



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

REGULAR ADJOURNED MEETING
Monday, May 11, 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 April 27, 2015 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 2014-32 'A'
Project Address: 4480 Holt Boulevard
Project Applicant: KZMB, LLC, 4480 Holt Investors LLC,
4480 Holt Blvd. Montclair LLC
Project Planner: Michael Diaz, City Planner
Request: Precise Plan of Design for a master sign
program
CEQA Assessment: Categorically Exempt (Section 15311)
- b. CAPITAL IMPROVEMENT PROGRAM (CIP) FISCAL YEARS 2015-20
Project Address: Citywide
Project Applicant: City of Montclair
Project Planner: Michael Diaz, City Planner
Request: Proposed schedule of expenditures to
build and maintain public infrastructure
CEQA Assessment: Not a project

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

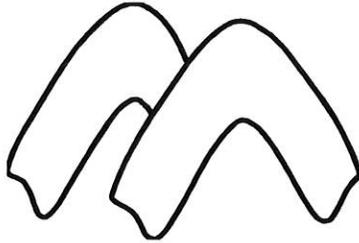
Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

9. ADJOURNMENT

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of May 26, 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 May 7, 2015.



CITY OF MONTCLAIR
PLANNING COMMISSION

MEETING DATE: 05/11/15

AGENDA ITEM 6.a

Case No. 2014-32 'A'

Application: Precise Plan of Design for a Master Sign Program for a new multi-tenant commercial retail center

Project Address: NWC of Holt Boulevard and Ramona Avenue (currently 4480 Holt Boulevard)

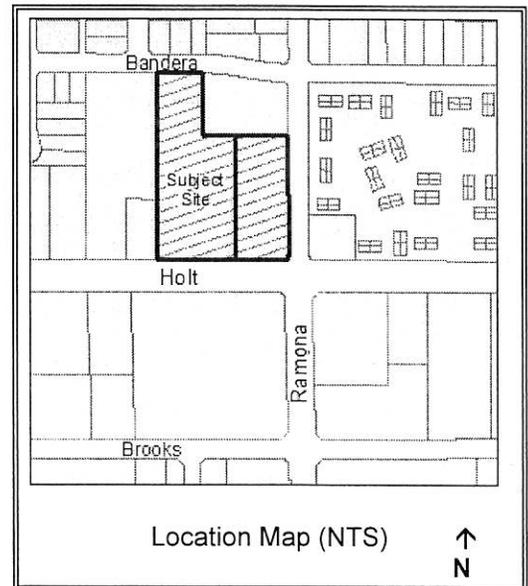
Assessor Parcel Nos: 1009-493-06 and 08

Property Owners: KZMB LLC, 4480 Holt Investors LLC & 4480 Holt Blvd. Montclair LLC

General Plan: General Commercial

Zoning: "Commercial" per Holt Boulevard Specific Plan

City/Public Utility Easements: None



Adjacent Land Use Designations and Existing Uses			
	General Plan	Zoning	Existing Use of Property
Site	General Commercial	"Commercial" per Holt Boulevard Specific Plan	Vacant
North	General Commercial	"Commercial" per Holt Boulevard Specific Plan	Multi-tenant commercial w/ laundromat/market/fast food
East	General Commercial Medium Density Residential (8-14 du/ac)	"Commercial" per Holt Boulevard Specific Plan R-3 Multiple Family Residential	7-Eleven Store Townhomes
South	General Commercial	"Business Park" per Holt Boulevard Specific Plan	Multi-tenant industrial park
West	Medium Density Residential (8-14 du/ac)	"Commercial" per Holt Boulevard Specific Plan "Mobile Home Park" per Holt Boulevard Specific Plan	Scuba rental business Mobile Home Park

Report on Item Number 6.a

CASE NUMBER 2014-32 'A'

APPLICATION TYPE(S)	Precise Plan of Design for New Sign Program
NAME OF APPLICANTS	KZMB, LLC 4480 Holt Investors LLC 4480 Holt Blvd. Montclair LLC
LOCATION OF PROPERTY	4480 Holt Boulevard
GENERAL PLAN DESIGNATION	General Commercial
ZONING DESIGNATION	"Commercial" per Holt Boulevard Specific Plan
EXISTING LAND USE	Vacant Property
ENVIRONMENTAL DETERMINATION	Categorically Exempt (Section 15311)
PROJECT PLANNER	Michael Diaz

Project Description

The applicant is requesting approval of a master sign program for the recently approved multi-tenant commercial retail center to be constructed at the northwest corner of Holt Boulevard and Ramona Avenue. The project is known as Orchard Plaza and will have three (3) buildings, including a freestanding, 5,280 square-foot pad building designed with a drive-thru lane for a future fast food restaurant. The sign program is intended to provide the guidelines on allowable signs for the monument signs and building-mounted signs in the center.

