

**MINUTES OF A SPECIAL JOINT WORKSHOP OF THE  
UPLAND CITY COUNCIL, THE PLANNING COMMISSION,  
AND THE AIRPORT LAND USE COMMITTEE  
JANUARY 9, 2020**

**1. CALL TO ORDER AND ROLL CALL OF THE CITY COUNCIL**

The special meeting of the Upland City Council was called to order by Mayor Debbie Stone at 6:00 p.m. in the Council Chamber of the Upland City Hall.

Present: Mayor Debbie Stone, Council Members Janice Elliott, Ricky Felix, Bill Velto, and Rudy Zuniga

**2. CALL TO ORDER AND ROLL CALL OF THE PLANNING COMMISSION AND AIRPORT LAND USE COMMITTEE**

The special meeting of the Upland Planning Commission and Airport Land Use Committee was called to order by Chairperson Robin Aspinall at 6:00 p.m. in the Council Chamber of the Upland City Hall.

Present: Chair Robin Aspinall, Commissioners/Committee Members Carolyn Anderson, Linden Brouse, Alexander Novikov, and Yvette Walker. Committee Members Howard Bunte and Ron Campbell (arrived at 6:03 p.m.)

Absent: Commissioner/Committee Member Gary Schwary

Staff: Interim City Manager Rosemary Hoerning, Interim City Attorney Steven Flower, and City Clerk Keri Johnson

**3. ORAL COMMUNICATIONS**

A number of individuals spoke in opposition of the proposed project citing traffic concerns, pollution impacts to residents' health, impacts to streets, lack of tax revenue to the City, zoning of the property, the proximity to residential neighborhoods, the need for noise studies to be performed at night when there will be truck traffic, potential increases in crime, and concerns regarding the validity of the environmental study. Speakers requested a full environment impact report be performed before the project is considered for approval. The following spoke:

Steve Bierbaum, Upland  
Mark Walters, Upland  
Irmalinda Osuna  
Roger Stephenson, La Verne  
Leland Marks, Upland  
Bill Behjat, Upland  
Fariba Noory, Upland  
John Weinerth, Upland  
Eric Nilsson, Claremont  
Natasha Walton, Upland  
April McCormick

Brinda Sarathy  
Lois Sicking Dieter  
Mike Nunez, Upland  
David Wade, Upland  
Chris Garcia, Upland  
Libby Hummel, Upland  
Charlene Contreras, Upland  
Carlos Garcia, Upland  
Terri D  
Alunzo Zaldivar  
Marjorie Mikels

Ray Musser, Upland, spoke in support of the proposed project.

Eric Reese, suggested the developer use porous reflective pavements to reduce surface temperatures, lower energy costs, and reduce emissions.

Carl Bunch, Upland, suggested the following issues be considered, cross traffic issues on Foothill Boulevard, financial penalties for the tenant if the maximum number of truck trips is exceeded, and request that the tenant designate Upland as the point of sale in order to retain sales tax revenues in the City.

Eric Gavin, spoke in support of the project and stated that the City had missed out on other development opportunities.

Brigitte James, requested that the legislative bodies listen to the community concerns and continue to try and negotiate with the developer.

Bob Cable, spoke in support of the project and stated that there have been many changes in the City since the airport was built over 75 years ago.

At 7:23 p.m. Mayor Stone called a recess. The City Council, Planning Commission, and Airport Land Use Committee reconvened at 7:29 p.m.

**4. DISCUSSION OF A DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE BRIDGE POINT UPLAND, LOCATED ON THE NORTH SIDE OF FOOTHILL BOULEVARD NEAR THE TERMINUS OF CENTRAL AVENUE, APPROXIMATELY 50.25 ACRES**

Development Services Director Dalquest introduced Candyce Burnett with Kimley-Horn who presented information on the environmental review process along with a PowerPoint, which is on file in the City Clerk's office.

Interim City Attorney Flower clarified that discussion should be limited to only the draft initial study and the mitigated negative declaration; and not the merits of the project.

There was discussion regarding the differences between a Mitigated Negative Declaration and an Environmental Impact Report, the zoning classification of the property, and the review/approval process.

Brendan Kotler Vice President of Development with Bridge Development Partners, Inc., and consultants then answered questions from the Council and Planning Commission regarding the environmental review process and comment period, the traffic study, the greenhouse gas thresholds, the Mitigated Negative Declaration, potential project conditions to limit traffic impacts, the zoning of the property, and noise impacts.

**5. ADJOURNMENT**

Mayor Stone adjourned the meeting at 9:15 p.m. The next regular meeting of the City Council is Monday, January 13, 2020. The next regular meeting of the Planning Commission is Wednesday, January 22, 2020.

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**SUBMITTED BY:**

  
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Keri Johnson, City Clerk

**APPROVED:**

January 27, 2020  
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