

2024 OCT 30 PM 12:48 **NOTICE OF EXEMPTION**

SAN BERNARDINO COUNTY
CALIFORNIA

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: 10-30-24

Removed On: 12-05-24

Receipt No: 36-10302024
- 836

Project Title: Case Number: 2024-34

Project Location - Specific - Including City and County:
9752 Central Avenue Montclair CA, San Bernardino County

The proposal includes consideration of the following entitlements:

Conditional Use Permit to allow the following:

1. Construction of a 950 SF Dutch Bros Coffee building with two drive-thru lanes.
2. A 336 SF covered patio with limited outdoor seating will be located on the west side of the building. The patio structure will cover the walk-up order window, two tables, and eight seats for waiting walk-up customers.
3. The applicant proposes operating 24 hours a day, seven days a week. The proposed building will not be open for customers but will have windows for walk-up customer orders. Limited outdoor seating will be provided for waiting walk-up customers.

Variance (VAR) to reduce the required 75-foot front setback to 37 feet (approximately 50 percent reduction). The proposed setback for the new building would allow it to be closer to the street and more in line with the other satellite buildings within the center.

Precise Plan of Design (PPD)

The placement of the new building and double-lane drive-thru will eliminate 42 existing parking spaces, but four new spaces will be provided with the project on the north side of the building. The store's proposed drive-thru lane is a double-lane design with a stacking capacity for 20 vehicles. The drive-thru lane begins on the west side of the building, where the order menu board and speakers are located, and then wraps around the south side of the building. The drive-thru pick-up window is located on the east side of the building. A revised parking field to the north and west of the store would be developed with fully constructed curbs, aisles, planter areas, and sidewalks. The shopping center's reciprocal access and parking agreements will remain in place.

Architecture/Design

The store features the modern architectural style and colors typical of the Dutch Bros Coffee brand. The building will be 24 feet in height at the tallest point, with multiple metal awnings surrounding the building and various materials as part of the construction. Building materials include a combination of vertical metal siding, fiber cement siding, and brick veneer used at the base of the building and on patio columns. The new building features gray-toned walls with complementary blue-color tower elements. All roof-mounted mechanical equipment will be screened from public view as the Montclair Municipal Code requires.

Name of Public Agency Approving Project:

City of Montclair

Name of Person or Agency Carrying Out Project:

Skolem Group, 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 15303
- Statutory Exemptions. State the code number. _____.

Reasons why the project is exempt: The Planning Division has determined this project to be Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15303, New Construction of new small facilities or structures less than 2,500 SF in size.

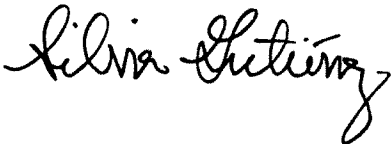
Lead Agency

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

If filed by 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: _____

CLERK OF THE
BOARD OF SUPERVISORS
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