Monument Signs

The sign program proposes two (2) freestanding monument signs, one each adjacent to the vehicular driveways to the site from the Holt Boulevard and Ramona Avenue frontages of the project site. The sign program identifies two possible locations for the Holt Boulevard sign because final placement needs to be coordinated around the final layout of required storm water infiltration basins that are planned for the south side of the site. The Ramona Avenue sign would be placed in the landscape planter area south of the driveway to the property.

The overall dimensions of the new monument signs are ten feet tall by 12 feet wide. Each proposed sign would accommodate a maximum of three (3) tenant names per side on individual panels measuring 1'-8" tall x 8'-0" long. Sign copy on each panel would be limited to 12 inches in height. A fourth panel, oriented vertically, would contain the name of the center – "Orchard Plaza" - displayed to read top to bottom. The property address range for the property would be at the base of the sign. Tenant

names would be routed out of each panel and backed up with white acrylic that would be internally illuminated. Tenants to be identified on the monument signs would be selected by the property owner.

The signs would be constructed of aluminum and finished with the colors for the building in the center. Eldorado stone would be placed on the vertical "column" element to match the stone used on the new buildings within the center.

Building-Mounted Signs

The project is divided into major and minor (in-line) tenant spaces, each of which is entitled to one (1) sign per frontage, except as otherwise specified in the sign program, such as for corner/end cap lease spaces. Lease spaces for in-line tenants are generally 18 feet in width and each space would be allowed one sign, maximum 12 feet in length. For tenants that occupy two or more contiguous in-line lease spaces, only one sign would be allowed, but the sign may be lengthened up to a maximum of 60 percent of the width of the contiguous lease spaces and/or as specified by the sign program.

Individual channel letters are required by the sign program, and the use of single line copy for each sign is highly encouraged for each tenant. However, the sign program allows for up to a maximum of two lines of copy when needed. The sign program allows for registered corporate logos and colors, which should make the program applicable for all types of businesses. For tenants that do not have registered corporate logos or colors, the sign program allows the use of colors specified colors by the landlord. The permitted colors are red, black, white, and yellow.

"Major A" Tenant - signs allowed for the space are on the south and east (Ramona Avenue side) elevations, with letter size up to 36 inches in height. No sign (temporary or permanent) would be allowed on the north (rear) elevation of the building.

"Shops A" Tenants – each tenant would be allowed one (1) sign per frontage, except for the west end cap lease space, which would be allowed two signs as specified in the sign program. Each tenant would be allowed a sign maximum 12 feet in length with a minimum letter size of 18 inches and a maximum letter height of 24 inches for single line copy. No signs (temporary or permanent) would be allowed on the north (rear) elevation of the building.

"Major B" Tenant - the largest of the lease spaces in the center is designed with a tower element on its southeast corner, differentiating it from the other buildings in the center. The Major B tenant space would be allowed a maximum of three signs overall out of four possible locations. The sign(s) placed on the tower would be limited to the use of a nationally recognized and registered logo only without additional text.

"Shops B" Tenants – each tenant would be allowed one (1) sign per frontage, except for the north end cap lease space, which would be allowed two signs as specified in the sign program. Each tenant would be allowed a sign maximum 12 feet in length with a minimum letter size of 18 inches and a maximum letter height of 24 inches for single

line copy. No signs (temporary or permanent) would be allowed on the west (rear) elevation of the building.

Building "C" is the freestanding building at the southeast corner of the property that includes a drive-through lane for a potential quick serve restaurant. Each tenant would be allowed a sign maximum 12 feet in length with a minimum letter size of 18 inches and a maximum letter height of 24 inches for single line copy. Menu boards and directional signs would be subject to separate City review and approval.

A copy of the proposed sign program is enclosed in the Commission packets for reference.

