MINUTES OF A REGULAR MEETING OF THE UPLAND PLANNING COMMISSION WEDNESDAY, JUNE 23, 2021 AT 6:30 P.M.

1. CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING

Chair Aspinall called the Regular Meeting of the Upland Planning Commission to order at 6:30 P.M. in the Council Chamber of the Upland City Hall.

2. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by *Commissioner Shim*.

3. ROLL CALL

MEMBERS PRESENT:	Chair Aspinall, Vice Chair Schwary, Commissioners Anderson, Caldwell, Grahn, Mayer, and Shim
MEMBERS ABSENT:	None
ALSO PRESENT:	Development Services Director and Planning Commission Secretary Dalquest, Contract Planning Manager Poland, Associate Planner Hong, Deputy City Attorney Maldonado, Administrative Analyst Davidson

4. APPROVAL OF MINUTES

Moved by *Vice Chair Schwary,* to approve the Minutes of the Planning Commission meeting of May 26, 2021.

The motion was seconded by *Commissioner Anderson.*

The motion carried by the following vote (6-0-1):

AYES: *Chair Aspinall, Vice Chair Schwary, Commissioners Caldwell, Grahn, and Mayer*

NAYS: *None* ABSTAINED: *Commissioner Shim*

ABSENT: *None*

5. COUNCIL ACTIONS

Development Services Director Dalquest advised the City Council held a Special Meeting on June 10th and approved the conceptual Upland Memorial Park Revitalization Master Plan and adopted the California Environmental Quality Act (CEQA) document, which allowed the City to meet its timeline with the grant. At the June 14th meeting, the City Council approved by 2nd reading, the Zoning Code amendment allowing "Electronic Changeable-copy Signs" within a high school site located in the Public/Institutional (PB/I) Zoning District. He advised the ordinance will become effective July 14th and the Encroachment License Agreement will come before the City Council at the July 26th meeting.

6. FUTURE AGENDA ITEMS

Contract Planning Manager Poland reported the next Planning Commission meeting will be on July 28th and advised the Planning Commission will be considering a parcel map to subdivide one lot into two at the Vons Shopping Center at 81 West Foothill Boulevard.

7. ORAL COMMUNICATIONS

Chair Aspinall opened oral communications.

Bill Velto provided brief comments regarding *Vice Chair Gary Schwary's* service on the Planning Commission. He remarked that *Vice Chair Schwary* has not only inspired him but others, has been a voice for the City of Upland and thanked him for his service to the City and the Planning Commission. He noted *Vice Chair Schwary* has been a Council advisor, a personal confidante, and brings a lot to the City. He thanked him for his integrity, character, and for his service.

Administrative Analyst Davidson reported an additional speaker card was received for Item No. 9-A. *Chair Aspinall* requested public comment be presented when the item is heard.

Seeing no others wishing to address the Planning Commission, *Chair Aspinall* closed oral communications.

8. PUBLIC HEARING

A. CONDITIONAL USE PERMIT NO. CUP-21-0006, DEVELOPMENT PLAN REVIEW NO. DPR-19-0004, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR 21-0005.

Consideration of a request to construct and operate a 164,570 square foot multi-story climate controlled public storage building on 3.06 acres located within the Highway Commercial (CH) designation of The Colonies at San Antonio Specific Plan. The Project site is located at the southeast corner of E. 20th Street and N. Campus Avenue, further described as Assessor's Parcel Number 1044-102-08. (Staff Person: Mike Poland)

CEQA Determination:	The Project is exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines.
Applicant:	Kelly McKone, 1784 Capital Holdings, LLC.
Appeal Period:	The Planning Commission's decision is final. An appeal period to contest this decision is June 24, 2021 to July 6, 2021.

Contract Planning Manager Poland reported the item is a request for a Conditional Use Permit (CUP) and Development Plan Review (DPR). He advised the Planning Commission determined in January that self-storage facilities are a conditional use within the Colonies at San Antonio Specific Plan's Highway Commercial ("CH") District. He reported the item is a request to construct and operate a 164,570 square foot multi-story climate-controlled public storage building on 3.06 acres located at the southeast corner of East 20th Street and North Campus Avenue.

Contract Planning Manager Poland reported the project site is in Planning Area 20 of the Colonies at San Antonio Specific Plan which is everything located on the south side of East 20th Street, west of the ARCO Station. He reported surrounding uses include the Southern California Edison power lines to the west, Holliday Rock to the north, Interstate 210 to the south, and CNC Motors, Arco, and In-N-Out to the east. He provided a brief overview of the site plan and noted the applicant is no longer proposing RV parking on the western boundary of the property as the Fire Department has determined it needed an extra width around the building for emergency operations since it is a multi-story property. He reported there is now a driveway on the east and the west and the driveway in the middle has been removed. He advised there are 14 parking spaces for guests, customers, and staff along with 3 loading and unloading zones.

Contract Planning Manager Poland provided a brief overview of the landscape plan and reported the applicant proposes 27.93% of the property be landscaped and noted a minimum of 10% is required by the Specific Plan. He advised the architecture is contemporary and intended to complement the surrounding area by being designed to look more like a professional office building rather than a standard self-storage facility that looks industrial and provided renderings of the conceptual design including the loading areas.

Contract Planning Manager Poland reported the applicant has complied and/or exceeded all of the development standards. He advised after consideration from the Traffic Engineer, Public Works, and Fire Department, access at the northwestern driveway is being restricted to "right out" only to mitigate traffic accidents. He advised the other proposed driveway on the eastern side of the property allows ingress left or right.

Contract Planning Manager Poland reported it has been determined the project is exempt from CEQA in accordance with State CEQA Guidelines, Section 15332 "Infill Development' and is consistent with Specific Plan. He reported the findings specified in the Specific Plan for a Conditional Use Permit, as well as the findings for a Conditional Use Permit in the Municipal Code, and the Development Plan Review can comply. He recommends the Planning Commission adopt a Resolution finding the Project exempt from CEQA pursuant to State CEQA Guidelines Section 15332 and approve Conditional Use Permit NO. 21-0006 and Development Plan Review No. 21-0004, subject to the findings and conditions of approval contained in the Resolution. He advised the date in the Resolution in the findings has been corrected to reflect the June 23rd date. He noted the applicant has requested *Chair Aspinall* allow them to display their PowerPoint presentation.

In response to *Commissioner Anderson's* inquiry, *Contract Planning Manager Poland* clarified customers can also exit the property going left using the northeastern driveway.

In response to *Commissioner Caldwell's* inquiries, *Contract Planning Manager Poland* clarified the banding is proposed to be painted only and the stucco is only scored. He recommended *Commissioner Caldwell* inquire directly with the applicant and recommend they make her suggested modifications. He confirmed Burrtec was only recommending one trash enclosure for the site and noted self-storage facilities do not generate a lot of trash.

In response to *Vice Chair Schwary's* inquiry, *Contract Planning Manager Poland* clarified that given the elevation most residents driving on East 20th Street would only see approximately 20 feet of the building. *Commissioner Anderson* remarked it is high enough that the equipment from Holliday Rock would be hidden.

In response to *Chair Aspinall's* inquiries, *Contract Planning Manager Poland* confirmed the applicant would be responsible for landscape maintenance. He also confirmed the applicant is required to install curb gutters and sidewalks.

Chair Aspinall requested additional information regarding the Coworking Office Space Facilities requested by staff. *Development Services Director Dalquest* explained some of the facility's clients will be businesses that will require office space. He noted the Coworking Office Space is intended to foster an environment where businesses can focus on collaborating and connecting in shared workspaces. He also advised all of the necessary IT infrastructure will be available but it will be evaluated after two years to determine if it should continue or be converted into additional storage units.

