



# **REGULAR MEETING OF THE UPLAND PLANNING COMMISSION AGENDA**

**January 22, 2020 at 6:30 PM  
Council Chambers**

**ROBIN ASPINALL, CHAIR  
GARY SCHWARY, VICE CHAIR  
CAROLYN ANDERSON, COMMISSIONER  
LINDEN BROUSE, COMMISSIONER  
ALEXANDER NOVIKOV, COMMISSIONER  
YVETTE WALKER, COMMISSIONER  
VACANT, COMMISSIONER**

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## **CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL OF THE PLANNING COMMISSION**

Chair Aspinall, Vice Chair Schwary, Commissioners  
Anderson, Brouse, Novikov and Walker

### **APPROVAL OF MINUTES**

December 11, 2019

### **COUNCIL ACTIONS**

Robert D. Dalquest, Development Services Director  
January 13, 2020

### **FUTURE AGENDA ITEMS**

Mike Poland, Contract Planning Manager

### **ORAL COMMUNICATIONS**

This is the time for any citizen to comment on any items that are not listed on the agenda under "Public Hearings" but within the Planning Commission's purview. Anyone wishing to address the Planning Commission should submit a speaker card to the Planning Secretary prior to speaking. The speakers are requested to keep their comments to five (5) minutes. The use of visual aids will be included in the time limit. Under the provisions of the Brown Act, the Planning Commission is prohibited from taking action on items not listed on the agenda.

**PRESENTATION REGARDING AFFORDABLE HOUSING**

Robert Dalquest, Development Services Director and Liz Chavez, Development Services Manager.

**PUBLIC HEARINGS**

**1. PUBLIC HEARING FOR SPECIFIC PLAN REVIEW NO. 18-02, GENERAL PLAN AMENDMENT NO. 18-04, ZONE CHANGE NO. 18-04, TENTATIVE TRACT NO. 20245 (TT-18-03), SITE PLAN NO. 18-10, DESIGN REVIEW NO. 18-14, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. 0070. (Continued from December 11, 2019).**

A proposed Specific Plan Review and related Planning Entitlements for the development of 65 single-family detached homes, private open space land uses and infrastructure improvements to serve the development.

Project Location: North side of E. 15<sup>TH</sup> Street, south of the Upland Hills Country Club, and approximately 0.25 miles east of North Campus Avenue. APN: 1045-121-04.

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	FH II, LLC (Frontier Homes) 2151 E. Convention Center Way #100 Ontario, CA 91764
RECOMMENDATION:	That the Planning Commission: <ol style="list-style-type: none"> <li>1. Receive staff’s presentation; and</li> <li>2. Hold a public hearing and receive testimony from the public; and</li> <li>3. Move to adopt a Resolution of the Planning Commission of the City of Upland, recommending that the City Council approve the Mitigated Negative Declaration, Specific Plan Review No. 18-02, General Plan Amendment No. 18-04, Zone Change No. 18-04, Tentative Tract No. 20245 (TT-18-03), Site Plan No. 18-10, and Design Review No. 18-14.</li> </ol>
COUNCIL HEARING REQUIRED:	Yes
APPEAL PERIOD:	N/A

**2. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 19-05, SITE PLAN NO. 19-02, DESIGN REVIEW NO. 19-02, TENTATIVE PARCEL MAP NO. 19-01, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. 0079. (Continued from December 11, 2019).**

The proposed project is for the demolition of an existing building and development of 60 townhouse apartments within eleven buildings.

Project Location: 760 Mesa Court, APN: 1046-102-130.

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	Soroush Rahbari 4790 Irvine Boulevard #105-276 Irvine, CA 92620
RECOMMENDATION:	That the Planning Commission: <ol style="list-style-type: none"> <li>1. Receive staff's presentation; and</li> <li>2. Hold a public hearing and receive testimony from the public; and</li> <li>3. Find the project is Categorical Exempt from environmental proceedings pursuant to Article 19, Section 15332, In-Fill Development Projects, Class 32 (a-e), of the California Environmental Quality Act; and</li> <li>4. Move to adopt a Resolution approving Conditional Use Permit No. 19-05, Site Plan No. 19-02, Design Review No. 19-02, and Tentative Parcel Map No. 19-01, subject to conditions of approval as set forth in the Draft Resolution dated January 22, 2020.</li> </ol>
COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	10 days, ending February 3, 2020.

## BUSINESS ITEMS

1. Update on landscape maintenance issues at the Upland Hills Country Club (Mike Poland).

## COMMISSION COMMUNICATIONS

## ADJOURNMENT

Adjourn to the next regular scheduled Planning Commission meeting on February 26, 2020.

**NOTICE TO PUBLIC:** All maps, environmental information, and other data pertinent to this item are filed in the City of Upland Development Services Department and will be available for public inspection prior to the meeting at 460 North Euclid Avenue during normal business hours.

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division for information regarding the appeal procedure.

If you challenge the public hearing(s) or the related environmental determinations, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Upland, at or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at 931-4305. 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 January 16, 2020, at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted on the bulletin boards at 460 N. Euclid Avenue (Upland City Hall) and 450 N. Euclid Avenue (Upland Public Library) per Government Code Section 54954.2.