Background

- The Montclair Municipal Code requires approval of sign programs for multi-tenant projects in all commercial and industrial zones.
- The project site is approximately 4.28 acres in area and is located on a fully developed street and surrounded by urban development that includes residential, commercial, and industrial developments and uses.
- On February 23, 2015, the Orchard Plaza project was approved for the subject site, under Case No. 2014-32. In addition to an approved Precise Plan of Design, the project included a Conditional Use Permit to allow a drive-through quick serve restaurant use in Building "C."

Planning Division Comments

Overall, staff finds the proposed sign program for the new commercial center to be comprehensive, appropriate and consistent with the sign provisions contained in Chapter 11.72 of the Montclair Municipal Code. The sign program is straightforward and covers the essential elements of design, review process, and maintenance of tenant signs.

Monument Signs

Staff finds the proposed height, size, location and new design of the new monument signs to be appropriate. The site is large enough to accommodate the proposed 10-foot high sign without concern that it would be out of scale. Moreover, staff finds the design of the sign to be attractive and well matched to the architecture of the center.

The potential locations for the monument sign along the Holt Boulevard frontage are acceptable and would not pose any sight line conflicts for cars entering or exiting the site. The sign would be setback at least three feet or more from the sidewalk to provide visual and spatial relief to the adjacent sidewalk and/or street. Staff also finds the placement of the Ramona Avenue monument sign to be appropriate.

Building-Mounted Signs

Staff finds the proposed placement of signs on the buildings to be appropriate in terms of the overall number of allowable signs and their respective locations. Except for minor rear door signs, no identification signs (temporary or permanent) will be allowed on the rear sides of the buildings as mentioned above. The north (rear) side of the "Major A" and "Shops A" buildings face an existing commercial center and the west elevation of the "Major B" and "Shops B" buildings face a mobile home park. Conditions of approval addressing these limitations are included in the resolution prepared for the project.

The sign program also makes provisions for registered corporate logos and colors, which should make the program applicable for all types of businesses. As mentioned above, tenants without registered corporate logos and colors would also be accommodated with the standard colors and font styles indicated in the sign program.

Public Notice

None required.

Planning Division Recommendation

Staff finds the proposed sign program as recommended by staff to be consistent with the Montclair Municipal Code, the Holt Boulevard Specific Plan, and the adopted General Plan; therefore, approval of Case No. 2014-32 'A' is recommended by taking the following actions:

- A. Move that, based on the evidence submitted, a finding is made that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15311, Class 11(a), in that the project involves the approval of a sign program to govern the installation of on-premise signs.
- B. Move to approve a Precise Plan of Design for a sign program under Case No. 2014-32 'A' for a master sign program for an approved multi-tenant commercial retail center at 4480 Holt Boulevard, subject to the conditions of approval contained in Resolution No. 15-1833.

Respectfully Submitted,


Michael Diaz
City Planner

- c: Robin Hanasab, Robhana Group, 606 S. Olive St., Suite 600, Los Angeles, CA 90014
Alan Kabaker, Partners Capital, Inc. 11661 San Vicente Blvd., Suite 609, Los Angeles, CA 90049
Gerald Shingleton, Architecture3, One East Camelback Road, Suite 550, Phoenix, AZ 85012
Joe Silva, Inland Signs, 10783 Bell Court, Rancho Cucamonga, CA 91730

Attachments: Draft Resolution No. 15-1833 for Case No. 2014-32 'A'

RESOLUTION NO. 15-1833

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR APPROVING A PRECISE PLAN OF DESIGN UNDER CASE NO. 2014-32 'A' FOR A MASTER SIGN PROGRAM FOR AN APPROVED MULTI-TENANT COMMERCIAL DEVELOPMENT AT 4480 HOLT BOULEVARD, IN THE "COMMERCIAL" LAND USE DISTRICT OF THE HOLT BOULEVARD SPECIFIC PLAN (APNs 1009-493-06 & 1009-493-08).

A. Recitals

WHEREAS, on April 9, 2015, Holt Investors LLC, Holt Blvd Montclair LLC, and KZMB LLC, joint property owners, filed an application for a sign program for the subject property; and

WHEREAS, On February 23, 2015, the Montclair Planning Commission approved an application for a Conditional Use Permit and Precise Plan of Design under Case No. 2014-32 to allow the development of a 46,000 square-foot multi-tenant commercial retail center on the subject site; and

WHEREAS, said property is approximately 4.28 acres in size and has frontage along, and access from Holt Boulevard, Ramona Avenue and Bandera Street; and

WHEREAS, the subject property is located in the "Commercial" zoning district of the Holt Boulevard Specific Plan (HBSP); and

