The housing stock within that tract consists of a four different 2-story detached home styles.

Planning Division Comments

Overall, staff finds the proposed 18-lot subdivision to be consistent with the General Plan's "Low Density Residential" land use designation for the site and the development standards set forth in the R-1 (Single-Family Residential) zoning district. The proposed layout of the tract is logical and consistent with the general pattern of recent residential developments in the immediate area.

Direct access for each lot is provided by the proposed public street that connects the project to existing development and adjacent public streets. With required street widening and installation of new roadway improvements such as the undergrounding of utilities, construction of curb, gutter, sidewalk and pavement, installation of streetlights, and relocation of temporary drainage structures, the adjacent intersection of Monte Vista Avenue and Howard Street will be upgraded to current standards and improve safety and traffic flow in the area.

Each newly created lot meets or exceeds the minimum lot size (7,500 square feet) and lot dimension standards of the R-1 zone. Moreover, the proposed development of homes on each lot meets the applicable development standards of the R-1 zone with respect to setbacks, building height, covered parking, lot coverage, and open space.

Architectural Design

Staff finds the proposed architectural designs for the project to be well done and visually attractive. The new homes would be complementary to the existing homes in the area in terms of size and design. The mix of modestly sloped gable and hip roof forms for each home is balanced and sufficient to create visual interest and variety. Architectural details and use of exterior materials including brick, shingles, shutters and belt courses have been sufficiently extended to all sides of the new homes in order to carry out the identified style and minimize large expanses of blank walls. Staff also finds the proposed colors to be appropriate for the architectural styles selected.

With respect to garage doors, staff is pleased to see the proposed use of upgraded quality designs, particularly the "carriage"-style garage doors shown for Lots 2, 4, 12, and 17. Since garage doors are the most dominant visual element of the front of each home, it is essential that they be well designed and of quality construction. Staff believes the architect's choice of garage doors is appropriate and works well with the overall design of each home.

Lastly, staff requests that applicant continue to refine the details associated with the placement, design, and materials for walls and fences to be developed for the project to ensure that these elements are consistent, properly located, and constructed of durable materials. Staff recommends the use of decorative masonry walls wherever possible for durability and ease of maintenance. A condition of approval regarding walls and fences has been included in the draft Resolution.

Landscaping

The conceptual landscaping plan appears to be appropriate, as is the overall selection of plant materials. However, further refinement of the landscape plan is necessary to ensure that the final placement of plant materials does not conflict with the site improvements required by the Water Quality Management Plan (WQMP). Of particular importance is the placement of trees and large shrubs on the properties so that conflicts with stormwater treatment devices (e.g., underground drainage pipes and basins) are not compromised. A condition of approval has been included to have the applicant continue to work with City staff to finalize a landscape plan that respects the approved WQMP for the project and ensures an attractive landscape design.

Public Comment from Adjoining Property Owners

This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper on February 27, 2015. Public hearing notices were mailed out to property owners within a 300-foot radius of the project boundaries. At the time this report was prepared, staff had received two inquiries regarding the project. Both parties were interested in the project and were not opposed to the proposal.

Environmental Assessment

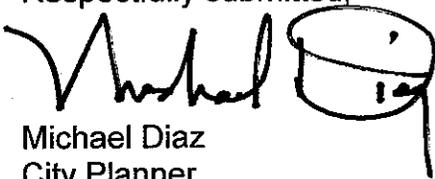
The Planning Division has determined this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the State CEQA Guidelines, which covers infill projects in significantly developed areas. The proposed 18-lot subdivision and subsequent development of new single-family homes is consistent with the applicable policies of the General Plan, the City's zoning requirements, is less than five acres in area, has utilities present in the area to serve the development, and is substantially surrounded by similar single-family residential uses. As such, there is no substantial evidence the project will pose a potential significant impact to the environment.

Planning Division Recommendation

Staff recommends that the Planning Commission find the proposed 18-lot subdivision of 4.4 acres of land and Precise Plan of Design (PPD) to construct 18 new single-family homes on the newly created parcels to be consistent with the General Plan and the development standards of R-1 zoning district. Accordingly, staff recommends that the Commission take the following actions:

- A. Move that, based upon evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under State CEQA Guidelines in that the project is consistent with the applicable policies of the General Plan, the City's zoning requirements, is less than five acres in size, has utilities present in the area to serve the development, and is substantially surrounded by similar single-family properties and residential uses. As such, there is no substantial evidence the project will pose a potential significant impact to the environment.
- B. Recommend City Council approval of Tentative Tract Map No. 19943, subdividing a 4.4-acre site at the southeast corner of Monte Vista Avenue and Howard Street into 18 lots, ranging in area from 7,500 to 13,183 square feet, to accommodate the development of 18 new single-family residences, finding that the map is consistent with the Montclair Municipal Code and the State Subdivision Map Act.
- C. Approve a Precise Plan of Design request under Case No. 2015-3 for the site plan, floor plans, elevations, colors, materials, interior/perimeter wall plan, and conceptual landscape plan associated with the proposed 18 single-family residences and associated on- and off-site improvements per the submitted plans and as described in the staff report, subject to the conditions in Planning Commission Resolution No. 15-1837.

