



REGULAR ADJOURNED MEETING OF THE
MONTCLAIR PLANNING COMMISSION

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

Monday, September 13, 2021
7:00 p.m.

Remote Participation Information:

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

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

Meeting ID: 958 5857 1900

*If you want to make a public comment or speak on an agenda item, including public hearing, please complete a Speaker Card in the Council Chambers or at <https://www.cityofmontclair.org/public-comment/>. The Chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate times during the meeting. Those who did not submit a request to speak who are present at the meeting location may raise their hand during Public Comment to request to speak. Those participating remotely may request speak using the "raise hand" function in Zoom or may dial *9 if on the phone, and then *6 to un-mute when called on to speak. 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 planning@cityofmontclair.org at least one hour before the meeting begins.*

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Manny Martinez, Vice Chair Jaso Sanchez, Commissioner Sergio Sahagun,
Commissioner Ginger Eaton, and Commissioner Krishna Patel

4. APPROVAL OF MINUTES

None.

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/Virtual Speaker Card as described above.

6. AGENDA ITEMS

a. PUBLIC HEARING – CASE NUMBER 2021-27

Project Address: 5180-5200 Holt Boulevard
Project Applicant: Hijazi Properties, LLC and N & H Motors, Inc.
Project Planner: Silvia Gutiérrez, Associate Planner
Request: A Conditional Use Permit to allow a 14-foot tall electronic message center (EMC) and a modification to an existing monument sign at the subject site to serve the existing auto dealership (Westcoast Auto)

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

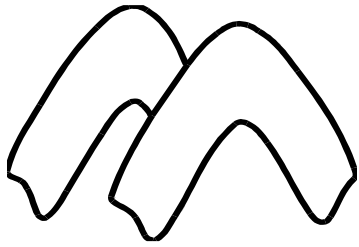
Reports, backup materials, and additional materials related to this project item can be viewed on our website www.cityofmontclair.org by clicking on the agenda for September 13, 2021.

9. ADJOURNMENT

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of September 27, 2021, at 7:00 p.m.

CERTIFICATION OF AGENDA POSTING

I, Michael Diaz, Director of Community Development for the City of Montclair, hereby certify that a copy of this agenda has been posted on the bulletin board adjacent to the south door of Montclair City Hall on September 9, 2021.



CITY OF MONTCLAIR
PLANNING COMMISSION

MEETING DATE: 09/13/21

AGENDA ITEM 6.a

Case No. 2021-27

Project Request: A Conditional Use Permit to allow a 14-foot tall electronic message center (EMC) and a modification to an existing monument sign at the subject site to serve the existing auto dealership (Westcoast Auto)

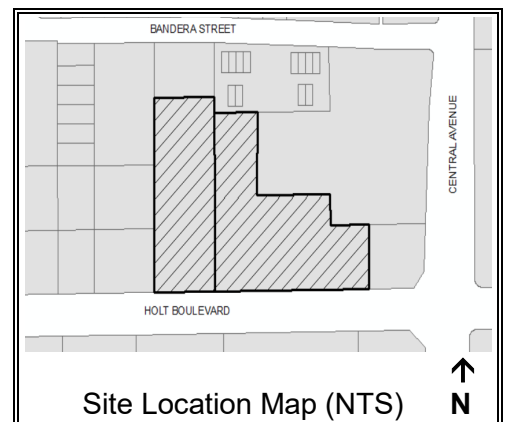
Project Address: 5180-5200 Holt Boulevard

Property Owner: Hijazi Properties, LLC and N & H Motors, Inc. for Westcoast Auto

General Plan: General Commercial

Zoning: "AM" (Auto Mall) per Holt Boulevard Specific Plan

Assessor Parcel Nos.: 1010-611-24-0000, 1010-611-31-0000



Environmental Assessment: The project is deemed to be exempt from the California Environmental Quality Act, pursuant to Sections 15303 new small freestanding structures and 15303(b) of State CEQA Guidelines, replacement or reconstruction of an existing monument sign where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Adjacent Land Use Designations and Existing Uses			
	<i>General Plan</i>	<i>Zoning</i>	<i>Existing Use of Property</i>
Site	General Commercial	Auto Mall Holt Boulevard Specific Plan	Used Auto Dealership
North	General Commercial	Auto Mall Holt Boulevard Specific Plan	Used Auto Dealership
East	General Commercial	Auto Mall Holt Boulevard Specific Plan	Retail Skate Shop
South	General Commercial	General Commercial Holt Boulevard Specific Plan	Cardenas Shopping Center
West	Business Park	Business Park Holt Boulevard Specific Plan	Commercial Center

Report on Item Number 6.a

CASE NUMBER 2021-27

APPLICATION TYPE	Conditional Use Permit
NAME OF APPLICANT	Baseem Hijazi for Hijazi Properties, LLC and N&H Motors, Inc.
LOCATION OF PROPERTY	5180-5200 Holt Boulevard
GENERAL PLAN DESIGNATION	General Commercial
ZONING DESIGNATION	"Auto Mall" per Holt Boulevard Specific Plan (HBSP)
EXISTING LAND USE	Auto Dealership
ENVIRONMENTAL DETERMINATION	Categorically Exempt – Section 15303 and Section 15303(b)
PROJECT PLANNER	Silvia Gutiérrez, Associate Planner

Project Proposal

A Conditional Use Permit is requested for a new non-freeway-oriented electronic message center (EMC) display sign for the existing Westcoast Auto dealership located at 5180-5200 Holt Boulevard. The new EMC sign would replace an existing non-EMC monument sign on the site. As part of the project, applicant is requesting approval to replace a second (existing) monument sign at the site with a taller monument sign designed to match the look of the new EMC sign. The second monument sign would not be an EMC sign. Chapter 11.72 of the Montclair Municipal Code requires the approval of a Conditional Use Permit (CUP) to allow the installation of a new freestanding non-freeway-oriented EMC identification sign.

EMC Sign

The overall dimensions of the new EMC identification sign/structure are 14'-0" high by 9'-3" at its widest point. Placement of the sign would be the 5200 Holt Boulevard property approximately 25 feet west of the east driveway as shown on the site plan. The existing monument sign would be removed. The EMC (LED) screen would be 7'-9" tall by 7'-9" wide (60 square feet), set atop a base finished in a decorative "Dove Gray" colored tile, and fit with a decorative metal cornice piece painted a medium silver color known as "Mathews Satin".

Second Monument Sign

The sign replacing the existing monument sign at 5180 Holt Boulevard will be in the same location and will have a matching design to that of the proposed EMC. Overall dimensions of the new sign are 9'-0" wide by 10'-0" feet high (existing monument sign currently measures 8'-0" feet tall). Sign copy will consist of the dealership logo and name "WESTCOAST AUTO" with internally illuminated push-thru letters routed out of a painted black aluminum panel. Silver-colored cornice and accents are included. The sign base is approximately 4 feet in height and features "Dove Gray color porcelain tile finish matching the proposed EMC sign base.

Plans for the proposed new EMC sign and second enlarged monument sign are included in the Commission packets for reference.

Background

- Westcoast Auto has been operating at the subject site since 2003. In past few years the owners have made improvements to the site including new paint colors, landscaping, and wall signs.
- The dealership property is comprised of two separate, but abutting, parcels approximately 4.28 acres in total size (APNs: 1010-611-24-0000, 1010-611-31-0000).
- The Planning Commission approved the development of the site under Case No. 79-414 for an auto collision repair center in 1979.
- In 1999, a vehicle sales and service center was expanded to 5200 Holt Blvd under Case No. 99-29.
- In 2016, the City adopted Ordinance No. 16-957, amending the Municipal Code to allow EMCs within specified areas of the City. The new ordinance requires a Conditional Use Permit (CUP) and limits the size of the digital screen.
- EMC screens are comprised of pixels, or points of light, that make up a display. These pixels light up in different combinations, forming text, images, and video clips on the display. Generally, the more pixels there are, the more detail is possible.

Planning Division Comments

Overall, the proposed EMC sign and replacement of a second sign are well done and consistent with the provisions of Chapter 11.72.370 of the Montclair Municipal Code. In

particular, the number, placement, and size of the EMC screen meet the standards for non-freeway-oriented EMCs. At a combined total site area of 4.28 acres, the site is of ample size to easily accommodate the sign and will not pose any adverse impacts to adjacent property or uses. The proposed location and height of the EMC display sign does not impose itself onto the adjacent sidewalk or roadway and is not within 200 feet of another EMC or other monument sign including the improvement to a second monument sign as proposed with this application request.

