

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Upland will hold a public hearing on Wednesday, September 23, 2026, 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: Consideration of an Ordinance (Zoning Code Amendment No. 25-0006) adding Section 17.04.060 (Multifamily Objective Design Standards) to Chapter 17.04 (Residential Zones) to establish Objective Design Standards for multifamily residential development, consistent with State law related to objective design standards as defined by Government Code Section 66300(a)(7).

After conducting a public hearing, the Planning Commission is requested to approve a Resolution of the Planning Commission of the City of Upland recommending the City Council adopt the proposed Ordinance (Zoning Code Amendment No. 25-0006).

APPLICANT: City of Upland, 460 North Euclid Avenue, Upland, CA 91786.

ENVIRONMENTAL ASSESSMENT: The adoption of Objective Design Standards (ODS) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the common sense exemption. The ODS will provide measurable design standards for multifamily housing (such as apartments and townhomes) that will make development requirements easier to understand, streamline the review process for eligible housing projects, and support high-quality design throughout Upland. As such, they will not result in any direct physical change to the environment. Therefore, it can be seen with certainty that the project will not have a significant effect on the environment.

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 <http://uplandca.gov> 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 have any questions regarding the agenda materials, please contact Lorelee Farris, Planning Manager, at LFarris@uplandca.gov or by phone at (909) 931-4135.

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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