



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

REGULAR ADJOURNED MEETING
Monday, March 28, 2016
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 22, 2016 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 2015-20
 - Project Address: SEC Ramona Avenue and Dale Street
 - Project Applicant: Davis Family Trust
 - Project Planner: Silvia Gutiérrez, Associate Planner
 - Request: Conditional Use Permit and Precise Plan of Design for a car wash
 - 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

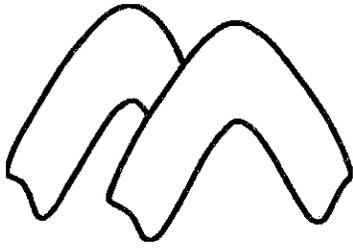
Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

9. ADJOURNMENT

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of April 11, 2016 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 24, 2016.



CITY OF MONTCLAIR
PLANNING COMMISSION

MEETING DATE: 03/28/16

AGENDA ITEM 6.a

Case No. 2015-20

Application: Conditional Use Permit (CUP) and Precise Plan of Design (PPD) to construct a 3,635 square-foot building for a fully automated, drive-thru express car wash at the southeast corner of Ramona Avenue and Dale Street.

Project Address: 10807 Ramona Avenue

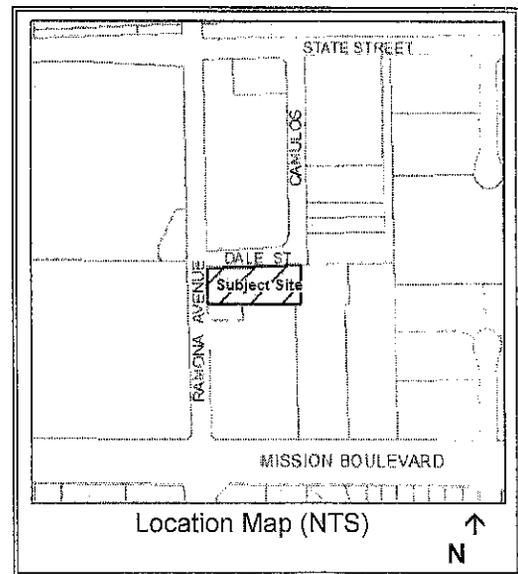
Property Owner: Davis Family Trust

General Plan: Business Park

Zoning: C-3 (General Commercial)

Assessor Parcel Nos.: 1012-041-05

City/Public Utility Easements: None



Adjacent Land Use Designations and Existing Uses			
	<i>General Plan</i>	<i>Zoning</i>	<i>Existing Use of Property</i>
Site	Business Park	C-3 (General Commercial)	Vacant
North	Business Park	MIP (Manufacturing Industrial Park)	Vacant
East	General Commercial	MIP (Manufacturing Industrial Park)	Industrial buildings w/outdoor storage
South	General Commercial	C-3 (General Commercial)	Single-Family Residences
West	General Commercial	C-3 (General Commercial)	Mission Tiki Drive-in Theater

Report on Item Number 6.a

PUBLIC HEARING - CASE NUMBER 2015-20

APPLICATION TYPE(S)	Conditional Use Permit and Precise Plan of Design
NAME OF APPLICANT	Davis Family Trust
LOCATION OF PROPERTY	SEC Ramona Avenue and Dale Street
GENERAL PLAN DESIGNATION	Business Park
ZONING DESIGNATION	"C-3" (General Commercial)
EXISTING LAND USE	Vacant/undeveloped
ENVIRONMENTAL DETERMINATION	Categorically Exempt (Section 15332)
PROJECT PLANNER	Silvia Gutiérrez

Project Proposal

The proposed project involves the development of a 3,635 square-foot building and associated site improvements to accommodate a new automated car wash facility on a vacant 0.88-acre site at the southeast corner of Ramona Avenue and Dale Street. In addition to a Precise Plan of Design (PPD), a Conditional Use Permit (CUP) is also required to allow a car wash use in the "C-3" (General Commercial) zoning district. If approved, the name of the business would be Baja Express Car Wash. The project does not include a convenience store or the sale of gas, diesel or other petroleum products. However, a limited number of vending machines would be integrated into the building to sell non-alcoholic beverages, towels, air freshener, etc.

Site Plan

The new car wash facility would consist of a single building, roughly 35 feet in width by 105 feet in length, sited near the center of the property. Primary access to the site would be provided by two new driveways: a 26-foot wide entry from Ramona Avenue and a 34-foot wide entry from Dale Street. Customer and employee parking would be provided on the east side of the site, and a covered trash enclosure is also proposed for the southeast corner of the parcel. A new, 8-foot high masonry block wall is proposed along the southerly and easterly property lines.

The shape and orientation of the building on the site is designed to accommodate proprietary car wash equipment manufactured by Tommy Car Wash Systems and to efficiently facilitate on-site circulation of vehicles. The building would also include a cashier/customer service window, a pay station that accepts cash, credit card or RFID tag (for unlimited club members), office and storage areas, a restroom, and a vending area (for pre-packaged water/soft drinks, towels, air fresheners, etc.). Ten (10) outdoor vacuum stalls (including one accessible vacuum stall) with canopies are proposed

immediately south of the car wash building and an additional seven (7) vacuum stalls are proposed along the easterly property line.