Respectfully submitted,



Michael Diaz
City Planner

MD/le

Attachments: Draft Resolution of Approval for Case No. 2015-3

- c: Mathew Esquivel, FH II LLC, 8300 Utica Avenue, Suite 300, Rancho Cucamonga, CA 91730
Kevin L. Crook, Architect, Inc., 1360 Reynolds Avenue, Suite 110, Irvine, CA 92614
Adriana M. Griffith, P.E., Associate Civil Engineer, RBF/Michael Baker International,
14725 Alton Parkway, Irvine, CA 92618

Z:\COMMDEV\ASG\CASES\2015-3 RPT

RESOLUTION NO. 15-1837

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 19943, AND APPROVING A PRECISE PLAN OF DESIGN UNDER CASE NUMBER 2015-3 FOR THE SITE PLAN, FLOOR PLANS, ELEVATIONS, COLORS, MATERIALS, AND CONCEPTUAL LANDSCAPE PLAN FOR A PROPOSED 18-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF MONTE VISTA AVENUE AND HOWARD STREET IN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE (APN 1011-481-01).

A. Recitals.

WHEREAS, on February 11, 2015, FH II LLC, owner of the property located at the southeast corner of Monte Vista Avenue and Howard Street, filed an application for a Tentative Tract Map and Precise Plan of Design (PPD) under Case No. 2015-3, to subdivide the subject property into 18 lots and develop 18 single-family residences; and

WHEREAS, the subject site is approximately 4.4 acres in size, most of which is currently developed with a plant nursery that is in the process of being removed to accommodate the proposed development; and

WHEREAS, the property is designated in the adopted General Plan as Low Density Residential (3-7 du/ac); and

WHEREAS, the property is zoned R-1 (Single-Family Residential); and

WHEREAS, Chapter 11.18 of the Montclair Municipal Code provides development standards for the R-1 zone, including minimum lot size and dimensions, setbacks, building height, minimum dwelling size, etc., and

WHEREAS, Tentative Tract Map No. 19943 would subdivide the existing 4.4-acre site into 18 separate lots ranging in size from 7,500 to 13,183 square feet; and

WHEREAS, the Precise Plan of Design pertains to the overall site plan, floor plans, elevations, colors, materials, and conceptual landscape plan for the homes to be constructed on each of the 18 new residential lots; and

WHEREAS, the Planning Division has determined this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the State CEQA Guidelines, which covers infill projects in significantly developed areas. The proposed 18-lot subdivision and subsequent

development of 18 single-family homes is consistent with the applicable policies of the General Plan, the City's zoning requirements, is less than five acres in size, has utilities present in the area to serve the development, and is substantially surrounded by similar single-family residential uses. As such, there is no substantial evidence the project will pose a potential significant impact to the environment; and

WHEREAS, public notice of this item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper on February 27, 2015. Public hearing notices were mailed out to property owners within a 300-foot radius of the project site boundaries in accordance with State law for consideration of this discretionary zoning entitlement; and

WHEREAS, on March 9, 2015, commencing at 7:00 p.m. in the Council Chamber at Montclair City Hall, the Planning Commission conducted a public hearing at which time all persons wishing to testify in connection with said application were heard, and said application was fully studied.

B. Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Montclair does hereby find and determine as follows:

SECTION 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.

SECTION 2. Pursuant to California Government Code Section 66410, *et seq.*, based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows with respect to the recommended approval of the Tentative Map No. 19943:

- A. The proposed subdivision is designed, to the extent feasible, to provide for passive or natural heating or cooling opportunities. The proposed residences on the site are generally oriented, spaced, and designed to allow for access to adequate light and air. Each residence will have operable windows to allow for passive cooling provided by seasonal winds. In addition, each property is provided with adequately sized private rear and side yards areas suitable for use as open space areas where trees and vegetation can provide shade, air filtering, and other environmental benefits.
- B. The proposed subdivision and the provisions for its design and improvement are consistent with the adopted General Plan and the development standards of the R-1 zoning district as follows:
 - 1. The Tentative Tract Map provides for land uses compatible with the "Low Density Residential (3-7 Units/Acre)" land use classification for the subject site in the General Plan. The overall goal of the General

Plan is to promote good planning practices and orderly development within the City.