The EMC Screen size is 60 square feet which will be easy to read from the adjacent roadway. Furthermore, the proposed screen size is suitable to meet modern HD display image formats utilized with modern EMCs to be easy to view and read with little to no distortion. In regard to the operational characteristics of the EMC, conditions of approval address such items as brightness control, frequency of image changes, and overall maintenance as required by the Ordinance.

Lastly, the design of the EMC sign and companion monument sign are consistent with each other, and complementary to the appearance of the center in terms of colors and materials used at the dealership. When installed this EMC will be the first for the City on Holt Boulevard. Moreover, the use of an EMC in conjunction with auto sales uses is characteristic of modern auto vehicle centers located on arterial roadways, such as Holt Boulevard where the subject site is located.

Conditional Use Permit Findings for Proposed Electronic Message Center

The necessary findings for granting a CUP allowing the installation of the proposed 14-foot tall freestanding sign Electronic Message Center (EMC) at the subject site can be made, as follows:

- A. The CUP for the proposed EMC is desirable and necessary for the public convenience and public welfare, in that the proposed EMC sign will result in an attractive state-of-the-art digital sign that will continue to provide necessary identification for the existing use.
- B. The granting of the CUP for the proposed 14-foot tall freestanding non-freeway-oriented EMC will not be materially detrimental to the public welfare and to other property in the vicinity in that the proposed freestanding EMC identification sign will be subject to the development standards and operating requirements of the EMC Ordinance (Chapter 11.72.370 of the Montclair Municipal Code) to minimize or eliminate negative impacts adjacent uses or property. Moreover, the EMC sign is compatible with commercial uses surrounding its location, and is a common feature at nearby auto and retail centers located on arterial roadways. Lastly, the operation of the proposed freestanding EMC conforms to the requirements of the Electronic Message Center Displays Ordinance.
- C. The proposed CUP for the proposed EMC sign conforms to good zoning practice and development standards. At 4.28 acres in area, the overall shape and size of

the site is sufficient to accommodate the proposed EMC sign with no variances from applicable development standards of the Holt Boulevard Specific Plan or Municipal Code. Moreover, the new EMC sign will not pose a significant adverse impact to adjacent property or uses.

- D. The proposed EMC monument sign in the proposed location is not contrary to the objectives of any part of the adopted General Plan, in that, the General Plan promotes the development of, and improvements to, commercial properties as means to provide benefits for the residents of the community. The EMC sign will enable the existing use to remain competitive and thereby contribute to the economic well-being of the City.

Environmental Assessment

The project is deemed to be exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15303 pertaining to New Small Freestanding Structures and 15303(b) replacement or reconstruction of an existing monument sign where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Public Notice

On September 13, 2021, public hearing notices were mailed to property owners within a 300-foot radius of the exterior boundaries of the project site and a notice was also published in the Inland Valley Daily Bulletin in accordance with State law for consideration of this discretionary zoning entitlement. At the time this report was prepared, no comments had been received regarding the project.

Planning Division Recommendation

Staff finds the proposed for the EMC improvements and enlargement to existing monument sign to be consistent with the Montclair Municipal Code and the adopted General Plan, and recommends the Planning Commission approve Case No. 2021-27 by taking the following actions:

- A. Move that, based on the evidence submitted, a finding is made that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) to Sections 15303 new small freestanding structures and 15303(b) of State CEQA Guidelines, replacement or reconstruction of an existing monument sign where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
- B. Move to approve Conditional Use Permit under Case No. 2021-27 allowing the construction of the 14-foot tall identification sign and EMC at the subject site; based on the findings contained in the staff report and subject to the conditions of

approval contained in Resolution No. 21-1952.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "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/sg

Attachments: Draft Resolution No. 21-1952

c: Hijazi Properties, LLC, . c/o Baseem Hijazi, 5180 Holt Boulevard, Montclair, CA 91763
N&H Motors, Inc. c/o Baseem Hijazi, 5180 Holt Boulevard, Montclair, CA 91763
Patti Shantz, Eagle Signs, Inc., 1028 E. Acacia St., Ontario, CA 91761

