



NOTICE IS HEREBY GIVEN, that the undersigned Mayor Debbie Stone of the City of Upland, pursuant to legal requirements, does hereby call a special joint workshop of the Upland City Council, the Upland Planning Commission, and the Airport Land Use Committee.

**Monday, October 21, 2019**

**6:30 p.m.**

**City Council Chamber**

A handwritten signature in cursive script that reads "Debbie Stone". The signature is written in black ink and is positioned above a horizontal line.

Debbie Stone, Mayor

**AGENDA ATTACHED**



## **Special Meeting**

**October 21, 2019**

**6:30 PM**

**City Council Chamber**

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### **Special Joint Workshop of the City Council, Planning Commission, and Airport Land Use Committee**

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1. CALL TO ORDER AND ROLL CALL OF THE CITY COUNCIL
2. CALL TO ORDER AND ROLL CALL OF THE PLANNING COMMISSION AND AIRPORT LAND USE COMMITTEE
3. ORAL COMMUNICATIONS  
Pursuant to Government Code Section 54954.2, any member of the public may address any item listed on the agenda. Anyone wishing to address the legislative body should submit a speaker card to the City Clerk at or prior to speaking. Speakers shall keep their comments to no more than three (3) minutes.
4. PRESENTATION OF A PROPOSED PROJECT BY BRIDGE DEVELOPMENT, LLC CONSISTING OF A 276,250 SQUARE FOOT BUILDING CONTAINING A RETAIL AND LOGISTICS CENTER ON APPROXIMATELY 50 ACRES LOCATED ON THE NORTH SIDE OF FOOTHILL BOULEVARD NEAR THE TERMINUS OF CENTRAL AVENUE.
5. ADJOURNMENT. The next regularly scheduled City Council meeting is Monday, October 28, 2019. The Planning Commission meeting scheduled for Wednesday, October 23, 2019 has been cancelled. The next regularly schedule Planning Commission meeting is Wednesday, November 13, 2019.

**NOTE:** All Agenda items and back-up materials are available for public review at the Upland Public Library, downstairs reference desk at 450 North Euclid Avenue, the City Clerk's Office at 460 North Euclid Avenue and the City website at [www.ci.upland.ca.us](http://www.ci.upland.ca.us), subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 909.931.4120. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

**POSTING STATEMENT:** On October 16, 2019 a true and correct copy of this agenda was posted on the bulletin boards at 450 N. Euclid Avenue (Upland Public Library) and 460 N. Euclid Avenue (Upland City Hall).



## STAFF REPORT

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**DATE:** October 21, 2019  
**TO:** MAYOR AND CITY COUNCIL, PLANNING COMMISSION, AND AIRPORT LAND USE COMMITTEE  
**FROM:** ROSEMARY HOERNING, INTERIM CITY MANAGER  
**PREPARED BY:** ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR  
MIKE POLAND, CONTRACT PLANNING MANAGER  
**SUBJECT:** PRESENTATION OF A PROPOSED PROJECT BY BRIDGE DEVELOPMENT PARTNERS, LLC CONSISTING OF A 276,250 SQUARE FOOT BUILDING CONTAINING A RETAIL LOGISTICS CENTER ON APPROXIMATELY 50 ACRES LOCATED ON THE NORTH SIDE OF FOOTHILL BOULEVARD NEAR THE TEMRINUS OF CENTRAL AVENUE.

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### PURPOSE OF WORKSHOP

The intent of this Joint Workshop is for the City Council, the Planning Commission, and the Airport Land Use Committee to review and comment on a revised project by Bridge Development, LLC. The Joint Workshop also provides an opportunity to hear comments from the public on the project. The following provides a summary of the purpose of the Joint Workshop:

- Receive a detailed presentation on a revised project from the applicant
- Review conceptual development plans
- Ask questions of the project to the applicant and/or staff
- Receive other project related information
- Bridge Development, LLC will be providing a detailed presentation of the revised project at the Joint Workshop. This staff report provides general background information of the project as staff knows currently.

### BACKGROUND

On June 27, 2019, the City Council, Planning Commission, and Airport Land Use Committee conducted a joint public workshop to discuss the applicant's initial

proposed development plan. That initial development plan consisted of three (3) warehouse/office buildings with mezzanines totaling 977,246 square feet with required parking and landscaping improvements on 50.25 acres. After considerable discussion and public input, staff met with the applicant to review the comments from the meeting and to encourage them to revise the project. The applicant decided to revise their development plan and present it to the City Council, Planning Commission, and Airport Land Use Committee to obtain feedback.

## **DISCUSSION**

The Project site is located in a predominately industrial and commercial area, and is zoned Commercial/Industrial Mixed-Use (C/I-MU) district. The land uses surrounding the Project site consist of a mix of uses including industrial, commercial, a privately-owned airport, and a major transportation corridor. The surrounding zoning consists of Highway Commercial (HC) district to the south along the north side of Foothill Boulevard, to the north is Cable Airport (CA) district, to the west are heavy commercial uses and an industrial park development beyond, and to the east is Commercial/Industrial Mixed-Use (C/I-MU) district which is developed with a Lowe's Home Improvement Store and a commercial shopping center. The City's General Plan land use designation for the Project site is Commercial/Industrial Mixed-Use (C/IN-MU).

The proposed project concerns a single-story building that would be 276,250 square feet in size and is forty-seven (47) feet in height, and contains a 10,000 square feet office/mezzanine within the building. The building will contain a retail logistics center. The building's architecture features a contemporary design that depicts substantial use of medium blue reflective glazing with extended projections to focus attention on the entries and street frontages. The major building material is concrete tilt-up with scored reveals to enhance the building's architecture and provide depth through shadow lines. The building's interior space would contain a thirty-six (36) foot clearance that results in a maximum parapet height of approximately forty-seven (47) feet.

The parking requirements for the proposed project require that the development plan provide one parking space per 1,000 square feet of warehouse area, plus one parking space per 300 square feet of office use, and one space per 250 square feet of retail use. This equates to a requirement of approximately ±350 parking spaces for the project. The revised site design provides approximately 1,486 spaces for delivery vans and automobiles. Additionally, industrial developments with two or more dock-high loading spaces shall provide one trailer parking/waiting space, twelve (12) feet wide by forty (45) feet deep, for each two loading spaces. Each loading space shall have minimum dimensions of twelve (12) feet wide by forty (40) feet deep, and fourteen (14) feet in vertical clearance. There would only be twenty-five (25) dock-high loading spaces across the entire site.

The applicant has stated to staff that vehicular traffic accessing the site would be restricted as follows:

- Tractor trailers would be restricted to enter and exit the site from Central Avenue via Foothill Boulevard only.
- Automobiles and small delivery vans would be able to utilize Central Avenue and the other two (2) access driveway entrances from Foothill Boulevard and 13<sup>th</sup> Street.

It is anticipated that construction is expected to commence in the 1st Quarter of 2020 with a construction duration of approximately eight (8) months and would be completed in one phase with buildout in mid-2020. The current construction waste recycling business is required to vacate the site and have the entire site cleared and cleaned-up of any of their activities by December 31, 2019. This timeframe is well in advanced of the abatement date contained in a 2017 Settlement Agreement between the Bongiovanni Construction Company and the City of Upland; which is July 31, 2020.

At the workshop, the developer will present an overview of the proposed project for review and general comment from the City Council, Planning Commission, and Airport Land Use Committee.

To implement the project, the following entitlements will be necessary:

- Development Plan Review, in the form of a Design Review and Site Plan Review application.
- Lot Line Adjustment for two to four lots.
- Determination from the Airport Land Use Committee that the Project is compatible with the Cable Airport Land Use Compatibility Plan, and
- California Environmental Quality Act (CEQA) compliance.

Because the revised project will not be utilizing the segment of 13<sup>th</sup> Street, west of Benson Avenue for tractor trailers, no General Plan Amendment is required as part of the entitlements. In accordance with the Upland Municipal Code (UMC), Section 17.43.020 (Review and Decision-Making Authority) for the above referenced entitlements the Planning Commission is the final acting body on the project. However, in accordance with Upland Municipal Code Chapter 17.47 (Referrals, Appeals and Calls for Review) any decision of the Planning Commission may be appealed to the City Council.

## **ENVIRONMENTAL PROCESS**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the applicant has submitted a working draft initial study of the revised project for staff's review. An initial study is a preliminary analysis to determine if the

project may have a significant effect on the environment. The initial study also aids in determining what type of environmental document to prepare.

If the initial study determines there is no substantial evidence that the project may cause a significant effect on the environment, the lead agency may prepare a Negative Declaration or Mitigated Negative Declaration. A Negative Declaration (ND) is a document that states upon completion of an initial study, that there is no substantial evidence that the project may have a significant effect on the environment. A Mitigated Negative Declaration (MND) is a Negative Declaration (ND) that incorporates revisions (mitigation measures) in the proposed project that will avoid or mitigate impacts to a point where clearly no significant impacts on the environment would occur.

Additionally, a Mitigated Negative Declaration is a Negative Declaration for a project when the initial study has identified potentially significant effects on the environment, but: 1.) revisions in the project plans by the applicant before the MND and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and 2.) there is no substantial evidence in light of the whole of the record before the City that the project, as revised, may have a significant effect on the environment.

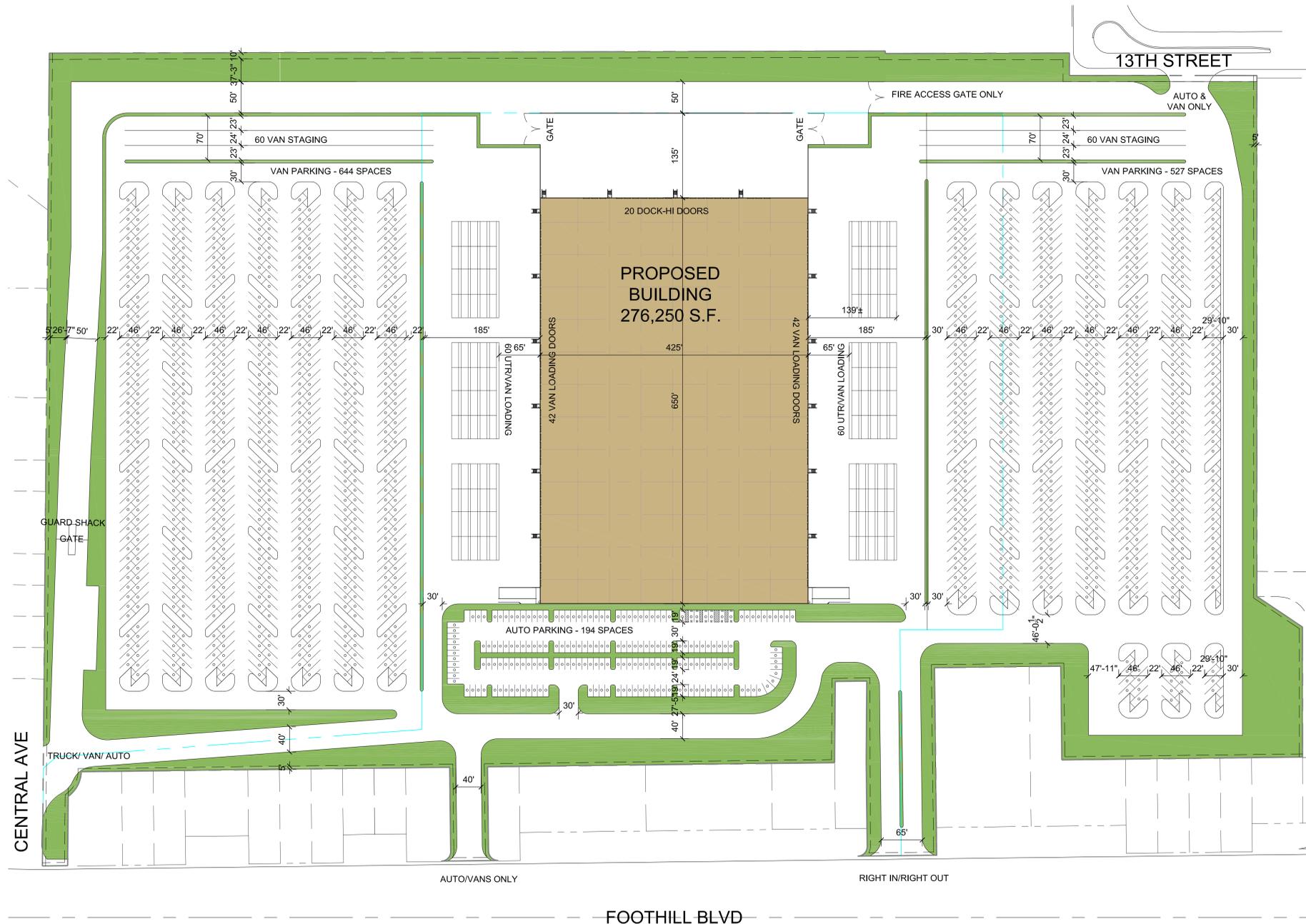
If it is determined that there are potentially significant effects on the environment that cannot be mitigated to a level of less than significant an Environmental Impact Report (EIR) must be prepared to assess the project. An EIR refers to an assessment of all possible impacts that a land development or construction project requiring discretionary approval may cause on the environment in a particular area. It includes air quality, traffic, noise, public facilities and utilities schools, fire protection, endangered species, archeological artifacts, and aesthetics to name a few.

