

**DUE TO THE ONGOING EMERGENCY CONCERNING THE COVID-19 VIRUS, THIS CITY COUNCIL MEETING WILL BE CONDUCTED PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.**

**RESIDENTS MAY OBSERVE THE MEETING REMOTELY VIA LIVESTREAM ON THE CITY WEBSITE OR ON SPECTRUM CABLE TV CHANNEL 3 AND FRONTIER CABLE TV CHANNEL 26**

**FOR DETAILED INFORMATION ON HOW TO PARTICIPATE IN REMOTE PUBLIC COMMENT PLEASE VISIT OUR WEBSITE AT: [www.uplandca.gov/city-council-agendasminutes](http://www.uplandca.gov/city-council-agendasminutes) OR CONTACT THE CITY CLERK'S OFFICE AT 909-931-4120**

**AGENDA ATTACHED**



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

**May 27, 2020 at 6:30 PM  
Council Chambers**

**ROBIN ASPINALL, CHAIR  
GARY SCHWARY, VICE CHAIR  
CAROLYN ANDERSON, COMMISSIONER  
SERGE MAYER, COMMISSIONER  
ALEXANDER NOVIKOV, COMMISSIONER  
PATRICK SHIM, COMMISSIONER  
YVETTE WALKER, 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, Mayer, Novikov, Shim and Walker

### **APPROVAL OF MINUTES**

March 25, 2020

### **COUNCIL ACTIONS**

Robert D. Dalquest, Development Services Director  
April 1, 2020, April 13, 2020, April 27, 2020, May 11,  
2020 and May 26, 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. 19-09, SITE PLAN NO. 19-06, DESIGN REVIEW NO. 19-11, TENTATIVE TRACT MAP NO. 19-02 (TTM NO. 20299), AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR-0083.**

Project Description: Consideration for 26 townhome units in seven (7) separate buildings on 1.6 acres.

Project Location: Property is located at 1332, 1336 and 1344 E. 9th Street, further described as Assessor’s Parcel Numbers 1046-501-07, 08, and 09, and zoned RM-20 (Residential Multi-Family Low).

STAFF:	Mike Poland, Contract Planning Manager
APPLICANT:	Matt Livingston Ridge Crest Real Estate, LLC RC Homes, Inc. 1800 S. Brand Blvd.; Suite 203 Glendale, CA 91204
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 Categorically 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 approving Conditional Use Permit No. 19-09, Site Plan No. 19-06, Design Review No. 19-11, and Tentative Tract Map No. 19-02 (TTM No. 20299), subject to conditions of approval as set forth in the draft resolution dated May 27, 2020.
COUNCIL HEARING REQUIRED:	None
APPEAL PERIOD:	May 28, 2020 – June 6, 2020

**2. PUBLIC HEARING TO CONSIDER RECOMMENDING THAT THE CITY COUNCIL APPROVE VEHICLE MILES TRAVELED (VMT) THRESHOLDS FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE RELATED TO TRANSPORTATION ANALYSIS.**

Project Description: Consideration of conforming to State Law Senate Bill (“SB”) 743 by replacing vehicular Level of Service (LOS) with Vehicle Miles Traveled (VMT) transportation analysis metric under the California Environmental Quality Act (CEQA).

Project Location: Citywide.

STAFF:	Mike Poland, Contract Planning Manager
APPLICANT:	City of Upland 460 North Euclid Avenue Upland, CA 91786

RECOMMENDATION:	<p>That the Planning Commission:</p> <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 this project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The project qualifies for a Class 8 categorical exemption (Actions by a Regulatory Agency for Protection of the Environment) in accordance with the requirements of Section 15308 of the State CEQA Guidelines. The revised CEQA thresholds will be compliant with a State mandate (Senate Bill 743) and will be used in a regulatory process that involves procedures for the protection of the environment. The new Local Transportation Assessment Guidelines will provide the City with project specific transportation information that can be used in the local regulatory process in which protection of the environment is considered.; and</li> <li>4. Adopt a Resolution recommending the City Council adopt a Resolution approving Vehicle Miles Traveled (VMT) thresholds for California Environmental Quality Act compliance related to transportation analysis.</li> </ol>
COUNCIL HEARING REQUIRED:	Yes
APPEAL PERIOD:	NA

**BUSINESS ITEMS - None.**

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

Adjourn to the next regular scheduled Planning Commission meeting on June 24, 2020.

<p><b>NOTICE TO PUBLIC:</b> 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.</p> <p>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.</p> <p>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.</p> <p>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]</p>
<p><b>POSTING STATEMENT:</b> On May 21, 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 <a href="http://www.uplandca.gov">www.uplandca.gov</a> per Government Code Section 54954.2.</p>