In response to *Chair Aspinall's* inquiries, *Development Services Director Dalquest* advised the applicant is only required to provide the Coworking Office Space to its customers but recommended she inquire with the applicant.

In response to *Commissioner Grahn's* inquiry, *Contract Planning Manager Poland* confirmed the air conditioning units will be on the roof and covered by the parapet.

Chair Aspinall opened the public hearing.

Shane Swerdlow, Land Use Consultant, Craig Lawson & Co., LLC, introduced the project team. He advised 1784 Capital Holdings, LLC is committed to setting high standards within the self-storage industry through state-of-the-art construction, upscale architectural design, enhanced security, and professional management. He presented renderings of the properties throughout the country. He provided a brief overview of the project site and surrounded uses. He advised many of the sites in the area have remained vacant but have seen increased development over the last few years. He noted current and proposed uses in the area are high trip generating uses and public storage generates far fewer trips. He reported the proposed project site is within Planning Area 20 in the Highway Commercial (CH) Zone and advised the Planning Commission approved Administrative Determination No. 21-0001 in January that allows public storage as a conditionally permitted use in the CH Zone. He noted that outside of the Specific Plan the Upland Municipal Code classifies public storage as commercial use.

Mr. Swerdlow reported the request before the Planning Commission is for a Conditional Use Permit under UMC Section 17.44.040 and a Development Plan Review under UMC Section 17.44.030. He noted no outdoor storage for Recreational Vehicles (RVs) and boats is proposed. He presented a rendering of the view south from East 20th Street and advised it is a 164,570 square foot public storage facility, is generally, 47'4 height, contains 14

parking spaces, and 3 internal loading docks. He presented a site plan rendering of the property and highlighted the driveway, the internal loading bay, the building office, and Coworking Office Space. He advised the Coworking Office Space would be made available to customers as well as to community groups and non-profits for their use.

Michelle Bach, EAPC Architects, provided a brief overview of the renderings, building materials, and articulation of buildings. She advised there is an extra projection for an overhang facing East 20th Street that provides a cover for most of the sidewalk and the parking stalls. She advised there is a mix of stucco and glazing on the property in several different colors and noted all of the columns do project slightly. She reported the landscape palette is also bringing in some extra colored materials and noted the Architerra Design Group is architecting the landscape. She advised there is a combination of palm trees, elm trees, as well as large boulders, rocks, and shrub trees around the property.

Mr. Swerdlow advised public storage provides an essential convenience for local, regional, and freeway users, and it supports the viability of other businesses. He provided a brief overview of land use compatibility and noted it is buffered from residential uses, is freeway-adjacent, and does not generate high traffic odors or noise. He reported there is high demand for public storage in Upland especially at this location. He provided an overview of the target market as identified by 1784 Capital Holdings and includes the areas within The Colonies at San Antonio Specific Plan but also includes Rancho Cucamonga and San Antonio Heights where there is a very low supply of public storage.

In response to *Vice Chair Schwary's* inquiries, *Mr. Swerdlow* confirmed the entire facility has 14 parking spaces in addition to the 3 loading docks. He advised there will be 2 to 3 employees on-site at any given time and noted the additional parking spaces would accommodate the amount of space available within the conference room. He would be open to discussing additional parking spaces but noted the project maxes out the number of parking spaces required.

In response to *Chair Aspinall's* inquiry, *Mr. Swerdlow* clarified the conference room can accommodate approximately 10 to 12 users. *Vice Chair Schwary* expressed concern that if the conference room is used to capacity there may not be enough parking spaces available and there may not be enough street parking to accommodate the overage. *Mr. Swerdlow* agreed this is a valid point and they will look operationally to accommodate that scenario such as using the loading dock for parking spaces or adjust the use of the conference room during peak hours.

In response to *Commissioner Caldwell's* inquiry, *Mr. Swerdlow* confirmed there are pedestrian entrances for those customers who do not need to use the loading dock. He also noted there would be a pedestrian entrance for the conference room.

In response to *Chair Aspinall's* inquiry, *Mr. Swerdlow* reported 1784 Capital Holdings does provide onsite services for customers who need assistance moving heavy items and advised rolling carts are available at all entrances.

In response to *Commissioner Caldwell's* inquiry, *Mr. Swerdlow* presented a brief overview of the floor plans. *Commissioner Caldwell* noted it was laid out very well.

In response to *Chair Aspinall's* inquiries, *Mr. Swerdlow* confirmed the loading zone was two stories high. He advised an operator has not been determined at this time so he cannot confirm the operating name.

In response to *Commissioner Grahn's* inquiries, *Mr. Swerdlow* clarified the projects that were referenced were completed projects in Scottsdale, Arizona and the palette displayed was on the one chosen for the project. *Commissioner Grahn* noted the cornice detail takes away from the overall design of the building because it is an overwhelming statement, and it is more effective when used to accent certain portions of the building. He inquired if the applicant was willing to decrease the amount of cornice detail proposed. *Commissioner Caldwell* agreed that it was too heavy for the entire building and is unsure about the geometric pattern of the building. *Commissioner Mayer* noted he like the cornice detail and likes how big it is because it makes the wall feel smaller and removing the cornice detail may make the wall feel taller.

In response to *Vice Chair Schwary's* inquiry, *Mr. Swerdlow* explained that providing a complete quality design is important for 1784 Capital Holdings and noted the renderings are specific to the Upland project. He clarified the photos previously shown are of projects in Scottsdale, Arizona. He noted there are a range of architectural styles that 1784 Capital Holdings can use to complement the built environment, the natural topography of the location, and to reinforce a sense of brand identity. *Commissioner Grahn* remarked that he stands by his cornice detail concern.

In response to *Commissioner Grahn's* inquiry, *Mr. Swerdlow* explained the local context inspires the design and the color scheme varies from project to project so there is not a rendering of the project using the existing colors.

In response to *Chair Aspinall's* inquiry, *Mr. Swerdlow* clarified the photo depicted in the center of the three photos is the Scottsdale project and is the most similar to the Upland project design and has a similar roofline being proposed in the Upland project.

Commissioner Caldwell remarked that rendering does look attractive and noted it has more glazing and windows but expressed concern that there may be too much banding. *Ms. Bach* clarified the Scottsdale, Arizona project is a three-story building where the Upland project is a four-story building. She advised the material palette shown in the photographs of the detailed slide in Scottsdale, Arizona are the real paint colors and are the same color palette as proposed for the Upland project. She advised the colors may look different because of the sunlight when the picture was taken.

In response to *Commissioner Anderson's* inquiry, *Ms. Bach* confirmed the landscaping will be drought-tolerant shrubs and ground cover and there will be no turf.

Commissioner Grahn remarked the project feels too "stripy" and there is an option to do a forced perspective that will reduce the overall bulkiness of the building.

In response to *Commissioner Anderson's* inquiry, *Ms. Bach* reported a customer cannot look out of any of the windows and noted the front windows are real but only the Manager can access them. She noted the hallways are enclosed.

Chair Aspinall advised that if the Planning Commission has a consensus that the design is not quite right, the Planning Commission can request the developer make changes. *Vice Chair Schwary* advised he does not have an issue with the design and noted the project is a high-class version of self-storage. He noted he is more concerned about the color, the presentation, and the parking.

Chair Aspinall remarked she likes the photo that shows a little bit of variation with the wider stripe at the top.

Commissioner Mayer remarked he does not care for the stripe banding and suggested a more subtle accent color such as a tan or light brown to break it up.

Ms. Bach advised they are happy to work with staff and the Planning Commission to come up with some new designs but suggested that be done at the staff level so the Conditional Use Process can continue. *Commissioner Caldwell* advised she is amenable to the developer working with staff. *Commissioner Mayer* advised he is fine with the design but would like to see the colors softened.

