



Timothy Cremins, Chair
Mark Davis, Vice-Chair
Brian Faber, Commissioner
Wendy Jarvie, Commissioner
Paulette Koss, Commissioner

PLANNING COMMISSION

7:00 PM

Tuesday, July 7, 2026
City Hall Council Chamber
116 E. Foothill Boulevard, Glendora

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC COMMENT

The City of Glendora encourages community participation at its public meetings. Speakers are limited to three minutes, and time may not be shared or transferred. A total of 30 minutes is reserved for public comment, which may be extended by majority vote of the legislative body. At regular meetings, comments may address both agenda and non-agenda items during the Public Comment portion, with additional opportunities to speak provided during Public Hearings. At special meetings, public comment is limited to agenda items. Residents may participate in person or submit comments by email, phone, mail, or other available methods. Participation options may be adjusted if a State of Emergency, Health Order, or Executive Order limits in-person attendance. For more information, see the Guide to Public Meetings and Participating in Public Meetings on the City's website at www.cityofglendora.gov/citymeetings.

1. Public Comments received

MEMBER STATEMENTS/REPORTS

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

SPECIAL ITEMS

2. Reorganization for Term 2026-2027

PUBLIC HEARINGS

Public hearings shall conform to the protocol established to conduct of public meetings, proceedings, and business in the City of Glendora. Following presentation of the staff report, the applicant/appellant will be allowed ten (10) minutes in which to make a presentation. Following the presentation of the applicant/appellant public testimony share be called, each speaker is limited to three (3) minutes, speaking once. The Presiding Officer may permit a five (5) minute rebuttal/summation by a representative of applicant/appellant. The public hearing will then be closed, and no member of the public shall be allowed to speak further unless, upon motion, and the public hearing is reopened by the governing body. Any person desiring to provide testimony during a Public Hearing item shall make his/her presence known to the Presiding officer. Speakers are entitled to submit written or other graphic evidence. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.

PLEASE NOTE: If you challenge any of the proposed action(s) 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 Council at, or prior to, the public hearing.

3. Request for Approval of a Conditional Use Permit to allow alcohol sales (On-Sale General) for on-site consumption and Entertainment, in conjunction with a restaurant (Chases, LLC), located at 216 North Glendora Avenue.

Recommended Action for the Planning Commission

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, approve the following CUP26-0001:

- 1. Adopt a Categorical Exemption for the project pursuant to §15301 of the California Environmental Quality Act (CEQA) Guidelines; and
- 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CUP 26-0001 TO SUPERSEDE AND REPLACE CONDITIONAL USE PERMIT NO. 07-12, AS AMENDED BY RESOLUTION NO. PC 2025-09, TO ALLOW A TYPE 47 ALCOHOL LICENSE (ON-SALE GENERAL - EATING PLACE) AND TO ALLOW ENTERTAINMENT IN CONJUNCTION WITH AN ON-SITE RESTAURANT, LOCATED AT 216 N. GLENDORA AVENUE, SUITE 100 - FILE NO. CUP26-0001."

4. An Ordinance amending Title 21 (Zoning) of the Glendora Municipal Code to update regulations governing Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units in compliance with State law (APLN26-0007)

Recommended Action for the Planning Commission

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, recommend City Council approval of the following:

- 1. Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA); and
- 2. Recommend that the City Council introduce and adopt an Ordinance entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA AMENDING TITLE 21 (ZONING) OF THE GLENDORA MUNICIPAL CODE TO UPDATE REGULATIONS GOVERNING ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS IN COMPLIANCE WITH STATE LAW".

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

Date Posted: July 7, 2026 06:56 pm



STAFF REPORT

TO: Chair and Commissioners

DATE: July 7, 2026

FROM: Community Development

DISTRICT(S): 3

SUBJECT: Request for Approval of a Conditional Use Permit to allow alcohol sales (On-Sale General) for on-site consumption and Entertainment, in conjunction with a restaurant (Chases, LLC), located at 216 North Glendora Avenue.

RECOMMENDATION

That the Planning Commission:

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, approve CUP 26-0001 by taking the following actions:

1. Adopt a Categorical Exemption for the project pursuant to §15301 of the California Environmental Quality Act (CEQA) Guidelines; and
2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CUP 26-0001 TO SUPERSEDE AND REPLACE CONDITIONAL USE PERMIT NO. 07-12, AS AMENDED BY RESOLUTION NO. PC 2025-09, TO ALLOW A TYPE 47 ALCOHOL LICENSE (ON-SALE GENERAL - EATING PLACE) AND TO ALLOW ENTERTAINMENT IN CONJUNCTION WITH AN ON-SITE RESTAURANT, LOCATED AT 216 N. GLENDORA AVENUE, SUITE 100 - FILE NO. CUP26-0001."

STRATEGIC FOCUS AREAS

- Not Applicable

EXECUTIVE SUMMARY

The applicants, Sean Franco and Doriene Franco, on behalf of for Chases, LLC, dba Chase's, are requesting Planning Commission approval for a Conditional Use Permit (CUP) to allow alcohol sales (On-Sale General), in conjunction with a new restaurant (Chase's) with entertainment, located at 216 N. Glendora Ave.

PROJECT SUMMARY

- **Applications:** CUP to allow alcohol sales under a Type 47 On-Sale General license for on-site consumption and entertainment, in conjunction with a restaurant.
- **Date of Application:** April 8, 2026.
- **Applicant:** Sean Franco and Doriene Franco, on behalf of Chases, LLC, dba Chase's
- **Property Address:** 216 North Glendora Avenue, Suite 100.
- **Assessor Parcel/ Identification Number(s) (AIN):** 8638-006-011

Description of Property: The subject property is located in a developed urban area commonly known as Glendora Village, on North Glendora Avenue between East Bennett Avenue and East Meda Avenue. The restaurant will operate within Suite 100 of the existing building at 216 N. Glendora Avenue.

General Plan Designation:

The General Plan Land Use Designation is Village Mixed Use - Commercial and is consistent with the property's zoning designation.

Zoning:

The zoning district designation is Civic Center Area Plan - Village Core (CCAP-T-5).

Surrounding Uses:

Table ## -		Project Surroundings	
	Existing Uses	General Plan	Zoning
North	Commercial	Village Mixed Use	CCAP-T-5
South	Commercial	Village Mixed Use	CCAP-T-5
East	Commercial	Village Mixed Use	CCAP-T-5
West	Commercial	Village Mixed Use	CCAP-T-5

PROJECT ANALYSIS:

Project Description:

The applicant requests approval of a CUP amendment (CUP 26-0001) to allow the operation of a restaurant with entertainment and the sale of alcoholic beverages pursuant to GMC §21.02.020 and Appendix 21.A, Table C. Pursuant to GMC §21.06.070, the Planning Commission also reviews applications for serving alcoholic beverages or including entertainment in conjunction with outdoor dining. A Type 47 license, issued by the California Department of Alcoholic Beverage Control, authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises. The licensed premises must operate and be maintained as a bona fide eating place, contain suitable kitchen facilities, and make actual and substantial sales of meals for consumption on the premises.

The proposed restaurant would occupy the tenant space formerly occupied by Luca Bella Restaurant, which operated pursuant to CUP No. CUP 07-12, as most recently amended by Planning Commission Resolution No. PC 2025-09. The current request would supersede and replace the existing Conditional Use Permit and prior conditions of approval applicable to the restaurant tenant space to authorize Chase's Restaurant to operate within the tenant space with a Type 47 license, and provide entertainment in conjunction with the restaurant.

