

NOTICE OF EXEMPTION

COUNTY OF SAN BERNARDINO
CALIFORNIA
2024 MAR 26 PM 12:09
CLERK OF THE BOARD OF SUPERVISORS

TO: () Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Montclair
Community Development Dept.
5111 Benito Street
P.O. Box 2308
Montclair, CA 91763-0808

(X) Clerk of the Board
County of San Bernardino
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415

DATE FILED & POSTED

Posted On: 3/26/24

Removed On: 5/8/24

Receipt No: 36-03262024-214

Project Title: Case Number: 2023-38

Project Location - Specific - Including City and County:
8821 Central Avenue, Montclair CA, San Bernardino County

Lee Pan Montclair LLC., the property owner, proposes establishing a banquet facility at 8821 Central Avenue within a 2,979 SF space formerly occupied by a restaurant associated with the former Dolce Café and Bakery. The proposed name for the banquet facility is "Dolce" and will be operated by the owner of the bakery, now known as the "Layered Cakerie." The intent for the proposed facility is to accommodate small-scale events such as baby & wedding showers, birthdays, engagement parties, business meetings, memorials, retirements, anniversary parties, etc., in a semi-formal fashion. A Conditional Use Permit (CUP) is required for the operation of a banquet venue.

The floor area of the banquet facility is approximately the same as the former restaurant. It is carved out from the larger 8,000 SF lease space, which encompassed both the café (restaurant) and bakery when they previously operated together. The owner obtained a permit to construct an interior demising wall in 2023, which formally separated the subject lease space from the bakery portion of the lease space. The banquet use will share the use of existing restrooms in the building, and the existing kitchen within the bakery portion of the building for meal prep associated with banquet events. A small dance floor will also be available when requested. The applicant does not desire to allow live instrumental music but only DJ music with a separate entertainment permit.

The proposed banquet hall would be available from Tuesday through Sunday between the hours of 10 a.m. to midnight. The number of guests for the events will range from a minimum of 25 to a maximum of 128 guests. The number of employees present at each event would depend on the event's size, typically between 4-10 employees to serve, clean, and manage.

Dolce also desires to reinstate an ABC license Type 41 that was surrendered when they closed their former restaurant in July 2023 to provide guests with supplemental beer and wine with meals. All events with over 75 guests and alcoholic beverages (beer and wine only) will be required to pay for private security services for the duration of the event.

Name of Public Agency Approving Project:

City of Montclair

Name of Person or Agency Carrying Out Project:

Lee Pan Montclair, LLC.

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
- Categorical Exemption per Section 15301
- Statutory Exemptions. State the code number. _____.

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Reasons why the project is exempt:

The project qualifies as a Class 1 exemption under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which exempts projects involving little to no expansion of existing structures or uses. The project does not involve an expansion of the existing structure or a fundamental change in the type of uses permitted by the underlying zoning code.

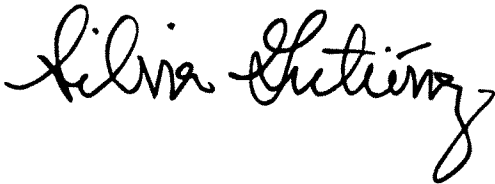
Lead Agency

Contact Person: Silvia Gutierrez **Telephone:** (909) 625-9435

If filed by the applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?
 Yes No

By:



for Michael Diaz, Director of Community Development
Department of Community Development
City of Montclair

Date received for filing at OPR: _____

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