Car Wash Operation

The car wash process starts with the customer entering the site and driving up to cashier/pay station located on the north side of the proposed building. Vehicles would then proceed to enter the building from the west where a belt transporter would convey their vehicle through the tunnel. Customers remain in their vehicles for the entire wash/dry process. Customers could then leave the site or utilize the self-serve vacuums. The car wash/dry process is reported to take less than five minutes to complete. To minimize the consumption and discharge of water and wastewater, a water recovery system is included with the system to collect, filter, and recycle wash and rinse water to the greatest extent practical.

According to the applicant, three (3) employees would staff the operation during business hours seven days a week. The applicant intends to operate the car wash between the hours of 7:00 a.m. and 9:00 p.m. daily, although the business may close earlier at certain times of the year or during inclement weather. An employee for the pay station, tunnel, and vacuum areas is envisioned. When the car wash facility is closed, access to the tunnel will be secured with decorative upward-coiling grilles – straight lattice type. High-definition closed-circuit TV monitoring is intended to be installed for security.

Design

The project would utilize a proprietary car wash system manufactured by Tommy Car Wash Systems, which includes the modern building design. The new building would be constructed of pre-fabricated steel finished with an applied stucco finish. The main portion of the building would have a curved roof form bracketed by two tower elements on either end. The proposed height of the main part of the building is 18 feet, with the decorative tower elements at the northeast and southeast corners of the structure being 26 and 22 feet in height, respectively. The ceiling/roof would be standing seam metal with high glass windows provided on both sides of the tunnel to let in natural light during daytime hours. Building materials include glass, split faced block as an accent material at the base of the building, and corrugated metal panels as an accent material on the tower elements.

Landscape Plan

A conceptual landscape and irrigation plan prepared by a California-licensed landscape architect for the site is included. The bulk of landscaping for the site is provided in a 15-foot wide continuous landscape planter along the frontage of the property adjacent to both streets. Small planter pockets would be provided adjacent to the south and east property walls to facilitate the installation of climbing vines to eventually cover the wall, softening its appearance, and reducing opportunities for vandalism.

The landscape plan is designed to comply with the City's Water Efficient and Landscape Conservation ordinance and to accommodate the requirements of a required Water Quality Management Plan (WQMP). The plan features the use of trees, boulders, drought tolerant shrubs and groundcovers. No turf areas are proposed. Street trees along Ramona Avenue and along Dale Street would be provided.

Plans for the proposed project are included in the Commission packets for reference.

Background

- The subject site is located in the "C-3" (General Commercial) zone, in which car wash uses are permitted subject to the approval of a CUP pursuant to Chapter 11.78 of the Montclair Municipal Code.
- The applicant and owner of the property acquired the subject site in February 2015.
- The property was previously developed with a single family home (10807 Ramona Avenue) that was demolished in October 2007.
- Tommy Car Wash Systems (www.tommycarwash.com) has been in the manufacturing business for over 40 years and is a leader in the express car wash category of the industry. A similar facility utilizing the Tommy Car Wash System is located in Fullerton at 520 Euclid Street.

Planning Division Comments

Overall, staff finds the proposed project to be appropriate for the site and optimally designed. The site is of adequate size and shape to support the proposal, access to the site is appropriate, and proposed site improvements including parking, landscaping, and required elements of the approved Water Quality Management Plan (WQMP) are consistent with applicable City development standards. As part of the review process for the project, staff visited the express car wash in Fullerton noted above and found it to be well designed and operated in a professional manner.

The project is in compliance with the applicable development standards of the "C-3" (General Commercial) zoning district, including setbacks, building height, and parking as generally described above. With regard to setbacks, the front of the building is proposed 75 feet back from the front (west) property line. Moreover, the overall height of 26 feet for the tallest tower element is well below the maximum 75-foot height limit.

On-site parking is sufficient and properly distributed around the site. However, the Montclair Municipal Code does not contain specific parking standards for a car wash use. So, staff utilized the standard retail standard of 1 space per 250 square feet of gross floor area. Based on this standard, the minimum parking requirement for a 3,635 square foot building would be 15 spaces. The plan indicates a total of 20 spaces (including one disabled-accessible space) with 17 spaces designated as vacuum

stations. Since the only function of the use is to wash cars and there is no convenience store or fuel pumps, parking as proposed will be adequate. The three (3) remaining "non-vacuum" spaces would be for employees. Should the building ever cease to operate as a car wash, there would be an adequate amount of spaces to support most other potential retail uses.

Building Design & Landscaping

Staff worked with the architect on the design of the building and is generally pleased with its overall design, which has been modified to address staff concerns. One of the changes made to the design was the replacement of the standard "Acrylite" (a translucent acrylic) roof material originally proposed for the project with a standing seam metal roof. Staff had major concerns regarding the durability, long-term appearance, and fire resistance of the Acrylite material. The change to the standing seam metal roof alleviates these concerns.

Staff is pleased that the proposed architectural enhancements of the building façade are carried out on all sides. The combination of exterior wall materials, a cohesive color scheme, as well as tower architectural features help to create an interesting and decorative building design enhancing the site appearance. It is hoped that other new development will occur on adjacent parcels in the near future to further enhance the appearance of the immediate area.

