

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Joint Airport Land Use Committee/Planning Commission will hold a public hearing on Wednesday, September 23, 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: Consideration of a recommendation to the City Council of the City of Upland to vacate excess right-of-way within a segment of frontage road, north of Foothill Boulevard, 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.
- General Plan Conformity Determination for Street Vacation No. 26-0003 to determination whether the 7,000 square feet of vacated excess right-of-way within the frontage road, north of Foothill Boulevard, is in conformance with the City's General Plan.

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

ENVIRONMENTAL ASSESSMENT: This project is Categorically Exempt from environmental proceedings pursuant to Article 19, Section 15303(c), Class 3 (New Construction or Conversion of Small Structures) and Section 15301(c), Class 1, (Existing Facilities) of the California Environmental Quality Act Guidelines for the construction of a commercial building less than 2,500 square feet in floor area and minor alterations to existing public streets and rights-of-way.

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.

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