WHEREAS, Chapter 11.72.060.A of the Montclair Municipal Code requires review and approval of a Precise Plan of Design for sign programs for multi-tenant projects in all commercial and industrial zones; and

WHEREAS, staff has determined that the proposed sign program meets the requirements of the Montclair Municipal Code and Holt Boulevard Specific Plan; and

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

WHEREAS, on May 11, 2015, 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 May 11, 2015, including written and oral staff reports together with public testimony, this Commission hereby finds the sign program proposal to be consistent with the overall objectives of the City of Montclair General Plan, the Holt Boulevard Specific Plan, the Montclair Municipal Code, 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 a master sign program for an approved multi-tenant commercial project at the northwest corner of Holt Boulevard and Ramona Avenue, currently identified as 4480 Holt Boulevard, as depicted on approved plans on file with the Planning Division and as described in the staff report. The approved sign program consists of the following elements:
 - a. New Monument Signs – a maximum of two (2) monument signs, one (1) each on the Holt Boulevard frontage and Ramona Avenue frontage of the subject property as generally depicted on approved plans. Each monument sign shall comply with the following criteria:
 - i. The closest edge of the monument signs shall maintain a minimum setback of 3'-0" measured from the inside edge of the public sidewalk; and
 - ii. The signs shall be fabricated and installed as depicted in the approved sign program.
 - b. Building-Mounted Signs
 - i. In-line Lease Spaces – Maximum one (1) sign per lease space (irrespective of the whether contiguous lease spaces are occupied), except for corner or end cap lease spaces as specifically identified in the approved sign program.
 - ii. Sign copy shall be limited to a maximum of two lines of copy consisting of individually illuminated channel letters.

- iii. Sign copy for building-mounted signs shall be a minimum of 18 inches in height to a maximum of 24 inches in height. Logos shall be limited to the same height unless otherwise allowed for specified locations indicated in the approved sign program.
 - iv. Tower sign(s) consisting only of a graphic logo shall be limited to the tenant in "Major B" as specified in the approved sign program. Secondary lines of text sign copy shall not be considered a logo for the purposes of this sign.
 - v. All building-mounted sign copy shall be pegged off the adjacent exterior wall a minimum of three-eighths of an inch (3/8") with non-metallic spacers.
 - vi. No tenant identification or temporary signs (including banners) shall be allowed on the north elevation of the "Major A" and "Shops A" buildings, or the west elevation of the "Major B" and "Shops B" buildings.
2. This 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 and building permits to allow 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.
3. No changes to the provisions of the approved sign program 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.
4. Within five (5) days of approval by the Planning Commission, the applicant shall submit to the Planning Division, a check in the amount of \$50.00, payable to "Clerk of the Board of Supervisors," to cover the fee for filing a Notice of Exemption (NOE) for this project as required by the California Environmental Quality Act (CEQA).
5. Approval of this PPD shall not waive compliance with any applicable regulations as set forth by the California Building Code and/or City Ordinances.
6. An approved sign permit and issuance of a building permit shall be required prior to the installation of any new sign authorized by this sign program.
7. No sign permits shall be issued for business(es) that do not possess a valid City of Montclair business license.

8. No exposed raceways or electrical conduit/wire shall be allowed on the exterior visible face of any building for a building-mounted sign.
9. 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/or defective parts shall be immediately repaired or replaced.
10. Any sign that identifies a business that is no longer in operation, or that identifies an activity or event that has already occurred, shall be considered abandoned and shall be removed by the owner, agent, or person having use of the building or structure.
11. Damage to wall surfaces, or any other feature, when signs are removed shall be repaired prior to the installation of any new sign(s).
12. Temporary promotional signs shall comply with Chapter 11.72 of the Montclair Municipal Code, including, but not limited to, the following:
 - a. Temporary banners for the purpose of announcing the grand opening or advertising promotions shall require banner permits from the Planning Division prior to installation.
 - b. Promotional window signs shall not occupy more than 25 percent of the aggregate window area.
 - c. At no time shall pennants, inflatable signs, "human" signs, other similar advertising devices be utilized on the property or off-site.
13. 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.
14. Any graffiti shall be removed within 24 hours of discovery or notification by the City. The paint utilized to cover the graffiti shall match the affected structure. In the event that the paint finish of the abated area is noticeably distinguishable from the balance of the surface area of the building side just abated for graffiti, or noticeably distinguishable from the rest of the structure, the entire surface area of either the abated side or of the structure shall be painted to minimize the disparity.
15. The applicant/property owner shall upon notification by the City restore and/or replace any glazing, architectural metal panels, or other exterior design feature/material that have been permanently damaged by graffiti, etching, or by other means. The installation of anti-graffiti/etching film is highly encouraged on all ground floor glazing accessible to the public.

