

NOTICE OF PROPOSED ADOPTION OF ORDINANCE NO. 2014

PLEASE TAKE NOTICE that on September 14, 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 shall consider the adoption of Ordinance No. 2014, entitled "An Ordinance of the City Council of the City of Upland, California amending Chapter 17.37 of the Upland Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units to Establish a Bonus ADU Program and Finding the Action to be Statutorily Exempt from CEQA under Public Resources Code § 21080.17." The aforementioned ordinance was introduced for first reading on August 10, 2026, by the City Council. A summary of that Ordinance is as follows:

Summary of Ordinance No. 2014

Ordinance No. 2014 would amend Chapter 17.37 of the Upland Municipal Code relating to accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs") to update the City's regulations consistent with applicable State law and to establish a new Bonus ADU Program implementing Program 23 of the City's Housing Element.

Specifically, the Ordinance would update the City's existing ADU and JADU regulations to reflect changes in State law, including revised permitting and application-processing procedures, classifications for statutorily and locally regulated ADUs, requirements for determining application completeness, and procedures for appealing determinations of incompleteness or permit denials. The Ordinance would also update certain standards concerning JADUs, building and safety requirements, certificates of occupancy, fees, and other ADU and JADU regulations to conform to applicable State law. The Ordinance would also establish a Bonus ADU Program for qualifying properties in the RS-10, RS-15, and RS-20 zones that are greater than fifteen thousand (15,000) square feet and contain a single-family residence. Eligible properties would be permitted one bonus ADU or bonus JADU in addition to the ADUs and JADUs otherwise permitted on the property. A bonus unit would be subject to specified development standards, including requirements concerning location, building separation, parking, lot coverage, and maximum unit size.

Additionally, the Ordinance would require a bonus ADU or bonus JADU to be deed restricted for a period of at least ten (10) years and made affordable to lower-income households at a rent not exceeding eighty percent (80%) of Area Median Income.

A certified copy of the entirety of the text of Ordinance No. 2014, together with the Code to be adopted thereby, is available in the office of the City Clerk, Upland City Hall, 460 North Euclid Avenue, Upland, California, and is open for public inspection at that location.

Keri Johnson, CMC, CPMC
Upland City Clerk