2. The Tentative Tract Map provides for residential land uses compatible with the R-1 (Single-Family Residential) zone for the subject site and consistent with the pattern of recent residential development in the immediate area.
- C. The subject site is physically suitable for the type and density of development proposed in the Tentative Tract Map. The 4.4-acre site is of a configuration and area with sufficient width and depth to allow for the creation of the proposed lots and street access thereto. Each of the new lots meets or exceeds the development standards for the R-1 (Single-Family Residential) zoning district. Further, the project site is also located adjacent to, and would be connected to fully improved streets that will provide good access.
 - D. The subdivision design and improvements proposed in the Tentative Tract Map are not likely to either cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The site is surrounded by existing residential development, streets, has been used as a wholesale plant nursery, does not contain any bodies of water, and is not linked to any known wildlife corridors. Since the site has been used a wholesale plant nursery the site does not contain any known habitats of significance nor rare or endangered species of plant, animal, or insect life.
 - E. The subdivision design and type of improvements proposed in the Tentative Tract Map are not likely to cause serious public health problems because all development and public improvements will be constructed per the requirements of all applicable standards and codes, including the City's zoning code and adopted building codes.
 - F. The subdivision design and type of improvements proposed in the Tentative Tract Map will not conflict with easements acquired by the public at large for access through or use of the subject site because no such easements exist on the subject site.
 - G. The discharge of waste into the existing sanitary sewer system from the development proposed in the Tentative Tract Map will not cause a violation of existing requirements prescribed by the Regional Water Quality Control Board. Each new home will be required to connect to a sanitary sewer system pursuant to California Plumbing Code and Municipal Code requirements. Sewer mains exist in the Monte Vista Avenue right-of-way, which is immediately adjacent to the west side of site to facilitate ease of connection.

SECTION 3. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows with respect to the recommendation of approval of a Precise Plan of Design under Case No. 2015-3:

- A. The property is of a sufficient area and configuration to accommodate the proposed development as designed per R-1 (Single-Family Residential) zone development standards, including minimum lot area and dimension requirements, setbacks, building height, and lot coverage. Moreover, each of the new lots created by the proposed subdivision will be appropriately connected to existing developed roadways to allow for ease of access and circulation.
- B. The proposed project will not have an adverse impact on or substantially depreciate property values in the vicinity, unreasonably interfere with use and enjoyment of property in the vicinity, or endanger the public peace, health, safety, or general welfare. The residential development proposed for the site is consistent with the allowable uses of the residential zoning designation for the site.
- C. The project is well designed and promotes orderly development. Overall, the project is well designed and consistent with the design standards of the R-1 (Single-Family Residential) zoning district. The architectural styles proposed for the homes are appropriate and the details and materials are of high quality. Proposed landscaping is complementary to the architecture, well distributed around the site, and designed to conserve water. Finally, the proposed site plan is generally consistent with the development pattern of the area, does not overcrowd the site, and, when completed, will contribute to the positive visual and physical improvement of the area in accordance with goals and objectives of the General Plan.

SECTION 4. Pursuant to Section 66412.3 of the Government Code, based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds the subdivision and improvements proposed help the City of Montclair to meet its regional housing needs by increasing the supply of homes within the City.

SECTION 5. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds the nature and extent of the dedications, reservations, impact fees, and other exactions are reasonably related to public needs and roughly proportional to the impacts created by the subdivision and improvements proposed in Tentative Tract Map No. 19943.

SECTION 6. Based upon the facts and information contained in the application, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission concurs with staff's determination that the

project is exempt from additional environmental review pursuant to the California Environmental Quality Act (CEQA) in connection with the City's consideration of Case No. 2015-3 for the proposed Tentative Tract Map for an 18-lot subdivision and the subsequent development of 18 single-family homes. Further, the Planning Commission directs staff to prepare a Notice of Exemption.

SECTION 7. The location and custodian of the documents and any other material that constitute the record of proceedings upon which the Planning Commission based its decision is as follows: City Planner, Planning Division, Community Development Department, City of Montclair, 5111 Benito Street, Montclair, California 91763, or by telephone at (909) 625-9477.

C. Conditions of Approval.

Based upon the findings and conclusions set forth in the paragraphs above, this Commission hereby approves the application subject to each and every condition set forth below.

Planning

1. This approval is for the following:
 - a. Tentative Tract Map No. 19943, subdividing an existing 4.4-acre site into 18-lots ranging in size from 7,500 to 13,183 square feet for single-family development, and associated on - and off-site public improvements at the SEC Howard Street and Monte Vista Avenue. Approval of the Tentative Tract Map is subject to City Council approval.
 - b. A Precise Plan of Design (PPD) for the plot plans, floor plans, elevations, colors and materials, and conceptual landscape plan associated with the construction of 18 single-family detached residences on Lots 1 through 18 of Tentative Tract Map No. 19943 as described in the staff report and depicted on approved plans on file with the Planning Division.