Vice Chair Schwary suggested providing staff direction to work with the developer and noted staff has always followed through with their direction. He noted he is not trying to be difficult but clarified they have an obligation to their residents. He requested the developer try to find space for 3 or more parking spaces and limit the size of the conference room to help with the parking situation.

In response to *Chair Aspinall's* inquiry, *Mr. Swerdlow* clarified the conference room would be mainly for customers but would also be open to community groups and non-profits. He advised they would need to further investigate how to advertise the meeting space.

Contract Planning Manager Poland clarified there is a Conditional Use Permit and a Development Plan Review before the Planning Commission. He advised the Planning Commission could approve the use tonight and have staff come back with an alternate site plan for the Development Plan Review with direction given by the Planning

Commission. He confirmed the conference room is similar to a conference room in City Hall that has a site occupancy of 12 people.

Commissioner Mayer recommended removing blue and yellow from the proposed color scheme. *Contract Planning Manager Poland* clarified those colors are Wildflower Honey and Taliesin Blue. Ms. Bach clarified the Wildflower Honey is only in the small diamond that is at the top of each of the column accents.

Vice Chair Schwary suggested moving on to hear public comment and providing direction to staff so they can take it from there. *Chair Aspinall* concurred.

Mr. Swerdlow advised 1784 Capital Holdings is committed to controlling the capacity of the conference room and the hours of availability to larger groups to ensure there is not a parking issue.

Lois Sicking Dieter stated she believes an initial study is warranted to determine if a categorical exemption or a higher level of CEQA environmental analysis such as a Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) is necessary to determine if there are significant environmental impacts. She expressed concern regarding how the proposed project and the other four already approved projects would have a cumulative impact on traffic, noise, air quality, water quality, and stormwater runoff especially during the construction phase and when all five are in operation simultaneously. She noted there are potential long-term effects from this project and cumulatively five projects that need to include the impact on water quality and water resources. She advised that since this project has a large concrete and asphalt footprint the increased rainwater runoff, results in reduced percolation which leads to reduced water recharge and a lower water table. She noted this is important due to the current severe drought conditions in Upland which are expected to continue. She opined there are sensitive and valuable bioresources on the site. She noted staff states there are no bioresources on the site and inquired whether California Fish and Wildlife has been notified to investigate. Additionally, she mentioned the Specific Plan is dated in 1987 and includes a grading plan with cut and fill indicated. She inquired if any single feature of value change on the Specific Plan or if any materials have been cut, filled, or graded since 1987, and requested a copy of the revised Specific Plan and Stormwater Runoff Analysis report. She inquired if an EIR was completed when the Specific Plan was completed. She advised a significant amount of fill materials have been imported to the 3-acre site and noted the developer should have had the soil tested before moving it to the site. She advised if it was not tested prior, it should be tested now. She believes the staff report has not shown evidence that supports a determination for a Class 32 CEQA exemption to include not showing that this project is eligible to be characterized as an in-fill project based on Parts A, B, and C. She requests the Planning Commission vote no on the resolution and ask for an initial study to be conducted.

Natasha Walton thanked *Vice Chair Schwary* for his service. *Vice Chair Schwary* thanked her for her passion, dedication and for educating him on environmental issues. *Ms. Walton* requested the Planning Commission vote no on the resolution. She opined the project does not qualify as a categorical exemption under Section 15332 of the CEQA since the project is not an in-fill project. She noted the project will affect a rare and natural habitat called Riversidean Alluvial Fan Sage Scrub which is present on the project site along with Mule Fat and believes a biological study should be conducted. She noted California Department of Fish and Wildlife will most likely require the applicant to purchase mitigation land for the loss of the precious Riversidean Alluvial Fan Sage Scrub as it has done in the past with other projects. She advised the site should have been tested for hazardous waste before approval and inquired whether the City received any testing reports. She noted the view of the San Gabriel Mountains will be lost due to the scale of the project. She requested the building height be made to match the buildings in the area. She encouraged the applicant to include more native plants and large shade trees in the landscape plan. She encouraged the use of solar panels in the project and encouraged keeping some of the native habitat intact.

Mr. Swerdlow reported they have worked closely with staff to provide all of the required technical materials to determine it qualifies for CEQA categorical exemption. He advised several sustainability ideas that were shared and noted the project does integrate several sustainability features. He confirmed solar panels will be included in the project and advised the project will comply with CALGreen requirements. He explained the landscape plan has been inspired by the Specific Plan and the types of plant materials that have been called out within the plan for the streetscape and the integration of drought-tolerant and native landscaping.

In response to *Chair Aspinall's* inquiry, *Mr. Swerdlow* confirmed Evergreen Elm trees were proposed along East 20th Street. She noted Elm trees do not seem to survive in this climate and noted Oak trees seem to do much better and recommended they investigate. She encouraged the applicant to weave more native plants onto the slope.

Chair Aspinall closed the public hearing.

Commissioner Grahn agreed with *Contract Planning Manager Poland's* suggestion that the Planning Commission approve the CUP tonight and have staff come back with an alternate site plan previously for the Development Plan Review with direction given by the Planning Commission.

Moved by *Vice Chair Schwary* to find the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines and approving Conditional Use Permit No. CUP-21-0006 and subject to the findings and conditions of the approval contained in the draft resolution.

In response to *Commissioner Caldwell*'s inquiry, *Contract Planning Manager Poland* confirmed the Specific Plan does not allow outdoor storage in The Colonies. He advised the Planning Commission was welcome to add a condition that no outdoor storage of vehicles or materials will be permitted.

Deputy City Attorney Maldonado recommended Vice Chair Schwary include in his amended motion that Development Plan Review No. DPR-21-0004 be continued to the next regular meeting of the Planning Commission.

Moved by *Vice Chair Schwary* that the Planning Commission adopt a Resolution finding the project is categorically exempt from the requirements of the CEQA pursuant to CEQA Guidelines under Section 15332 and approving Conditional Use Permit No. CUP-21-0006 and continue the Developmental Plan Review No. DPR-21-0004 to the next regularly scheduled meeting of the Planning Commission subject to the findings and conditions of the approval contained in the resolution and at no point in time will outdoor storage of any type of vehicle or anything else be allowed on the site.

The motion was seconded by *Commissioner Anderson.*

The motion carried by the following vote (7-0):

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

NAYS: *None* ABSTAINED: *None*

ABSENT: *None*

Contract Planning Manager Poland advised the items to be changed in the Developmental Plan Review include changing some of the colors including Taliesin Blue and Mink, reducing the number of stripes, reducing the size of the cornice, having native plants remain on the slope of the property and Interstate 210, increasing the number of parking space to accommodate the conference room, and determining a maximum occupancy for the conference room.

Commissioner Mayer advised he is not concerned about the color of the Wildflower Honey but is more concerned regarding the contrast of the stripes on the building.

Commissioner Caldwell explained to the applicant this is not a redesign but just some minor tweaks and appreciates their understanding and cooperation.

Commissioner Grahn requested the geometric pattern be reduced and the cornice be removed.

9. BUSINESS ITEMS

A. ADMINISTRATIVE DETERMINATION NO. 21-0004.

Consideration of a request for a minor revision to an approved use to allow the addition of a 1,500 square foot warm-up golf driving cage for the Upland Hills Country Club located in the Upland Hills Country Club Specific Plan at 1231 E. 16th Street. (Staff Person: Mike Poland)

CEQA Determination:	The Project is exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15303 of the CEQA Guidelines.
Applicant:	Upland Hills Country Club
Appeal Period:	The Planning Commission's decision is final. An appeal period to contest this decision is June 24, 2021 to July 6, 2021.