The raised parapet proposed at the towers is tall enough to provide appropriate screening of any rooftop equipment from street level and adjacent properties to a reasonable degree. The office portion and vending and storage area of the car wash would be air conditioned, so the associated HVAC equipment will need to be screened from view. Staff has added a condition of approval requiring that all future rooftop equipment be fully screened and/or placed on the ground behind the building and screened from view to the greatest extent possible.

With respect to landscaping, staff finds the selected plant materials to be appropriate and evenly distributed around the site where planter areas are proposed. The landscaping theme is simple and done in a "Southwest" theme so as to complement the unique look for the new building. The proposed irrigation system is also designed to be water efficient.

Security and Noise

The applicant will be required to install interior and exterior security cameras on the building prior to commencing business. The cameras will utilize high-definition digital video capable of retaining video records for a period of 90 days. In addition, a condition of approval has been included requiring that a photometric analysis be prepared to demonstrate compliance with the City of Montclair's security ordinance with respect to on-site parking lot lighting.

Staff generally supports the proposed hours of operation as long as the full complement of staff (3 employees) remains present on the site to maintain a clean and orderly operation and conduct by customers. A condition of approval has been added to address this concern as well as requiring the posting of signs indicating the expected code of conduct by customers using the facility.

In the past, the chief concern with car wash uses has been noise, particularly that caused by dryer blowers at the end of the wash/dry cycle. However, the situation has improved somewhat with newer equipment and technology. According to the equipment literature, noise levels of the dryers at the end of the car wash tunnel are approximately 100 dB at the exit which then dissipates rather quickly within the first 50 feet from the building to normal ambient noise levels of approximately 65-70 dB for commercial- and industrial-zoned properties. By way of comparison, normal ambient noise levels for busy street traffic is approximately 70 to 80 dB. Staff evaluated this potential impact and noted that closest property line is the eastern boundary of the site located approximately 95 feet away and adjacent to an outdoor storage area of an industrial use that fabricates metal products. The closest potential sensitive receptors (i.e., residential uses) that would be impacted by noise emanating from the east end of the car wash tunnel are located to the northeast of the site, over 200 feet away.

As for the outdoor vacuums, noise would be approximately 70 dB. The closest potential sensitive receptors are legal non-conforming residential structures located directly south of the site, approximately 56 feet away from the vacuums and behind the proposed eight-foot high masonry walls to be built at south property line. Staff believes that the distance to the property line in combination with the proposed block wall and the generally daytime operating hours will be sufficient to reduce any potential noise impacts from the vacuums to the adjacent residential uses.

Conditional Use Permit Findings

Staff believes that the required findings for granting a Conditional Use Permit to allow the proposed automated car wash use in the "C-3" (General Commercial) zone can be made as follows:

- A. The proposed automated car wash use is essential or desirable to the public convenience and public welfare. The new use will provide the surrounding community a use that is not currently available within the nearby vicinity.
- B. That granting the CUP for the automated car wash use will not be materially detrimental to the public welfare and to other property in the vicinity. The proposed development is well designed and appropriately located in area where there would be little to no impacts. The project site has easy and safe access from developed streets, meets all applicable development standards, and when completed, will have a positive impact to the area and surrounding streetscape. Lastly, conditions of approval are proposed to ensure that the operation of the

automated car wash, including the requirement to install and operate security cameras, will help to minimize potential adverse impacts to the area.

- C. That such use in such location conforms to good zoning practice, in that the proposed automated car wash use is consistent with the types of uses permitted in the "C-3" (General Commercial) zone, subject to CUP approval.
- D. That such use in such location is not contrary to the objective of any part of the adopted General Plan, in that the adopted General Plan encourages orderly development with respect to adopted land use plans, and the continual improvement of the City as place for attractive commercial uses while minimizing potential detrimental impacts on surrounding properties.

Environmental Assessment

The Planning Division has determined the 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 development of a fully automated car wash is consistent with the applicable policies of the General Plan, "C-3" (General Commercial) zone, is less than five acres in area, has utilities present in the area to serve the development, and is similar to other existing commercial uses in the vicinity. Further, the property is less than one acre in area and Planning staff utilized the San Bernardino Stormwater Geodatabase to confirm that the site has no rare or endangered plants or species. As such, there is no substantial evidence the project will pose a potential significant impact to the environment.

Public Notice

This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper on March 18, 2016. Public hearing notices were also mailed to property owners within a 300-foot radius of the exterior boundaries of the project site in accordance with State law for consideration of this discretionary zoning entitlement. At the time this report was prepared, no comments have been received from the public.

Planning Division Recommendation

Staff recommends the Planning 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 development policies and criteria of the "C-3" (General Commercial) zone, is less than five acres in size, has utilities present in the area to serve the development, and is similar to other existing commercial developments and uses in the vicinity.

As such, there is no substantial evidence the project will pose a potential significant impact to the environment.

- B. Approve the Conditional Use Permit and Precise Plan of Design request for the site plan, floor plan, elevations, colors, materials, conceptual landscape plan, and use of a new 3,635 square-foot car wash on a 0.88-acre site at the southeast corner of Ramona Avenue and Dale Street, in the "C-3" (General Commercial) zone, by adopting Resolution No. 16-1854.