Staff recommends approval of the request, subject to the conditions of approval in the attached resolution, including the following operational requirements:

- Alcohol service shall be limited to the approved premises within Suite 100 of 216 North Glendora Avenue and any associated outdoor parklet area approved by the City and the California Department of Alcoholic Beverage Control.
- The sale, service, and consumption of alcoholic beverages shall occur only in conjunction with the operation of a bona fide restaurant with food service.
- Alcohol service hours shall be limited to 7:00 a.m. to 11:00 p.m., Sunday through Saturday.
- Entertainment shall be limited to Suite 100 and the hours of 11:00 a.m. to 11:00 p.m., Sunday through Saturday.

- Any outdoor entertainment, including live music, performances, amplified sound, or similar activities, shall require approval of a Special Event Permit pursuant to GMC §5.32 prior to commencement of such activities.

The applicant is also processing a request to utilize a new outdoor seating area (parklet), located in the public-right-of-way adjacent to the storefront for use by the new restaurant. This is being processed under a separate permit. The parklet will provide additional restaurant seating area for customers, where alcohol may be consumed in the same manner as within the restaurant structure. Outdoor dining for the restaurant's outdoor parklet is subject to city standards (GMC §21.06.070) within the CCAP zone (which includes approval of an outdoor dining use agreement.)

Zone Development Standards:

As stated above, the subject property is located within the Glendora Village's CCAP-T5 zoning district, which is intended to provide retail services, restaurants, and other pedestrian-oriented commercial activities.

Pursuant to Appendix 21.A, Table C, restaurant dining with entertainment and/or the sale of alcoholic beverages is permitted subject to approval of a CUP. Pursuant to GMC §21.06.070, the Planning Commission shall review, approve with conditions, or deny applications for serving alcoholic beverages or including entertainment in conjunction with outdoor dining. The proposed entertainment and alcohol sales would be ancillary to the restaurant and would not require exterior modifications to the existing building. No exterior building modifications, demolition, new construction, or expansion of the existing building are proposed as part of the CUP.

Therefore, as conditioned, the proposed restaurant with entertainment and alcohol sales is consistent with the applicable development standards and other applicable Title 21 zoning requirements.

Objective Design Guidelines:

Not applicable

Affordable Housing:

Not applicable

Concessions, Waivers, Incentives:

Not applicable

Housing Element Site

Not applicable

Grading and Topography:

Not applicable

Open Space and Trees:

Not applicable

Circulation:

The circulation within the commercial area surrounding the tenant space will not be substantially changed as part of the proposed use. The restaurant will operate within the existing tenant space.

The separately permitted outdoor dining parklet will be located within existing on-street parking spaces and will be subject to City approval and applicable design and safety requirements. Similar to other parklets within the Village, it will be designed to maintain pedestrian access along the public sidewalk.

Therefore, the proposed use is not expected to create significant circulation impacts or require changes to the existing site access or on-site circulation. Any effects associated with the parklet, including the temporary use of on-street parking spaces, will be evaluated through the separate parklet permit process.

Infrastructure, Utilities, and Fire:

The subject property fronts North Glendora Avenue to the west and is adjacent to a public parking lot to the rear, or east. The surrounding Village area also includes additional public parking opportunities that serve nearby businesses. Based on the existing commercial setting and the nature of the proposed CUP, the project is not expected to create substantial new parking or traffic demands.

The subject property is adequately served with all necessary utilities/services including electric (Southern California Edison), gas (Southern California Gas Company), telephone (Verizon and others), sewer facilities (City and Los Angeles County Sanitation Districts), storm drain facilities (City and Los Angeles County Flood Control District), waste and disposal (Athens Waste Disposal), Glendora Police Department, and the Los Angeles County Fire Department.

Special Considerations:

Not Applicable

Community Outreach and Public Input:

As of preparation of this report, staff has not received written comments, neighborhood input, or other public comments regarding the Project.

Public Hearing Notice:

A Notice of Public Hearing was published in the *San Gabriel Valley Examiner* and mailed to all property owners within 300 feet of the proposed site on June 18, 2026, as required by law. As of preparation of this report, staff has not received any inquiries regarding the project.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find the proposed project categorically exempt from CEQA pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities.

The project involves approval of a Conditional Use Permit to allow a Type 47 alcoholic beverage license and entertainment in conjunction with a restaurant located within an existing commercial tenant space. No exterior building modifications, demolition, new construction, or expansion of the existing building are proposed as part of the CUP. The proposed activities would occur within the existing tenant space and would involve negligible or no expansion of the existing or former restaurant use.

The Class 1 exemption applies because the project involves the permitting and licensing of accessory alcohol service and entertainment within an existing restaurant tenant space and does not authorize new construction or an expansion of the existing building. Staff has reviewed the project and determined that none of the exceptions to the use of a categorical exemption under CEQA Guidelines section 15300.2 apply.

Therefore, the project qualifies for the Class 1 categorical exemption. A Notice of Exemption has been prepared.

Prepared By:	Ryan Alcazar, Planning Technician
Concurs With:	Not Applicable
Reviewed By:	Jeff Kugel, Community Development Director
Certified to Availability of Funds:	Not Applicable
Approved By:	Moises Lopez, Assistant City Manager
Legal Review:	Jessica Santiago, Assistant City Attorney
CEQA Review:	Jeff Kugel, Community Development Director

Attachments

[A_Draft_Resolution.pdf](#)

[D_Public_Notice_61226.pdf](#)

[E_Staff_Presentation.pdf](#)

[C_Project_Plans.pdf](#)

[B_NOE_-_CEQA_Categorical_Exemption.pdf](#)

RESOLUTION PC 2026-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CUP 26-0001 TO SUPERSEDE AND REPLACE CONDITIONAL USE PERMIT NO. 07-12, AS AMENDED BY RESOLUTION NO. PC 2025-09, TO ALLOW A TYPE 47 ALCOHOL LICENSE (ON-SALE GENERAL - EATING PLACE) AND TO ALLOW ENTERTAINMENT IN CONJUNCTION WITH AN ON-SITE RESTAURANT, LOCATED AT 216 N. GLENDORA AVENUE, SUITE 100 - FILE NO. CUP26-0001

THE PLANNING COMMISSION City of Glendora, California

WHEREAS, on April 8, 2026, Sean Andrew Franco and Doriene Marie Franco, on behalf of Chases, LLC (collectively, Applicant), filed an application requesting approval of Conditional Use Permit (CUP) No. CUP26-0001 to allow the on-site sale of beer, wine, and distilled spirits for consumption, in conjunction with an existing restaurant under a Type 47 On Sale General – Eating Place license and to allow entertainment, located at an existing restaurant, Chase’s, at 216 North Glendora Avenue, Suite 100; and

WHEREAS, the tenant space was formerly occupied by Luca Bella Restaurant, which operated pursuant to Conditional Use Permit No. 07-12, as most recently amended by Planning Commission Resolution No. PC 2025-09, and the Applicant’s current request is to supersede and replace the prior Conditional Use Permit and conditions of approval applicable to the restaurant tenant space; and

WHEREAS, the Subject Property has a Glendora General Plan (Community Plan 2025) land use designation of *Village Mixed Use - Commercial* and a zoning district designation of *Civic Center Area Plan – Village Core (CCAP-T-5)* and is developed with an existing commercial building in the Glendora Village; and

WHEREAS, pursuant to Glendora Municipal Code (GMC) §21.02.020 and Appendix 21.A., Table C, a CUP is required for “*Restaurants, dining with entertainment and/or sales of alcoholic beverages*,” and pursuant to GMC §21.06.070, the Planning Commission shall review, approve with conditions, or deny applications for serving alcoholic beverages or including entertainment in conjunction with outdoor dining; and

WHEREAS, the proposed sale of beer, wine, and distilled spirits under a Type 47 license, together with entertainment, would be ancillary to the primary restaurant use and subject to all applicable requirements of the California Department of Alcoholic Beverage Control and the Glendora Municipal Code; and

WHEREAS, GMC §21.02.020 establishes procedures and findings for the review of CUP applications; and

WHEREAS, the Applicant is separately processing a request for an outdoor dining parklet within the public right-of-way adjacent to the restaurant. The parklet is subject to separate City approval and applicable requirements of GMC §21.06.070. Alcohol service within the parklet shall also be subject to this Resolution, all required City approvals, and approval by the California Department of Alcoholic Beverage Control; and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora on July 7, 2026, following proper notice as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division staff of the City of Glendora.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference as findings of fact.