Contract Planning Manager Poland reported the item is an administrative determination to make a minor adjustment to an approved use to allow the addition of a warm-up golf driving cage. He advised the proposal is for a five-mat cage and would be placed near the parking lot south of the tent. He provided a photograph of the golf course as it stood three years ago and noted 66 new homes have been developed by Diversified Properties. He provided the dimensions of the driving cage, a brief overview of the site location, and a brief overview of surrounding uses.

Contract Planning Manager Poland advised special recommended conditions have been included to reduce the potential noise nuisance caused by a warm-up golf driving cage. The hours of operation shall be restricted to 7:00 a.m. to 6:00 p.m. Sunday through Thursday and 7:00 a.m. through 7:00 p.m. Friday and Saturday. He reported staff is requiring a dense planting of Cypress trees planted along the south and east sides of the facility to provide an adequate buffer between the proposed facility and the nearest residents. He recommends the Planning Commission adopt a Resolution finding the Project exempt from CEQA pursuant to State CEQA Guidelines Section 15303 and approve Administrative Determination No. 21-0004 for the Upland Hills Country Club, subject to the findings and conditions of approval contained in the Resolution.

Contract Planning Manager Poland reported since this item was not a public hearing, the residents were not notified directly. He advised the property management company that works for the Board of Directors was notified and they, in turn, notified the residents.

In response to *Chair Aspinall's* inquiry, *Deputy City Attorney Maldonado* advised there is an official applicant but State law does not require a public hearing for these types of items.

In response to *Vice Chair Schwary's* inquiry, *Contract Planning Manager Poland* confirmed the golf balls are being hit towards the pools and noted the applicant has requested limiting usage to irons only.

In response to *Commissioner Caldwell's* inquiry, *Contract Planning Manager Poland* advised the warm-up golf cage is available to paid users of the Upland Hills Country Club. He explained the maximum number of balls a player can hit warming up is 10.

In response to *Commissioner Anderson's* inquiry, *Contract Planning Manager Poland* explained the nets are on three different sides of the cage.

In response to *Commissioner Mayer's* inquiry, *Contract Planning Manager Poland* recommended asking the applicant about hours of operation.

In response to *Chair Aspinall's* inquiry, *Contract Planning Manager Poland* recommended asking the applicant about the repair and maintenance of the net.

Commissioner Caldwell noted the conditions of approval have hours of operation and may need to be modified during the winter months.

In response to *Commissioner Grahn's* inquiry, *Contract Planning Manager Poland* advised the warm-up cage is staffed by the Upland Hills Country Club but is unsure whether a staff member is onsite at the cage itself.

Chair Aspinall opened public comments.

Larry Johnson, Board Member, Upland Hills Country Club, advised the golf course has done a great job over the last year and a half of updating the golf course and completing course maintenance in a timely fashion. He advised there was a recent meeting with the Homeowners Association (HOA) and several residents have had concerns with golf course trees lifting their patios and noted that will be a maintenance item of significant value the golf course will need to address. He advised each homeowner pays $25 per month to the golf course for maintenance which amounts to approximately $162,000 per year for maintenance. He would like to see homeowners' issues addressed as a priority before the warm-up golf cage is approved.

Chair Aspinall remarked that unfortunately, that is an issue between the golf course and the HOA and the Planning Commission is unable to assist in that matter.

Rich Dayvant, an Upland Hills resident, reported he has been involved with the golf course for many years and was involved with getting the 66 units built by Diversified Properties. He advised when the units were built the golf course lost its practice area. He noted the netting placed around the warm-up golf cage has been manufactured to meet the impacts of the golf ball at different heights and speeds. He advised he has sat on the Board of the HOA in the past and noted the $25 month does not cover the majority of maintenance costs such as the $40K in water per month. He advised the homeowners and the golf course work together to resolve issues such as the trees lifting patios. He explained that the warm-up area is important to the quality of play for members. He believes the warm-up golf cage is integral to the golf course and encouraged the Planning Commission to pass the item. He has no objection to installing trees as a screen but is unsure if the homeowners impacted would object.