Respectfully Submitted,



Michael Diaz
City Planner

Attachment: Draft Resolution No. 16-1854

c: Davis Family Trust, 3250 Peppertree Point, Chino Hills, CA 91709
Ulises Araujo, Strong Inc., 10373 Los Alamitos Boulevard, Los Alamitos, CA 90720

Z:\COMMDEV\SG\CASES\2015-20\BAJA CAR WASH\10807 RAMONA AVENUE

RESOLUTION NO. 16-1854

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR APPROVING A CONDITIONAL USE PERMIT AND PRECISE PLAN OF DESIGN UNDER CASE NO. 2015-20 FOR THE SITE PLAN, FLOOR PLAN, ELEVATIONS, COLORS, MATERIALS, AND CONCEPTUAL LANDSCAPE PLAN ASSOCIATED WITH AN AUTOMATED CAR WASH USE ON AN 0.88-ACRE SITE AT THE SOUTHEAST CORNER OF RAMONA AVENUE AND DALE STREET, IN THE "C-3" (GENERAL COMMERCIAL) ZONE (APN 1012-141-05).

WHEREAS, the Davis Family Trust, property owner, filed an application for a Conditional Use Permit and Precise Plan of Design (PPD) to allow the development of a 3,635 square-foot car wash building and surface parking on vacant property located at the southeast corner of Ramona Avenue and Dale Street; and

WHEREAS, the subject site consists of a vacant parcel approximately 38,267 square feet in area (0.88 acres); and

WHEREAS, the proposed development and use of the property is for a fully automated, express car wash use; and

WHEREAS, the project site is located "C-3" (General Commercial) zone; and

WHEREAS, car wash uses in the "C-3" (General Commercial) zone require the approval of a Conditional Use Permit (CUP); and

WHEREAS, the Precise Plan of Design pertains to the site plan, floor plans, elevations, colors, materials, and conceptual landscape plan associated with the proposed development of the site; and

WHEREAS, the subject development proposal is in compliance with the applicable development standards of the "C-3" (General Commercial) zone, including setbacks, building height, landscaping, and parking; and

WHEREAS, the project site is of adequate size and shape to support the proposal as designed with required site improvements such as access, parking, landscaping, and required elements of the approved Water Quality Management Plan (WQMP); and

WHEREAS, the Planning Division has determined the 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 development of a car wash on a vacant parcel is consistent with the applicable policies of the General Plan, the "C-3" (General Commercial) zone requirements, is less than five acres in area, has utilities present in the area to serve the development, and is similar to other existing industrial and commercial developments and uses in the vicinity. As such, there is no substantial evidence the project will pose a potential significant impact to the environment; and

WHEREAS, 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 finds that no subsequent or supplemental environmental document is required pursuant to the California Environmental Quality Act (CEQA) in connection with the review and approval of this application based upon the following findings and determinations; and

WHEREAS, this item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper on March 18, 2016. Public hearing notices were also mailed to property owners within a 300-foot radius of the exterior boundaries of the project site in accordance with State law for consideration of this discretionary zoning entitlement; and

WHEREAS, on March 28, 2016, 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, 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 substantial evidence presented to this Commission during the above-referenced public hearing on March 28, 2016, including written and oral staff reports, together with public testimony, this Commission hereby finds with respect to the Conditional Use Permit request as follows:
 - A. The proposed automated car wash use is essential or desirable to the public convenience and public welfare. The new use will provide the surrounding community a use that is not currently available within the nearby vicinity.
 - B. That granting the CUP for the automated car wash use will not be materially detrimental to the public welfare and to other property in the vicinity. The proposed development is well designed and appropriately

located in area where there would be little to no impacts. The project site has easy and safe access from developed streets, meets all applicable development standards, and when completed, will have a positive impact to the area and surrounding streetscape. Lastly, conditions of approval are proposed to ensure that the operation of the automated car wash, including the requirement to install and operate security cameras, will help to minimize potential adverse impacts to the area.

- C. That such use in such location conforms to good zoning practice, in that the proposed automated car wash use is consistent with the types of uses permitted in the "C-3" (General Commercial) zone, subject to CUP approval.
 - D. That such use in such location is not contrary to the objective of any part of the adopted General Plan, in that the adopted General Plan encourages orderly development with respect to adopted land use plans and the continual improvement of the City as a place for attractive commercial uses while minimizing potential detrimental impacts on surrounding properties.
3. Based upon the substantial evidence presented to this Commission during the above-referenced hearing on March 28, 2016, including written and oral staff reports together with public testimony, this Commission hereby finds the proposal to be consistent with the overall objectives of the City of Montclair General Plan, Montclair Municipal Code, "C-3" (General Commercial) zone, and good planning principles, and approves the application subject to each and every condition set forth below.

Planning

- 1. This approval shall be for the following:
 - a. A Conditional Use Permit to allow a fully automated, express car wash use at 10805 Ramona Avenue (new address) as described in the staff report; and
 - b. A Precise Plan of Design for the site plan, floor plans, elevations, colors, materials, and landscaping associated with the development of a fully automated, 3,635 square-foot express car wash at 10805 Ramona Avenue (new address) as depicted on the submitted plans and as described in the staff report.
- 2. CUP approval shall be valid for a period of six months (180 calendar days) from the date of Planning Commission approval and shall automatically expire on the six-month anniversary date of Planning Commission action, unless the applicant is diligently pursuing building plan check toward eventual construction or implementation 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 CUP expiration date.

