



REGULAR MEETING OF THE UPLAND PLANNING COMMISSION AGENDA

**December 11, 2019 at 6:30 PM
Council Chambers**

**ROBIN ASPINALL, CHAIR
GARY SCHWARY, VICE CHAIR
CAROLYN ANDERSON, COMMISSIONER
LINDEN BROUSE, COMMISSIONER
ALEXANDER NOVIKOV, COMMISSIONER
YVETTE WALKER, COMMISSIONER
VACANT, 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, Brouse, Novikov and Walker.

APPROVAL OF MINUTES

November 13, 2019.

COUNCIL ACTIONS

Robert D. Dalquest, Development Services Director
November 25, 2019 and December 9, 2019.

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 TENTATIVE PARCEL MAP NO. 19-02 (TPM 20122).

The proposal is a request to subdivide one lot into three lots.

Project Location: 494 N. Mountain Avenue, APN: 1007-521-05.

STAFF:	Jacqueline Hong, Assistant Planner
APPLICANT:	Stewart Plaza, LLC 400 N Mountain Ave, Ste 200 Upland, CA 91784
RECOMMENDATION:	That the Planning Commission: <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 the project is Categorically Exempt from further environmental proceedings pursuant to Article 19, Section 15315, Minor Land Divisions of the California Environmental Quality Act Guidelines; and 4. Move to adopt a Resolution approving Tentative Parcel Map No. 19-02 (TPM 20122), subject to conditions of approval as set forth in the Draft Resolution dated December 11, 2019.
COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	10 days, ending December 23, 2019.

2. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 19-12, SITE PLAN NO. 19-11, DESIGN REVIEW NO. 19-18, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. 0038.

The proposed project is a 35,015 square foot supermarket and an ABC Type 21 License for the sale of beer, wine, and distilled spirits for consumption off the premises.

Project Location: 235 E. Foothill Boulevard, APN: 1045-551-20.

STAFF:	Jacqueline Hong, Assistant Planner
APPLICANT:	Upland Village Shopping Center 2950 Airway Avenue Costa Mesa, CA 92626
RECOMMENDATION:	That the Planning Commission: <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 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
RECOMMENDATION CONTINUED:	4. Move to adopt a Resolution approving Conditional Use Permit No. 19-12, Site Plan No. 19-11, Design Review No. 19-18 and Environmental Assessment Review No. EAR-0088, subject to conditions of approval as set forth in the Draft Resolution dated December 11, 2019.

COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	10 days, ending December 23, 2019.

3. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 19-08, SITE PLAN NO. 19-05, DESIGN REVIEW NO. 19-08, STREET VACATION NO. 19-01, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. 0082.

The proposed project is for a Starbucks with a drive-thru and a street vacation of the frontage road.

Project Location: 275 E. Foothill Boulevard, APN: 1045-551-04.

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	Upland Village Shopping Center 2950 Airway Avenue Costa Mesa, CA 92626
RECOMMENDATION:	That the Planning Commission: <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 finding for General Plan Conformity of the Street Vacation (SV-19-01) is Categorically Exempt from environmental proceedings pursuant to Article 5, Section 15061(b)(3), the activity is covered by the common sense exemption that The CEQA Guidelines apply only to projects which have the potential for causing a significant effect on the environment; and 4. Find that the Street Vacation (SV-19-01) is in conformity with the City of Upland General Plan; and 5. Recommend the City Council 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 6. Move to adopt a Resolution recommending that the City Council approve Conditional Use Permit No. 19-08, Site Plan No. 19-05, Design Review No. 19-08, Environmental Assessment Review No. EAR-0082, and Street Vacation No. 19-01, subject to conditions of approval as set forth in the Draft Resolution dated December 11, 2019.
COUNCIL HEARING REQUIRED:	Yes
APPEAL PERIOD:	N/A

4. 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.

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: <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 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 4. Move to adopt a Resolution approving Conditional Use Permit No. 19-05, Site Plan No. 19-02, Design Review No. 19-02, Environmental Assessment Review No. EAR-0079, and Tentative Parcel Map No. 19-01, subject to conditions of approval as set forth in the Draft Resolution dated December 11, 2019.
COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	10 days, ending December 23, 2019.

5. 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.

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.

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	FH II, LLC (Frontier Homes) 2151 E. Convention Center Way #100 Ontario, CA 91764
RECOMMENDATION:	That the Planning Commission: <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. Continue this item to the next regularly scheduled Planning Commission meeting on January 22, 2020.
COUNCIL HEARING REQUIRED:	Yes

APPEAL PERIOD:	N/A
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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 regularly scheduled Planning Commission meeting on January 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 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 December 5, 2019, 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.