NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Upland will hold a public hearing on Monday, December 14, 2026 at 6:00 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: Consider a recommendation to the City Council of the City of Upland to demolish an existing 1,620 square foot self-service car wash and construct a 1,484 square foot drive-through coffee shop within the Highway Commercial (HC) zone at 1869 W. Foothill Boulevard (APN: 1006-573-13). The project applications include:

- Conditional Use Permit No. 25-0010 to approve the use of a drive-through coffee shop in the Highway Commercial (HC) Zoning District.
- Development Plan Review No. 25-0011 to establish the site layout of the proposed drive-through restaurant, and the architectural, landscaping and lighting design.
- Airport Land Use Compatibility Review No. 25-0002 to review the project in compliance with the Cable Airport Land Use Compatibility Plan.
- Environmental Assessment Review No. 26-0001 to consider a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Existing Facilities, Class 1 (a), of the CEQA Guidelines.
- Street Vacation No. 26-0003 to vacate a 7,005 square foot segment of excess right-of-way within the frontage road, north of Foothill Boulevard, along the front of the project site.

APPLICANT: Nicholas Salazar Representative of Atwell Two Towne Square, 9001 Airport Freeway, Suite 660, North Richland Hills, TX 76180

PLANNING COMMISSION RECOMMENDATION: At its meeting on October 28, 2026, the Planning Commission made findings for General Plan Conformity related the Street Vacation No. SV-26-0003 and made a recommendation of approval for the project, which includes Conditional Use Permit No. CUP-25-0010, Development Plan Review No. DPR-25-0011, Airport Land Use Compatibility Review No. 25-0002, and Environmental Assessment Review No. 26-0001.

ENVIRONMENTAL ASSESSMENT: The Street Vacation is Statutorily Exempt from environmental proceedings pursuant to Article 5, Section 15061(b)(3), The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

This project is also Categorically Exempt from environmental proceedings pursuant to Article 19, Section 15303 Class 3 (c) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

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, please contact Jessica Anaya, Associate Planner, at janaya@uplandca.gov or by phone at (909) 931-4132.

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.

Keri Johnson,
Upland City Clerk