SECTION 2. The Planning Commission has reviewed and considered the staff report and all written and oral evidence presented in connection with the Project. Based on the whole of the record, the Planning Commission finds that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Class 1, Existing Facilities. The Project involves approval of a Conditional Use Permit to allow the operation of ancillary alcohol and entertainment services within an existing commercial tenant space, with no exterior modifications, demolition, new construction, or expansion of the existing or former restaurant use, and none of the exceptions to the use of a categorical exemption under CEQA Guidelines section 15300.2 apply. The Planning Commission hereby directs City staff to file a Notice of Exemption.

SECTION 3. The Planning Commission is authorized to consider and take action on future requests to amend, modify, or revoke this Conditional Use Permit, subject to the limitations and procedures contained in the Glendora Municipal Code.

SECTION 4. The Planning Commission hereby makes the following Findings of Fact regarding CUP26-0001, which are hereby incorporated in full:

FINDINGS OF FACT FOR CONDITIONAL USE PERMIT NO. CUP26-0001

- 1. The use is authorized by the Conditional Use Permit (CUP) pursuant to this title.**

FACT: Pursuant to GMC §21.02.020 and Appendix 21.A, Table C, “*Restaurants with entertainment and/or sales of alcoholic beverage*” are authorized in the CCAP T-5 Zone subject to approval of a Conditional Use Permit. As conditioned, the proposed alcohol sales and entertainment are authorized ancillary uses in conjunction with the restaurant use.

- 2. The use is consistent with the General Plan and other applicable plans.**

FACT: The subject property maintains a General Plan Land Designation of Village Mixed Use-Commercial and has an implementing zoning district designation of Civic Center Area Plan - Village Core CCAP-T-5. The proposed on-site liquor sales under a Type 47 On-Sale General Eating Place license and entertainment, as ancillary uses in conjunction with an existing restaurant, will further several General Plan Land Use Element goals and policies, including:

- LU-8 – *Expansion of employment-generating land uses.*
- LU-14.5 – *Encourage the adaptive reuse of existing structures for a variety of commercial and retail uses that respect the existing Village character.*
- LU-15 – *A distinctive Village character.*
- LU-15.4 – *Encourage the development of uses and facilities that promote a distinctive Village character such as artist lofts, restaurants, small-scale retail, and housing.*
- LU-18.3 – *Encourage land uses that are complementary in form and function with existing development.*

3. The site can accommodate the development standards of this title or as is otherwise required.

FACT: The proposed location is within an existing 7,901.46 square foot commercial parcel of land. The property is improved with an existing 7,750 square foot, two-story building and the subject tenant lease space consists of 2,000 square feet on the ground floor. No structural alteration, building additions, or expansion of the existing tenant space are proposed. The applicant-submitted floor plans are conceptual for land use entitlement purposes only. Any future construction, tenant improvements, occupancy plans, parklet plans, ABC premises diagrams, or other final plans shall be reviewed separately by the applicable City departments, the Building and Safety Division, the Fire Department, and/or the California Department of Alcoholic Beverage Control, as applicable.

4. The site is adequately served by streets, utilities, and other services, facilities, and improvements.

FACT: The subject property fronts Glendora Avenue to the west and is adjacent to a public parking lot to the rear, or east, which provides parking for businesses in the surrounding Village area. The subject property is adequately served with all necessary utilities including electric (Southern California Edison), gas (Southern California Gas Company), telephone (Verizon and others), sewer facilities (City and L.A. County Sanitation Districts), storm drain facilities (City and L.A. County Flood Control District), and waste disposal (Athens Waste Disposal). Public safety services are provided by the Glendora Police Department and Los Angeles County Fire Department.

5. The use will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety, and welfare of the public.

FACT: The proposed alcohol sales and entertainment are ancillary to the restaurant use and are compatible with the surrounding commercial uses and the character of the Civic Center Area Plan. As conditioned, including conditions regulating alcohol service, entertainment, ABC compliance, menu availability, take-out alcohol sales, hours of alcohol service, parklet alcohol service, security, noise, and enforcement, the use will not adversely affect the character and integrity of the area or the health, safety, and welfare of the public.

SECTION 5. The Planning Commission hereby approves Conditional Use Permit No. CUP 26-0001, which supersedes and replaces Conditional Use Permit No. 07-12, as

most recently amended by Resolution No. PC 2025-09, for the restaurant tenant space located at 216 N. Glendora Avenue, Suite 100, to allow the on-site sale of alcohol under a Type 47 On-Sale General Eating Place license and entertainment in conjunction with a restaurant (Chase's), located at 216 North Glendora Avenue, Suite 100, including alcohol service and entertainment in conjunction with outdoor dining subject to GMC § 21.06.070, as described in the application materials and Planning Commission Agenda Report, and after determining that the Project meets the requirements of GMC §21.02.020, Appendix 21.A, Table C, and GMC § 21.06.070, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

General

1. The Applicant shall sign and submit to the Planning Division a statement indicating agreement with and acceptance of these Conditions of Approval prior to commencement of the use authorized by this CUP.
2. This Conditional Use Permit and the Conditions of Approval contained herein supersede and replace Conditional Use Permit No. 07-12, as amended by Resolution No. PC 2025-09, and all prior conditions of approval applicable to the restaurant tenant space located at 216 N. Glendora Avenue, Suite 100. Upon the effective date of this Resolution, Conditional Use Permit No. 07-12, as amended, shall be of no further force or effect as to the restaurant tenant space located at 216 N. Glendora Avenue, Suite 100.
3. The City shall have the right of entry to inspect the premises to verify compliance with the Conditions of Approval and the Glendora Municipal Code (GMC).
4. The City shall retain the rights and the jurisdiction to review the CUP (File No. CUP26-0001) in the event the approved Project is modified, changed in scope, or the Property Owner or operator seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the right of the City to review and revoke the CUP (File No. CUP26-0001) or to modify the permit for any violation of these Conditions of Approval.
5. The Applicant agrees as a condition of issuance of this entitlement to indemnify, protect, defend, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement or the environmental review conducted under the California Environmental Quality Act, Public Resources Code §21000 et seq., for this entitlement and related actions.

Term

6. The approved use shall commence within 24 months after the effective date of approval, or such other period specified as a condition of approval and shall be

carried on diligently to completion. If the use does not begin within the required time and carried on diligently to completion, the permit shall become void; however, the reviewing body or Community Development Director may extend the time limit in the case of unavoidable delay. The Applicant must submit a written request to the reviewing body for a time extension 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.

Planning Division

7. Prior to commencement of alcohol service under the Type 47 license or any entertainment use authorized by this CUP amendment, the Applicant shall submit final plans, in a form acceptable to the City, identifying the approved restaurant tenant space, alcohol service areas, entertainment area, seating layout, exits, and any outdoor dining area or parklet proposed for alcohol service. Alcohol service shall be limited to areas approved by the City and included within the premises approved by the California Department of Alcoholic Beverage Control (ABC).
8. Alcohol service shall be limited to the areas within Suite 100 of 216 N. Glendora Avenue and the outdoor parklet, approved by the City and included within the licensed premises approved by the California Department of Alcoholic Beverage Control.
9. Alcohol service or entertainment in conjunction with outdoor dining may occur only if the outdoor dining area has received all required City approvals, including any required outdoor dining use agreement, encroachment, or right-of-way approval, permits, inspections and approvals required under GMC §21.06.070 and §5.32, and only if the outdoor dining area is included within the premises approved by the California Department of Alcoholic Beverage Control. This CUP amendment approves alcohol service and entertainment in conjunction with outdoor dining under GMC §21.06.070, but does not independently approve the design, construction, installation, or operation of the outdoor dining area or parklet.
10. Outdoor alcohol service within the parklet shall comply with GMC §21.06.070, the approved outdoor dining use agreement, all applicable City permits and regulations, and the requirements of the California Department of Alcoholic Beverage Control.
11. Alcohol sales for on-site consumption shall not occur unless authorized by an active license issued by the California Department of Alcoholic Beverage Control (ABC).
12. Any violation of California Department of Alcoholic Beverage Control regulations, these Conditions of Approval, or the Glendora Municipal Code may result in the revocation of this permit as provided in GMC § 21.02.020(J).
13. The restaurant's dining menu shall be available for service during all hours when alcohol is served.
14. Alcohol sales for on-site consumption shall be permitted from 7:00 a.m. to 11:00

p.m., Sunday through Saturday. Alcohol sales shall cease at least one hour before the business's closure time.

15. Entertainment shall be permitted inside Suite 100 from 11:00 a.m. to 11:00 p.m., Sunday through Saturday, and shall remain ancillary to the restaurant use.
16. Alcoholic beverages shall not be sold as part of any take-out food service use.
17. All alcohol service must comply with ABC regulations, including those related to a "Bona Fide Public Eating Place" and the definition of "Meals."
18. All employees involved in alcohol service, including handling and serving, shall complete the ABC License Education on Alcohol and Drugs Program (LEAD), as directed by the ABC.
19. The Applicant shall submit the conditions of approval of the CUP to the ABC for incorporation with the conditions of approval of the alcoholic beverage license.
20. This CUP authorizes the land use approval necessary for the Applicant to seek a Type 47 On-Sale General Eating Place license from ABC. This approval does not authorize alcohol sales or service unless and until ABC issues the required license and the Applicant complies with all City and ABC requirements.
21. Signs, posters, graphics, banners, flags, and similar displays of alcohol products are prohibited, except as otherwise required by law or approved by the City.
22. The Applicant shall install and maintain security cameras for surveillance that covers all common areas of the establishment, including entrance/exit areas and the overall restaurant premises, subject to review and approval by the City.
23. All entertainment shall comply with GMC Chapter 9.44 regarding noise regulations.
24. All outdoor entertainment shall comply with GMC Chapter 5.32 regarding special outdoor display events.

Building Division

25. CUP approval is limited to alcohol service and entertainment (in conjunction with a restaurant) only, unless otherwise approved.
26. Prior to commencement of entertainment authorized by this CUP, the Applicant shall obtain any required Building Division, Fire Department, business license, occupancy, or operational approvals related to occupant load, seating layout, exits, sound, or other entertainment operations.
27. Approval of any tenant improvements, changes in occupancy, outdoor dining area, parklet, or other physical improvements requires a separate submittal to the City, including all required applications, dimensioned plans, agreements, permits, inspections, and approvals. Conceptual, or preliminary plans included with the CUP application shall not be used for Building Division, Fire Department, public

right-of-way, or parklet approval unless accepted by the applicable reviewing department.

Code Enforcement

28. The subject restaurant shall have an alarm system with a hold-up alarm component and applicable City alarm permits.
29. Shades, drapes, signs, or any other treatment that blocks the view into the business interior shall not cover more than 25% of windows.
30. The restaurant shall comply with the intervening period, which means the sale and consumption of alcohol shall be halted one hour before the closure of the business.
31. The property owner shall pay the costs of any code enforcement activities, including attorney's fees, resulting from the violation of any conditions of approval or any provision of the GMC (see Chapter 1.18).
32. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.00) and/or by imprisonment in the County jail for a period not exceeding six months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided by GMC §21.01.030 (H).

SECTION 6. The City Clerk shall certify the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SECTION 7. The Chair of the Planning Commission shall sign this Resolution, and the Secretary shall attest and certify the passage and adoption of this Resolution, and the same shall become effective upon expiration of the 15 calendar-day appeal period, unless a timely appeal is filed in accordance with the Glendora Municipal Code.

PASSED, APPROVED and ADOPTED this ____ day of ____, 2026.

BY: _____
TIMOTHY CREMINS
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

JESSICA SANTIAGO
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the _____ day of _____ 2026, by the following vote:

AYES:	MEMBERS:
NOES:	MEMBERS:
ABSENT:	MEMBERS:
ABSTAIN:	MEMBERS:

Dated:

LORENA CORDOVA
City Clerk Specialist



NOTICE OF PUBLIC HEARING

Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Glendora will hold a public hearing pursuant to §21.01.030 (E), §21.02.020, and §21.06.070 of the Glendora Municipal Code in the City Council Chamber of City Hall, 116 E. Foothill Boulevard, Glendora, California, to receive and consider all evidence and reports relating to the following application/project:

Hearing Date: Tuesday, July 7, 2026, at 7:00 p.m.

File Number: CUP26-0001

Subject Property: 216 North Glendora Avenue, Suite 100, Glendora, CA 91741

Request: Approval of a Conditional Use Permit to supersede and replace the prior Conditional Use Permit applicable to the restaurant tenant space and to allow alcohol sales under a Type 47 On-Sale General license for on-site consumption and entertainment in conjunction with a restaurant (Chase's Restaurant), located at 216 North Glendora Avenue, Suite 100, including alcohol service and entertainment in conjunction with outdoor dining, subject to all required City approvals and California Department of Alcoholic Beverage Control approvals.

Applicant: Sean Franco and Doriene Franco, on behalf of Chases, LLC

General Plan Land Use / Zoning: *Village Mixed Use - Commercial / Civic Center Area Plan - Village Core (CCAP-T-5)*

Environmental: To comply with the California Environmental Quality Act (CEQA), a Categorical Exemption is being recommended for this project pursuant to CEQA Guideline §15301, Class 1, Existing Facilities.

Contact Person: Ryan Alcazar, Planning Technician
(626) 914-8276 or RALcazar@cityofglendora.gov

All interested parties are invited to attend said hearing and express their views on this matter. Should you be unable to attend the public hearing, your testimony must be made in writing and delivered prior to the scheduled hearing date as follows: City Clerk Department, 116 E. Foothill Blvd, Glendora, CA, 91741, City_Clerk@cityofglendora.gov.

Further information on this item will be posted to the city's website at CityofGlendora.gov/citymeetings and will be on file for public inspection and copying for the cost of duplication, at the office of the City Clerk,

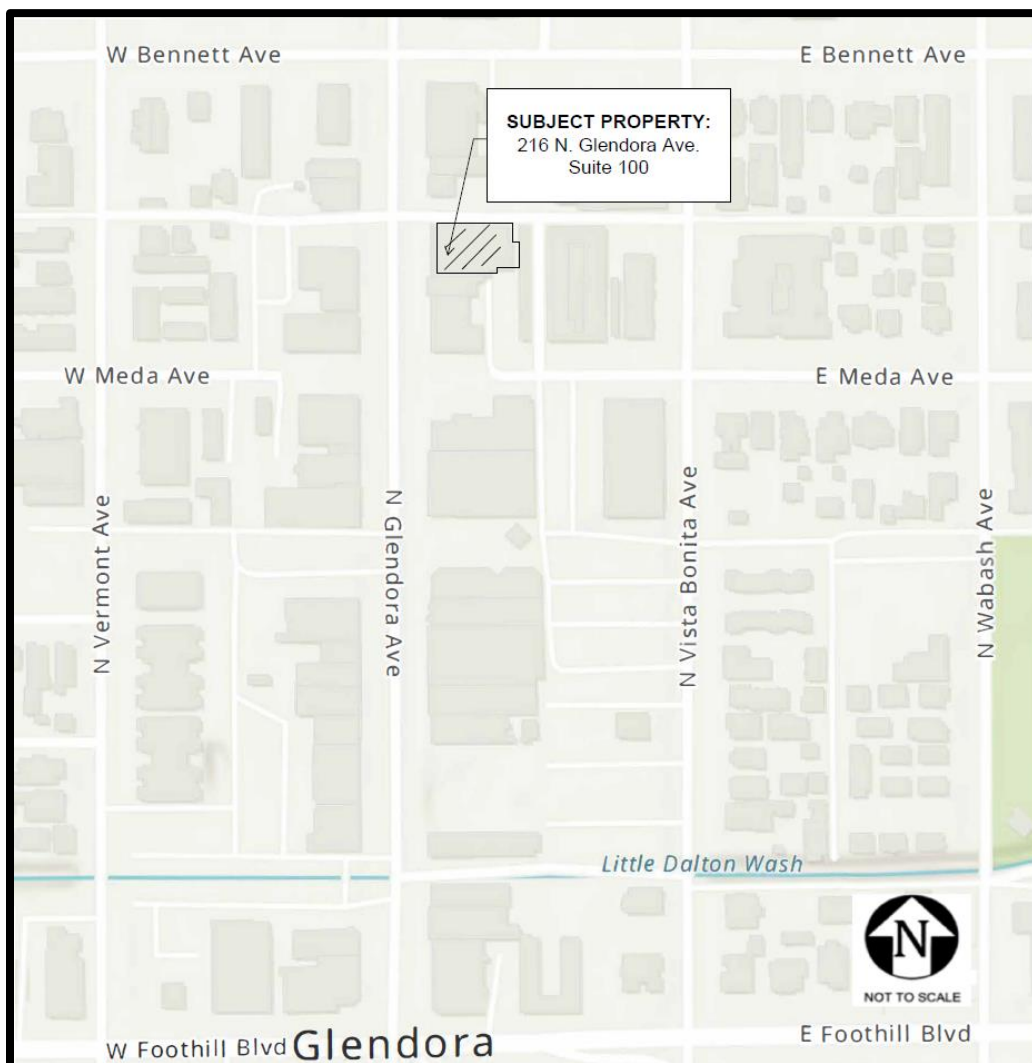
116 E. Foothill Blvd, Glendora, CA, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays, within those hours for agenda posting and public inspection as required by the Ralph M. Brown Act, California Government Code §54950 et seq. as applicable to this meeting.

Further Information on the above application may be obtained or viewed at the Community Development Department Planning Division, located at 116 E. Foothill Blvd, Glendora, CA, 91741 or by telephone at (626) 914-8214.

If you challenge this action 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 Planning Commission at, or prior to, the public hearing.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Mailed: June 18, 2026
Published: June 25, 2026 (*San Gabriel Valley Examiner*)





CONDITIONAL USE PERMIT
216 N. GLENDORA AVENUE, SUITE 100 (CHASE'S)

COMMUNITY DEVELOPMENT
PLANNING COMMISSION

JULY 7, 2026

RYAN ALCAZAR, PLANNING TECHNICIAN



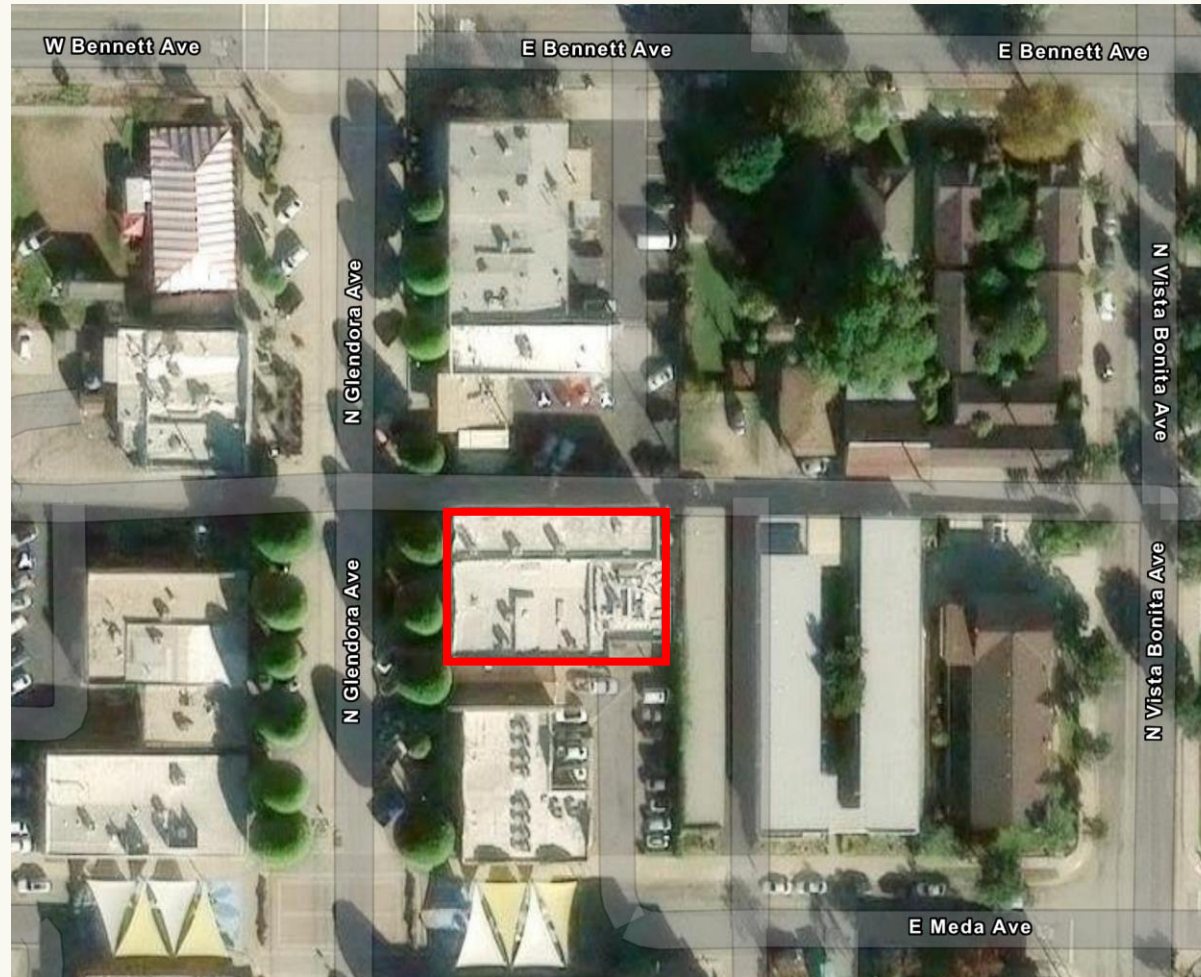


PROJECT / REQUEST

- Approval of Conditional Use Permit (CUP) No. CUP26-0001 to allow the on-site sale of beer, wine, and distilled spirits for consumption, in conjunction with an existing restaurant under a Type 47 On Sale General – Eating Place license and to allow entertainment
- CEQA Notice of Categorical Exemption pursuant to CEQA Guidelines section 15301, Class 1, Existing Facilities.

PROJECT LOCATION

Subject Property:
216 N. Glendora Ave.,
Suite 100

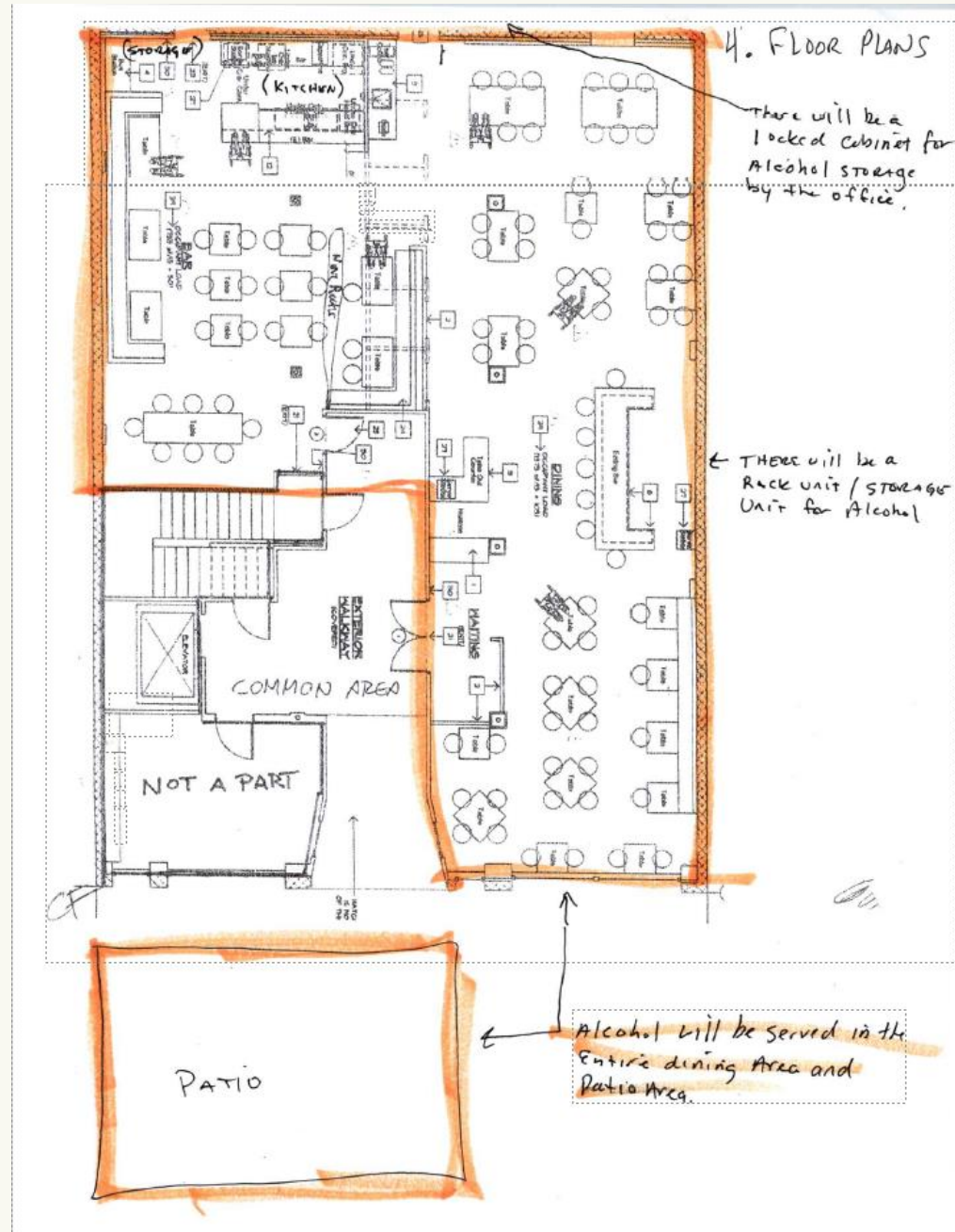




BUSINESS DESCRIPTION

- Hours of operation:
 - Sunday through Saturday 7:00 AM to 12:00 AM
- The proposed establishment will operate as a full-service restaurant with full bar offering dine-in and takeout, and occasional entertainment.
- “Eggsactly” Breakfast/Lunch menu with fast casual counter service.
- Chase’s dinner menu with formal table service.
- The business is required to obtain all necessary approvals from ABC.
- Occasional hosting small private events or group dining reservations .
- Background music for ambiance or live bands, subject to local noise regulations.

FLOOR PLAN



BUILDING FRONTAGE



PARKLET – OUTDOOR DINING



PUBLIC NOTICE

- A Notice of Public Hearing was published in the *San Gabriel Valley Examiner* on June 25, 2026 and mailed to all property owners within 300 feet of the subject property on June 18, 2026.

RECOMMENDATIONS

That the City of Glendora Planning Commission:

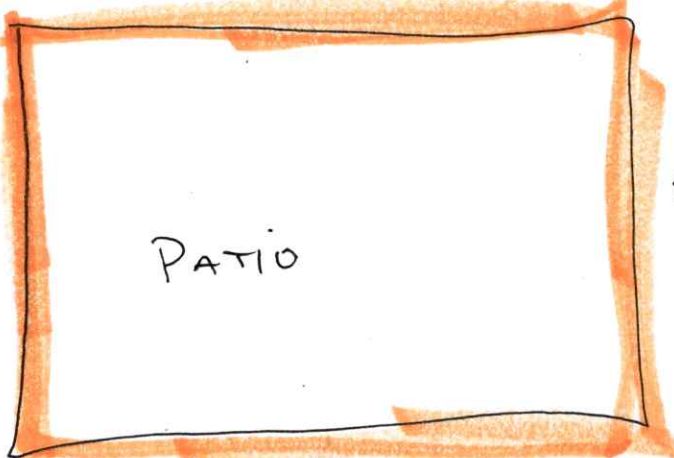
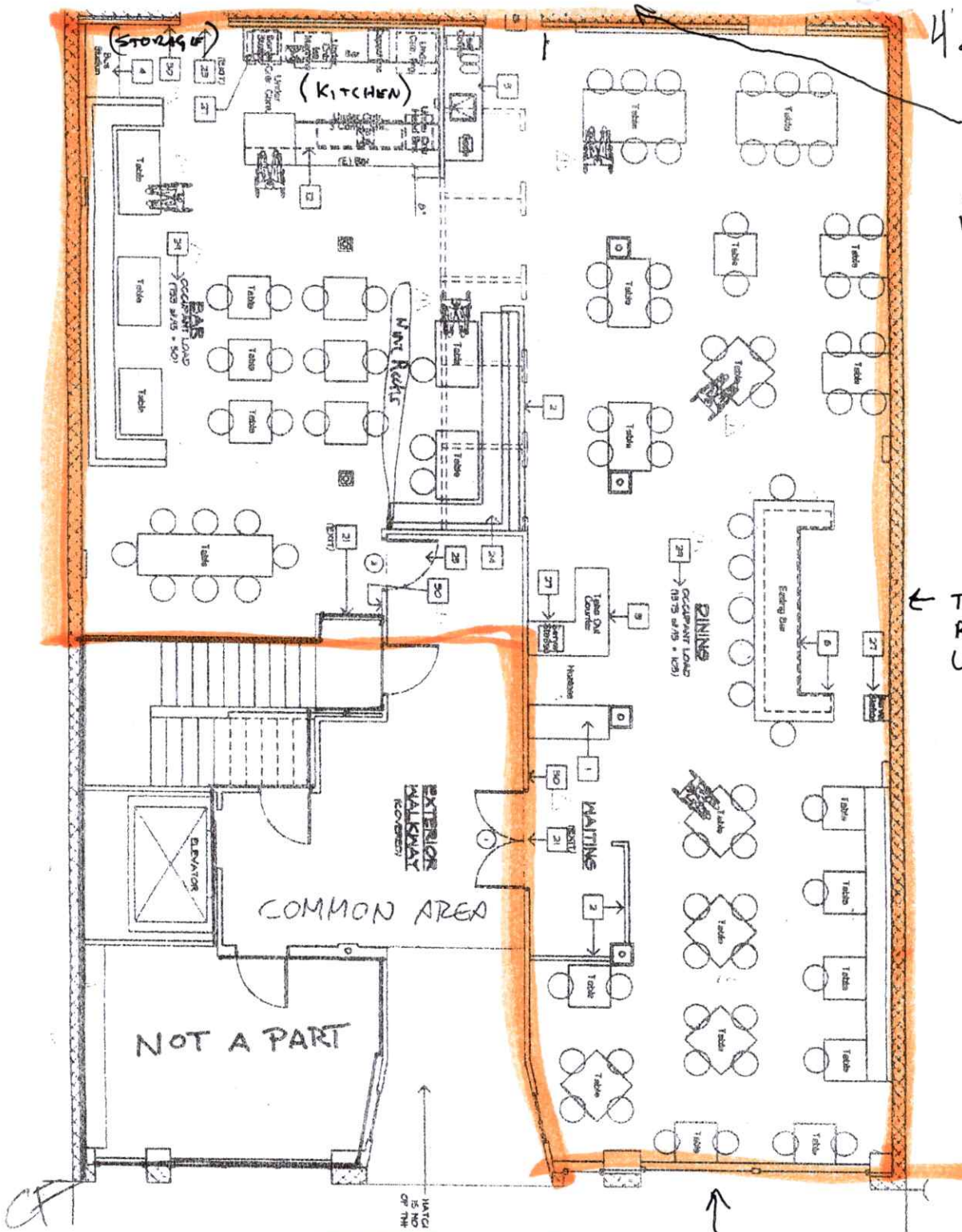
1. Adopt a Categorical Exemption pursuant to §15301, Class 1, Existing Facilities, of the California Environmental Quality Act Guidelines; and
2. Adopt a Planning Commission Resolution entitled, **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CUP 26-0001 TO SUPERSEDE AND REPLACE CONDITIONAL USE PERMIT NO. 07-12, AS AMENDED BY RESOLUTION NO. PC 2025-09, TO ALLOW A TYPE 47 ALCOHOL LICENSE (ON-SALE GENERAL - EATING PLACE) AND TO ALLOW ENTERTAINMENT IN CONJUNCTION WITH AN ON-SITE RESTAURANT, LOCATED AT 216 N. GLENDORA AVENUE, SUITE 100 – FILE NO. CUP26-0001**

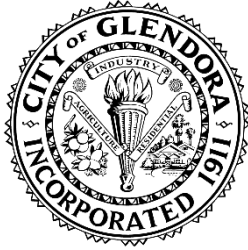
4. FLOOR PLANS

There will be a locked cabinet for Alcohol storage by the office.

← THERE will be a Rack unit / STORAGE Unit for Alcohol

← Alcohol will be served in the Entire dining Area and Patio Area.





CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

Project Title: CUP26-0001

Project Location: 216 N. Glendora Avenue, Suite 100, Glendora, CA 91741

Project Sponsor: Sean Franco and Doriene Franco, on behalf of Chases, LLC (Applicant)

Mailing Address: 216 N. Glendora Avenue, Glendora, CA 91741

General Plan Land Use Designation: Village Mixed Use - Commercial

Zoning Designation: Civic Center Area Plan – Village Core (CCAP-T-5)

Project Description: The project involves approval of Conditional Use Permit No. CUP26-0001, which supersedes and replaces the prior Conditional Use Permit applicable to the restaurant tenant space, to allow the on-site sale of alcohol under a Type 47 On-Sale General license and entertainment as accessory uses in conjunction with an existing restaurant located within an existing commercial tenant space. No exterior building modifications, demolition, new construction, or expansion of the existing building are proposed.

Surrounding Land Uses and Setting: The site is located within a developed urban area surrounded by commercial, office, and restaurant uses. Properties immediately north of the project site include a salon and music instrument store, while properties to the east, west, and south are developed with a mix of office and restaurant uses. The subject properties are located within the Civic Center Area Plan – Village Core (CCAP-T-5) zoning district and are designated Village Mixed Use – Commercial under the General Plan.

The Planning Commission recommends the following exempt status / findings:

- ☐ Ministerial (Sec. 15073)
- ☐ Declared Emergency (Sec. 15071(a))
- ☐ Emergency Project (Sec. 15071(b) and (c))
- ☒ Categorical Exemption
Type: Class 1 - Section: 15301 - Existing Facilities, interior and exterior alterations
- ☐ Statutory Exemption. Code Number: _____

Reasons why project is exempt: The requested Conditional Use Permit (CUP) is categorically exempt from CEQA pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities, because it involves permitting accessory alcohol service and entertainment within an existing restaurant tenant space and would result in negligible or no expansion of the existing or former use. No exceptions under CEQA Guidelines §15300.2 apply.

Jeff Kugel, Director of Community Development Department

Date: _____

The above recommended exempt status and findings were adopted by the following body:

_____ on _____

_____ Date: _____
Mark Carnahan, City Planner (626) 914-8253



STAFF REPORT

TO: Chair and Board Members

DATE: July 7, 2026

FROM: Community Development

DISTRICT(S): Citywide

SUBJECT: An Ordinance amending Title 21 (Zoning) of the Glendora Municipal Code to update regulations governing Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units in compliance with State law (APLN26-0007)

RECOMMENDATION

That the Planning Commission:

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, recommend City Council approval of the following:

1. Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA); and
2. Recommend that the City Council introduce and adopt an Ordinance entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA AMENDING TITLE 21 (ZONING) OF THE GLENDORA MUNICIPAL CODE TO UPDATE REGULATIONS GOVERNING ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS IN COMPLIANCE WITH STATE LAW".

EXECUTIVE SUMMARY

In December 2025 and January 2026, the City received two technical assistance letters from the California Department of Housing and Community Development (HCD), one addressing ADU regulations (December 5, 2025) and one addressing SB 9 urban lot split standards (January 23, 2026). In response to these letters, the City committed to amending Section 21.04.040 of Title 21 of the Glendora Municipal Code to address HCD's findings.

