

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Upland will hold a public hearing on Wednesday, July 23, 2025, 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: THE HOUSING ELEMENT IMPLEMENTATION: THE PROJECT CONSISTS OF THE IMPLEMENTATION OF PORTIONS OF THE CITY OF UPLAND HOUSING ELEMENT AS OUTLINED IN PROGRAM 6 AND PROGRAM 8 OF THE HOUSING ELEMENT, WHICH INCLUDES THE FOLLOWING:

1. GENERAL PLAN AMENDMENT NO. 23-0001 TO MODIFY THE GENERAL PLAN LAND USE DESIGNATIONS OF PROPERTIES INCLUDED ON THE HOUSING ELEMENT SITES INVENTORY, AND TO MODIFY THE LAND USE ELEMENT TO INCLUDE LANGUAGE DEFINING THE CHARACTERISTICS OF THE MULTI-FAMILY HIGH (MFR-H) DESIGNATION.
2. ZONE CHANGE NO. 23-0001, TO CHANGE THE ZONING DESIGNATIONS OF PROPERTIES LISTED ON THE INCLUDED ON THE HOUSING ELEMENT SITES INVENTORY.
3. ZONE CODE TEXT AMENDMENT NO. ZA-25-0003 COMPRISES OF VARIOUS MODIFICATIONS TO UPLAND MUNICIPAL CODE (UMC), TITLE 17 ZONING ORDINANCE, INCLUDING:
 - a. INCLUDE NEW DEVELOPMENT STANDARDS FOR THE PROPOSED TRANSIT OVERLAY ZONE WITHIN UMC CHAPTER 17.09 OVERLAY ZONES;
 - b. TEXT CHANGES WITHIN UMC CHAPTER 17.04 RESIDENTIAL ZONES TO INCLUDE NEW DEVELOPMENT STANDARDS FOR THE PROPOSED RESIDENTIAL MULTI-FAMILY ZONE (RM-40), ELIMINATE THE USE PERMIT REQUIREMENTS FOR RESIDENTIAL USES, AMONG OTHER MINOR MODIFICATIONS.
 - c. TEXT CHANGES WITHIN UMC CHAPTER 17.05 MIXED-USE ZONES TO INCREASE DENSITY FROM 20 DU/AC TO 30 DU/AC WITHIN THE BUSINESS/RESIDENTIAL MIXED-USE (B/R-MU) ZONE AND ELIMINATE THE USE PERMIT REQUIREMENTS FOR RESIDENTIAL USES, AMONG OTHER MINOR MODIFICATIONS.
4. SPECIFIC PLAN AMENDMENT NO. 23-0001 TO MODIFY THE LAND USE DISTRICT DESIGNATION OF 530 E. 9TH STREET (APN 1046-582-07) FROM "PLEASANT VIEW DISTRICT" TO "CITRUS TRANSPORTATION DISTRICT" AND TO INCREASE THE PERMITTED RESIDENTIAL DENSITY WITHIN THE MULTI-FAMILY/SENIOR HOUSING DISTRICT FROM 25 DU/AC TO 40 DU/AC.

After conducting a public hearing, the Planning Commission is requested to approve a Resolution of the Planning Commission of the City of Upland recommending that the City Council adopt the necessary Ordinances and Resolutions to approve the project.

APPLICANT(s): City of Upland, 460 N Euclid Avenue, Upland CA 91786

ENVIRONMENTAL ASSESSMENT: Pursuant to the California Environmental Quality Act (Cal. Code Regs., Title 14, § 15162 and § 15164), after an EIR has been certified for a project, if some minor technical changes to the previously certified EIR are necessary, preparation of an Addendum to the EIR is appropriate. A previous analysis of environmental impacts has been conducted for the Final Program Environmental Impact Report for the City of Upland's General Plan Update (GPU 08-03), Zoning Code Update (ZCU 08-03), Climate Action Plan (CAP), and the Cable Airport Land Use Compatibility Plan Update (CALUCP), State Clearinghouse No. 2012041006. The Proposed Project will not involve new significant environmental effects or a substantial increase in the severity of significant effects already identified in the Certified EIR, adopted in September 2015. Therefore, an Addendum to the existing EIR is appropriate and has been prepared for 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 <https://www.uplandca.gov/2021-2029-housing-element-update> 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 Senior 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.

Robert D. Dalquest, Secretary
Upland Planning Commission

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