3. PPD approval shall be valid for a period of one year and shall automatically expire on the anniversary date of Planning Commission approval unless the applicant is diligently pursuing building plan check 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.
4. No changes to the approved set of plans, 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 approval shall require further review and approval by the Planning Commission.
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, the San Bernardino County Health Department, the State of California, or United States Government.
6. 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 fee for filing a Notice of Exemption for the project as required by the California Environmental Quality Act (CEQA).
 - b. A check in the amount of **\$408.48**, made payable to the "City of Montclair," to cover the actual cost of publishing a Notice of Public Hearing in a newspaper of general circulation (Inland Valley Daily Bulletin) as required by state law.
7. 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.
8. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, be reproduced on the first page of the construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.

9. Prior to the commencement of business activities, the business owner shall apply for and obtain a City of Montclair Business License, and shall maintain a valid City business license at all times. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become considered a violation of this condition and the use shall be subject to revocation proceedings.
10. Car wash hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. daily; however, the business operator may open the business later and/or close the business earlier within the stated range of operating hours.
11. During all hours of business operation, the permittee shall have a "manager" present at the establishment and on duty. The permittee and manager shall be responsible for the conduct of all employees and shall not cause, permit, allow, aid, abet, or suffer any violation of the conditions of this permit or of any provision of the Montclair Municipal Code. Failure to comply with any or all of the conditions of approval shall be deemed sufficient grounds to initiate revocation proceedings regarding the Conditional Use Permit approval.
12. The on-site manager of the use shall take whatever steps are deemed necessary to assure the orderly conduct of employees, patrons, and visitors on the premises. No loud music, noise, or other sounds by means of radio or other broadcasting apparatus or device, or other nuisance which disturbs the quiet and peace of the premises or the neighborhood shall be permitted.
13. The applicant and subsequent property owners and users shall comply with the following operational standards:
 - a. The premises shall be maintained at all times in a neat and orderly manner consistent with this approval.
 - b. No outdoor storage on the site shall be allowed including personal or business items (including storage containers or motor vehicles) shall be allowed.
 - c. No public telephones, vending machines (except as approved with this application), collection boxes, children's rides or other coin-operated machines shall be located on the property.
 - d. The proposed vending machines shall be secured in an effective manner during non-business hours that is complementary to the design of building, subject to City Planner review and approval.

- e. Trash receptacles shall be provided in such number and at such locations as may be specified by the Planning Commission.
 - f. The exterior appearance of the premises shall be maintained in a manner consistent with the exterior appearance of commercial properties already constructed within the immediate neighborhood so as to not cause blight or deterioration, or to substantially diminish or impair property values within the neighborhood.
 - g. No alcoholic beverages may be sold or consumed on the premises. The property owner shall post at least one (1) sign in a prominent location advising patrons that "The Consumption of Alcoholic Beverages on the Premises is Prohibited."
14. Prior to the issuance of building permits, the applicant shall submit the following plans for plan check by the Building and Planning Divisions:
- a. Masonry wall plan for the entire site. The design of the decorative wall shall be complementary to the overall appearance of the new building and constructed of durable and easily maintained materials as follows:
 - i. Iron or steel fencing shall have a durable finish (e.g., powder coat) in a color that complements the building or black subject to the satisfaction of the City Planner.
 - ii. The face or finished side of any wall on the property shall be directed toward the street or where it is directly visible to the street or adjacent properties.
 - iii. The maximum height of the walls shall not exceed eight feet (8'-0") in height along on the east and south property lines as shown on the approved plans, adjusted for existing grade conditions, and subject to the satisfaction of the City Planner. Proposed wall along southerly property line shall be a maximum of 4'-0" in height for the first 20 feet as measured from back of public sidewalk on Ramona Avenue. The use of chain-link fencing and security deterrents such as barbed or concertina wire are expressly prohibited on any portion of the property.
 - iv. Roll-up gates shall be made accessible to emergency personnel (Police and Fire) during times when said gates are in a closed position. Contact the Montclair Fire Department for further information and requirements.

- b. An exterior lighting and photometric plan for the entire site. The plans shall indicate the location of all exterior light fixtures (area, building, parking lot, etc.) and the overall illumination levels across the site. All proposed exterior lighting shall comply with the following standards:
- i. Provide a minimum maintained illumination level of one (1) foot-candle across the site.
 - ii. All lighting fixtures shall be vandal-resistant and of a design that complements the architecture of the building.
 - iii. All parking lot and other freestanding light fixtures shall incorporate 90-degree cut-off style luminaires and flat lenses so as to direct illumination downward to the surface to be illuminated and away from public rights-of-way and properties adjacent to the subject site. Cut-off or "house-back" shields may be required to ensure illumination does not adversely impact adjacent properties to the greatest extent possible, particularly the residential properties to the south.
 - iv. Freestanding light fixtures and poles shall not exceed a maximum height of 20'-0" as measured from adjacent grade to top of luminaires.
 - v. Above-grade concrete support pedestals for all proposed freestanding light poles throughout the project site shall be clad in a color coordinated stucco finish to complement the main building.
 - vi. Wall-mounted fixtures shall be shielded. The use of unshielded wall packs, barn lighters, other similar unshielded luminaires, and/or decorative lighting installed solely for the purpose of illuminating the roof shall be permitted.
 - vii. "Wall-washers" or decorative landscape lighting shall be subject to review and approval by the Planning Division.
- c. The trash enclosure(s) shall have a solid roof cover and be designed to complement the overall architecture of the main building. Contact Burrtec Waste Industries to determine the number of required bins to support the most likely end user(s) of the building.

