



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
July 27, 2020

VIA ZOOM VIRTUAL MEETING PLATFORM

CALL TO ORDER

Chair Rowley called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Sanchez led those virtually present in the salute to the flag.

ROLL CALL

Present: Chair Rowley, Vice Chair Martinez, Commissioners Eaton, Sahagun, and Sanchez, Community Development Director Diaz, Associate Planner Nemeth, Deputy City Attorney Holdaway, and IT Specialist Garcia

MINUTES

The minutes from the July 13, 2020, regular meeting were presented for approval. Commissioner Sanchez moved to approve, Commissioner Eaton seconded, there being no opposition to the motion, the motion passed 5-0 and a verbal vote by name was as follows: Ayes – Chair Rowley, Vice Chair Martinez, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2020-13
Project Address: 9405 Monte Vista Avenue
Project Applicant: 9645 Asahi, LLC
Project Planner: Yvonne Nemeth, Associate Planner
Request: Conditional Use Permit request to allow on-site consumption of beer and wine (ABC License Type 41 On Sale Beer and Wine – Eating Place) in conjunction with a new restaurant, applying to the restaurant and two outdoor patio areas.

Associate Planner Yvonne Nemeth reviewed the staff report and shared a PowerPoint presentation.

Chair Rowley opened the public hearing.

Hearing no requests to comment, Chair Rowley closed the public hearing.

Commissioner Sahagun commented what a difference paint can make to the building. He stated that the new colors on the building looks nice.

Chair Rowley mentioned that he did his own research on the types of liquor licenses available because he saw sake on the menu and they are seeking a beer and wine license. He learned that sake falls under the beer and wine category.

Commissioner Eaton move that, based upon evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA). Further, the project qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0, and a verbal vote by name was as follows: Ayes – Chair Rowley, Vice Chair Martinez, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez.

Commissioner Sanchez moved to approve Conditional Use Permit under Case No. 2020-13 approving the on-premises sale of beer and wine only (ABC Type 41 license) in conjunction with a bona fide eating establishment, with outdoor dining at 9405 Monte Vista Avenue per the submitted plans and as described in the staff report, subject to the conditions of approval in attached Resolution No. 20-1941, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0, and a verbal vote by name was as follows: Ayes – Chair Rowley, Vice Chair Martinez, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez.

Vice Chair Martinez welcomed the applicant to Montclair.

Chair Rowley also welcomed the applicant and thanked him for choosing to come into Montclair and expand his business.

INFORMATION ITEMS

Community Development Director Diaz reminded the Commission that there will be two items for the August 10, 2020, meeting. One of the items will be the Montclair Place District Specific Plan, of which you received notice of over one week ago. Associate Planner Nemeth will be delivering draft copies of the Specific Plan to each of the Commissioner's homes on Tuesday. He encouraged the Planning Commission to get an early start in reviewing the proposal and to keep the document handy for the August 10, 2020, meeting.

Commissioner Sahagun asked what are the current guidelines for outdoor dining in the City? Community Development Director Diaz replied the City and the State currently allow for outdoor dining to occur on the premises (without a conditional use permit) as a special consideration given the current state of affairs with COVID-19. The restaurants are allowed to serve patrons outdoors, under a canopy, if desired, so long as the canopies are open on at least three sides. The restaurants have to ensure that proper social distancing is maintained at all times. The City has developed a streamlined process for the restaurants to obtain Building Department approval for the canopies. The City's website contains a Covid-19 page that provides information regarding outdoor dining and other programs related to the pandemic. Commissioner Sahagun thanked staff for the update and commented that it is very important to assist these restaurants in remaining open but at the same time being safe.

Commissioner Eaton commented that it was nice to see a restaurant coming to the vacant restaurant site and is looking forward to the business opening. She ended by congratulating the applicant.

Chair Rowley adjourned the meeting at 7:28 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary