NOTICE OF PROPOSED 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 shall consider the adoption of 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)". The aforementioned ordinance was introduced for first reading on October 26, 2026, by the City Council. A summary of that Ordinance is as follows:

Summary of Ordinance No. 2019

Ordinance No. 2019 would amend 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 would implement Program 8 of the City's Housing Element and provide objective requirements for ministerial review of qualifying projects.

Specifically, the Ordinance would establish 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 would administer the standards. The Development Services Director could 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 would remain separate.

The Ordinance would find 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 would also find the amendment exempt from CEQA under the common-sense exemption because there is no possibility that it would cause a significant environmental effect. The Ordinance would take effect 30 days after adoption.

A certified copy of the entirety of the text of Ordinance No. 2019, 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