15. All automobile parking spaces shall be clearly delineated with double-line (e.g. "hairpin") striping.
16. A separate Sign Permit Application shall be submitted by the property owner (or licensed sign contractor) for all signs installed on the site. Building mounted signs building shall be limited to the name/nature of the business only and numerical address. Building permits for installation of all signs shall be required.
17. All signs shall be maintained at all times in a safe and secure manner. Exposed surfaces shall be cleaned and painted as necessary. Broken and defective parts shall be repaired or replaced.
18. Temporary promotional signs shall comply with Chapter 11.72 of the Montclair Municipal Code. Temporary banners for the purpose of announcing a grand opening or promotional event shall require a banner permit from the Planning Division prior to installation.
19. No portable flags, pennants, spinners, painted-on signs, off-premise signs, trailer-mounted electronic sign/message boards or other similar types of portable signs shall be allowed.
20. No exterior surface-mounted exposed ducts, conduit or electrical lines shall be allowed on walls, awnings, or other exterior faces of the building. In addition, all electrical switchgear, meters, etc., shall be screened or housed in an enclosure to the extent allowed by the utilities.
21. All roof-mounted mechanical equipment (e.g., vents, meters, HVAC units, ducts, conduit, satellite dishes, photovoltaic systems, etc.), enclosures or equipment screen walls shall not project above the roof parapet at the towers. Roof equipment is prohibited along the standing seam roof.
22. Screening of roof-mounted equipment shall be accomplished by either raised parapet walls of adequate height or by means of a mechanical roof well recessed below the roof line. Screening shall be compatible with the architectural style, materials, and color of the building upon which the equipment is located, subject to the approval of the City Planner.
23. Access to the roof of the building shall be from within the structure and not be means of roof access ladders mounted to the exterior of the building.
24. All ground-mounted mechanical equipment, including, but not limited to, utility meters, air conditioners, condenser units, and repair equipment shall be located within the building or on the exterior of the building only when necessary and screened in a manner that is compatible with the architectural design of the building subject to the satisfaction of the City Planner.

25. Freestanding electrical transformers and Fire Department double check detector assembly (DCDA) equipment shall be screened with masonry walls compatible with the building architecture and/or landscaping to the satisfaction of the City Planner and Fire Marshal. Efforts shall be made to place these elements in locations that are as visually unobtrusive as possible.
26. The property owner shall be responsible for maintaining all buildings, yards, structures, signs, parking areas and other improvements in such a manner that does not detract from the appearance of the surrounding area. Parking lots shall be maintained in an attractive and suitable fashion with any potholes, significantly cracked or uneven paving, and any other significant damage repaired in a timely fashion throughout the life of the project.
27. Graffiti or etching of glass areas on any portion of the building or site improvements shall be removed and/or replaced immediately by the applicant/property owner upon notification by the City. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
28. Prior to issuance of a Certificate of Occupancy, the applicant shall install all approved landscaping materials on the site, subject to the satisfaction of the City Planner. The following standards shall apply:
 - a. All shrubs shall be minimum five-gallon container size (except herbaceous perennials and woody spreading shrubs on slopes).
 - b. All trees shall be minimum 24-inch box size and double-staked.
 - c. A minimum of 3 inches of bark mulch (shredded or chips) shall be provided in all planted areas.
 - d. All landscape planting areas shall have 100 percent irrigation coverage by an automatic irrigation system.
29. All landscaping and irrigation systems shall be maintained in accordance with the approved site and/or landscape plan to ensure water use efficiency.
30. Any plant material that does not survive or is removed or destroyed shall be replaced upon its demise or removal with plant material of a like type and size as that originally approved and installed.

31. Plant material shall not be severely pruned such that it stunts or deforms its natural growth pattern or characteristic feature(s). 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, that results in the removal of the normal canopy and/or disfigurement of the tree shall be replaced with a tree of similar size and maturity as that which was removed or, as required by the Community Development Director.
32. To ensure compliance with the provisions of this Planning Commission approval, a final inspection is required from the Planning Division when work has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
33. 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

35. 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, demonstrating the recycling of a minimum of 50 percent of all construction debris.
- 36. Submit two sets of structural calculations, if required, and two sets energy conservation calculations.
 - 37. A Commissioning Plan shall be required per the Green Building Standards Code as adopted by the City of Montclair.
 - 38. Architect's/Engineer's stamp and "wet" signature are required prior to plan check approval.
 - 39. 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.
 - 40. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
 - 41. Separate permits are required for trash enclosures, accessory structures, site lighting, fencing and/or walls.
 - 42. All utility services to the project shall be installed underground.
 - 43. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number.
 - 44. Construction activity shall only be permitted from the hours of 7:00 a.m. to 8:00 p.m. daily.
 - 45. Prior to issuance of building permits for a new commercial development project or major addition, the applicant shall pay development fees at the established rate. Such fees may include, but are not limited

to, Transportation Development Fee, Permit and Plan Check Fees, Sewer Fees, and School Fees. Required school fees shall be paid directly to the Ontario-Montclair School District and Chaffey Joint Union High School District. Applicant shall provide a copy of the school fee receipts to the Building Division prior to permit issuance.

