



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

**August 12, 2020 at 6:30 PM  
Council Chambers**

**ROBIN ASPINALL, CHAIR  
GARY SCHWARY, VICE CHAIR  
CAROLYN ANDERSON, COMMISSIONER  
CHRISTINE S. CALDWELL, COMMISSIONER  
THOMAS GRAHN, COMMISSIONER  
SERGE MAYER, COMMISSIONER  
PATRICK Y. SHIM, COMMISSIONER**

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

### **PLEDGE OF ALLEGIANCE**

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

Chair Aspinall, Vice Chair Schwary, Commissioners  
Anderson, Caldwell, Grahn, Mayer, and Shim

### **APPROVAL OF MINUTES**

July 8, 2020 and July 22, 2020

### **COUNCIL ACTIONS**

Robert D. Dalquest, Development Services Director  
July 13, 2020, July 27, 2020 and August 10, 2020

### **FUTURE AGENDA ITEMS**

Mike Poland, Contract Planning Manager

### **PRESENTATION**

Presentations to outgoing Commissioners Alexander  
Novikov and Yvette Walker

### **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. 19-07.**

Project Description: Request for a conditional use permit to allow a daycare/pre-school facility for up to 94 children within a 5,040 square foot tenant space in an existing shopping center.

Project Location: Property is located at 710 E. Foothill Boulevard, further described as Assessor’s Parcel Number 1046-101-08, and zoned Commercial/Office Mixed-Use (C/O-MU).

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	Wei Zhao 4996 Aldine Street Montclair, CA 91763
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 that this project is Categorically Exempt from environmental proceedings pursuant to Article 19, Section 15301, Existing Facilities, Class 1 (a), of the California Environmental Quality Act Guidelines, since the proposed project consists of a negligible change in use within an existing structure; and</li> <li>4. Move to adopt a Resolution for approval of Conditional Use Permit No. 19-07, based upon the findings and subject to conditions of approval as set forth in the Resolution.</li> </ol>
COUNCIL HEARING REQUIRED:	No.
APPEAL PERIOD:	August 13, 2020 - August 24, 2020.

**2. PUBLIC HEARING TO CONSIDER ZONE CODE AMENDMENT NO. 20-0001.**  
**(Requested to be continued to September 23, 2020)**

Project Description: Consideration of an Ordinance revising the City’s regulations pertaining to Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to conform to the revisions to Government Code Sections 65852.2 and 65852.22 that went into effect on January 1, 2020.

Project Location: Citywide.

STAFF:	Robert D. Dalquest, Development Services Director
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APPLICANT:	City of Upland 460 N. Euclid Avenue Upland, CA 91786
RECOMMENDATION:	That the Planning Commission:  1. Move to continue the public hearing for Zone Amendment No. 20-0001 (Accessory Dwelling Units) to the next regularly scheduled Planning Commission meeting on September 23, 2020.
COUNCIL HEARING REQUIRED:	Yes
APPEAL PERIOD:	NA

## STUDY SESSION

Planning Commissioner Training to provide an overview of land use laws as well as CEQA, meeting procedures, Brown Act, and Conflicts of Interest. (Isra Shah - Deputy City Attorney).

## BUSINESS ITEMS

1. Resolution amending the Rules and Procedures of the Upland Planning Commission.
2. Holiday Schedule.

## COMMISSION COMMUNICATIONS

### ADJOURNMENT

Adjourn to the next regular scheduled Planning Commission meeting on September 23, 2020.

The regular scheduled Planning Commission meeting on August 26, 2020 has been cancelled.

**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 August 6, 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](http://www.uplandca.gov) per Government Code Section 54954.2.