



MONTCLAIR
REGULAR MEETING OF THE
MONTCLAIR PLANNING COMMISSION

to be held in the Council Chambers
5111 Benito Street, Montclair, California

Monday, April 22, 2024
7:00 P.M.

Remote Participation Information:

Zoom Link: <https://zoom.us/j/95858571900>

Dial Number: 1-(669)-900-6833

Meeting ID: 95858571900

To make a public comment or speak on an agenda item, including a public hearing, please complete a Speaker Card located in the Council Chambers or online before the meeting at <https://www.cityofmontclair.org/public-comment/>. Written comments (200-word limit per agenda item and 200-word limit for all non-agenda items combined) and requests to speak can also be emailed to pcclerk@cityofmontclair.org at least one hour before the meeting begins. The chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate time during the meeting.

To watch Planning Commission meetings live, please use the Zoom link information provided above.

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
March 25, 2024

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 an online public comment form as described above.

6. **AGENDA ITEMS**

- A. **CASE NUMBER** 2024-12

Location of Property 4967 Kingsley Street

Project Applicant Eliel and Sandra Acuna

Project Planner Silvia Gutiérrez

Request:

A request for a Precise Plan of Design for a 941-SF second-story addition and a 764-SF ground floor expansion to the existing 1,164-SF single-story single-family dwelling.

CEQA Determination:

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). According to Section 15301.(e)(1) of the California Environmental Quality Act (CEQA) Guidelines, the project qualifies for a categorical exemption. This exemption includes additions to existing structures no greater than 2,500 square feet. The proposed project adds 1,705 square feet to an existing single-story residence.

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 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. ADJOURNMENT

The next regular meeting of the Planning Commission will be held on May 13, 2024, at 7:00 P.M.

Reports, backup materials, and additional materials related to any item on this Agenda distributed to the Planning Commission after the publication of the agenda packet are available for public inspection on the City's website at www.cityofmontclair.org/agendas or at Montclair City Hall in the Community Development Department located at 5111 Benito Street, Montclair, from 7:00 A.M. to 6:00 P.M., Monday through Thursday.

If you need special assistance to participate in this meeting, please call (909) 625-9477 or e-mail pcclerk@cityofmontclair.org. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

CERTIFICATION OF AGENDA POSTING

I, Michael Diaz, Secretary of the Montclair Planning Commission, hereby certify that a copy of this agenda was posted on the bulletin board adjacent to the north door of Montclair City Hall on April 18, 2024.



CITY OF MONTCLAIR PLANNING COMMISSION

MEETING DATE: 4/22/2024

AGENDA ITEM 6.a

Case No.: 2024-12

Application: A request for a Precise Plan of Design for a 941-SF second-story addition and a 764-SF ground-floor expansion to an existing 1,164-SF single-story single-family dwelling. The resulting size of the home would be 2,869 SF in size inclusive of an existing attached 360-square-foot two-car garage.

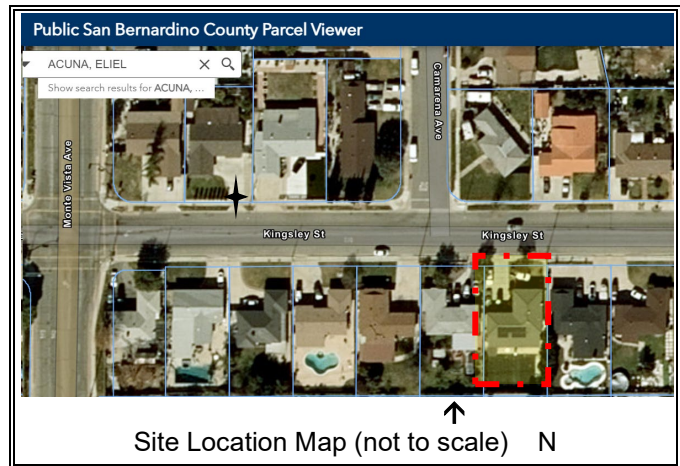
Applicant/Property Owner:
Eliel and Sandra Acuna

Project Address: 4967 Kingsley Street

APNs: 1010-631-07-0000

General Plan: Residential Low (3-7 units per acre)

Zoning: Single-family Residential (R-1)



ADJACENT LAND USE DESIGNATIONS AND LAND USES

	<i>General Plan</i>	<i>Zoning</i>	<i>Use of Property</i>
Site	Residential Low (3-7 units per acre)	R-1 (Single-family Residential)	Single Family Residence
North	Residential Low (3-7 units per acre)	R-1 (Single-family Residential)	Single Family Residence
East	Residential Low (3-7 units per acre)	R-1 (Single-family Residential)	Single Family Residence
South	Residential Low (3-7 units per acre)	R-1 (Single-family Residential)	Single Family Residence
West	Residential Low (3-7 units per acre)	R-1 (Single-family Residential)	Single Family Residence

Report on Item Number 6.a

CASE NUMBER 2024-12

APPLICATION TYPE	Precise Plan of Design
APPLICANT/OWNER	Eliel and Sandra Acuna
LOCATION OF PROPERTY	4967 Kingsley Street
GENERAL PLAN DESIGNATION	Low-Density Residential
ZONING DESIGNATION	R-1 (Single-Family Residential)
EXISTING LAND USE	One-story Single Family Residence with attached two-car garage
ENVIRONMENTAL DETERMINATION	Categorically Exempt (Section 15301.(e)(1))
PROJECT PLANNER	Silvia Gutiérrez, Senior Planner

Project Description

The applicants are requesting approval of a Precise Plan of Design (PPD) to add a 941 SF second-story addition and a 764 SF ground floor expansion to an existing 1,164 SF one-story single-family dwelling on an 8,190 SF lot near the southeast corner of Monte Vista Avenue and Kingsley Street. When completed, the overall size of the remodeled home would be approximately 2,869 SF, including the existing attached 360 SF two-car garage.

As proposed, the main house's floor plan would include four bedrooms, three bathrooms, a living room, a dining room, a kitchen, a family room, a den, an office, and a laundry room. The proposed expanded residence has a 20-foot-high roof peak, which is short of the 35-foot maximum height limit.

Building Design

The house's architectural style can best be described as traditional, with a contemporary interpretation of the Modern Ranch style. The design embraces a contemporary architectural style marked by clean lines, minimalist detailing, and a focus on functionality. The large expanses of glass on the exterior are intended to connect the interior spaces with the outdoors.

The exterior palette of the residence is a harmonious interplay of white modern stucco and sleek, black-framed windows. The crisp white stucco provides a clean, sophisticated backdrop, accentuating the lines and angles of the architecture. In contrast, the modern black window frames not only create a striking visual statement but also frame panoramic views of the majestic mountain range beyond. This juxtaposition of light and dark elements brings a sense of balance and drama to the facade.

The landscaping design is intentional in its simplicity, enhancing the natural beauty of the surroundings. Native plants and low-maintenance greenery create a seamless transition between the built environment and the outdoor spaces. The landscaping not only adds to the aesthetic appeal but also promotes sustainability and ecological harmony.

A set of plans and elevations are included in the Planning Commissioner's agenda packets.

Background

- The subject property is 8,190 SF in size and is located in the R-1 Single Family residential zone.
- The existing one-story home was built in 1954.
- Two-story homes are not permitted, and second-story additions require approval of a Precise Plan of Design by the Planning Commission.

Planning Division Comments

The project complies with the general development standards applicable to residential development within the R-1 zoning district, including setbacks, building height, and lot coverage. The proposed new residence meets all required setbacks and is designed with a 20-foot-high roof peak that is short of the 35-foot maximum height limit of the underlying zone. Lot coverage for the property with the new and existing structures is 28.6 percent, well below the 35 percent maximum lot coverage limit.

Staff appreciates the owner's and architect's willingness to work with staff on the development of the design and taking into consideration the impact of its design on the surrounding neighborhood. The attractive Modern Ranch design is unique to the area, drawing inspiration from the local architectural vernacular. Low-sloping roofs and expansive overhangs are introduced, paying homage to the traditional elements in many Montclair homes, including those surrounding the site. The elements of the proposal - the low roof design, abundance, and style of windows - are well-designed and attractive. The design includes appropriate detailing and the use of quality materials. The bulk of the two-story building massing is situated on the new second level of the house. This configuration creates less impact on surrounding neighbors. Staff believes these small design decisions result in a well-thought-out project.

Public Notice

A Precise Plan of Design review does not require public notification. However, on April 17, 2024, a courtesy written notice describing the proposed residential development was mailed to owners of properties abutting the exterior boundaries of the project site and directly across Kingsley Street. At the writing of this report, no comments regarding the project had been received.

Environmental Assessment

The Planning Division has determined this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to 15301.(e)(1) of the California Environmental Quality Act (CEQA) Guidelines, the project qualifies for a categorical exemption. This exemption includes additions to existing structures no

greater than 2,500 SF. The proposed project adds 1,705 SF of habitable space to an existing single-story residence. Therefore, this project is deemed categorically exempt and consistent with the applicable City zoning requirements.

Precise Plan of Design Findings


- A. The proposed project to add a 941 SF second-story addition and a 764 SF ground floor expansion to the existing 1,164 SF one-story residence is consistent with the applicable development standards of the “R-1” – Single-Family Residential zoning designation for the subject site. The project complies with setback requirements, building height, and lot coverage limits.
- B. As proposed, the remodeled home is designed in a manner that will complement and contribute to the improvement of the street and surrounding neighborhood. The proposed site plan is also generally consistent with the development pattern of the area and does not overcrowd the site per the goals and objectives of the General Plan. Further, the architectural style proposed for the home is appropriate, and the details and materials are of high quality

Planning Division Recommendation

Staff finds that the proposal is consistent with the development standards of the R-1 zone, and the Low-Density General Plan land use designation for the subject site will be compatible with surrounding land uses and will result in the addition of high-quality housing stock to the City. Accordingly, staff recommends approval of Case No. 2024-12 by taking the following actions:

- A. Move that, based on the evidence submitted, the Planning Commission has determined this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), under 15301.(e)(1) of the California Environmental Quality Act (CEQA) Guidelines, the project qualifies for a categorical exemption. This exemption includes additions to existing structures no greater than 2,500 SF. The proposed project adds 1,705 SF of habitable space to an existing single-story residence.
- B. Move to approve the Precise Plan of Design request under Case No. 2024-12 for the site plan, floor plans, elevations, colors, and materials associated with Precise Plan of Design (PPD) to add a 941 SF second-story addition and a 764 SF ground floor expansion to the existing 1,164 SF one-story single-family dwelling. As proposed, the remodeled home would encompass a total area of 2,869 SF and currently includes the existing attached 360 SF two-car garage that would remain and associated on- and off-site improvements per the submitted plans and as described in the staff report, subject to the conditions of approval contained in Resolution No. 24-1994.

Respectfully Submitted,

A handwritten signature in black ink that reads "Michael Diaz". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "Diaz".

Michael Diaz
Director of Community Development
MD:sgutiérrez

Attachments: Draft Resolution of Approval No. 24-1994

c: Eliel and Sandra Acuna, 4967 Kingsley Street, Montclair, CA 91763
Alvaro Salto P.E. Civil, 216 S. Citrus Street, West Covina, 91791
Athena Lim, Principal, Studio Barnhaus, athena@studiobarnhaus.com

Z:\COMMDEV\SGUTIÉRREZ\CASES\2024-12\4967 KINGSLEY STREET

RESOLUTION NO. 24-1994

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR APPROVING A PRECISE PLAN OF DESIGN UNDER CASE NO. 2024-12 FOR THE SITE PLAN, FLOOR PLANS, ELEVATIONS, COLORS, AND MATERIALS RELATED TO A 941 SF SECOND-STORY ADDITION AND A 764 SF GROUND FLOOR ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY HOME AND ATTACHED TWO-CAR GARAGE AT 4967 KINGSLEY STREET (ASSESSOR PARCEL NUMBER: 1010-631-07-0000)

A. Recitals.

WHEREAS, on March 14, 2024, Eliel and Sandra Acuna, owner of the subject site, filed an application for a Precise Plan of Design (PPD) under Case No. 2024-12 to add a 941 SF second-story addition and a 764 SF ground-floor addition to an existing one-story single-family residence at 4967 Kingsley Street; and

WHEREAS, the subject parcel is 8,190 SF in size and is within the R-1 (Single-Family Residential) Zone, hereafter "R-1,"; and

WHEREAS, the R-1 zone is intended for the development of single-family residences consistent with the General Plan's Low-Density Residential (3-7 dwelling units per acre) land use designation.; and

WHEREAS, Chapter 11.18 of the Montclair Municipal Code (MMC) provides development standards for the R-1 zone, including minimum setbacks, building height, minimum dwelling size, etc; and

WHEREAS, pursuant to MMC Chapter 11.18, the Precise Plan of Design pertains to the overall site plan, floor plan, elevations, colors, and materials board for the expansion of a single-family home; and

WHEREAS, the Planning Division has determined this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to 15301.(e)(1) of the California Environmental Quality Act (CEQA) Guidelines, the project qualifies for a categorical exemption. This exemption includes additions to existing structures no greater than 2,500 square feet. The proposed project adds 1,705 square feet of habitable space to an existing single-story residence. Therefore, this project is deemed categorically exempt and consistent with the applicable City zoning requirements; and

WHEREAS, courtesy notices were mailed out to owners of properties abutting the subject site and neighbors on Kingsley Street on April 17, 2024; and

WHEREAS, on April 22, 2024, commencing at 7:00 p.m. in the Council Chambers at Montclair City Hall, the Planning Commission conducted a meeting at which time all persons wishing to testify in connection with the said project were heard, and the said proposal was fully studied.

B. Resolution.

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

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

SECTION 2. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows with respect to the recommendation of approval of a Precise Plan of Design under Case No. 2024-12:

Precise Plan of Design Findings

- A. The proposed project to add a 941 SF second-story addition and a 764 SF ground floor expansion to the existing 1,164 SF one-story residence is consistent with the applicable development standards of the “R-1” – Single-Family Residential zoning designation for the subject site. The project complies with setback requirements, building height, and lot coverage limits.
- B. As proposed, the remodeled home is designed to complement and contribute to improving the street and surrounding neighborhood. The proposed site plan is also generally consistent with the area's development pattern and does not overcrowd the site per the goals and objectives of the General Plan. Further, the architectural style proposed for the home is appropriate, and the details and materials are high quality.

SECTION 3. Based upon the facts and information contained in the application, together with all written and oral reports included for the environmental assessment of the application, the Planning Commission concurs with staff's determination that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). Further, the Planning Commission directs staff to prepare a Notice of Exemption.

SECTION 4. The location and custodian of the documents and any other material that constitute the record of proceedings upon which the Planning Commission based its decision is as follows: Director of Community Development, Planning Division, Community Development Department, City of Montclair, 5111 Benito Street, Montclair, California 91763, or by telephone at (909) 625-9477.

Conditions of Approval.

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

Planning Division

- 1. This approval is for the following as described in the staff report and depicted on approved conceptual plans dated March 14, 2024, on file with the Planning Division:

- a. A Precise Plan of Design (PPD) for the site plan, floor plan, elevations, colors, and materials associated with the construction; and
 - b. The plans and elevations are approved as submitted and modified or conditioned herein and shall not be further modified, amended, or altered without prior City review and approval.
2. The applicant shall at all times comply with all laws, ordinances, and regulations of the City of Montclair, the County of San Bernardino, and the State of California, including but not limited to Title 11 of the Montclair Municipal Code. Approval of this PPD shall not waive compliance with any such requirements.
3. Precise Plan of Design (PPD) approval shall be valid for one year and shall automatically expire on the anniversary date of Planning Commission approval unless the applicant diligently pursues a building plan check toward the project's eventual construction. The applicant and/or property owner shall be responsible for applying for a time extension at least 30 days before the approval's expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
4. If exhibits and written conditions are inconsistent, the written conditions shall prevail.
5. No changes to the approved plans for the proposed home expansion, including the exterior design and materials/finishes, shall be permitted without prior City review and written 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.
6. Within five (5) days of approval by the Planning Commission, the applicant shall submit to the Planning Division a \$50.00 check, payable to "Clerk of the Board of Supervisors," for filing a Notice of Exemption (NOE) as required by the California Environmental Quality Act (CEQA).
7. The applicant and/or the property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 15 days of receipt of the Planning Commission Resolution.
8. The applicant and/or property owner shall ensure that a copy of this Resolution is reproduced on the first page of the construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the Project.
9. The approved architectural details and colors shall include the following design elements:
 - a. GAF Roofing—To match the existing roof color
 - b. Trim Color — Sherman Williams: Shoji White
 - c. Stucco Color —Omega Products: Milky Quartz

- d. Black flack windows, as shown on plans with a received stamp date of March 14, 2024, are maintained in the planning case file 2024-12.
10. Exposed gutters and downspouts shall be located in appropriate locations and shall not interrupt architectural design features. Any exposed gutters and downspouts shall be constructed of high-quality, commercial-grade metal and finished to match the balanced color of the residential dwelling.
11. Prior to the issuance of building permits, the applicant shall provide the following information or exhibit on plans submitted for plan check for the Director of Community Development for review and approval, including:
 - a. Details for any new fence or wall built on the site. Masonry walls shall be split face with a top cap and in a color that complements the architecture of the building (no gray precision block) or stuccoed.
 - b. Submit a landscape plan for the Planning Division's approval. The plan shall be designed to be consistent with the City's Water-Efficient Landscaping and Conservation Ordinance, MMC 11.60. and include at least the minimum number of street trees as determined by the Engineering and Public Works Department. Trees shall be a minimum 24-inch box size and double-staked per City standards. (* minimum 30 feet on center.)
 - c. The applicant shall submit proposed exterior light fixtures for Planning approval.
12. Maintenance of landscape areas in the front yard and street side yard shall be the property owner's responsibility.
13. The applicant shall incorporate sufficient sound attenuation measures (i.e., dual-paned glazing, upgraded insulation, etc.) in the residence to meet the maximum interior noise level of 45 dBA.
14. All large mechanical devices, such as air conditioning condensers, shall be located on the ground within interior yard areas not visible to the public right-of way. All wall- and roof-mounted exhausts and vents shall be designed to be compatible and blend with the architectural design of each residence.
15. Any new fences or walls within the front yard or street setbacks shall not exceed 48- inches in height. Chain-link is expressly prohibited for property fencing.
16. When work has been completed, the Planning Division requires a final inspection to ensure compliance with the provisions of this Planning Commission approval. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
17. Before issuance of a Certificate of Occupancy for the residence, the property owner shall install landscaping materials and irrigation for the front yard (and applicable street side yard areas) for each lot per the approved plan and subject to the satisfaction of the Director or designee. The following standards shall apply:

- a. All shrubs shall be a minimum five-gallon container size.
 - b. All trees shall be a minimum 24-inch box size and double-staked.
 - c. A minimum of three inches (3") of bark mulch (shredded or chips) shall be provided in all planted areas.
 - d. All front yard landscape planting areas shall have 100 percent irrigation coverage by an automatic irrigation system.
18. Any plant material that does not survive or that is removed or destroyed shall be replaced upon its demise or removal with plant material of the same type and size as that which was originally approved and installed.
- a. Plant material shall not be severely pruned such that the natural growth pattern or characteristic form is significantly altered. Trees shall be pruned to ISA (International Society of Arboriculture) standards and only as necessary to promote healthy growth and for aesthetic purposes (i.e., to enhance the natural form of the tree). Improperly or severely pruned trees, including topping as defined by the Water Conservation Ordinance, which results in the removal of the normal canopy and/or disfigurement of the tree shall be replaced with trees of similar size and maturity as that which was removed or, as required by the Community Development Director.
 - b. Modifications to and/or removal of existing landscaping shall require prior approval by the Planning Division.
19. All landscaping and irrigation systems shall be maintained per the approved site and/or landscape plan to ensure water use efficiency.
20. All roof-mounted equipment, satellite dish antennas, and other similar apparatus shall be screened from public view in a manner that is in keeping with the architectural design of the new home to the satisfaction of the Director of Community Development.
21. Surface-mounted exposed conduit or electrical lines shall not be allowed. Electrical switchgear, meters, etc., shall be screened or housed in an enclosure to the extent allowed by the utilities.
22. No exterior surface-mounted exposed ducts, conduits, 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.
23. Ground-mounted mechanical equipment shall be fully screened from view from streets or surrounding residential or commercial uses by a combination of decorative walls and an evergreen hedge equal to or exceeding the height of the equipment.

24. The finish quality of all exterior design elements and materials for the project, including but not limited to building façade colors and finishes, the quality or condition of materials, the application of wood or metal decorative trim, and landscaping shall be subject to the approval of the Director of Community Development before issuance of Certificate of Occupancy.
25. Upon completion of construction and all improvements for each unit, the Planning Division requires a final inspection to ensure compliance with the conditions of approval. The applicant shall contact the City by calling 909-625-9477 or the assigned Planner to schedule an appointment for such inspections.
26. The applicant shall agree to defend, at his sole expense, any action brought against the City, its agents, officers, or employees because of the issuance of this approval or, in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees for any damages, loss, court costs, and attorney fees that the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of his obligations under this condition.

Building Division

27. Submit four complete sets of plans, including the following:
 - a. Site/Plot Plan;
 - b. Floor Plan;
 - c. Electrical Plans, including the size of the main switch, number, and size of service entrance conductors, panel schedules, and single line diagrams;
 - d. Plumbing plans, including isometrics, underground diagrams, water and waste diagrams, fixture units, gas piping, and heating and air conditioning;
 - e. Provide an existing plan of the home, including all the walls to be demolished
 - f. Title 24 documentation and CA Energy Code compliance forms; and
 - g. Waste recycling plan, recycling 65% of all construction debris.
28. 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 the submitted plans.
29. 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 the submitted plans.

30. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
31. Separate permits are required for fencing, patio covers and/or block walls. Submit details of construction on the plans. Double wall conditions that have been created by an adjacent property line wall will not be allowed.
32. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number.
33. Construction activity shall only be permitted from the hours of 7:00 a.m. to 8:00 p.m. daily.
34. Prior to the issuance of building permits for a major addition, the applicant shall pay development fees at the established rate. Such fees may include but are not limited to Transportation Development Fees, Permit and Plan Check Fees, and School Fees. Pay all required school fees directly to the Ontario-Montclair School District and the Chaffey Joint Union High School District. The applicant shall provide a copy of the school fees receipt to the Building and Safety Division prior to permit issuance.
35. All utility services to the project shall be installed underground.
36. 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.
37. Decorative foam trim shall not be used in areas subject to damage, such as entry doors, garage doors, etc. It shall also not be allowed below the second story.
38. All mechanical devices and their component parts, such as air conditioners, evaporative coolers, exhaust fans, vents, transformers, or similar equipment, whether located on the ground or on the roof of the structure, shall be concealed on all sides of public view in a manner that is compatible with the architectural design of the building and to the satisfaction of the Planning Division.
39. All roof-mounted equipment, satellite dish antennas, and other similar apparatus shall be screened from public view in a manner incorporated into the architectural design of the building to the satisfaction of the Planning Division.
40. Underground Service Alert shall be notified 48 hours prior to any excavation at (800) 422-4133.
41. 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.

42. Temporary construction and storage trailers placed on the property shall first obtain approval from the Planning and Building Divisions. Before any trailer is set in its location, obtain all permits from the building division. Plans and structural calculations will be required for the tie-down devices.

Fire Department

43. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12, respectively.
44. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Montclair Municipal Code shall apply at the time the architectural plans are submitted for construction permits
45. The home shall have a fire sprinkler system designed and installed in accordance with NFPA 13D. A separate permit is required from the Fire Department.
46. Prior to the issuance of permits, evidence of sufficient fire flow of 750 GPM for 45 minutes from the nearest hydrant shall be provided to the City of Montclair. The City of Montclair Building and Fire Marshal Water Availability/Fire Flow Form shall be utilized.

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

APPROVED AND ADOPTED THIS 22ND DAY OF APRIL 2024.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By: _____
Manny Martinez, Chair

ATTEST: _____
Michael Diaz, Secretary

I, Michael Diaz, 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 22nd day of April 2024 by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Z:\COMMDEV\SGUTIERREZ\CASES\2024-12\PC RESO