46. Construct trash enclosure(s) per City Standard (available at the Building Division's public counter).
47. Electrical and fire suppression service shall rise within the interior of the building(s). Roof ladders shall also be located entirely inside the building.
48. 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.
49. Provide and clearly indicate on submitted plans disabled-accessible path(s) of travel to the public right-of-way and all required disabled-accessible parking lot signs. Sidewalks, paths-of-travel, and curb cuts shall comply with the requirements of the California Building Code, Title 24. The maximum cross-slope on a sidewalk or path-of-travel shall not exceed two percent (2%).
50. The new address for the new building shall be **10805 Ramona Avenue**. The address shall be listed on each page of the submitted plans.
51. Construction drawings submitted to the Building Division for plan review shall comply with the Montclair Security Ordinance No. 357, including, but not limited to, adherence to the following standards:
 - a. Install a numerical address on the west-facing building elevation. Address numerals shall be in Helvetica font, a minimum of ten inches in height and 1½ inches in depth, and be in a color that adequately contrasts with the background to which they are attached.
 - b. Provide and maintain a minimum illumination level of one (1) foot-candle from dusk until dawn every day.
 - c. Install an approved emergency lighting to provide adequate illumination automatically in the event of an interruption of electrical service.

52. Temporary construction and storage trailers intended to be placed on the property shall be reviewed and approved by the Planning and Building Divisions prior to their placement. Permits are required for all trailers. Plans and structural calculations will be required for the tie-down devices. Trailers to be used by the public (and not used for construction only) are required to be accessible by disabled persons. Such trailer(s) will require access to the facility by way of ramps in compliance with the California Building Code (CBC) 2013 edition, Chapter 11B, in addition to access to each feature of the trailer.
53. A Certificate of Occupancy is required prior to the occupancy of the building. Issuance of the Certificate of Occupancy shall be contingent upon the Fire Department inspection and the final approvals from all other departments and/or agencies.

Water Quality Management Plan

54. The property owner shall be responsible to contract with a qualified firm to inspect and maintain any stormwater treatment devices specified by the approved WQMP, following all WQMP 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.
55. 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 to the satisfaction of the Public Works Director/City Engineer. Contact Joe Rosales, NPDES Coordinator, at (909) 625-9470.
56. Prior to receiving a grading permit a State Construction General permit shall be obtained and proof provided (WDID number) to the Building Division.
57. At the time of grading permit issuance, post-construction Best Management Practices (BMP) inspection permit fees associated with the approved WQMP shall be paid. Contact Joe Rosales, NPDES Coordinator, at (909) 625-9470 for further information regarding permit and fees.
58. 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 Engineering Division.
59. Prior to release of the Certificate of Occupancy for the building, 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.
60. 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.

Engineering

61. Payment of transportation-related development impact fees shall be required. Fees shall be assessed at the rate in effect at the time the fees are paid.
60. The drive approach location on Ramona Avenue is acceptable. The drive approach location on Dale Street may need some adjustment and will be reviewed further upon submittal of development plans.
62. Construct sidewalk along the Dale Street frontage. Sidewalk shall be fully disabled-accessible and ADA compliant. Dedicate additional right-of-way for sidewalk as may be necessary. Modify sidewalk on Ramona Avenue at drive approach to be fully disabled-accessible and ADA compliant.
62. A streetlight relocation plan shall be required to be submitted to the Public Works Director/City Engineer for review and approval.
63. All existing overhead wires 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, wires, or guys shall be permitted to remain with property frontage.

64. 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.
65. Payment of all outstanding sewer reimbursement fees or assessments as imposed by a district or reimbursement agreement, if any, shall be required.
66. Payment of Regional Sewerage Capital Outlay fees as specified in the Montclair Municipal Code and by Inland Empire Utilities Agency shall be required.
67. Discharge of wastewater into the sewer collection system shall conform to all requirements of the Montclair Municipal Code.
68. A grading plan shall be prepared subject to the approval of the Public Works Director/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. Drive approaches and other work within the public right-of-way may be shown on the grading plan.
69. 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 Public Works Director/City Engineer. A plan acceptable to the Public Works Director/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.
70. All drainage facilities shall comply with requirements of the approved WQMP.
71. 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.
72. Underground Service Alert shall be notified at least 48 hours prior to any excavation. Contact Underground Service Alert at (800) 422-4133.

Environmental

73. All new business occupant(s) of the building shall complete a Wastewater Discharge survey prior to plan review. Contact Nicole deMoet, Environmental Manager, at (909) 625-9446 for more information.
74. All wastewater discharged to the City of Montclair Sanitary Sewer System from the subject facility shall be in compliance with Montclair Municipal Code Section 9.20.610 – Local Concentration Limitations. For more information contact Nicole deMoet, Environmental Manager, at (909) 625-9446.
75. A NISU Wastewater Discharge survey must be completed for the car wash and specifications provided with the recycling system and associated equipment.
76. A sand/oil clarifier will be required. Size/capacity of the sand/oil clarifier shall be determined by the Environmental Manager.
77. A location shall be provided for chemical storage for the wash chemistry. All waste and raw chemicals shall be stored in a covered location and secured in a secondary containment structure.