The subject entitlements are granted based upon the submitted Tentative Tract Map dated February 23, 2015, and the architectural plans dated March 2, 2015. The maps, plans, and elevations are approved as submitted and modified or conditioned herein and shall not be further modified, amended, or altered. Approval of the entitlements shall not relieve the subdivider and/or applicant from complying with all federal and state laws, as well as all requirements of the Montclair Municipal Code.

2. In the event that exhibits and written conditions are inconsistent, the written conditions shall prevail.
3. Within five (5) days of approval by the Planning Commission, the applicant shall submit the following payments to the Planning Division:

- a. A check in the amount of **\$50.00**, payable to "Clerk of the Board of Supervisors," to cover the California Department of Fish and Wildlife (CDFW) fee for filing a Notice of Exemption (NOE) as required by the California Environmental Quality Act (CEQA).
 - b. A check in the amount of **\$451.60**, payable to the "City of Montclair," to cover the cost of publishing a Notice of Public Hearing in a newspaper of general circulation (Inland Valley Daily Bulletin) as required by state law.
4. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
 5. Notice to Applicant/Subdivider: The conditions of approval for this project include certain fees, dedication requirements, reservation requirements, and/or other exactions more specifically described in the conditions of approval herein. The subdivider/applicant is hereby notified that the 90-day protest period to challenge such items has begun as of the date of the project approval. For purposes of this notice, "project approval" shall mean the date that the Planning Commission recommends City Council approval of the Tentative Tract Map and approves the Precise Plan of Design for the project. All impact fees shall be due and payable at the time stated in the adopted ordinance, resolution or policy adopting and imposing such fees. If the applicant fails to file a protest regarding any of the fees, dedications, reservations, inclusionary housing requirements or other exaction requirements as specified in Government Code §66020, the subdivider/applicant shall be legally barred from later challenges.
 6. The applicant and/or property owner shall ensure that a copy of this Resolution is 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.
 7. The tentative map shall expire three years from the date of City Council approval unless extended under Government Code Section 66452.6. The final map shall be filed with the City Engineer and shall comply with the Subdivision Map Act of the State of California and all applicable Ordinances, requirements, and Resolutions of the City of Montclair.
 8. 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 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.

9. No changes to the approved set of plans for the new homes, including the exterior design and materials/finishes, shall be permitted without prior City review and approval. Any modification, intensification, or expansion of the use and design plan beyond that which is specifically approved with this PPD shall require review and approval by the Planning Commission.
10. No vehicular or pedestrian access points (e.g. gates, driveways, curb cuts, etc.) providing access to the rear yards or street side yards of any lot shall be allowed from Monte Vista Avenue (Lots 1-8), Howard Street (Lots 1 and 18), and from Saddleback Street (Lot 12) at the time of construction or in the future.
11. Prior to issuance of building permits for the first residence, the applicant shall submit a wall/fence plan to the Planning Division for review and approval. The wall/fence plan shall provide details for all perimeter walls and fences and internal walls, fences, and gates proposed for the project. Wall, fence, and gate heights, materials, and finishes shall be to the satisfaction of the City Planner. The following requirements shall be apply:
 - a. No double wall or fence/wall conditions shall be permitted. The applicant shall be responsible for coordinating with the adjacent property owners the placement or replacement of property line walls, if required.
 - b. Future fences and/or walls within front yard setback areas shall be placed at or behind the front property line, behind any required street trees as designated on the approved landscape plans, and not exceed 48 inches in height. Chain-link is expressly prohibited for any property fencing.
 - c. The maximum height for walls and fences (outside of required setbacks) shall be a maximum of 6'-0" as adjusted for retaining wall conditions, except as designated herein. Wall height shall be measured from the high side of the wall. To accommodate the maximum height limit, the wall or fence shall be stepped as needed and in a regular fashion and in a visually pleasing manner, subject to the approval of the City Planner.
 - i. The maximum height of the perimeter wall along Monte Vista Avenue shall be limited to ten feet (10'-0"), including any retaining wall portions, as measured from adjacent grade on the street side of the wall.
 - ii. The height of the perimeter wall along Howard Street, and the street side yard wall along the south side of Lot 12, shall be 7'-6" in height, including any retaining wall portions as measured from adjacent grade on the street side of the wall.
 - iii. Columns, 16" x 16" in size and a minimum of six inches taller than the adjoining wall, shall be incorporated into the design of the walls

described above to break up long expanses of the masonry wall. Columns shall be placed at the terminal points of a wall and/or where walls change directions. In addition, a column shall be placed at each point where property lines for Lots 1-8 intersect with the wall along Monte Vista Avenue.

To accommodate the maximum height limits above, walls shall be stepped as needed and in a regular fashion and in a visually pleasing manner, subject to the approval of the City Planner.

- iv. A decorative masonry wall extension, 36 inches in height, shall be constructed from the termini of the street side yard walls of Lots 1 and 18 along Howard Street, and Lot 12 along Saddleback Street, through the street intersection radius/cut-off. The wall shall terminate at the end of the radius/cut-off at a column, 42 inches in height. Wall and column shall match those described above.
 - v. A precision block masonry wall, minimum 6'-0" in height, shall be constructed along the south property lines of Lots 8, 9, 10, and 11.
 - d. All walls shall be constructed of split-face masonry block (or an equivalent satisfactory to the City Planner) with contrasting cap. The color of the wall shall be a neutral earth tone color that is complementary to the style and colors of the proposed homes in the subdivision.
12. Prepare a final landscape and irrigation plan for City review and approval. The landscape plan shall be developed in coordination with the approved WQMP prepared for the project and result in an attractive design for each home, landscape setback area, and front yard as described below:
- a. Front yard trees shall be minimum 24-inch box size and double-staked per City standards.
 - b. A detailed landscaping and irrigation plan for the following locations:
 - i. The perimeter landscaping area along Monte Vista Avenue that includes shrubs, climbing vines, and street trees identified herein.
 - ii. The street side yard areas (outside the required walls) for Lots 1, 12, and 18 that includes shrubs, climbing vines, and street trees identified herein.
 - iii. The front yard of each new residence. All landscaped areas shall have 100 percent irrigation coverage by an automatic irrigation system.

- c. Street tree designations for Tract No. 19943 shall be as follows:
 - i. Monte Vista Avenue – Canary Island Pine (*Pinus canariensis*), 75 feet on center, and Crape Myrtle (*Lagerstroemia indica 'Rubra'*), at 25-foot intervals between the Canary Island Pine trees.
 - ii. Howard Street – Carrotwood (*Cupaniopsis anacardioides*), 30 feet on center.
 - iii. Camarena Avenue and Saddleback Street – Crape Myrtle (*Lagerstroemia indica 'Rubra'*), in locations provided for on the approved landscape plan.
 - d. Proposed locations for neighborhood mailboxes within the subdivision. Before submission to the City for review, the applicant shall first obtain approval of the design style and siting from the United States Postal Service.
13. The applicant shall incorporate sufficient sound attenuation measures (i.e. dual-paned glazing, upgraded insulation, etc.) in each residence to achieve a maximum interior noise level of 45dBA.
14. All utility lines installed to serve the new development shall be placed underground from the nearest existing power pole or other point of connection not adjacent to the property frontage. The sewer connection improvements may be shown on either the street improvement or grading improvement plans.
15. Pursuant to Section 11.60.240 of the Montclair Municipal Code, all front yard landscaping and irrigation systems shall be maintained in accordance with the approved site and/or landscape plan to ensure water use efficiency. A regular maintenance schedule shall be submitted to the City with the Certificate of Completion and a copy shall be provided by the applicant and kept by each property owner for reference.
- a. Any plant material that does not survive or which is removed or destroyed shall be replaced upon its demise or removal with plant material of like type and size as that which was originally approved and installed.
 - b. Plant material shall not be severely pruned such that the natural growth pattern or characteristic form is significantly altered. Trees shall be pruned to ISA (International Society of Arboriculture) standards and only as necessary to promote healthy growth and for aesthetic purposes (i.e., to enhance the natural form of the tree). Improperly or severely pruned trees, including topping as defined by the Water Conservation Ordinance, which results in the removal of the normal canopy and/or disfigurement of the tree shall be replaced with trees of similar size and maturity as that

which was removed or, as required by the Community Development Director.

- c. Modifications to and/or removal of existing landscaping shall require prior approval by the Planning Division.
16. All roof-mounted equipment, satellite dish antennas, and other similar apparatus shall be screened from public view in a manner that is in keeping with the architectural design of the new homes to the satisfaction of the City Planner.
17. All mechanical equipment including, but not limited to, utility meters, air conditioners, vents, etc., shall be located within the residences or screened in a manner that is compatible with the architectural design of the homes to the satisfaction of the City Planner.
18. Surface-mounted exposed conduit or electrical lines shall not be allowed. Electrical switchgear, meters, etc., shall be screened or housed in an enclosure to the extent allowed by the utilities.
19. Ground-mounted mechanical equipment shall be fully screened from view from streets or surrounding residential uses by a combination of decorative walls and an evergreen hedge equal to or exceeding the height of the equipment.
20. To ensure compliance with the conditions of approval, a final inspection is required from the Building and Planning Divisions upon completion of construction and all improvements. The applicant shall contact the City to schedule an appointment for such inspections.
21. The applicant shall defend, indemnify, and hold harmless the City of Montclair, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, whether by its City Council, Planning Commission, or other authorized board or officer of this subdivision. Pursuant to California Government Code Section 66474.9, the subdivider and applicant also agrees to defend, indemnify, and hold harmless, the City of Montclair, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any map approval of the City, whether by its City Council, Planning Commission, or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City shall promptly notify the subdivider and applicant of any such claim, action, or proceeding; and the City shall cooperate fully in the defense.

Airport Influence Area Real Estate Transaction Disclosure

22. The proposed project is located within the Airport Influence Area of Los Angeles/Ontario International Airport (ONT) and was evaluated and found to be

consistent with the Airport Land Use Compatibility Plan (ALUCP) for ONT. The applicant is required to meet the Real Estate Transaction Disclosure in accordance with California Codes (Business and Professions Code Section 11010-11024). New residential subdivisions within an Airport Influence Area are required to file an application for a Public Report consisting of a Notice of Intention (NOI) and a completed questionnaire with the Department of Real Estate and include the following language within the NOI:

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Building Division

23. 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. Waste recycling plan, recycling 50% of all construction debris.
24. Submit two sets of structural calculations, if required, and two sets energy conservation calculations.
25. Architect's/Engineer's stamp and "wet" signature are required prior to plan check approval.
26. 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.

27. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
28. Separate permits are required for fencing and/or walls.
29. All utility services to the project shall be installed underground.
30. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number. All departments of the City shall have plans approved before issuance of Building Permits. The applicant shall comply with latest adopted California Codes, and all applicable codes, ordinances, and regulations in effect at the time of permit application.
31. Construction activity shall only be permitted from the hours of 7:00 a.m. to 8:00 p.m. daily.
32. No soil shall be imported or exported to/ or from the project site from an adjacent building site or from other sources for construction purposes without first obtaining approval from the City Engineer. A plan satisfactory to the City Engineer shall be prepared showing the proposed haul route within the City. Subject plan shall include provisions for street sweeping and cleanup. Applicant/contractor shall comply with all NPDES requirements.
33. Prior to issuance of building permits, the applicant shall pay development fees at the established rate. Such fees may include, but are not limited to, permit and plan check; schools; park development; transportation development impact; and sewer impact 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 building permit issuance.
34. 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.
35. The address of each new residence shall be displayed in minimum four-inch (4") tall numerals on a contrasting background and backlit with a low-voltage illumination source. Said identification shall be installed in a consistent location on each residence.

36. A Certificate of Occupancy is required prior to the occupancy of each residence. Final inspection shall be contingent upon the Fire Department inspection and the final approvals from other departments and/or agencies.
37. Prior to the installation of any construction trailer on the site, the applicant shall obtain all permits from the Planning and Building Divisions. Plans and structural calculations shall be required for the tie-down devices. Trailers intended for public use are required to be disabled-accessible. The trailer will require access to the facility by way of ramps that comply with the California Building Code (CBC) 2013 edition, Chapter 11B. In addition, access to each feature of the trailer shall be required.

Water Quality Management Plan

38. The WQMP must have final approval from the Engineering Division prior to obtaining grading/building permit(s). Contact Joe Rosales, NPDES Coordinator, at 909/625-9470.
39. The property owner shall be responsible to inspect and maintain any and all manufactured stormwater treatment devices specified by the approved WQMP, following all manufacturers' recommendations. It shall also be the responsibility of the property owner to maintain inspection reports and have them readily available for review by City staff upon request. In the event that any stormwater treatment device fails due to lack of, or insufficient maintenance and/or inspection, or some other unforeseen circumstance, it shall be the responsibility of the property owner to correct the deficiency and restore the stormwater treatment device(s) to its original working condition.
40. Prepare and submit plans for erosion and sediment control. Plans shall include all phases of the construction project, including rough grading, utility and road installation, and vertical construction included in the grading plans to the satisfaction of the City Engineer. Contact Joe Rosales, NPDES Coordinator, at 909/625-9470.
41. Prior to obtaining grading/building permit(s), the applicant is required to apply for and implement the State General Construction Permit. Include the Waste Discharge Identification Number (WDID#) on the title sheet of the grading plan.
42. Prior to issuance of a Certificate of Occupancy, the applicant shall:
 - a. Submit to the Engineering Division an electronic copy of the approved WQMP in PDF format.
 - b. Submit to the Engineering Division as-built drawings as they relate to the WQMP.

- c. Record the WQMP Maintenance Agreement with the County of San Bernardino and provide evidence of said recording to the NPDES Coordinator.
 - d. Provide a letter from the Engineer of Record stating that all BMPs associated with the WQMP are constructed and functional per the City approved WQMP.
43. Prior to release of the Certificate of Occupancy for each of the residences, the person or corporation responsible for the preparation of the WQMP shall certify in writing to the Building Official that all conditions and requirements of the WQMP have been implemented or complied with. For projects, developments, or properties intended to be leased or sold, developer shall also submit evidence to the Building Official that lessee or purchaser has been advised in writing of lessee's or purchaser's on-going maintenance responsibilities with respect to the requirements of the WQMP.
44. The applicant shall ensure that all requirements of the approved WQMP for the project are incorporated and consistent with the approved landscape and irrigation plans for the project. All required Best Management Practices (BMPs) shall be duly noted and shown on the landscape plans per the approved WQMP.
45. Applicant is responsible to ensure the WQMP Maintenance Agreement is completed between the City and property owner, and ensure it is recorded at the County of San Bernardino with the sale of each parcel.

