

# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Yucaipa Planning Commission will hold a public hearing on the date and time indicated below to receive and consider the statements of all persons who wish to be heard relative to the proposal(s) described below. Please note that the Planning Commission may amend, in whole or in part, the proposal(s). Accordingly, the land uses, development standards, designs, improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than what is currently being proposed.

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**DATE / TIME:** Wednesday, October 4, 2023, 6:30 PM (or as soon as possible thereafter)

**PLACE:** City Hall Hearing Chambers, 34272 Yucaipa Boulevard, Yucaipa, CA

**APPLICANT:** City of Yucaipa

**PROPOSAL:** Case No. 22-164/SPA: A Specific Plan Amendment to the Uptown Business District Specific Plan to streamline the review procedures and make necessary updates to the plan based on the current conditions. The streamlined provisions would omit the Development Opportunity Reserve (DOR) process for achieving the permissible 24 du/ac density for residential and mixed-use projects and allow their project approvals through the City's Land Use Compliance Review procedures, consistent with the City's adopted Housing Element and General Plan policies.

**LOCATION:** Uptown Business District – Generally located along Yucaipa Boulevard, between 2<sup>nd</sup> Street and Bryant Street, and along California Street, between Acacia Avenue and Avenue D, including approximately 5 acres at the southwest corner of Avenue D and California Street, and approximately ½ acre on the northwest corner of Avenue B and First Street.

**ON FILE:** Project information and documentation will be on file in the City of Yucaipa Planning Division, located at 34272 Yucaipa Boulevard, Yucaipa, CA, and it will also be available at [www.yucaipa.org](http://www.yucaipa.org), for inspection by the public.

**ENVIRONMENTAL DETERMINATION:** Pursuant to CEQA, and the City's local CEQA Guidelines, an Addendum to the 2016 Yucaipa General Plan Environmental Impact Report was prepared for the previously adopted 6th Cycle Housing Element Update (2021-2029). This Addendum was prepared pursuant to Section 15164 of the CEQA Guidelines. The analysis contained in the addendum demonstrates that the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent or supplemental EIR have not been met, and that the adoption of the Specific Plan Amendment is consistent with Program #10 identified in the Housing Element, and would not result in impacts not originally analyzed in the Addendum to the 2016 General Plan EIR.

**PLEASE NOTE** that if you challenge any decision regarding the above proposal(s) in court, you may be limited to raising only those issues you or someone else raised during public testimony regarding that proposal or in written correspondence delivered to the Planning Commission at, or prior to, the subsequent public hearings.

**ALL INTERESTED PERSONS** are invited to attend said meeting and express opinions or submit evidence for or against the proposal(s) as outlined above. If there are any questions, please contact Benjamin Matlock, Deputy Director of Community Development, at (909) 797-2489, ext. 261, or at [bmatlock@yucaipa.org](mailto:bmatlock@yucaipa.org).

  
Benjamin Matlock, Deputy Director of Community Development / City Planner  
Development Services Department

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