Z:\COMMDEV\SILVIA\CASES\2021-27\WEST COAST AUTO EMC SIGN\2021-27\PC RPT

RESOLUTION NO. 21-1952

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR APPROVING CASE NO. 2021-1952, A CONDITIONAL USE PERMIT ALLOWING THE INSTALLATION OF AN ELECTRONIC MESSAGE CENTER (EMC) DIGITAL MONUMENT SIGN FOR WESTCOAST AUTO, AN AUTODEALERSHIP LOCATED AT 5180-5200 HOLT BOULEVARD, IN THE "AUTO MALL" (AM) ZONING DISTRICT OF HOLT BOULEVARD SPECIFIC PLAN (HBSP) (APNs 1010-611-24-0000, 1010-611-31-0000)

A. Recitals

WHEREAS, on August 10, 2021, Hijazi Properties, LLC and N & H Motors, Inc. care of Baseem Hijazi filed an application requesting a Conditional Use Permit for installation of a new 14'0" high by 9'3" wide non-freeway oriented electronic message center (EMC) digital monument sign to replace the existing monument sign; and

WHEREAS, said property is a 4.28-acre local auto dealership with frontage on Holt Boulevard; and

WHEREAS, said property has approximately 591 lineal feet of Holt Boulevard street frontage; and

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

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

WHEREAS, staff has determined that the proposed EMC display sign and associated proposed sign planter and landscaping/irrigation improvements meets the requirements of the Montclair Municipal Code and Holt Boulevard Specific Plan; and

WHEREAS, the Planning Commission has reviewed the Planning Division's determination that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15303 new small freestanding structures and 15303(b) of State CEQA Guidelines and based on its own independent judgment, concurs with staff's determination of said exemption and finding of no significant effect on the environment; and

WHEREAS, on September 13, 2021, 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 said project were heard and said proposal was fully studied.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Montclair as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to this Commission during the above-referenced public hearing on September 13, 2021, including written and oral staff reports, together with public testimony, this Commission hereby makes the following findings to approve the Conditional Use Permit for the proposed EMC Display sign:
 - A. The CUP for the proposed EMC is desirable and necessary for the public convenience and public welfare, in that the proposed EMC sign will result in an attractive state-of-the-art digital sign that will continue to provide necessary identification for the existing use.
 - B. The granting of the CUP for the proposed 14-foot tall freestanding non-freeway-oriented EMC will not be materially detrimental to the public welfare and to other property in the vicinity in that the proposed freestanding EMC identification sign will be subject to the development standards and operating requirements of the EMC Ordinance (Chapter 11.72.370 of the Montclair Municipal Code) to minimize or eliminate negative impacts adjacent uses or property. Moreover, the EMC sign is compatible with commercial uses surrounding its location, and is a common feature at nearby auto and retail centers located on arterial roadways. Lastly, the operation of the proposed freestanding EMC conforms to the requirements of the Electronic Message Center Displays Ordinance.
 - C. The CUP for the proposed EMC sign conforms to good zoning practice and development standards. At 4.28 acres in area, the overall shape and size of the site is sufficient to accommodate the proposed EMC sign with no variances from applicable development standards of the Holt Boulevard Specific Plan or Municipal Code. Moreover, the new EMC sign will not pose a significant adverse impact to adjacent property or uses.
 - D. The proposed EMC monument sign in the proposed location is not contrary to the objectives of any part of the adopted General Plan, in that, the General Plan promotes the development of, and improvements to, commercial properties as means to provide benefits for the residents of

the community. The EMC sign will enable the existing use to remain competitive and thereby contribute to the economic well-being of the City.

- E. Based upon the substantial evidence presented to this Commission during the above-referenced hearing on September 13, 2021, 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, the Holt Boulevard Specific Plan, the Montclair Municipal Code, and good planning principles, and approves the application subject to each and every condition set forth below.

Planning

1. This CUP approval based on approved plans filed with the Planning Division and as described in the staff report. The approved sign program consists of the following elements:
 - a. **New EMC Digital Monument Sign** – The EMC digital monument sign shall comply with the following criteria:
 - i. The sign shall not exceed 14'-0" in height and 9'-3" in width; and
 - ii. The sign shall maintain a two-sided LED screen with a 9x16 aspect ratio; and
 - iii. The LED screen shall not exceed 60 square feet in area; and
 - iv. The sign will comply with the operational and maintenance requirements of the EMC ordinance pursuant to Chapter 11.72.370 of the Montclair Municipal Code; and
 - v. The sign shall be located in newly constructed landscape planter generally located where depicted on the approved site plan and accompanying plans.
 - b. **Secondary Tenant Identification Monument Signs** –The new secondary tenant identification monument signs shall comply with the following criteria:
 - i. Maximum of (1) one secondary freestanding tenant identification sign shall be allowed.
 - ii. Maximum size of each sign shall be 10'-0" high by 9'-0" wide;
 - iii. Sign copy and logos will be routed out with push-thru acrylic typeface and limited to an area not exceeding 5'-0" high by 9'-0" wide; and

