

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Upland will hold a public hearing on Monday, August 10, 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: **Appeal (APPL-26-0002)** – An appeal of the Planning Commission's decision to deny Administrative Use Permit No. AUP-25-0027 and Development Plan Review No. DPR-25-0012 for the development of a 3,593-square-foot express car wash facility, including a car wash tunnel and associated site improvements consisting of parking, vehicle circulation, landscaping, lighting, and related improvements, within the Highway Commercial (HC) Zone, located at 60 North Mountain Avenue (APN: 1007-561-14).

The project was denied by the Planning Commission because it did not meet Section 17.22.060(E) of the Upland Zoning Code.

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 action to deny the proposed project is not subject to CEQA pursuant to CEQA Guidelines Section 15270, which provides that CEQA does not apply to projects that a public agency rejects or disapproves. Because the recommended action is to uphold the denial of the proposed 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, Principal Planner at 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.

Keri Johnson
Upland City Clerk

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