Public Works/Engineering

46. Developer shall comply with all requirements of the Subdivision Map Act and the Montclair Municipal Code.
47. Prior to approval of the final map, a subdivision agreement will be required. The agreement shall contain provisions for performance and payment bonds for all work within the public rights of way, and a monumentation bond for tract monuments in accordance with the Subdivision Map Act.
48. A parkland fee shall be paid to the City. This fee is payable prior to issuance of any Certificate of Occupancy and shall be assessed at the rate in effect at the time the fees are paid.
49. Payment of transportation-related development impact fees. Fees shall be assessed at the rate in effect at the time the fees are paid.
50. Street "A" shall be named "Camarena Avenue." Street shall be designed and constructed in accordance with City standards and have a right-of-way width of 60 feet and street width of 36 feet. Saddleback Street shall be designed and

constructed in accordance with City standards and have a right-of-way width of 60 feet and street width matching existing Saddleback Street to the east. The south half of Howard Street within the development frontage shall be improved to the master planned width and additional right-of-way dedicated as necessary. The east half of Monte Vista Avenue within the development frontage shall be improved to the master planned width and additional right-of-way dedicated as necessary. Sidewalk shall be curb-adjacent to match existing Monte Vista Avenue to the south.

51. Water quality management for Camarena Avenue and Saddleback Street shall be in accordance with approved Water Quality Management Plan. Contact City NPDES Coordinator Joseph Rosales at 909/625-9470 for requirements.
52. Street improvement plans are required for all public streets. Construction drawings shall be 24" by 36" with City standard title block. Scales shall be 1"=20 or 40 feet horizontal and 1"=4 feet vertical.
53. Sidewalks shall comply with the Americans with Disabilities Act. Sidewalks may be curb-adjacent but must also be accessible through drive approaches and around any water quality control devices. Sidewalks also need to match existing sidewalks on Monte Vista Avenue, Howard Street, and Saddleback Street. Wheelchair ramps are required at all pedestrian street crossings within development and development frontages. Ramps shall comply with City standards including the use of truncated domes. Wheelchair ramps in the knuckle at Saddleback Street and Camarena Avenue are not required nor will they be permitted.
54. Concrete standard streetlights shall be required along the Monte Vista Avenue and Howard Street frontages of the tract and the interior streets of the tract. Streetlights will be owned and maintained by Southern California Edison. The minimum lighting level for all streets shall be to the satisfaction of the City Engineer. A streetlight plan showing all existing streetlights within 300 feet of project limits shall be prepared and used as a base map for proposed new lighting. Drawings shall be 24" by 36" with City standard title block.
55. Prior to the issuance of the first Certificate of Occupancy, the applicant/developer shall complete the following improvements to the satisfaction of the City Engineer:
 - a. All existing overhead utilities within project boundaries and within street frontages adjacent to project shall be placed underground. All existing or new guy wires required to anchor end poles shall be located beyond the project limits. No poles or guy wires shall be placed or permitted to remain with property frontage. After utility companies complete design of utility undergrounding, developer shall meet with any existing property owners and inform them of any proposed work within their frontages.

Failure of property owners to be so informed may result in an immediate "Stop Work" order by the Public Works Inspector.

- b. All utilities within development boundaries shall be placed underground. This requirement applies to electrical services, transformers and switches, and where technology exists, telephone and cable television facilities as well.
 - c. Sewer mainlines and laterals shall be designed and constructed per Public Works Department standards. Sewer mainlines shall be located in public streets or easements dedicated to the City for sanitary sewer purposes. Sewer easement shown on Lot 7 of Tentative Tract Map No. 19943 and dated November 26, 2014, shall have a minimum width of ten feet (10'-0"). No trees, structures, pool equipment, or similar features shall be constructed or installed within this easement. Transverse fencing (wood, iron, block, etc.) for securing property may be constructed. All sewer design shall be subject to the approval of the City Engineer. House laterals from building to sewer mainlines are to be maintained by the property owner served by those house laterals.
 - d. Existing storm drain located along the north edge of subject property and discharging at the southeast corner of Monte Vista Avenue and Howard Street shall be reconstructed as necessary. The alignment as shown on Tentative Tract Map No. 19943 and dated November 26, 2014, is acceptable and preferred. Storm drain easement shown on Lot 8 of said Map shall have a minimum width of ten feet (10'-0"). No trees, structures, pool equipment, or similar features shall be constructed or installed within this easement. Transverse fencing (wood, iron, block, etc.) for securing property may be constructed.
 - e. Proposed outlet structure on Monte Vista Avenue shall be subject to the approval of the City Engineer.
56. Payment of all outstanding sewer reimbursement fees or assessments as imposed by a district or reimbursement agreement, if any, shall be made prior to issuance of any permits. Contact Nicole deMoet, Environmental Manager, at 909/625-9446 to determine fees.
57. Payment of Regional Sewerage Capital Outlay fees as specified in the Montclair Municipal Code and by Inland Empire Utilities Agency shall be made prior to issuance of any permits.
58. Sewer improvement plans are required for all sewers, and shall include both plan and profile views on 24" by 36" construction drawings. Scales shall be 1"=20 or 40 feet horizontal and 1"=4 feet vertical.

