NOTICE OF ADOPTION OF ORDINANCE NO. 2019

PLEASE TAKE NOTICE that on November 9, 2026 at 6:00 p.m. in the Council Chambers, Upland City Hall, 460 North Euclid Avenue, Upland, California, the City Council of the City of Upland adopted Ordinance No. 2019, entitled "An Ordinance of the City Council of the City Of Upland, California amending Chapter 17.04 of the Upland Municipal Code to establish objective design standards for Multifamily Residential Development and finding the action exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(B)(3)". A summary that Ordinance is as follows:

Summary of Ordinance No. 2019

Ordinance No. 2019 amends Chapter 17.04 of the Upland Municipal Code by adding Section 17.04.060 to establish Objective Design Standards for multifamily residential development in multifamily zones. The standards implement Program 8 of the City's Housing Element and provide objective requirements for ministerial review of qualifying projects.

Specifically, the Ordinance establishes standards governing site planning, building and parking placement, pedestrian and vehicular access, transitions next to single-family neighborhoods, building massing and articulation, architectural design, roof forms, windows and doors, open space, landscaping, utilities, and service areas. The Planning Division administers the standards. The Development Services Director may approve deviations from up to three standards upon a written request and specified findings, including a ten-percent cap on deviations from numerical standards. Density-bonus concessions, incentives, and waivers remain separate.

The Ordinance finds the standards consistent with the General Plan and Housing Element, supportive of high-quality housing and neighborhood compatibility, and internally consistent with the Zoning Ordinance. It also finds the amendment exempt from CEQA under the common-sense exemption because there is no possibility that it will cause a significant environmental effect. The Ordinance takes effect 30 days after adoption.

A certified copy of the entire text of Ordinance No. 2019 is available in the office of the City Clerk, 460 North Euclid Avenue, Upland, California, and is available for public inspection at that location.

Those Councilmembers voting for or against Ordinance No. 2019 are as follows:

AYES: Mayor Velto, Councilmembers Maust, Breitling, Zuniga NOES: None ABSENT: Councilmember Garcia ABSTAINED: None

Keri Johnson, CMC, CPMC
Upland City Clerk