Shon Shafer, General Manager, Upland Hills Country Club noted *Mr. Dayvant* had covered most of the concerns.

In response to *Chair Aspinall's* inquiries, *Mr. Shafer* reported the hours of operation would start at 7:00 a.m. and would close an hour before the last tee time which would adjust due to daylights savings time. He advised there will be closed-circuit television monitoring the warm-up golf cage. He confirmed there will be signage indicating it is only open to paying customers who are actively playing golf and will also be listed on their website. He advised Judge Netting will be installing the netting and they will be inspecting the netting for visible signs of wear and tear every two years alongside his daily inspections. He confirmed if there is a tear in the netting, the warm-up cage will be closed immediately and will have Judge Netting make the necessary repairs. He noted he recommends irons only because it will give the netting a longer life.

In response to *Commissioner Caldwell's* inquiry, *Mr. Shafer* replied a player will receive their practice balls when they check-in for their tee time. He would be amenable to a condition of approval to read the warm-up golf cage would be closed one hour prior to the last tee time.

In response to *Commissioner Anderson's* inquiry, *Development Services Director Dalquest* advised it would be an appropriate condition to require the bi-annual inspection report be forwarded to the Planning Division and that any damage to the netting would automatically close the warm-up cage.

Contract Planning Manager Poland advised one email was received by a resident who is opposed to the project.

In response to *Chair Aspinall's* inquiry, *Contract Planning Manager Poland* advised he proposed placing the trees right behind the netting area and it would not interfere with the 5-foot requirement. *Vice Chair Schwary* noted the trees will also give extra protection to the pool when they mature.

Contract Planning Manager Poland confirmed two conditions will be added to the Resolution which includes the changes in hours of operation to reflect it will be closed one hour before tee time each day and that a bi-annual report be provided to the Development Services Director regarding the netting.

Moved by *Vice Chair Schwary* that the Planning Commission adopt a Resolution finding the project is categorically exempt from the requirements of the CEQA pursuant to CEQA Guidelines under Section 15303

and approving Administrative Determination No. 21-0004 subject to the findings and conditions of the approval contained in the Resolution and amending the hours of operation to one hour prior to the last tee time and a bi-annual status report is delivered to the Development Services Director.

The motion was seconded by *Commissioner Anderson.*

The motion carried by the following vote (7-0):

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

NAYS: *None* ABSTAINED: *None*

ABSENT: *None*

10. PRESENTATION

A. Recognition in appreciation to outgoing Vice Chair Gary Schwary for 19 years of service on the Upland Planning Commission.

Chair Aspinall presented a plaque to *Vice Chair Schwary* in recognition of this 19 years of service to the Upland Planning Commission and Airport Land Use Committee and noted he will be missed.

Commissioner Anderson remarked *Vice Chair Schwary* will be missed and thanked him for his service.

Commissioner Caldwell noted the Planning Commission will be losing a valuable resource and she is sad to see him move on.

Commissioner Mayer thanked *Vice Chair Schwary* for his service and for being a great example to him.

Vice Chair Schwary provided closing remarks and noted he will be serving on the City Council Advisory Committee. He thanked the staff for their outstanding service and thanked everyone he served with over the last 19 years. He thanked the current Planning Commission for their service.

11. COMMISSION COMMENTS

None

12. ADJOURNMENT

There being no further business to come before the Planning Commission, *Chair Aspinall* adjourned the meeting at 8:32 P.M., to the next regular scheduled meeting of the Planning Commission on July 28, 2021, at 6:30 P.M.

Respectfully submitted,

Robert D. Dalquest, Secretary
Upland Planning Commission