



SPECIAL MEETING OF THE UPLAND PLANNING COMMISSION AGENDA

**July 8, 2020 at 6:30 PM
Council Chambers**

**ROBIN ASPINALL, CHAIR
GARY SCHWARY, VICE CHAIR
CAROLYN ANDERSON, COMMISSIONER
THOMAS GRAHN, COMMISSIONER
SERGE MAYER, COMMISSIONER
ALEXANDER NOVIKOV, COMMISSIONER
PATRICK SHIM, COMMISSIONER**

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, Grahn, Mayer, Novikov and Shim

APPROVAL OF MINUTES

May 27, 2020 and June 10, 2020

COUNCIL ACTIONS

Robert D. Dalquest, Development Services Director
June 1, 2020, June 8, 2020 and June 22, 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.

PUBLIC HEARINGS

1. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 20-0003, DEVELOPMENT PLAN REVIEW NO. 20-0004, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR-20-0002.

Project Description: Consideration for 64 apartments within 14 buildings on 3.18 acres.

Project Location: Property is located at 1252 E. 7TH Street, further described as Assessor’s Parcel Number 1047-181-02, and zoned Multi-Family Residential Low (10-20 DU/AC, MFR-L).

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	Naji Garabet 1245 Hicrest Road Glendora, CA 91741
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 that the project is Categorical Exempt from environmental proceedings pursuant to Section 15332, Class 32, in that it consists of a project characterized as in-fill development per the California Environmental Quality Act Guidelines; and 4. Move to adopt a Resolution Conditional Use Permit No. 20-0003 and Development Plan Review No. 20-0004, subject to conditions of approval as set forth in the draft resolution.
COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	July 9, 2020 – July 18, 2020

2. PUBLIC HEARING TO CONSIDER ZONE CODE TEXT AMENDMENT NO. 20-0002.

Project Description: Consideration of an Ordinance adding Chapter 17.23.1 to the Upland Municipal Code related to regulating Short-Term Rentals in Single-Family Residential (RS) zones, Multi-Family Residential (RM) zones and residential specific plans.

Project Location: Citywide.

STAFF:	Robert D. Dalquest, Development Services Director
APPLICANT:	City of Upland 460 North Euclid Avenue Upland, CA 91786

RECOMMENDATION:	<p>That the Planning Commission:</p> <ol style="list-style-type: none"> 1. Receive staff's presentation; and 2. Hold a public hearing and receive testimony from the public; and 3. Find that this Ordinance qualifies under the general rule that CEQA applies only to projects, which have the potential for causing significant effect on the environment. Pursuant to State CEQA Guidelines Section 15061(B)(3); and 4. Approve a Resolution recommending that the City Council adopt an Ordinance (Zone Code Text Amendment No. ZA-20-0002) regulating Short-Term Rentals.
COUNCIL HEARING REQUIRED:	Yes
APPEAL PERIOD:	NA

3. PUBLIC HEARING TO CONSIDER ZONE CODE TEXT AMENDMENT NO. 20-0003.

Project Description: Consideration of an Ordinance amending Upland Municipal Code Chapter 17.40 Telecommunication Facilities (to be renamed Wireless Communications Facilities).

Project Location: Citywide.

STAFF:	Robert D. Dalquest, Development Services Director
APPLICANT:	City of Upland 460 North Euclid Avenue Upland, CA 91786
RECOMMENDATION:	<p>That the Planning Commission:</p> <ol style="list-style-type: none"> 1. Receive staff's presentation; and 2. Hold a public hearing and receive testimony from the public; and 3. Find that this Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly.; and 4. Approve a Resolution recommending that the City Council adopt an Ordinance (Zone Code Text Amendment No. ZA-20-0003) regulating Wireless Communications Facilities.
COUNCIL HEARING REQUIRED:	Yes
APPEAL PERIOD:	NA

BUSINESS ITEMS - None.

COMMISSION COMMUNICATIONS

ADJOURNMENT

Adjourn to the next regular scheduled Planning Commission meeting on July 22, 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 by appointment prior to the meeting at 460 North Euclid Avenue during normal business hours. To schedule an appointment, please call 931-4305.

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 July 2, 2020, at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at 460 N. Euclid Avenue (Upland City Hall), 450 N. Euclid Avenue (Upland Public Library), and the City's website at www.uplandca.gov per Government Code Section 54954.2.