



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
February 11, 2019

COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

Vice Chair Flores called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Rowley led those present in the salute to the flag.

ROLL CALL

Present: Vice Chair Flores, Commissioners Martinez, Rowley and Sahagun, City Planner/Planning Manager Diaz, Assistant Director of Housing/Planning Manager Caldwell, and City Attorney Robbins

MINUTES

The minutes from the January 14, 2019, regular meeting were presented for approval. Commissioner Martinez moved to approve, Commissioner Sahagun seconded, there being no opposition to the motion, the motion passed 4-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2018-29
- | | |
|--------------------|---|
| Project Address: | 5200 N. Montclair Plaza Lane |
| Project Applicant: | 5060 Montclair Plaza Lane Owner, LLC |
| Project Planner: | Christine Sanchez Caldwell, Assistant Director of Housing and Planning Manager |
| Request: | Conditional Use Permit and Precise Plan of Design to allow construction of a full-service restaurant with outdoor dining patio and an ABC Type 47 (On Sale General Eating Place) alcohol and beverage license |

Assistant Director of Housing/Planning Manager Caldwell reviewed the staff report, adding that to date, no telephone call or inquiries have been made regarding the project. She also added that the applicant has requested the hours of operation, listed in Condition No. 9, be amended.

Commissioner Martinez commented that the elevations included in the packet did not clearly depict which side of the building the patio would be located. Assistant Director of Housing/Planning Manager Caldwell replied there would be only one patio, located on the south side.

Assistant Director of Housing/Planning Manager Caldwell stated that the applicant was in attendance for any questions.

Commissioner Sahagun asked for clarification regarding the proposed changes to Condition No. 9. related to the proposed hours of operation. Mr. Mitchell, representing the applicant, answered that the applicant is requesting to open at 9:00 a.m. on Saturday and Sundays instead of 10:00 am as indicated in the report. Brunch will be served on Saturday and Sundays; their restaurants typically open up for business at 9:00 a.m. on weekends.

Commissioner Martinez asked Mr. Mitchell if pets are allowed inside the restaurant in addition to the outdoor patio. Mr. Mitchell replied they are not. He commented there is a sign posted at the door stating that pets are to remain outside. A patron can check-in inside the restaurant, but the pets are brought in through a designated patio gate entrance. The dogs have to be leashed, cannot weigh over sixty pounds, and if the dogs are found to be barking, yelping, or whining so as to upset the general atmosphere of patio dining, the patrons are asked to remove their pets. Lazy Dog Restaurant has established a strict maintenance program that has been developed in conjunction with the Health Department as to the cleaning up after the dogs.

Commissioner Rowley asked if Mr. Mitchell could further elaborate on the details for cleaning up after the dogs should there be an incident on the dining patio. Mr. Mitchell replied there is a protocol in place that addresses who cleans the messes and as to what cleaning agents are used. He further stated that the food servers do not engage in the cleaning, but rather it is the busboy personnel.

Commissioner Rowley asked if there would be a staff member assigned to monitoring the patio area for this purpose. Mr. Mitchell stated the busboys are trained for these types of cleanups.

Commissioner Rowley asked if there would be sufficient parking for the restaurant. Assistant Director of Housing/Planning Manager Caldwell stated that all of the parking south of the restaurant, extending to the freeway will be available for restaurant patrons. Commissioner Rowley stated that he is looking into the future when the theater and the other restaurants are opened and the demand for parking increases. Staff stated that the mall currently has an excess of approximately 1,000 parking stalls and that parking for the Lazy Dog Restaurant and the future theater and restaurants meets the City's minimum parking demand standards.

Vice Chair Flores opened the public hearing.

Bruce Culp, 9016 Sycamore, Montclair, California, welcomed Lazy Dog to Montclair, stated he was very excited about the proposal and that he and his fellow neighbors from The Paseos (across the street) hoped they opened the Lazy Dog soon and he encouraged them to work together with the local breweries.

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

Commissioner Sahagun stated he was pleased with the design of the restaurant and hoped this would set a higher bar and that staff would continue to bring quality restaurants and other shops before the Planning Commission.

Commissioner Sahagun moved 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 3 exemption under State CEQA Guidelines Section 15303 because the new building will not exceed 10,000 square feet in floor area and will not involve the movement of significant amounts of hazardous substances, and where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive, Commissioner Rowley seconded, there being no opposition to the motion, the motion passed 4-0.

Commissioner Martinez moved to approve Conditional Use Permit and Precise Plan of Design under Case No. 2018-29 approving the on-premises sale of beer, wine, and distilled spirits (ABC Type 47 license) in conjunction with a bona fide eating establishment, outdoor dining patio and related site and tenant improvements at 5200 N. Montclair Plaza Lane per the submitted plans and as described in the staff report, subject to the conditions of approval, amending Condition No. 9, in attached Resolution 19-1926, seconded by Vice Chair Flores, there being no opposition to the motion, the motion passed 4-0.

INFORMATION ITEMS

City Planner/Planning Manager Diaz congratulated former Planning Commission Chair, Tenice Johnson, on her appointment to the City Council, and mentioned that she and Councilmember

Martinez were in the audience tonight, and on behalf of Planning staff, wished her the best and that she would be missed.

City Planner/Planning Manager Diaz stated that in the next few meetings, we would do a reorganization of the Planning Commission and then work on filling the now vacant position.

City Attorney Robbins, Commissioner Sahagun, Commissioner Rowley, and Commissioner Martinez all congratulated Council Member Johnson on her new appointment.


Commissioner Rowley stated that knowing that Lazy Dog Restaurant was on the agenda, he and his family had dinner at the Lazy Dog Restaurant Rancho Cucamonga location; he was very impressed with the menu and the highlight of the experience was the excellent service bestowed upon he and his family. He asked if Mr. Mitchell could pass his comment along to the Rancho Cucamonga management staff.

Commissioner Rowley mentioned that the construction wall outside of The Canyon at Montclair Place was removed and now the entrance to the concert venue is now visible and that it is quite impressive. He further commented that the excitement could be felt in the air---people were stopping and taking pictures of the store front and studying the menu and lineup of the forthcoming artists.

Commissioner Martinez thanked the mall owners for bringing us great businesses.

Vice Chair Flores adjourned the meeting at 7:30 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary