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. 15TH Street, south of the Upland Hills Country Club, and approximately 0.25 miles east of North Campus Avenue. APN: 1045-121-04.

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<tr>
<th>STAFF:</th>
<th>Joshua Winter, Associate Planner</th>
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<td>APPLICANT:</td>
<td>FH II, LLC (Frontier Homes) 2151 E. Convention Center Way #100 Ontario, CA 91764</td>
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<th>RECOMMENDATION:</th>
<th>That the Planning Commission:</th>
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<td>1.</td>
<td>Receive staff’s presentation; and</td>
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<td>2.</td>
<td>Hold a public hearing and receive testimony from the public; and</td>
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<td>3.</td>
<td>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.</td>
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| 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:

1. Receive staff's presentation; and
2. Hold a public hearing and receive testimony from the public; and
3. Find the project is Categorically 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

**COUNCIL HEARING REQUIRED:** No

**APPEAL PERIOD:** 10 days, ending February 3, 2020.

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**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.

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**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.