

DUE TO THE ONGOING EMERGENCY CONCERNING THE COVID-19 VIRUS, PLANNING COMMISSION MEETINGS 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: <https://www.uplandca.gov/planning-commission> OR CONTACT THE CITY CLERK'S OFFICE AT 909-931-4120

AGENDA ATTACHED



REGULAR MEETING OF THE UPLAND PLANNING COMMISSION AGENDA

**March 25, 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**

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

PRESENTATION

Presentation to outgoing Commissioner Linden Brouse

APPROVAL OF MINUTES

February 26, 2020

COUNCIL ACTIONS

Robert D. Dalquest, Development Services Director
March 9, 2020, March 13, 2020 and March 23, 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 A PROPOSED AMENDMENT (DA 20-0002) TO DEVELOPMENT AGREEMENT NO. DA 15-01 FOR “THE ENCLAVE AT UPLAND SPECIFIC PLAN”.

Project Description: A proposed amendment to extend the term of Development Agreement No. 2015-01 for “The Enclave at Upland Specific Plan” for an additional one year period to July 27, 2021.

Project Location: Property is bound by Foothill Boulevard to the north and 11th Street to south. Dewey Way is located to the west and Central Avenue is located to the east. APN: 1007-051-02, 03, 04 and 1007-041-05, 06, and 07.

STAFF:	Mike Poland, Contract Planning Manager
APPLICANT:	Adam Collier, Lewis Land Developers, LLC 1156 N. Mountain Avenue Upland, CA 91784
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 requires no further environmental review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations); and 4. Move to adopt a Resolution recommending that the City Council approve the Amendment to Development Agreement No. 15-01 for The Enclave at Upland Specific Plan thereby extending the term to July 27, 2021, as set forth in the draft resolution dated March 25, 2020; and 5. Recommend that the City Council introduce an Ordinance approving the Amendment to The Enclave at Upland Specific Plan Development Agreement.
COUNCIL HEARING REQUIRED:	Yes
APPEAL PERIOD:	None

2. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. CUP-19-0001, DEVELOPMENT PLAN REVIEW NO. DPR-19-0002, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR-19-0001, FOR THE ESTABLISHMENT OF A NEW DRIVE-THROUGH RESTAURANT IN THE REGIONAL COMMERCIAL (RC) DISTRICT.

Project Description: Request to establish a new 5,001 square foot drive-through restaurant (Chick-Fil-A) within the Mountain Green Shopping Center.

Project Location: 335 S. Mountain Avenue. APN: 1008-131-04 and 1008-131-05.

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	Kelsey WU PO Box 270571 San Diego, CA 92198
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. CUP-19-0001 and Development Plan Review No. DPR-19-0002, subject to conditions of approval as set forth in the draft resolution dated March 25, 2020.
COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	March 26, 2020 - April 6, 2020

BUSINESS ITEMS

1. A request for General Plan Conformity Determination to find if the disposition of City-Owned surplus land located at the southwest corner of Euclid Avenue and Interstate 210 and on the north side of Laurel Avenue (APNs: 1044-061-42, 43, 44 and 45), in regards to a potential in-fill development, conforms to the City of Upland's General Plan. Staff - Melecio Picazo, Economic Development Coordinator.

COMMISSION COMMUNICATIONS

ADJOURNMENT

Adjourn to the next regular scheduled Planning Commission meeting on April 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 March 19, 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.