

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Upland will hold a public hearing on Wednesday, May 27, 2026 at 6:30 p.m., or as soon thereafter as the case may be heard, in the Council Chambers of the Upland City Hall, 460 North Euclid Avenue, Upland, CA 91786, to consider a request for:

PROJECT DESCRIPTION: Administrative Use Permit No. AUP-25-0027 and Development Plan Review No. DPR-25-0012 to construct and operate a one-story, 3,593-square foot express car wash facility, including a tunnel structure and associated site improvements such as parking, circulation and landscaping within the Highway Commercial (HC) Zone, located at 60 N. Mountain Avenue (APN: 1007-561-14).

APPLICANT: Schneider Real Estate Associates, Inc., 23371 Mulholland Drive, Suite 293, Woodland Hills, CA 91364

ENVIRONMENTAL ASSESSMENT: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the recommended action to deny the proposed project is not subject to CEQA pursuant to CEQA Guidelines §15270. Section 15270 provides that CEQA does not apply to projects that a public agency rejects or disapproves. Because the Planning Division is recommending denial of the project, no further environmental review is required.

Notice and conduct of public hearing will be in accordance with all pertinent provisions of Chapter 2.7 (Planning and Zoning) of Division 1 of Title 7 of the Government Code of the State of California and Upland Municipal Code Title 17 (Zoning Ordinance). All plans, environmental information, and other data pertinent to the proposed project are filed in the City of Upland's Development Services Department or on the City's website at <http://uplandca.gov> and will be available for inspection prior to the public hearing. All interested persons are invited to attend this public hearing and express their opinions for or against the proposal.

If you challenge this project, 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. If you have any questions regarding the agenda materials, please contact Joshua Winter, Senior Planner at [jwinter@uplandca.gov](mailto:jwinter@uplandca.gov) or by phone at (909) 931-4143.

It is the intention of the City of Upland to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (909) 931-4120 at least 48 hours prior to the meeting to inform us of your particular needs.

Robert D. Dalquest  
Secretary

Published: May 15, 2026