Fire

78. A 20-foot wide base asphalt or concrete roadway capable of supporting firefighting apparatus within 150 feet of all structures is required prior to the framing stage of construction. A 26-foot width is required for roadways servicing buildings more than 30 feet in height to allow two-way vehicle traffic and the passing of other emergency vehicles. This access is required to be maintained unobstructed throughout construction. Roadway is subject to Fire Department approval prior to construction. (*Sections 503.2.1 & 503.2.2, CA Fire Code, 2013 Edition.*)
79. The developer/general contractor is responsible for reasonable periodic clean-up of the construction site to avoid hazardous accumulation of combustible trash and debris. (*Section 304.1, CA Fire Code, 2013 Edition.*)
80. The inside turning radius for an access road shall be 20 feet or greater. The outside turning radius for an access road shall be 45 feet or greater. Architect shall demonstrate turning radii for driveway and Fire Department turnaround on site plan(s).
81. All Fire Department access and fire lanes shall be posted as "No Parking, Fire Lane." Signs shall be designed and mounted in accordance with

Montclair Fire Department standards. (*Section D103.6, CA Fire Code, 2013 Edition.*)

82. The proposed commercial structure shall require an approved fire alarm and automatic fire sprinkler system. The system shall conform to all local and national standards. Three (3) complete sets of the sprinkler system plans shall be submitted directly to the Fire Marshal's Office for approval prior to installation of the system in commercial structures. The system shall be so equipped as to provide a signal to a UL-listed monitoring station in the event of water flow or tampering.
83. Issuance of a Certificate of Occupancy by the Building Official shall be contingent upon Fire Department inspection and approval of all conditions.
84. A fire hydrant system shall be required to provide the necessary water flow to the proposed structure(s). Every automatic fire sprinkler system shall have at least one fire department connection within 50 feet of a fire hydrant. 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. (*Section 507.5.1 CA. Fire Code 2013 Edition*).
85. Commercial/industrial occupancies shall install approved emergency lighting to provide adequate illumination in the event of any interruption of normal lighting.
86. An approved emergency keyed access system shall be required to facilitate access to buildings or gates by Fire Department personnel in the event of an emergency during non-business hours. Forms are available at the Montclair Fire Department Headquarters for those occupancies requiring such a system. Facilities with gated drive approaches shall contact Fire Marshal's Office for additional key and strobe requirement. Fire Department requests a keyed access pedestrian gate on southwest corner of the building to facilitate firefighting operations on the south side of the building (*Section D103.5 CA. Fire Code 2013 Edition*).
87. Vehicle security gates shall be approved only with the use of hold-open devices to allow for emergency vehicles access. Contact the Fire Marshal's Office for specific requirements (*Section D103.5 CA. Fire Code 2013 Edition*).
88. All Montclair Fire Department fees are due prior to any permit issuance.
89. Covered trash enclosures shall have fire sprinklers installed should any one of the following conditions exist: the trash enclosure has a combustible roof covering; the trash enclosure contains two or more

individual trash containers; or the trash enclosure is under or within five (5) feet of combustible construction (*Section 10.28.060 J(2) Montclair Municipal Code*). All trash containers within the trash enclosure shall be covered.

90. Fire extinguisher location(s) to be determined by the Montclair Fire Department.
91. Parapet access ladders shall be provided as a means of Fire Department roof access on commercial and industrial building roofs less than 75 feet above the level of the fire apparatus access road. Buildings with a parapet greater than 30 inches tall shall provide approved parapet access ladders and approved ladder point placards. Number of roof access points and locations shall be determined by the Fire Marshal's Office during the plan check process.
92. All Double Check Detector Assemblies (DCDA) shall be painted and maintained by the property owner with the following paint color specifications: Rust-Oleum satin interior/exterior acrylic latex paint, "Hunt Club Green" No. 794452 (quart). This condition is subject to Fire Department inspection and approval when work is completed.

Police

93. The applicant shall install and maintain a closed circuit video surveillance (CCVS) system. The system shall, at minimum, be capable of monitoring all entrances/exits to the premises and be positioned so as to allow for identification of patron facial features and physical characteristics. A minimum of one camera shall be placed in a position to monitor the parking lot of the premises, positioned in a manner which allows for the widest view from the entrance, without significant lens distortion. Typical acceptable camera angles range from 50-130 degrees. Cameras shall be capable of no less a resolution than 1920x1080 pixels, otherwise known as 1080p. IR (night vision) is preferred, however cameras shall at minimum be capable of low-light operation.

Audio recording is desirable, but not a requirement. Camera footage shall be retained for a period no less than 90 days. To conserve storage space, cameras may be motion activated. When active, cameras shall record no less than 30 frames per second. Motion sensors shall be configured to activate properly in all areas covered including the parking area. Motion sensors may be configured to prevent incidental activation from hanging or moving displays. Depending on the nature of the premises, additional cameras may be required, but not limited to areas such as cash registers, or access to restroom areas.

94. Alarm systems are encouraged to compliment the CCVS system. Current responsible party information shall be on file with the Police Department for appropriate response and notifications.

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

APPROVED AND ADOPTED THIS 28TH DAY OF MARCH, 2016.

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 28th day of March 2016, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Z:\COMMDEV\SGUTIERREZ\CASES\2015\CASES\2015-20 PC RESOLUTION