59. Discharge of wastewater into the sewer collection system shall conform to all requirements of the Montclair Municipal Code.
60. A grading plan shall be prepared subject to the approval of the City Engineer. An erosion control plan is to be included and considered an integral part of the grading plan. Grading plans shall be designed in accordance with City standards and guidelines, and shall be on 24" by 36" sheets. Scale shall be no smaller than 1"=40 feet.
61. No soil may be imported or exported to or from the project site from any adjacent building site or from other sources for construction purposes without first obtaining approval from the City Engineer. A plan acceptable to the City Engineer shall be prepared showing proposed haul routes within the City. The plan shall include provisions for street sweeping and cleanup. Contractor(s) shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements.
62. All drainage facilities shall comply with requirements of the approved WQMP.
63. All elevations required for streets, storm drain, sewer lines, grading, and other construction plans shall be based on City datum.
64. All on- and off-site trenching and excavation shall conform to CAL-OSHA standards. Excavations that exceed five feet in depth require a CAL-OSHA permit.
65. Underground Service Alert shall be notified at least 48 hours prior to any excavation. Contact Underground Service Alert at 800/422-4133 or 8-1-1.
66. Prior to commencing framing or delivery of lumber within the project limits, an all-weather access shall be provided to each lot or building. An all-weather access is defined as base-course A.C. paving with a minimum thickness of 2½", and having a minimum width of 26 feet. This 26-foot width shall be maintained free and clear of all construction equipment, materials, debris, and potholes at all times during construction. Failure to maintain access to and within project limits shall be cause for issuance of a Notice of Correction. Continued failure to maintain access will result in an Administrative Citation and "Stop Work" order.
67. Landscaping shall be required along the westerly tract boundary along the Monte Vista Avenue frontage to the satisfaction of the Community Development Director and the Public Works Director. Developer shall pay an endowment fee to the City upon completion and acceptance of the landscaping by the City. The endowment will provide for maintenance of the landscaping for a period of 20 years. The endowment fee will be determined as the present worth of the estimated annual maintenance cost with interest set at 5%. Landscape maintenance outside the required street side yard walls along Howard Street

(Lots 1 and 18) and along Saddleback Street (Lot 12) shall be the responsibility of the respective property owners of said Lots.

Fire

68. A 20-foot wide base asphalt or concrete roadway capable of supporting firefighting apparatus (37 tons) within 150 feet of all structures is required prior to the framing stage of construction. This access is required to be maintained unobstructed to a height of 13'-6" throughout construction. Roadway is subject to Fire Department Approval prior to construction. Multiple access roads shall be required if a single road could be impaired by vehicle congestion, terrain, etc.
69. The developer/general contractor shall be responsible for reasonable periodic clean-up of the construction site to avoid hazardous accumulation of combustible trash and debris.
70. The inside turning radius for the access road shall be 32 feet or greater. The outside turning radius shall be 45 feet or greater.
71. The proposed residential structure(s) shall require an approved automatic fire sprinkler system. The system shall conform to all local and national standards. Three complete sets of the sprinkler system plans shall be submitted directly to the Fire Marshal's Office for approval prior to installation.
72. Final inspection of each residence by the Building Division and issuance of a Certificate of Occupancy shall be contingent upon Fire Department inspection and approval of all conditions.
73. A fire hydrant system shall be required to provide the necessary water flow to the proposed structure(s). Exact number, location, and design of hydrants shall be determined by the Fire Marshal's Office when building plans are received. Hydrants shall be active prior to the framing stage of construction.
74. The developer shall contact the Fire Marshal's Office for drive access requirements prior to the curb and gutter placements.
75. Fire department access roads designated Proposed surfaces other than concrete or asphalt must be approved by the Fire Department.
76. All Montclair Fire Department fees are due prior to any permit issuance.

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

APPROVED AND ADOPTED THIS 9TH DAY OF MARCH, 2015.

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 9th day of March, 2015, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Z:\COMMDEV\SGUTIERREZ\CASES\2015-3 SEC HOWARD AND MONTEVISTA PC RESO