- iv. Both sides of the signs will contain identical verbiage.
2. CUP approval shall be valid for six (6) months and shall automatically expire on the anniversary date of Planning Commission approval unless the applicant is diligently pursuing building plan check toward construction of the signs. 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 and Variance expiration date.
3. No changes to the provisions of the approved sign program shall be permitted without prior City review and approval. Any modification, intensification, or expansion of the use and design plan beyond that which is specifically in the approved sign program, with this CUP and PPD, shall require review and approval by the Planning Commission.
4. Within five (5) days of approval by the Planning Commission, the applicant shall submit 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 County administrative fee for filing a Notice of Exemption as required by the California Environmental Quality Act (CEQA).
 - b. A check in the amount of **\$ 692.60**, 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.
5. In establishing and operating the subject use, the applicant shall at all times comply with any and 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 Chapter 11.72.370 of the Montclair Municipal Code. Approval of this CUP shall not waive compliance with any such requirements.
6. The landscape improvements associated with this sign approval shall be constructed into the satisfaction of the Director of Community Development.
7. All signs included in this approval shall be maintained in good and/or working condition at all times, including regular cleaning. All damage and/or defective parts shall be immediately repaired or replaced as necessary. Any graffiti, etching, discoloration, etc., shall be removed and surfaces refinished as necessary to restore original or like new appearance.
8. Temporary promotional signs shall comply with Chapter 11.72 of the Montclair Municipal Code, including, but not limited to, the following:

- a. Temporary banners for the purpose of announcing the grand opening or advertising promotions shall require banner permits from the Planning Division prior to installation.
 - b. Promotional window signs shall not occupy more than 25 percent of the aggregate window area.
 - c. At no time shall pennants, inflatable signs, "human" signs, other similar advertising devices be utilized on the property or off-site.
9. 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.
10. To ensure compliance with the provisions of this Planning Commission approval, a final inspection is required from the Planning Division when work has been completed on any sign. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
11. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void or annul, the any action of, or permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities, thereof (including actions approved by the voters of City), for or concerning the project, whether such Actions, are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any action brought and City shall cooperate with the applicant in the defense of the Action.

Building Division

12. Submit four complete sets of plans including the following:
 - a. Site/Plot Plan;

- b. Electrical Plans including the size of the main switch, number and size of service entrance conductors, panel schedules, and single line diagrams;
 - c. Structural calculations
13. Architect's/Engineer's stamp and signature are required prior to plan check approval.
 14. Prior approval of the Building Official will be required if the base foundation of the existing sign is intended to be reused for the base of the new sign.
 15. 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.
 16. Contractors must show proof of State Contractors License and City Business Licenses and Workers' Compensation Insurance coverage to the City prior to permit issuance.
 17. All utility services to the project shall be installed underground.
 18. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number.
 19. Construction activity shall only be permitted from the hours of 7:00 a.m. to 8:00 p.m. daily.
 20. 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.
 21. Contractor shall pay in advance for inspection services performed outside the scope of normal inspection procedures, regular business hours, or in addition to the regular number of inspection allotted. Contractor is to make advance arrangements with the Building Division for inspections to be performed outside of regular business hours or outside the scope of regular inspections.
 22. All illuminated signs shall have visible UL identification on each letter or character. Per the California Electrical Code, an electrical disconnect shall be provided within sight of the sign.
 23. Exposed raceways shall be prohibited on all building-mounted and freestanding signs. An architectural sign backing/raceway may be allowed on the commercial building subject to review and approval by the City Planner.

24. 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 standard:
- a. Install a numerical address on the base of each sign. Address numerals shall be in font which is approved by the Planning Division, a minimum of ten inches in height, a minimum of 1 ½ inches in depth, and be in contrasting color which adequately contrast to the background to which they are attached.

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

APPROVED AND ADOPTED THIS 13th OF SEPTEMBER, 2021.

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 13th day of September, 2021, by the following vote, to-wit:

AYES:

NOES:

ABSENT: