



CITY OF MONTCLAIR  
PLANNING COMMISSION MINUTES  
REGULAR ADJOURNED MEETING  
August 10, 2015

COUNCIL CHAMBER  
5111 Benito Street, Montclair, California 91763

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**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Present: Chair Johnson, Vice Chair Flores, Commissioners Martinez (arrived at 7:05 p.m.), Sahagun and Vodvarka, Community Development Director Lustro, City Planner Diaz, Associate Planner Gutiérrez, and Deputy City Attorney Holdaway

**MINUTES**

There were no minutes presented for approval. The minutes from the July 27, 2015 and August 10, 2015 meetings will be presented for approval at the next regularly scheduled meeting.

**ORAL AND WRITTEN COMMUNICATIONS**

None.

## AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2015-14
- |                    |   |
|--------------------|---|
| Project Address:   | 8920 Vernon Avenue                        |
| Project Applicant: | Schmit Family Trust                       |
| Project Planner:   | Silvia Gutiérrez, Associate Planner       |
| Request:           | Conditional Use Permit for a microbrewery |
| CEQA Assessment:   | Categorically Exempt (Section 15301)      |

Associate Planner Gutiérrez reviewed the staff report.

Chair Johnson opened the public hearing.

Bruce Culp, 9016 Sycamore Avenue #110, Montclair, supported approval of the item. He and his neighbors are craft beer enthusiasts and regularly visit the microbreweries in surrounding cities and believed this will be a welcome and popular addition to the City. He commented the Inland Empire itself is fast becoming a destination for this type of business. Residents of the Inland Empire are, in turn, looking for places where they can enjoy locally crafted beer. He has discovered many craft beer enthusiasts in Montclair, including 30 to 40 at The Paseos where he lives. One benefit of having a craft microbrewery in the area is that most people who drink these types of beers usually have a little bit more disposable income, allowing them to pay a premium for craft beer, which means these people would be in Montclair, spending more money in the City. He felt it was imperative that these breweries work closely together, almost like a cooperative, to support each other in order to succeed. Dale Bros. and Rockhouse are less than one mile away from each other in the same city and one would think that having two breweries in close proximity would not be financially viable for the other. However, they both flourished and, in fact, vigorously support each other in their successes. The breweries tend to work together to make each other succeed. As North Montclair develops, he encouraged the City to allow more microbreweries in the area so that the City can give attention to the people who enjoy craft brews. One other thing that microbreweries in this area are known for is supporting local charities, which can benefit from events at the establishments. He has been to many such events and was in favor of them. He suggested that the Planning Division nurture this type of business and help them get through the review process, including allowing special events with outdoor seating. The last thing he wanted to mention was his support for the sale of growlers for outside consumption. He has many growlers himself, but he and his friends have also gotten kegerators, which allow you to bring 5-to-15-gallon kegs home. Although this business might not be large enough to support selling kegs, it's hard for him to find breweries that have the ability to sell kegs to enthusiasts that like to have larger quantities of beer for home enjoyment.

Hearing no other comments and no one else being present, Chair Johnson closed the public hearing.

Commissioner Sahagun asked if staff reviewed the possibility of having an outdoor seating area. Associate Planner Gutiérrez replied that based on their application and the way it was presented to staff, particularly with respect to the size of their manufacturing operation, staff wanted to keep the area of the tasting area ancillary to the manufacturing operation and also because the applicant did not propose outdoor seating. The primary intent of the business is to manufacture craft beer and the tasting area is intended to be ancillary to provide an environment for customers to try the products manufactured on-site.

Commissioner Vodvarka suggested the applicant join the Montclair Chamber of Commerce, which can help them out with numerous programs. He mentioned he was looking forward to seeing them open and wished them luck.

Commissioner Martinez 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 1 exemption under State CEQA Guidelines Section 15301, Commissioner Sahagun seconded, there being no opposition, the motion passed 5-0.

Commissioner Vodvarka moved to approve a Conditional Use Permit under Case No. 2015-14 approving a microbrewery with ancillary tasting area at 8920 Vernon Avenue, Suites 122 and 124, per the submitted plans and as described in the staff report, subject to the conditions of approval in attached Resolution No. 15-1841, Vice Chair Flores seconded, there being no opposition, the motion passed 5-0.

- b. PUBLIC HEARING - CASE NUMBER 2014-21
  - Project Address: 10601 Oak Glen Avenue
  - Project Applicant: Ngoc Trac Pham
  - Project Planner: Michael Diaz, City Planner
  - Request: Conditional Use Permit and Precise Plan of Design for an 11,300 square-foot warehouse building
  - CEQA Assessment: Categorically Exempt (Section 15332)

City Planner Diaz reviewed the staff report.

Commissioner Sahagun asked if staff had been contacted by any of the neighbors. City Planner Diaz responded that Associate Planner Gutiérrez took a call from someone interested in the project, but they were more concerned about whether the City was going to acquire the remainder of the properties on the block, which is not the case. Commissioner Sahagun noted the block is primarily nonconforming residential. City Planner Diaz stated that it is a "Business Park" land use district within the Holt Boulevard Specific Plan, which allows for a range of uses. Housing is no longer a permitted use but existing residences are permitted to remain so long as they are not abandoned for more than six consecutive months or demolished. Commissioner Sahagun asked about the

widening of the street and whether this was going to only be in front of this parcel. City Planner Diaz replied that it would only be in front of the subject parcel. Commissioner Sahagun stated he felt the street itself was kind of narrow and some of the residences are kind of close on setbacks.

Chair Johnson opened the public hearing.

Hearing no other comments and no one else being present, Chair Johnson closed the public hearing.

Commissioner Vodvarka moved 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 adopted Holt Boulevard Specific Plan, is less than five acres in size, 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, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0.

Vice Chair Flores moved to 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 11,300 square-foot warehouse/industrial building on an 0.89-acre site at 10601 Oak Glen Avenue (new address), in the "Business Park" land use district of the Holt Boulevard Specific Plan, by adopting Resolution No. 15-1842, seconded by Commissioner Martinez, there being no opposition to the motion, the motion passed 5-0.

## **INFORMATION ITEMS**

Commissioner Sahagun was pleased to see a number of projects underway in the City. Vice Chair Flores echoed the comment.

Commissioner Vodvarka commented he was sad to see that Conley Hardware appears to have closed for good.

Chair Johnson adjourned the meeting at 7:33 p.m.

Respectfully submitted,

Laura Embree  
Recording Secretary