16. To ensure compliance with the provisions of this Planning Commission approval, a final inspection is required from the Planning Division when work has been completed on any sign. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
17. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void or annul, the any action of, or permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities, thereof (including actions approved by the voters of City), for or concerning the project, whether such Actions, are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any action brought and City shall cooperate with the applicant in the defense of the Action.

Building Division

18. 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.
19. Submit two sets of structural calculations, if required, and two sets of energy conservation calculations.
20. All illuminated signs shall have visible UL identification on each letter or character. Per the California Electrical Code, an electrical disconnect shall be provided within sight of the sign. A dedicated circuit shall be provided, labeled and available for inspection upon final approval.
21. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance. Plans submitted for review shall be prepared by a California licensed sign contractor.

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

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

APPROVED AND ADOPTED THIS 11TH DAY OF MAY, 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 11th day of May 2015, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Z:\COMMDEV\MDIAZ\CASES\2014-32 A PC RESOLUTION

Report on Item Number 6.b

GENERAL PLAN CONSISTENCY REPORT FOR CAPITAL IMPROVEMENT PROGRAM (CIP) FISCAL YEARS 2015-2020

Background

The Capital Improvement Program (CIP) is a proposed schedule of expenditures to build and maintain public infrastructure throughout the City. The proposed CIP for fiscal years 2015-2020 has been prepared by the City of Montclair Engineering Division in consultation with other City departments and the City Council's Public Works Committee. The CIP identifies projects that reflect the desires of the community as well as projects that serve operational and maintenance needs. Projects are funded from a variety of sources, including Development Impact Fees, Measure I, Gas Tax, and miscellaneous grants.

California law, pursuant to Government Code Section 65401, requires that the City's CIP conform to the City's adopted General Plan (1999). The Planning Commission is the hearing body charged with the responsibility of making that determination.

Project Description and General Plan Consistency

A total of ten (10) CIP projects have been proposed for Fiscal Years 2015-2020. These projects have been generally categorized by type of project improvements (e.g., Street, Buildings/Facilities, or other infrastructure, etc.) and evaluated accordingly with respect to the General Plan goal and/or policy that staff believes is applicable to each project.

In reviewing the City's General Plan document, staff found that most CIP projects are supported by a specific General Plan goal or policy. Although in a couple of cases there was no specific policy stated, staff was able to identify other policies that are broad enough to adequately encompass the general intent of the project and thereby ensure consistency with certain General Plan goals and policies.

The projects proposed for the 2015-2020 timeframe are summarized below along with an identified goal and/or policy from the various elements of Montclair General Plan (1999):

1. **Montclair Fire Department Self-Contained Breathing Apparatus (SCBA) Fill Station Replacement Project** – The SCBA fill station at Fire Station No. 151 is in need of a replacement. This unit is approximately 20 years old and has been modified several times, and overhauled to be functional as a frequently-used piece of apparatus even though it is a very small unit that was not made for such a high frequency of use. The fill station is also out of compliance per OSHA 1910.134(i)(7) because it does not have a carbon monoxide alarm to monitor carbon monoxide

levels. Currently, Upland Fire Department has a fill station at Fire Station No. 164, which is located on Campus Avenue, south of 19th Street. While this fill station will serve as a good backup system for Montclair Fire units, the location of Upland's fill station, which is in the north-east most region of Upland, would create increased response times for Montclair Fire units responding from that location to incidents in Montclair. It is not uncommon for Fire agencies in the West End to have two fill stations within their service area; an example of this is Rancho Cucamonga Fire, which has a similarly sized service area to Montclair/Upland Fire, and a similar number of fire stations. To install a new fill station at Fire Station No. 151, the electrical power at the station needs to be upgraded. The new fill station will require a three-phase power source. Construction associated with the new power source will include the installation of an electrical disconnect box with flexible conduit and proper wire run into an electrical control panel. The cost to purchase a new fill station is estimated to be \$66,000. The estimated cost to upgrade the electrical power source is \$4,000.

Public Facilities and Utilities Element

- PF-1.0.0 – To provide adequate public facilities to the community that are safe, efficient, attractive, reliable and always available.

Safety Element

- SE-4.1.0 – To recognize and consider state-of-the-art advancements in fire service technology and protection.
 - SE-6.1.3 – Prepare and protect critical facilities to ensure their continued operation follow any disaster.
2. **Central Montclair Street Rehabilitation Project Zone 3** - This project will resurface residential streets within an area generally bound by San Bernardino Street on the north, Monte Vista Avenue on the west, Orchard Street on the south and Central Avenue on the east. Scope of work includes PCC repairs and ADA pedestrian ramp upgrades.

Circulation Element

- CE-1.1.0 – To promote a circulation and transportation system, including freeways, all classes of streets, accommodations for public mass transportation and pedestrian walkways, and bicycle routes that will serve traffic needs efficiently and safely, and be attractive in appearance.

Community Design Element

- CD-1.1.11 – To encourage the design of road and street improvements that protects or enhances the scenic values along the City's roadsides.

3. **Human Services/Recreation Building Improvement Project Phase 2** – this project is the second phase of construction of the Human Services/Recreation Building. Phase 2 will expand the size of the recreation weight room through the hallway and eliminate the starlight patio stage.

Public Facilities and Utilities Element

PF-1.0.0 – To provide adequate public facilities to the community that are safe, efficient, attractive, reliable and always available.

4. **Benson Avenue Parkway Landscape** – this project will add irrigation and landscaping on the west side Benson Avenue parkway between the I-10 freeway and San Jose Street. Landscape will require a new 1” water service line and solar powered controller.

Community Design Element

- CD-1.1.11 – To encourage the design of road and street improvements that protects or enhances the scenic values along the City’s roadsides.

5. **MacArthur Park Improvements** – Park improvements include a new irrigation system, park lighting, playground equipment, and parking lot resurfacing.

Open Space Element

- OS-1.5.0. - To promote the design and development of an attractive system of local parks and open spaces that will provide facilities for a full range of recreational activities for all age groups.
- OS-1.1.6. - Ensure the continuation of high standards of maintenance and improvement of facilities and grounds in the public park and open space areas.

Conservation Element

- CO-1.2.0. - To promote the conservation of water and groundwater resources to ensure that adequate supplies of water will be available with the highest water quality attainable.

6. **Eastern Montclair Street Rehabilitation Project Zone 3** - This project will resurface residential streets within an area generally bound by San Bernardino Street on the north, Benson Avenue on the east, Orchard Street on the south and Central Avenue on the west. Scope of work includes PCC repairs and ADA pedestrian ramp upgrades.

Circulation Element

- CE-1.1.0 – To promote a circulation and transportation system, including freeways, all classes of streets, accommodations for public mass transportation and pedestrian walkways, and bicycle routes that will serve traffic needs efficiently and safely, and be attractive in appearance.

Community Design Element

- CD-1.1.11 – To encourage the design of road and street improvements that protects or enhances the scenic values along the City's roadsides.

7. **Sunset Park Irrigation Replacement** – Replacement of Sunset Park irrigation system from the playground to Kingsley Street.

Open Space Element

- OS-1.1.6. - Ensure the continuation of high standards of maintenance and improvement of facilities and grounds in the public park and open space areas.

Conservation Element

- CO-1.2.0. - To promote the conservation of water and groundwater resources to ensure that adequate supplies of water will be available with the highest water quality attainable.
8. **Huntington Drive Sewer Mainline** – construction of a new sewer line that will extend from Arrow Highway northerly towards Huntington Drive just east of Mills Avenue. The line will provide service to residents on Huntington Drive and eventually to an industrial development east of the residential area. Additional Right of Way (ROW) will be required.

Public Facilities and Utilities Element

- PU-1.1.0. - To coordinate the location, size and type of public services including water, electricity, telephone, sewers and gas with the land use element they are to serve.
 - PF-1.1.0. - To locate facilities where they will provide the maximum service with the greatest efficiency.
9. **Street Light Replacement Project** – Replace existing “Marbelite” pole and cobra head street lights with classic light fixture pole and light standards, in the surrounding areas of the North Montclair Downtown Specific Plan. Approximately 10 poles per year will be replaced for the next 5 years.

Community Design Element

- CD-1.1.0. - To develop parkway improvement programs to enhance scenic qualities.
- CD-1.2.0. - To encourage the design of road and street improvements that protects or enhances the scenic values along the city's roadsides.

Public Facilities and Utilities Element

- PU- 1.1.3. - Promote the beautification of all public utility buildings, structures, and fixtures through cooperation with the various public utility agencies. Beautification can be accomplished by painting, landscaping and using similar materials for walls and structures which are in accord with the community design policies.

10. Sidewalk Inlay Project – Sidewalk inlay throughout various locations under the 1911 Act. Locations are based on residential participation. Funding reimbursement based on resident participation and payment option of lump sum or payment plan option.

Circulation Element

- CE-1.1.0 – To promote a circulation and transportation system, including freeways, all classes of streets, accommodations for public mass transportation and pedestrian walkways, and bicycle routes that will serve traffic needs efficiently and safely, and be attractive in appearance.
- CE-1.1.7 – Continue promotion of the construction of sidewalks in residential areas to provide safe pedestrian circulation.

Public Notice

Public notification was achieved by posting the agenda at least 72 hours prior to the meeting, with this agenda item being listed.

Environmental Assessment

The CIP program is not considered a "project" under the California Environmental Quality Act (CEQA) and is, therefore, not subject to CEQA review. However, the potential environmental impacts associated with each project identified in the 2014-2018 CIP will be assessed in specific environmental documents prepared for each individual project at the time of implementation.

Planning Division Recommendation

Staff recommends that the Planning Commission find the Capital Improvement Program for Fiscal Years 2015-2020 to be in conformance with the Montclair General Plan (1999), and move to adopt Resolution No. 15-1830 affirming that the City of Montclair Capital Improvement Program (CIP) for Fiscal Years 2015-2020 is consistent with the General Plan, as recommended therein.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Michael Diaz', with a stylized flourish at the end.

Michael Diaz
City Planner

MD/le

Attachments: Resolution No. 15-1830

c: Michael C. Hudson, Public Works Director/City Engineer
Donald Parker, Finance Director
Steve Lustro, Community Development Director

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RESOLUTION NUMBER 15-1830

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR FINDING THAT THE PROJECTS CONTAINED IN THE CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEARS 2015-2020 ARE CONSISTENT WITH THE MONTCLAIR GENERAL PLAN (1999)

A. Recitals.

WHEREAS, the Capital Improvement Program (CIP) for the City of Montclair is a proposed schedule of expenditures to build and maintain public infrastructure throughout the City. As such, the CIP is a vital piece of the City's Annual Operating Budget as it dictates major capital expenditures obligated in any given year; and

WHEREAS, the proposed CIP for Fiscal Years 2015-2020 was prepared by the City of Montclair Engineering Division in consultation with other City departments and the City Council's Public Works Committee; and

WHEREAS, the CIP identifies projects that reflect the desires of the community as well as projects that serve operational and maintenance needs. Projects are funded from a variety of sources, including Development Impact Fees, Measure I, Gas Tax, and miscellaneous grants; and

WHEREAS, California law, pursuant to Government Code Section 65401, requires that the City's Capital Improvement Program conform to the City's adopted General Plan, and that the Planning Commission is the hearing body charged with the responsibility of making that determination; and

WHEREAS, each year the Planning Commission must review all capital projects that will be planned, initiated or constructed during the ensuing fiscal year for conformity with the General Plan; and

WHEREAS, the ten (10) projects proposed for the 2015-2020 CIP are summarized in the staff report prepared for this item with an identified goal and/or policy from the applicable elements of the Montclair General Plan (1999); and

WHEREAS, on May 11, 2015, 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; and

WHEREAS, the Planning Commission's determination that the proposed 2015-2020 CIP program is consistent with the General Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) since it can be deemed certain that there is no possibility that the determination of General Plan consistency will have a significant effect on the environment; and

WHEREAS, each project within the 2015-2020 CIP must undergo separate environmental review and determination before each project is implemented.

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 May 11, 2015, including written and oral staff reports together with public testimony, this Commission hereby finds and determines the proposed 2015-2020 CIP to be consistent with the overall objectives of the City of Montclair General Plan (1999), and the proposed CIP will advance the attainment of these goals and policies for the benefit of the residents of the City of Montclair.

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

APPROVED AND ADOPTED THIS 11TH DAY OF MAY, 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 11th day of May, 2015, by the following vote, to-wit:

AYES:

NOES:

ABSENT: