

**ORDINANCE NO. 2081**

**AN ORDINANCE OF THE CITY COUNCIL AMENDING CERTAIN SECTIONS OF TITLE 20 (SUBDIVISIONS) AND TITLE 21 (ZONING) OF THE GLENDORA MUNICIPAL CODE TO IMPLEMENT HOUSING PRODUCTION ACTIONS FROM THE 6TH RHNA CYCLE (2021-2029) GENERAL PLAN HOUSING ELEMENT**

**THE CITY COUNCIL  
City of Glendora, California**

**WHEREAS**, the City of Glendora (City) is aware of the State housing crisis and recognizes the need to provide housing for all economic segments of the community; and

**WHEREAS**, the City has adopted a General Plan, which includes all the elements mandated by California Government Code Section 65302; and

**WHEREAS**, on December 13, 2022 the City adopted a Housing Element for the 6<sup>th</sup> Regional Housing Needs Assessment (RHNA) to cover the planning period from 2021 through 2029; and

**WHEREAS**, pursuant to a joint meeting of the City Council and Planning Commission on April 25, 2022, the City Council adopted 31 action items (Action Items), which are incorporated into the Housing Element as “Table 41: Housing Production Actions”; and

**WHEREAS**, this Ordinance provides for the implementation of Action Items: 2-13, 15-17, and 20 as set forth in the City’s adopted Housing Element as a part of its General Plan, and as required by the State; and

**WHEREAS**, this Ordinance is consistent with the Initial Study and Negative Declaration prepared for the adopted General Plan Housing Element in compliance with the California Environmental Quality Act (CEQA); and

**WHEREAS**, the Planning Commission held a public hearing on Nov 7, 2023, after due notice was given as required by law, and recommended adoption of this Ordinance; and

**WHEREAS**, the City Council held a public hearing on December 12, 2023, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the recommendation of the Planning Commission.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and are incorporated herein by this reference.

**SECTION 2.** The City of Glendora, as the lead agency, is responsible for preparing environmental documentation in accordance with the California Environmental Quality Act (CEQA). On December 13, 2022, the Glendora City Council adopted a new General Plan Housing

Element in compliance with the 6th RHNA Cycle (2021-2029), and an Initial Study and Negative Declaration (IS/ND) were prepared [State Clearinghouse #2017041043]. The City Council finds the introduction and adoption of this Ordinance's zoning amendments to be consistent with the residential densities and total units considered in the IS/ND as well as the housing production actions committed to the State for certification of the housing element. Finally, the amendments are mostly minor changes to development standards and/or general/administrative process which will not result in any significant effects on the environment.

**SECTION 3.** The following sections of Title 20 (Subdivisions) of the Glendora Municipal Code (GMC) are hereby added to the GMC and/or amended as shown below (with unaltered text provided for context and added text in ***bold italic*** and deleted text shown ~~stricken~~ through):

### ***Chapter 20.10 CERTIFICATE OF COMPLIANCE***

#### ***20.10.010 PURPOSE***

***Certificates of compliance provide a means for conferring legal status to parcels of land which were not created by legal means and shall be issued in accordance with California Government Code Section 66499.35 and this chapter.***

#### ***20.10.020 APPLICABILITY***

***A certificate of compliance may be obtained for those parcels whose boundaries of record are not documented by a recorded final map, parcel map, official map, or certificate of exception which establishes legal status for the parcels.***

#### ***20.10.030 FILING REQUIREMENTS***

***Applications for a certificate of compliance shall be made on forms provided by the Director of Community Development and shall include such items as may reasonably be required to make the necessary findings. A filing fee shall be paid as established by resolution of the City Council.***

#### ***20.10.040 REVIEW PROCESS AND FINDINGS***

***The Director of Community Development shall review certificate of compliance applications and shall issue either a certificate of compliance or a conditional certificated of compliance. Prior to issuance of either certificate, the Director shall base the determination for issuance on the following criteria:***

***A. A certificate of compliance shall be issued for any parcel created prior to March 4, 1972, which meets the following criteria:***

- 1. The parcel resulted from a division of land in which fewer than five parcels were created; and***
- 2. At the time of creation of the parcels, there was no local ordinance regulating the division of land.***

***B. A certificate of compliance shall be issued for any real property, which has been approved for development pursuant to California Government Code Section 66499.34.***

***C. A conditional certificate of compliance shall be issued for any parcel which does not, or at the time of creation did not, comply with the provisions of state law or local ordinances regulating the division of land. A conditional certificate of compliance may include the following conditions:***

***1. If the subdivider was not the owner of record at the time of the initial land division, the conditional certificate of compliance may impose conditions which would have been applicable to a division of land on the date the subdivider acquired the property.***

***2. If the subdivider was the owner of record at the time of the initial land division and currently owns one or more of the parcels involved in the land division, the conditional certificate of compliance may impose conditions which would be applicable to a current division of land.***

***D. The parcel is consistent with the zoning and General Plan requirements which were in effect at the time the lot was created.***

#### ***20.10.050 RECORDATION OF CERTIFICATES OF COMPLIANCE***

***Upon issuance of a certificate of compliance or a conditional certificate of compliance, the applicant shall file the document which identifies the real property and states that the parcel complies with the applicable provisions of this title and the Subdivision Map Act with the Los Angeles County Recorder's Office.***

#### **20.16.020 Final Map**

All final maps filed hereunder shall be filed with the city clerk. Not less than the original and five copies of each map offered shall be so filed. Such map shall consist of the title sheet and as many additional sheets as shall be required to show the land to be subdivided with all requirements of the Subdivision Map Act and of this title. One copy shall be delivered to the city engineer, one to the city attorney, one to the city clerk, ~~one to the planning commission~~ and one copy to be returned to the subdivider with the required changes, corrections and additions, if any, noted thereon. The original map shall also be returned to him or her for corrections if required.

In addition to the above, the information required under Section 20.12.020, regarding tentative maps, shall also be furnished with final maps.

After the final map or record of survey map has been approved by the ~~commission~~, city engineer and council, and checked and approved by the county surveyor and recorded, three black or blue line prints or sets of prints of such record map, including the title sheet, shall be immediately furnished to the city clerk, one of each such prints or sets of prints for the city clerk, ~~commission~~ and city engineer.

**SECTION 4.** The following sections of Chapter 21.01.030 are hereby amended as shown below with unaltered text provided for context and added text in ***bold italic*** and deleted text shown ~~stricken~~ through as follows:

21.01.030 General Administration.

E. Public Hearings. A public hearing shall be held by the reviewing body when required by state law or the provisions of this title or when deemed necessary or desirable by the reviewing body.

1. Notice of Hearing. At least ten days prior to a public hearing, notice of the date, time and place of the public hearing, the identity of the reviewing body, a general explanation of the matter to be considered and a general description, in text or by diagram, of the location of the subject property, if any, shall be given in the following manner:

a. Notice shall be published in a newspaper of general circulation in the city;

b. Notice shall be mailed or delivered to all owners of real property as shown on the latest equalized assessment roll of the county assessor within ~~five~~ ***three (300)*** hundred feet of the subject property, with the following exceptions:

i. If the number of owners to whom notice would be mailed or delivered pursuant to this subsection or subsection (E)(1)(c) of this section is greater than one thousand, the city, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation in the city,

~~ii. For general plan amendments that designate non-residential real property for residential use, or would increase the density of residential use on real property, owners of real property within two thousand feet of the subject property shall be notified. Such notices shall be mailed or delivered even though the number of owners is greater than one thousand;~~

c. Notice shall be mailed or delivered to the applicant and owner of the subject property or an authorized representative;

d. Notice shall be mailed or delivered to any person who has filed a written request for notice with either the city clerk or the director. The city may charge a fee that is reasonably related to the costs of providing this service and may require each request to be annually renewed;

e. Notice shall be mailed or delivered to each local agency expected to provide water, sewage, streets, roads, schools or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected;

f. Any other manner deemed necessary or desirable by the reviewing body.

~~2. Supplemental Notice Requirement: Small Posted Signs. Whenever a public hearing is to be held by the planning commission or the city council on a proposed general plan amendment initiated by the city that designates non-residential real property for residential use, or would increase the density of residential use on real property; in addition to any other notice that may be~~

~~required by law, the director shall cause the subject property to be posted in accordance with the following:~~

~~a. — The property shall be posted with notices within the rights of way that abut the subject property not more than three hundred feet apart, provided that there shall be not less than three notices in all.~~

~~b. — The notice shall be one and one-half feet by two feet in size and shall be headed “NOTICE OF GENERAL PLAN AMENDMENT” in letters of not less than one inch in height and in legible lettering shall include the date, time and place of the public hearing, the identity of the hearing body, telephone number of contact person to respond to questions or to attend a neighborhood meeting, a general explanation of the matter to be considered and a general description, in text or by diagram, of the location of the real property.~~

~~c. — Posting of the notice shall be completed at least ten days prior to the date of the public hearing.~~

~~Provided the director has made a good faith effort to comply with these posted sign notice requirements, no action by the planning commission or city council relative to the proposed general plan amendment shall ever be invalidated by any court for failure to post the notices required by this subsection.~~

### 32. Supplemental Notice Requirements: Large Posted Signs.

a. Applicability. In addition to standard notice requirements in subsection (E)(1) of this section, large four-foot by eight-foot sign or signs shall be required to be posted at the project site for development related projects that require a public hearing in any one of the following circumstances:

i. Projects or subdivisions that involve the development of ~~five~~ *eleven (11)* or more new residential units; or

ii. Projects that involve the new development of ten thousand or more non-residential square feet of interior habitable area; or

~~iii. — General plan amendments initiated by property owners that designate non-residential real property for residential use, or would increase the density of residential use on real property;~~

~~iii. iv.~~ As determined to be necessary and desirable by the director based on the nature of the proposed project. For large projects, the director may determine that more than one sign is necessary.

The purpose of the supplemental large sign notice requirement is to notify the community and the neighbors in the affected area early in the review process, allowing the applicant and the city the benefit of citizens’ comments during the initial stages of project review.

~~If it is determined upon initial submittal that a large, four-foot by eight-foot notification sign(s) is necessary, the applicant shall be notified of required cash deposit and sign permit filing~~

~~requirements within thirty days as part of the city's project application review process. A cash deposit as established by fee resolution is required to ensure compliance with the supplemental notification requirements including maintenance and removal of the large notification sign. The project application shall not be deemed complete until the large sign is installed and required cash deposit made.~~

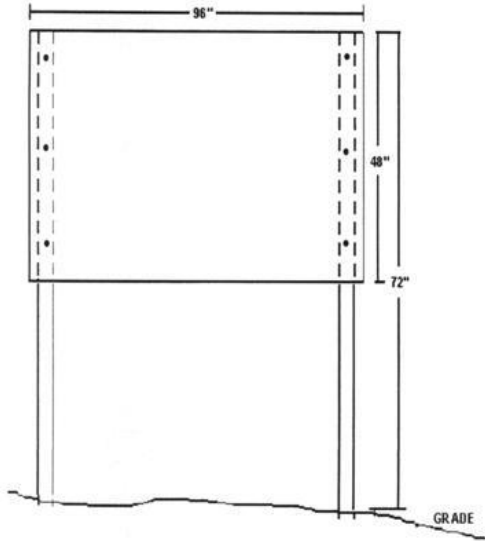
b. Sign Criteria/Maintenance. All large notification sign(s) shall be installed by the applicant at the project site. In order to implement the large signs as an effective form of public notification, the following rules and standards shall apply:

i. Sign Size and Specifications. All large sign(s) shall be four (4) feet by eight (8) feet in size and be constructed to the specifications of Figure 21.01.030(A). The specific project information text on the sign shall be provided by the planning department.



**FIGURE 21.01.030(A) DESIGN OF LARGE NOTIFICATION SIGN**

ii. Location and Installation Standards. All large sign(s) shall be installed according to the specifications of Figure 21.01.030(B). The location for the sign(s) on the project site shall be determined by the director.



**FIGURE 21.01.030(B) LARGE NOTIFICATION SIGN SPECIFICATIONS**

iii. Sign Removal and Maintenance. All large sign(s) must be kept adequately maintained and remain in place until the final decision on the application has been made or the application is withdrawn. All large sign(s) shall be removed by the applicant within thirty days of the final decision or date of withdrawal. Failure to remove the sign within the prescribed period may result in forfeiture of the cash deposit *citations/fines* and removal of the sign by the city.

4. Other Notice Requirements. Notices required by this section shall be in addition to any other or different notice required by other provisions of this code or by state law; provided, however, that nothing therein shall require separate notices to be given if the same notice will satisfy the requirements of this section and any other applicable section of this code or state law.

5. Failure to Give/Receive Notice. The failure of any person to receive notice pursuant to this title shall not constitute grounds for any court to invalidate the action for which notice was given. No action, inaction or recommendation regarding any project by the director, planning commission or city council shall be held void or invalid or be set aside by any court by reason of any error or omission pertaining to the notices, including the failure to give any notice required by this section, unless the court after an examination of the entire case shall be of the opinion that the error or omission complained of was prejudicial, and that by reason of such error or omission the party complaining or appealing sustained and suffered substantial injury, and that a different result would have been probable if such error or omission had not occurred or existed. There shall be no presumption that error or omission is prejudicial or that injury was done if error or omission is shown.

6. Continuance of Hearing. Any public hearing may be continued to a time and date certain by the reviewing body subject to limitations provided by law and no further notice need be given.

**SECTION 5.** The following section of Chapter 21.02.010 is hereby amended as shown below with unaltered text provided for context and added text in *bold italic* and deleted text shown ~~stricken~~ through as follows:

21.02.010 Permit applications.

E. Time Limit. Any permit granted pursuant to the provisions of this chapter is conditional upon the use and/or construction work beginning within ~~eighteen~~ **twenty-four (24)** months after the effective date of the approval, or such other period specified as a condition of approval. If the use or construction work is not started within the required time and carried on diligently to completion, the permit shall become void; however, the reviewing body **or Director**, may extend the time limit in the case of unavoidable delay. The applicant must submit a written request to the ~~reviewing body~~ **Director** for a time extension at least thirty days before the original time limit expires. Consideration of a time extension does not require a public hearing even if a hearing was required for the original permit.

**SECTION 6.** The following sections of Chapter 21.02.040 are hereby amended as shown below with unaltered text provided for context and added text in **bold italic** and deleted text shown ~~stricken~~ through as follows:

21.02.040 Development plan review.

A. Purpose. This section provides procedures whereby development plans can be reviewed to ensure orderly development, aesthetic design, safe and harmonious placement and to:

1. Prevent or minimize adverse impacts on property in the vicinity;
2. Implement the general plan and applicable specific plans;
3. Protect the public health, safety and welfare;
4. Site structures and other improvements in a manner that is in harmony with the terrain and existing developments in the vicinity;
5. Encourage and promote energy-efficient design.

B. Projects requiring development plan review (the reviewing body is in parenthesis):

1. Hillside development (commission);
2. Multiple-family projects—Apartments, condominiums and cooperatives (~~commission~~);

**a. 1-10 dwelling units, 1-10 units, allow by-right (Applicants apply directly for building permits);**

**b. 11-25 dwelling units (director);**

**c. More than 25 dwelling units (commission);**

3. Construction of non-residential building area over five thousand square feet (commission);
4. Planned redevelopment (commission, council);



5. Planned development (commission, council);
6. Civic Center Area plan development, exclusive of permits for signage and awnings (commission);
7. Mobilehome park overlay development (commission);
8. Second story construction for all single-family residential zones including hillside lots (director);
9. Non-residential construction greater than two stories (commission);
10. Mixed-Use development (commission);
11. Temporary structures (commission);
12. Relocated structures (commission);
13. Tennis courts (commission);
14. Public facilities located in residential zones (commission);
15. Recycling facilities, except single-feed vending machines (director);
16. Open space development (commission);
17. Gated communities (commission council);
18. Radio and television broadcasting antennae, private transmitting antennae and satellite receiving antennae (director);
19. Cantilevered decking (director).

**SECTION 7.** The following sections of Chapter 21.03.030 are hereby amended as shown below with unaltered text provided for context and added text in ***bold italic*** and deleted text shown ~~stricken~~ through as follows:

21.03.030 Nonconforming lots, structures, improvements, and uses.

A. Purpose. This section is intended to regulate the use and development of nonconforming lots, the use and alteration of nonconforming structures and improvements, and the continuation of nonconforming uses.

B. Nonconforming Lots. A nonconforming lot may be used, developed, or improved subject to the following:

1. A nonconforming lot shall only be allowed those uses that are permitted by the underlying zone and such uses shall be subject to all other provisions of this title. (Exception: See nonconforming uses in subsection D of this section.)

2. A nonconforming lot, ~~other than a multifamily zoned lot,~~ may be developed or improved provided that the nonconforming lot was legally created and the development or improvement and uses conforms to all provisions of the Glendora Municipal Code, including the standards of the applicable zone, with the exception of the nonconforming lot size, dimension or configuration. A nonconforming lot may not be developed or improved if the development or improvement does not conform to all provisions of the Glendora Municipal Code, except for lot size, dimension or configuration, unless a nonconforming lot development plan review permit is granted pursuant to Section 21.02.045 of this title and the nonconforming lot was legally created. ~~A multifamily zoned lot which is nonconforming in lot size, dimension and configuration shall obtain approval of a nonconforming lot development plan review.~~

3. Nonconforming lots may be merged and/or reconfigured with conforming or nonconforming lots to create the same or fewer number of lots but which conform more closely to the applicable standards of the underlying zone subject to all other provisions of this title, ~~provided that the resulting lot(s) sizes and dimensions are not deficient by more than ten percent of the requirements of the underlying zone.~~

C. Nonconforming Structures and Improvements. A nonconforming structure or improvement may be used or altered subject to the following:

1. A nonconforming structure or improvement shall only be used for those uses that are permitted by the underlying zone and such uses shall be subject to all other provisions of this title. (Exception: See nonconforming uses in subsection D of this section.)

2. An addition to a nonconforming structure or improvement shall be subject to the applicable standards of the underlying zone and all other provisions of this title; however, the nonconforming structure or improvement shall not be required to conform to the provisions of this title.

3. The repair, maintenance, renovation, rehabilitation, or partial replacement of a nonconforming structure or improvement shall not result in a greater nonconformity to the provisions of this title.

4. The complete replacement of a nonconforming structure or improvement shall require that the replacement conform to the provisions of this title, unless the planning commission approves a request for an exception.

5. If the use of a nonconforming structure or improvement is discontinued for a period of one hundred eighty days or more, the nonconforming structure or improvement shall be removed or altered to conform to the provisions of this title, unless the planning commission approves a request for an extension of time.

D. Nonconforming Uses. The continuance of a nonconforming use is subject to the following:

1. A nonconforming use that is expanded, intensified, altered, terminated, abandoned, or discontinued for a period of one hundred eighty days or more shall be removed or altered to conform to the provisions of this title, unless the planning commission approves a request for a conditional use permit.
2. The development or improvement of any property shall require that all nonconforming uses be removed or altered to conform to the provisions of this title, unless the planning commission approves a request for a conditional use permit.
3. No nonconforming use may be expanded, intensified, or altered, unless the planning commission approves a request for a conditional use permit.

**SECTION 8.** The following sections of Chapter 21.04.020 are hereby amended as shown below with unaltered text provided for context and added text in ***bold italic*** and deleted text shown ~~stricken~~ through as follows:

**21.04.020 Multiple-family residence.**

A. Purpose. The purpose of the multiple-family residential zones is to provide for the development of multiple-family residences and compatible uses in a manner that harmonizes with the residential character of the city. This designation is intended for medium to high density residential development. The multiple-family residence zones are:

1. R-2 (Restricted multiple-family residence);
2. R-3 (Multiple-family residence);
3. GA (Garden apartments);
4. LGA (Limited garden apartments).

B. Permitted Uses.

1. Multiple-Family Residences and Accessory Buildings. Development shall be subject to development plan review prior to the issuance of permits in accordance with Section 21.02.040.
2. Single-Family Residence Zone Uses. Uses permitted in the single-family residence zones subject to the development standards of the R-1 single-family zone.
3. City Facilities. Development shall be subject to development plan review prior to the issuance of permits in accordance with Section 21.02.040.
4. Supportive housing, and transitional housing.

C. Uses Permitted Subject to Conditional Use Permit.

1. Uses permitted subject to a conditional use permit in the single-family residence zones;

2. Retention of an existing single-family residence or accessory building on property being developed with multiple-family residences, with the exception of properties being developed with an accessory dwelling unit.

D. Development Standards.

1. Multiple-Family Residences. Lot area, lot area per unit, lot width, lot depth, floor areas, building heights and setbacks shall be as specified in Table B (see appendix).

2. Accessory Buildings. The following requirements shall apply to accessory buildings with the exception of properties that include an accessory dwelling unit as defined in Section 21.01.020(C) and required by Section 21.04.040 of this title:

- a. The floor area of a detached accessory building shall not exceed one thousand six hundred square feet.
- b. The maximum height shall be ~~fifteen~~ **sixteen (16)** feet, but not exceeding one story.
- c. Detached accessory buildings shall be set back a minimum of ~~three~~ **four (4)** feet from side and rear property lines and located no closer to a street than the main building or the front and street side yard setbacks, whichever distance is greater.
- d. Detached accessory buildings with direct vehicular access from a public alley shall be located a minimum of twenty-five feet from the opposite side of the alley.
- e. Attached accessory buildings shall be subject to the setback requirements of the main buildings.

*[NOTE: THE REMAINDER OF THE TEXT OF SECTION 21.04.020 IS NOT INCLUDED AS NO FURTHER CHANGES ARE PROPOSED BY THIS ORDINANCE]*

**SECTION 9.** The following portion of Table 6-1 of Chapter 21.10.330 is hereby amended as shown below with unaltered text provided for context and deleted text shown ~~stricken~~ through as follows:

**Table 6-1  
Allowable Uses and Permit Requirements  
Route 66 Specific Plan Subdistricts**

**Permit Requirement by District**

Land Use	BG	GCG	GRG	TCMU	GLG	CRR	RSC	LHG	TCO	Notes:
Mixed-Use Developments Retail/Office and Residential	P	—	—	P	—	—	—	—	—	1-acre minimum lot size required

**SECTION 10.** The following portions of Table 6-2 set forth in Chapter 21.10.350, are hereby amended as shown below with unaltered text provided for context and added text in ***bold italic*** and deleted text shown ~~stricken~~ through as follows:

**Table 6-2**  
**General Development Standards**  
**Requirements by Individual Zoning Subdistrict**

....

<b>Development Feature</b>	<b>RSC Route 66 Serv. Comm.</b>	<b>TCMU Town Center Mixed Use</b>
Floor Area Ratio	0.30 FAR	0.50 FAR (commercial); <del>1.0 FAR (mixed use). Structured parking not included in FAR calculation.</del>
Dwelling Units (du/ac)	—	30 du/ac maximum, 24 du/ac minimum (4)
<b>Setbacks Required</b>		
Front (Building)	20 feet	15 feet
Front (Parking)	10 feet	5 feet; landscaping required
Side (each)	0 feet; when abutting residential, 10 feet. Additional setbacks may be imposed during design review process	0 feet; when abutting residential, 10 feet for first 2 stories above ground level. Thereafter, 5 feet for each additional story. Additional setbacks may be imposed during design review process
Street side	20 feet	15 feet
Rear(1)	0 feet; when abutting residential, 10 feet. Additional setbacks may be imposed during design review process	0 feet; when abutting residential, 10 feet for first 2 stories above ground level. Thereafter, 5 feet for each additional story. Additional setbacks may be imposed during design review process
Minimum Required Street Frontage	300 feet	150 feet
Maximum Height Limit	35 feet/2 stories; whichever is less	45 feet/3 stories; whichever is less(3)
Accessory Structures	See Section 21.10.400 (Accessory Uses and Structures)	
Landscaping Requirements	See Section 21.10.380 (Landscaping Standards)	
Parking	See Section 21.10.370 (Parking Standards)	
Signs	See Section 21.10.390 (Sign Standards)	

<b>Development Feature</b>	<b>GCG Grand Commercial Gateway</b>	<b>BG Barranca Gateway</b>
Floor Area Ratio	0.35 FAR	0.35 FAR (commercial); <del>0.75 FAR (mixed use). Structured parking not included in FAR calculation.</del>
Dwelling Units (du/ac)	—	30 du/ac maximum, 24 du/ac minimum (4)
<b>Setbacks Required</b>		
Front (Building)	20 feet; parcels providing frontage along Route 66 shall require 15 feet	15 feet
Front (Parking)	10 feet	5 feet; landscaping required
Side (each)	0 feet; when abutting residential, 10 feet. Additional setbacks may be imposed during design review process	0 feet; when abutting residential, 10 feet. Additional setbacks may be imposed during design review process

Development Feature	GCG Grand Commercial Gateway	BG Barranca Gateway
Street side	20 feet	15 feet
Rear (1)	0 feet; when abutting residential, 10 feet. Additional setbacks may be imposed during design review process	0 feet; when abutting residential, 10 feet. Additional setbacks may be imposed during design review process
Minimum Required Street Frontage	150 feet	150 feet
Maximum Height Limit	35 feet/2 stories; whichever is less	45 feet/3 stories; whichever is less (3)
Accessory Structures	See Section 21.10.400 (Accessory Uses and Structures)	
Landscaping Requirements	See Section 21.10.380 (Landscaping Standards)	
Parking	See Section 21.10.370 (Parking Standards)	
Signs	See Section 21.10.390 (Sign Standards)	

**Notes:**

- (1) Not required when rear property line is adjacent to flood control channels, railroads or public utility right-of-way.
- (2) Diagram A illustrates the corner radius concept.
- (3) No structure or any portion or appurtenance shall exceed 45 feet in height.
- (4) Minimum du/ac (80% of max density) at designated RHNA housing sites only.

**SECTION 11.** The following sections of Table A set forth under Chapter 21.A.A of the GMC are hereby amended as shown below with unaltered text provided for context and added text in ***bold italic*** and deleted text shown ~~stricken~~ through as follows:

**Table A  
Development Standards  
Single-Family Residence Zones**

Zone	Minimum Lot Area	Minimum Lot Width*	Minimum Lot Depth	Minimum Front Setback ***	Minimum Side Setback	Minimum Street Side Setback	Minimum Rear Setback	Maximum Floor Area	Maximum Second Floor Area	Maximum Height
R1	7,500 sq ft	70 ft	100 ft	20 ft f	5-ft <b><i>4 ft (1<sup>st</sup> story)</i></b> <b><i>5 ft (2<sup>nd</sup> story)</i></b>	10-ft	25-ft <b><i>4 ft (1<sup>st</sup> story)</i></b> <b><i>25 ft (2<sup>nd</sup> story)</i></b>	35% FAR not including a 400 sq ft attached or detached garage *****	75% of first floor excluding a 400 sq ft attached garage *****	Two stories not to exceed 25 ft
E3	8,000 sq ft	70 ft		25 ft	7-ft <b><i>4 ft (1<sup>st</sup> story)</i></b> <b><i>7 ft (2<sup>nd</sup> story)</i></b>	15-ft	35-ft <b><i>4 ft (1<sup>st</sup> story)</i></b> <b><i>35 ft (2<sup>nd</sup> story)</i></b>			
E4	8,500 sq ft	75 ft								
E5	10,500 sq ft	85 ft								
E6	12,500 sq ft 15,000 sq ft	100 ft								
E7	See official zoning map	100 ft								
RHR	43,560 sq ft	200 ft **	200 ft **	40 ft or 10% of lot depth, whichever is greater, as measured from the street ****	30 ft side yards shall total at least 30% of the lot width ****		50 ft or 20% of lot depth, whichever is greater ****	n/a See § 21.04.030 for land coverage replacements		

**SECTION 12.** The following sections of Chapter 21.04.010 of the GMC are hereby amended as shown below with unaltered text provided for context and added text in ***bold italic*** and deleted text shown ~~stricken~~ through as follows:

### **21.04.010 Single-family residence.**

A. Purpose. The purpose of single-family residential zones is to protect and promote the unique single-family nature of the city by limiting the uses in such zones to residential and residentially compatible uses and by requiring standards for the use, maintenance and development of single-family residential zoned properties. The single-family residence zones are:

1. R-1 (Single-family residential);
2. E-3, E-4, E-5, E-6 and E-7 (Single-family estate);
3. RHR (Rural hillside residential).

B. Permitted Uses.

1. Single-Family Residences and Accessory Buildings. One single-family residence, an accessory dwelling unit, a junior accessory dwelling unit, and accessory buildings.

2. Home Occupations as an Accessory Use to a Single-Family Residence. The establishment and conduct of home occupations shall comply with all of the following requirements to ensure that the use will be compatible with, and not detrimental to, the neighborhood:

- a. There shall be no exterior evidence of the conduct of a home occupation.
- b. The home occupation shall be conducted only within the enclosed living area of the residence or an enclosed, roofed accessory building.
- c. There shall be no storage of hazardous materials.
- d. Only the residents of the residence shall be engaged in the home occupation.
- e. There shall be no sale of goods on the premises.
- f. The establishment and conduct of the home occupation shall not change the principal character of the residence.
- g. There shall be no signs posted other than those permitted in the zone in which the residence is located.
- h. The required residential off-street parking shall be maintained.
- i. The conduct of the home occupation shall not create greater vehicular or pedestrian traffic than is normal for the zone in which it is located.
- j. There shall be no outside storage of goods, supplies, equipment or other materials.

k. There shall be no pickups or delivery of goods, supplies, equipment, or other materials, except between the hours of seven a.m. and six p.m.

l. The conduct of the home occupation use shall not create noise levels in excess of those permitted in the zone in which the residence is located.

3. Boarding House. Except as otherwise permitted by state or federal law, a boarding house is prohibited in single-family zones. Any boarding house use which is nonconforming by reason of adoption of this subsection or any amendment thereto or by annexation to the city of territory upon which a boarding house is located shall be abated, that is, removed or made to comply with the provisions of this chapter, within six months.

4. Care facilities including intermediate care facility/developmentally disabled habilitative which serves six or fewer persons or an intermediate care facility/developmentally disabled-nursing which serves six or fewer persons or a congregate living health facility, a “residential facility” defined by Section 1502 of the Health and Safety Code, or a “residential care facility” defined by the Health and Safety Code Section 1568.013 shall be considered a residential use of property and shall comply with the provisions of this chapter.

C. Uses Permitted Subject to Conditional Use Permit.

1. Churches;

2. Educational schools;

3. Lodge halls;

4. Child daycare centers in conjunction with a church;

5. Outdoor swap meets.

D. Development Standards.

1. Single-Family Residences. The minimum lot area, lot width, lot depth, floor area, setbacks and building height shall be as specified in Table A (see appendix to this title).

2. Accessory Buildings (*Excluding Accessory Dwelling Units and SB 9 Secondary Units*).

a. There shall be no more than two detached accessory buildings on any one parcel.

b. The totaled floor area of all detached accessory buildings, ~~including one detached accessory dwelling unit~~, shall not exceed one thousand square feet.

c. The maximum height shall be sixteen feet, but not exceeding one story.



d. Detached accessory buildings shall be set back a minimum of ~~three~~ **four** feet from side and rear property lines and located no closer to a street than the front and street side yard setbacks.

e. Attached accessory buildings shall be subject to the setback requirements of the single-family residence zones as specified in Table A (See Appendix to this title).

*[NOTE – THE REMAINDER OF THE TEXT OF CHAPTER 21.04.010 OF THE GMC IS NOT INCLUDED AS NO FURTHER CHANGES ARE PROPOSED BY THIS ORDINANCE]*

**SECTION 13.** The following provisions of Table B set forth in Chapter 21.A.B of the GMC are hereby amended as shown below with unaltered text provided for context and added text in **bold italic** and deleted text shown ~~stricken~~ through as follows:

**Table B  
Development Standards  
Multiple Family Residence Zones**

Zone	Min. Lot Area	Min. Lot Area Per Unit	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Side Setback	Min. Street Side Setback	Min. Rear Setback	Max. Height	Min. Floor Area Bachelor	Min. Floor Area 1 Bdr	Min. Floor Area 2 Bdr	Min. Floor Area 3 Bdr	Min. Floor Area 4 Bdr
LGA	40,000 sq ft	5,500 sq ft	120 ft	125 ft	20 ft	5 ft: one story 10 ft: two story 4 ft (1 <sup>st</sup> story) 10 ft (2 <sup>nd</sup> story)	20 ft	20 ft 4 ft (1 <sup>st</sup> story) 20 ft (2 <sup>nd</sup> story)	2 stories not to exceed 25 ft—20 ft within 40 ft of an SFR zone	600 sq ft	800 sq ft	1,000 sq ft	1,200 sq ft	1,400 sq ft
GA	40,000 sq ft	4,000 sq ft	120 ft											
R2	10,000 sq ft	3,000 sq ft	80 ft											
R3	10,000 sq ft	2,200 sq ft	80 ft											

**SECTION 14.** The following sections of Chapter 21.A.E Table E of the GMC are hereby amended as shown below with unaltered text provided for context and added text in **bold italic** and deleted text shown ~~stricken~~ through as follows:

**Table E  
Zoning Actions and Appropriate Reviewing Body**

	Planning Director	Planning Commission	City Council
1	Administrative Review	Commercial Construction over 5,000 sq. ft.	Gated Communities*
2	Cantilevered Decking	Conditional Use Permits	General Plan Amendments*
3	Lot Line Adjustments	Hillside Development with Grading	Planned Redevelopment*
4	Minor Conditional Use Permit	Civic Center Area Plan Development	Final Maps
5	Minor Modifications	Mobilehome Park Overlay	Planned Development*

6	Radio and Television Broadcasting Antennae, Private Transmitting Antennae and Satellite Receiving Antennae	Multifamily Residential Projects - <i>More than 25 dwelling units</i>	Specific Plans*
7	Recycling Facilities	Open Space Development	Subdivisions*
8	Single-Family Second-Story Construction	Public Facilities Located in Residential Zones	Zoning Amendments*
9	<i>Multifamily Residential Projects – 11-25 dwelling units</i>	Wireless Telecommunications Facilities	Zone Changes*
10		Relocated Structures	Development Incentives*
11		Construction Within HPOZ and/or Historic Landmark Property	
12		Temporary Structures	
13		Tennis Courts	
14		Variances	

\* For these applications, the planning commission makes a recommendation to city council.

**SECTION 15.** The following sections of Chapter 2.31 Exhibit 2.3 of the Arrow Highway Specific Plan are hereby amended as shown below with unaltered text provided for context and added text in **bold italic** and deleted text shown ~~stricken~~ through as follows:

Exhibit 2.3 Land Use Zones	Zone	Maximum DU/AC & FAR	Maximum Height* and Related Standards <i>*Additional height may be allowed for visual relief and excellence in design, per Planning Director’s authorization</i>
<b>Residential Uses</b>			
Corridor High Density Residential	C-HR	30 DU/AC Maximum, 24 DU/AC minimum (1)	3 stories, not to exceed 45 feet Ground floor shall provide a minimum of 10 feet in interior height (finished floor to ceiling).
Corridor Medium High Density Residential	C-R3	20 DU/AC maximum, 16 DU/AC minimum (1)	2 stories, not to exceed 25 feet
Corridor Buffer Residential	C-BR	20 DU/AC maximum, 16 DU/AC minimum (1)	2 stories, not to exceed 25 feet 1 acre minimum parcel size
Corridor Medium Density Residential	C-R2	15 DU/AC maximum, 12 DU/AC minimum (1)	2 stories, not to exceed 25 feet
<b>Nonresidential Uses</b>			
Corridor Commercial	C-C3	0.5 FAR	2 stories, not to exceed 35 feet Ground floor shall provide a minimum of 14 feet in interior height (finished floor-to-ceiling), subject to review and exception by the Planning Director.

Corridor Industrial	C-I	0.5 FAR	2 stories, not exceed 35 feet Ground floor shall provide a minimum of 14 feet in interior (finished floor-to-ceiling) height, subject to review and exception by the Planning Director.
Office/Light Industrial Mixed-Use	MU-I	0.5 FAR	2 stories, not to exceed 35 feet Ground floor shall provide a minimum of 14 feet in interior (finished floor-to-ceiling) height, subject to review and exception by the Planning Director.  <del>Minimum parcel for mixed-use development is 1 acre.</del>

Transition Mixed-Use	MU-T	Mixed-Use: Residential/ Commercial 30 DU/AC maximum, 24 DU/AC minimum (1) <del>1.0 FAR</del>  Single Use: Commercial 0.5 FAR  Single Use: <del>30 DU/AC maximum, 24 DU/AC minimum (1)</del>	3 stories, not to exceed 45 feet Ground floor 10' minimum interior <del>Minimum parcel for mixed-use development is 1 acre.</del>
----------------------	------	---	---

Mixed-Use Uses

Commercial Core Mixed-Use	MU-CC	Mixed-Use: Residential/ Commercial 30 DU/AC maximum, 24 DU/AC minimum (1) <del>1.0 FAR</del>  Single Use: Commercial 0.5 FAR  Single Use: Residential <del>30 DU/AC maximum, 24 DU/AC minimum (1)</del>	3 stories, not to exceed 45 feet Residential (single use or mixed-use) - Ground floor shall provide a minimum of 10 feet in interior (finished floor to ceiling) height. Nonresidential (single use or mixed-use) - Ground floor shall provide a minimum of 14 feet in interior (finished floor to ceiling) height, subject to review and exception by the Planning Director.  <del>Minimum parcel for mixed-use or residential is 1 acre.</del>
Neighborhood Commercial Mixed-Use	MU-NC	Mixed-Use: Residential/ Commercial 30 DU/AC maximum, 24 DU/AC minimum (1) <del>1.0 FAR</del>  Single Use: Commercial 0.50 FAR  Single Use: Residential <del>30 DU/AC maximum, 24 DU/AC minimum (1)</del>	3 stories, not to exceed 45 feet Residential (single use or mixed-use) - Ground floor shall provide a minimum of 10 feet in interior (finished floor to ceiling) height. Nonresidential (single use or mixed-use) - Ground floor shall provide a minimum of 14 feet in interior (finished floor to ceiling) height, subject to review and exception by the Planning Director.  <del>Minimum parcel for mixed-use or residential is 1 acre.</del>
Open Space/Trail	--	---	--

(1) Minimum du/ac (80% of max density) at designated RHNA housing sites only.

**SECTION 16.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

**SECTION 17.** The City Clerk is directed to certify this Ordinance and cause it to be published in the manner required by law.

**SECTION 18.** This Ordinance shall become effective thirty days after the date of its adoption.

**PASSED and ADOPTED** this 9<sup>th</sup> day of January, 2024.

City Council of Glendora, California

DocuSigned by:  
BY: Mendell Thompson  
MENDELL L. THOMPSON  
Mayor  
Jan 29, 2024 | 3:31 PM PST

APPROVED AS TO FORM:  
Aleshire & Wynder, LLP

DocuSigned by:  
Danny Aleshire  
DANNY ALESHIRE  
City Attorney  
Jan 30, 2024 | 9:30 AM PST

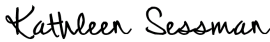
### CERTIFICATION

I, Kathleen R. Sessman, City Clerk/Communications Director of the City of Glendora, do hereby certify that the foregoing Ordinance was introduced for first reading on the 12<sup>th</sup> day of December, 2023. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the 9<sup>th</sup> day of January, 2024, by the following roll call vote:

AYES:	COUNCIL MEMBERS:	Allawos, Boyer, Davis, Fredendall, and Thompson.
NOES:	COUNCIL MEMBERS:	None.
ABSENT:	COUNCIL MEMBERS:	None.
ABSTAIN:	COUNCIL MEMBERS:	None.

I further certify that pursuant to Government Code Section 36933(c)(1), a summary of said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on December 21, 2023 and January 18, 2024.

Dated: January 10, 2024

DocuSigned by:  
  
\_\_\_\_\_  
KATHLEEN R. SESSMAN  
City Clerk/Communications Director

**Certificate Of Completion**

Envelope Id: A3C1B97F436F45CD803DFCD858DA2441	Status: Completed
Subject: Complete with DocuSign: Ordinances 2078, 2079, 2080, 2081, 2082, & 2084	
Source Envelope:	
Document Pages: 38	Signatures: 18
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	City Clerk's Office
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	116 E Foothill Blvd
	Glendora, CA 91741
	CCO@cityofglendora.org
	IP Address: 173.196.201.130

**Record Tracking**

Status: Original	Holder: City Clerk's Office	Location: DocuSign
1/26/2024 4:07:27 PM	CCO@cityofglendora.org	

**Signer Events**

Mendell Thompson  
 mthompson@cityofglendora.org  
 Councilman  
 Security Level: Email, Account Authentication (None)

**Signature**

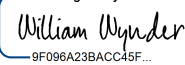
DocuSigned by:  
  
 68A1C182A8B5415...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 76.33.139.30

**Timestamp**

Sent: 1/26/2024 4:29:45 PM  
 Viewed: 1/29/2024 3:30:24 PM  
 Signed: 1/29/2024 3:31:42 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 4/12/2023 10:25:39 AM  
 ID: 15b31841-3eb9-491d-81ee-0b552b365d88

William Wynder  
 wwinder@awattorneys.com  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 9F096A23BACC45F...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 104.28.85.117  
 Signed using mobile

Sent: 1/29/2024 3:31:47 PM  
 Viewed: 1/29/2024 3:49:37 PM  
 Signed: 1/29/2024 3:50:10 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 1/29/2024 3:49:37 PM  
 ID: 363dfd5e-60c5-4888-b389-d733d6144abf

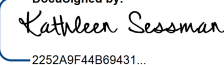
Danny Aleshire  
 danny.aleshire@awattorneys.com  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 0D5924B7E6ED4A5...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 50.112.162.3

Sent: 1/29/2024 3:50:14 PM  
 Viewed: 1/29/2024 5:53:59 PM  
 Signed: 1/30/2024 9:30:46 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 2/9/2023 10:45:54 AM  
 ID: 8f7b67a5-3822-4218-9d26-bc44a71d606a

Kathleen Sessman  
 ksessman@cityofglendora.org  
 City of Glendora  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 2252A9F44B69431...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 173.196.201.130

Sent: 1/29/2024 3:50:14 PM  
 Viewed: 1/30/2024 10:57:33 AM  
 Signed: 1/30/2024 10:59:46 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

<b>In Person Signer Events</b>	<b>Signature</b>	<b>Timestamp</b>
--------------------------------	------------------	------------------

<b>Editor Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
-------------------------------	---------------	------------------

<b>Agent Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
------------------------------	---------------	------------------

<b>Intermediary Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
-------------------------------------	---------------	------------------

<b>Certified Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
----------------------------------	---------------	------------------

<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
---------------------------	---------------	------------------

City Clerk Group

cityclerkgroup@cityofglendora.org

Security Level: Email, Account Authentication  
(None)

**Electronic Record and Signature Disclosure:**

Accepted: 7/13/2023 4:31:33 PM

ID: c7b776f5-d48e-4f6e-81b8-a4deb62350e6

**COPIED**

Sent: 1/30/2024 10:59:50 AM

Viewed: 1/30/2024 11:45:06 AM

<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
-----------------------	------------------	------------------

<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
----------------------	------------------	------------------

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
--------------------------------	---------------	-------------------

Envelope Sent

Hashed/Encrypted

1/26/2024 4:29:45 PM

Certified Delivered

Security Checked

1/30/2024 10:57:33 AM

Signing Complete

Security Checked

1/30/2024 10:59:46 AM

Completed

Security Checked

1/30/2024 10:59:50 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
-----------------------	---------------	-------------------

<b>Electronic Record and Signature Disclosure</b>
---