

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Upland will hold a public hearing on Wednesday, September 23, 2020, 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:

Conditional Use Permit No. 19-10, Site Plan No. 19-07, Design Review No. 19-13, and EAR-0084 to allow a service station, automated drive-thru car wash, a convenience store with beer and wine sales (ABC Class 20 License), and an attached quick service restaurant. The property is located on the south side of 20th Street, approximately 330 feet east of Campus Avenue (APN: 1044-111-49).

Due to the ongoing emergency concerning the COVID-19 Coronavirus, public attendance at the Planning Commission meeting will be limited to establish appropriate social distancing. A live audio broadcast of the meeting will be provided in the City Hall Courtyard to accommodate overflow attendance. To ensure public participation, public comments will be accepted through remote and in person participation. For detailed information on how to participate in remote public comment, please visit the City's website at: www.uplandca.gov/city-council-agendasminutes or contact the City Clerk's Office at 909-931-4120.

Applicant: Ash Etemadian, 1138 E. 20th Street, Upland, CA 91784.

Environmental Assessment: Pursuant to the California Environmental Quality Act (CEQA), the City certified an Environmental Impact Report (EIR) (SCH No. 1998051075) on September 24, 2002, in the connection with the City's approval of Specific Plan Amendment No. SPA-7, Modification No. 2, General Plan Amendment GPA 00-02, Zone Text Amendment 180, Zone Change ZC 00-01, Development Agreement DA 02-01, Master Tentative Tract Map TT-16198, Street Vacation SV 02-01, Conditional Use Permit CUP 02-04, and Site Plan SP 00-07. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR of Negative Declaration is required in that there are no substantial changes to the project, substantial changes to the circumstances under which the project is undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified. As such, Section 15162 does not authorize the City to require subsequent environmental review at this time.

Notice and conduct of public hearing will be in accordance with all pertinent provisions of Chapter 2.7 (Planning and Zoning) of the Government Code of the State of California and Upland Municipal Code Title 17 (Planning and Zoning). All plans, environmental information, and other data pertinent to the proposed project are on file in the City of Upland's Development Services Department 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 determination 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 Mike Poland, Contract Planning Manager, at mpoland@ci.upland.ca.us or (909) 931-4135.

Robert D. Dalquest, Secretary
Upland Planning Commission

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