



PLANNING COMMISSION

MEETING

Agenda

Robin Aspinall, Commissioner
David Borger, Commissioner
Jeffrey Johnson, Commissioner
Monica Marroquin, Commissioner
Brian Staton, Commissioner

John P. Andrews, Chair
Christine S. Caldwell, Vice Chair

Robert D. Dalquest, Development Services Director
Albert Maldonado, Deputy City Attorney

Wednesday, April 22, 2026

6:30 p.m.

City Council Chamber

City Hall, 460 N. Euclid Avenue

Residents may observe City meetings remotely via [livestream](#) on the City website, Spectrum Cable TV Channel 3, or Frontier Cable TV Channel 26.

City of Upland Mission Statement

The City of Upland is committed to delivering superior services that meet community needs with transparency and integrity.

City of Upland Vision Statement

Upland is a safe community with historic character where residents enjoy a high quality of life.

1. CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES

Approve the Regular Meeting Minutes of January 28, 2026 and the Special Meeting Minutes of March 12, 2026. (Staff Person: Jamie Davidson)

5. COUNCIL ACTIONS

Presentation of City Council actions from the Regular Meetings of February 9, 2026, February 23, 2026, March 9, 2026, March 23, 2026, and April 13, 2026. (Staff Person: Robert D. Dalquest)

6. FUTURE AGENDA ITEMS

Presentation of future Planning Commission agenda items. (Staff Person: Lorelee Farris)

7. 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 acting on items not listed on the agenda.

Individuals who demonstrate disruptive conduct during public meetings that prevent the legislative body from conducting its meeting in an orderly manner are guilty of a misdemeanor as stated in PC403, disrupting a public meeting, and are subject to removal from the chamber or arrest.

8. PUBLIC HEARINGS

8.a SPECIFIC PLAN AMENDMENT NO. 4 TO THE HISTORIC DOWNTOWN UPLAND SPECIFIC PLAN (SP-25-0003)

Project Description: Consideration of a recommendation to the City Council approving a request to modify the Historic Downtown Upland Specific Plan (HDUSP). The proposed Amendment consists of text and map changes which entail modifications to Section 5(D)(7) (Citrus Transportation District), Table 5-1 (Permitted Land Uses), Section 5(H) (Definitions), and other minor revisions.

After conducting a public hearing, the Planning Commission is requested to approve a Resolution recommending the City Council adopt the proposed Amendment (Specific Plan Amendment No. 25-0003).

CEQA Determination: This project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Common Sense Exemption, Section 15061(b)(3) of the State CEQA Guidelines, which states that CEQA applies only to projects that have the potential to cause a significant effect on the environment. The proposed Specific Plan text amendments do not grant entitlements, do not authorize development, and do not result in any reasonably foreseeable physical changes to the environment. Any future development within the HDUSP area would remain subject to its own independent CEQA review at the time an application is submitted.

Applicant: City of Upland, 460 N Euclid Avenue, Upland, CA 91786

Staff Planner: Joshua Winter, Senior Planner

Appeal Period: There is no appeal period, the Planning Commission's decision is a recommendation to the City Council.

8.b CONSIDERATION OF REVOCATION – CONDITIONAL USE PERMIT NO. 15-05

Project Description: Revocation hearing on Conditional Use Permit No. 15-05 – The subject conditional use permit was approved by the Planning Commission on September 23, 2015 to establish and operate a 1,774 square foot sports bar, known as “3rd Base Sports Bar”, with a Type 48 On-Sale Alcoholic Beverage Control (ABC) license for the sale of beer, wine and distilled spirits, located at 914-916 N. Central Avenue, within the Commercial/Industrial Mixed-Use (C/I-MU) zone. Due to violations of the conditions of approval, documented by the Upland Police Department, the Upland Planning Commission will conduct a public hearing to consider whether the operator is in compliance with Conditional Use Permit No. 15-05, or whether additional conditions of approval should be imposed or whether revocation of the conditional use permit should be initiated.

CEQA Determination: Pursuant to the California Environmental Quality Act (CEQA), the proposed project is exempt under the Common Sense Exemption, as set forth in CEQA Guidelines §15061(b)(3). The potential modification/revocation of Conditional Use Permit (CUP) No. 15-05 will not result in changes, either direct or indirect, to the physical environment, and therefore the proposed action will not create a significant effect on the environment.

In addition, the review of conditions for CUP-15-05 is not subject to environmental review, pursuant to CEQA Guidelines Section 15321 for enforcement actions by regulatory agencies.

Applicant: Lynda Awad Ayala, 3rd Base Sports Bar, 914–916 N. Central Avenue

Staff Planner: Lorelee Farris, Planning Manager

Appeal Period: The Planning Commission's determination is final. An appeal period to contest this decision is from April 23, 2026 to May 4, 2026.

9. BUSINESS ITEMS

9.a BONUS ADU PROGRAM DRAFT ORDINANCE WORKSHOP

Project Description: A workshop to gather feedback on a future ordinance to allow an additional deed-restricted affordable accessory dwelling unit on qualifying residential lots larger than 15,000 square feet. No action will be taken at this time.

CEQA Determination: The Project has been assessed in accordance with the criteria contained in the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and determined to be statutorily exempt pursuant to §21080.17 of the CEQA Guidelines which exempts ADU and JADU ordinances.

Applicant: City of Upland, 460 N Euclid Avenue, Upland, CA 91786

Staff Planner: Lorelee Farris, Planning Manager

Appeal Period: There is no appeal period. No action is being taken at this time.

9.b CONSIDERATION OF DEVELOPMENT PLAN REVIEW NO. 25-0010

Project Description: Consider approval of Development Plan Review No. 25-0010, which consists of the design review to establish the site design, architectural design and landscape design for a 1,490 square foot drive-through coffee shop on a 0.68-acre out-parcel. The project site is located within the Commercial/Office Mixed-Use (C/O-MU) zoning district located at 1382 E. Foothill Boulevard (APN: 1046-141-18).

CEQA Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines pursuant to Article 19, Section 15303, New Construction or Conversion of Small Structures, as the project involves the construction of restaurants or similar structures not involving the use of hazardous substances, and not exceeding 10,000 square feet and up to four buildings, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Applicant: Black Rock Development Company LLC, 9170 E. Bahia Drive, Suite 101, Scottsdale, AZ 85260

Staff Planner: Andrew R. Arellano, Assistant Planner

Appeal Period: The Planning Commission's determination is final. An appeal period to contest this decision is from April 23, 2026 to May 4, 2026.

10. PLANNING COMMISSION COMMENTS

11. ADJOURNMENT

The next regularly scheduled Planning Commission meeting is Wednesday, May 27, 2026.

NOTE: 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 City Clerk's Office at 909-931-4120. 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]

To access written transcription during the meeting, please click this link: <https://attend.wordly.ai/join/LVGO-0906>. Then choose language and click attend to read the transcript on your device.

On April 16, 2026 a true and correct copy of this agenda was posted on the bulletin boards at 450 N. Euclid Avenue (Upland Public Library) and 460 N. Euclid Avenue (Upland City Hall) and the City website at www.uplandca.gov