Regardless of whether the City determines that the project requires a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report, a public scoping meeting will be held prior to the Planning Commission public hearing, to secure public comments on the environmental document. Comments received will be forwarded to the applicant and the Planning Commission at their public hearing when they consider the revised development plan.

This CEQA public scoping meeting will provide participants with: 1) an explanation and understanding of the proposed project; 2) an opportunity to comment on the project; and 3) an opportunity to comment on the appropriate scope and content of the environmental analysis and environmental documentation for this project pursuant to CEQA (Public Resources Code Section 21000 et seq.) In reviewing the completed initial study and all technical studies, staff will determine what CEQA document will be required to for the project.

## **ATTACHMENTS**

Exhibit A – Bridge Revised Development Plans



PROJECT INFORMATION		
TOTAL SITE AREA	2,189,081 SF	50.25 AC
AUXILIARY PARKING SITE AREA	1,221,065 SF	28.03 AC
BUILDING SITE AREA	968,016 SF	22.22 AC
COVERAGE		28.5%
<b>BUILDING AREA</b>	<b>276,250 SF</b>	
FOOTPRINT	276,250 SF	
WAREHOUSE	271,250 SF	
OFFICE	5,000 SF	
MEZZANINE	0 SF	
OFFICE	0 SF	
PARKING REQUIRED (9X19)	288	
WAREHOUSE @ 1/1000	271	
OFFICE @ 1/300	17	
AUTO PARKING PROVIDED	312	
STANDARD	219	
ADA	7	
EVC VAN	2	
EVC ADA	2	
EVC	34	
CLEAN AIR	48	
UTR/VAN LOADING	120	
TRAILER STALLS REQUIRED 1/2 DOCKS	10	
TRAILER STALLS PROVIDED	0	
BUILDING LANDSCAPE REQUIRED	48,401 SF	5.0%
BUILDING LANDSCAPE PROVIDED	103,061 SF	10.6%
AUXILIARY PARKING		
AUTO PARKING PROVIDED	1,054	
VAN MAINTENANCE SPACES	25	
VAN PARKING SPACES	773	
VAN PERSONAL VEHICLE SPACES	136	
VAN STAGING	120	

A CONCEPTUAL SITE PLAN  
SCALE: 1" = 80'



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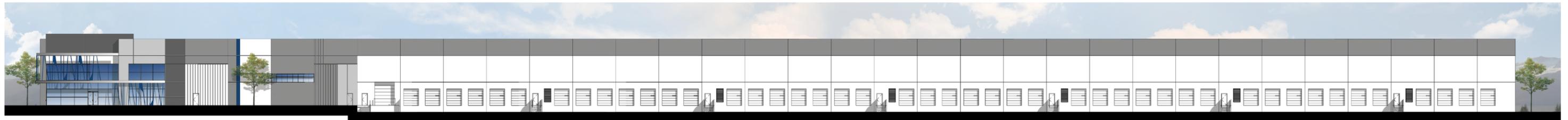
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



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BRIDGE DEVELOPMENT  
FOOTHILL BLVD - UPLAND, CA

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H-A+D JOB NO: A17-2047