The proposed ordinance incorporates required changes under Senate Bill 477, Senate Bill 1211, and 2025 amendments to the Government Code, and directly responds to the specific code language corrections identified by HCD. Continued noncompliance could expose the City to further HCD enforcement action, including potential referral to the California Office of the Attorney General pursuant to Government Code Section 65585(j).

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

California has enacted a series of laws over the past several years substantially curtailing local authority to regulate accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), and urban infill housing. Senate Bill 9 (Chapter 162, Statutes of 2021) added Government Code Sections 65852.21 and 66411.7, requiring ministerial approval of two-unit developments and urban lot splits on single-family lots while prohibiting local agencies from imposing owner-occupancy standards beyond those expressly specified in the statute. Senate Bill 477 (Chapter 7, Statutes of 2024) reorganized ADU and JADU law into a consolidated chapter (Government Code Sections 66310–66342) without substantive changes but rendered local ordinances referencing only the former section numbers potentially ambiguous. Senate Bill 1211 (Chapter 768, Statutes of 2024), effective January 1, 2025, increased the maximum number of detached ADUs permitted on multifamily lots from two to up to eight, prohibited replacement parking requirements when uncovered spaces are removed in connection with ADU construction, and restricted local agencies from imposing development standards on ADUs beyond those authorized by Government Code Section 66323. Additional 2025 amendments conditioned JADU owner-occupancy requirements on shared sanitation facilities, established application completeness and appeal timelines, revised impact fee limitations, and prohibited deed restrictions and HOA review as conditions of ADU approval.

In December 2025 and January 2026, HCD transmitted two technical assistance letters to the City identifying specific provisions of GMC Section 21.04.040 as out of compliance with current state law. The December 5, 2025 letter addressed ADU and JADU standards, including JADU owner-occupancy, multifamily detached ADU counts, and deed restriction prohibitions. The January 23, 2026 letter addressed SB 9 urban lot split standards, specifically advising that the City's requirement for applicants to "verifiably live" on the property "from the time of application" constitutes an impermissible additional owner-occupancy standard under Government Code Section 66411.7(g)(3), and that the City may not decline to process a completed SB 9 application on an undeveloped parcel where a concurrent development application has been submitted. On February 10, 2026, the Community Development Department responded to HCD committing to amend GMC Section 21.04.040 around Q2 2026 to correct the identified language and update internal processing procedures accordingly. The proposed ordinance fulfills that commitment.

DISCUSSION

The proposed ordinance makes targeted amendments to GMC Section 21.04.040 to fulfill the City's February 10, 2026 commitment to HCD and to incorporate changes required by SB 1211 and 2025 state law amendments. The amendments do not restructure the City's overall ADU and SB 9 framework but update specific provisions where current code language conflicts with or is preempted by state law. Key changes are as follows:

- **SB 9 Owner-Occupancy Language.** Consistent with HCD's January 23, 2026 letter and Government Code Section 66411.7(g)(1), the ordinance deletes the requirement that applicants "verifiably live" on the subject property from the time of application and replaces "from the date of application" with "from the date of approval." The ordinance also clarifies that an SB 9 urban lot split application submitted concurrently with an SB 9 development application on a vacant parcel satisfies the owner-occupancy intent requirement.
- **JADU Owner-Occupancy.** Consistent with 2025 amendments to Government Code Section 66333, the ordinance clarifies that owner-occupancy is required only where a JADU shares sanitation facilities with the primary dwelling. Owner-occupancy may not be required where a JADU has its own separate sanitation facility.
- **Multifamily Detached ADU Counts.** Consistent with SB 1211 (Government Code Section 66323), the ordinance increases the maximum number of detached ADUs on lots with an existing multifamily dwelling to up to eight, provided the count does not exceed the number of existing units on the lot. For lots with a proposed multifamily dwelling, state law permits up to two detached ADUs. A summary table is included in the amended code section to illustrate permitted counts across common development scenarios.
- **Maximum Units on Original SB 9 Parcels.** The ordinance adds clarifying language capping total dwelling units — counting all primary dwellings, SB 9 units, ADUs, and JADUs across all parcels created from the same original lot — at four, and clarifying that each parcel created through an SB 9 urban lot split may contain no more than two total units, consistent with existing policy and state law intent.

- Conversion of Non-Livable Space. The ordinance reorganizes and clarifies standards for ADUs created by converting non-livable space in existing multifamily structures, incorporating SB 1211's definition of "livable space" and distinguishing those provisions from standards applicable to new detached ADUs on multifamily lots.

FISCAL IMPACT

Staff time for this ordinance is covered within the adopted Community Development Department budget. No additional fiscal impact is anticipated. Maintaining compliance with state ADU law avoids the risk of state law rendering the City's local ordinance null and void, which would require the City to apply default state standards directly and eliminate local discretion over ADU and SB 9 processing.

ENVIRONMENTAL DETERMINATION

The proposed ordinance is not subject to, and/or is exempt from, the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, Government Code Sections 65852.21(k) and 66411.7(n), and CEQA Guidelines Section 15061(b)(3), because it implements state ADU, JADU, and SB 9 law and consists of amendments to development standards and administrative procedures required to conform the City's regulations to State law.

Prepared By:	Hans Friedel, AICP, Principal Planner
Reviewed By:	Jeff Kugel, Community Development Director
Certified to Availability of Funds:	Not Applicable
Approved By:	Moises Lopez, Assistant City Manager
Legal Review:	Jessica Santiago, Assistant City Attorney
CEQA Review:	Not Applicable

Attachments

[A_Draft_Ordinance_21561411.pdf](#)

[B_CEQA_Notice_of_Exemption_21562231.pdf](#)

[C_Public_Hearing_Notice_21562281.pdf](#)

[D_Glendora_ADU_TA_12052025.pdf](#)

[E_Glendora-TA-012326.pdf](#)

[F_Glendora_-_HCD_TA_Letter_Response_20260210.pdf](#)

[G_Staff_Presentation_1.pdf](#)

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA
AMENDING TITLE 21 (ZONING) OF THE GLENDORA MUNICIPAL CODE TO
UPDATE REGULATIONS GOVERNING ACCESSORY DWELLING UNITS,
JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS IN COMPLIANCE
WITH STATE LAW (APLN26-0007)**

WHEREAS, the City of Glendora has adopted the Glendora Community Plan (General Plan), including the Land Use Element, which establishes the City's long-term framework for the distribution, type, intensity, and location of residential land uses, including housing of varied types and densities; and

WHEREAS, the State of California has declared a statewide housing crisis and has enacted a series of laws to require local governments to affirmatively facilitate the development of housing, including accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), and urban infill housing; and

WHEREAS, Government Code Sections 66310 through 66342 (as reorganized by Senate Bill 477, effective March 26, 2024) govern the creation of ADUs and JADUs, and require local agencies to ministerially approve qualifying ADU and JADU applications, establish maximum development standards local agencies may impose, and specify circumstances under which local ordinances are preempted by state law; and

WHEREAS, Senate Bill 1211, effective January 1, 2025, amended Government Code Sections 66313, 66314, and 66323 to, among other things, increase the number of detached ADUs permitted on lots with an existing multifamily dwelling from two to up to eight, prohibit local agencies from requiring replacement of uncovered parking spaces demolished in connection with ADU construction, and clarify that no local standards other than those specified in state law may be applied to ADUs approved under Government Code Section 66323; and

WHEREAS, Senate Bill 9 (Chapter 162, Statutes of 2021), codified at Government Code Sections 65852.21 and 66411.7, requires local agencies to ministerially approve qualifying two-unit housing developments and urban lot splits on parcels zoned for single-family residential use, and the City's existing regulations governing SB 9 units require updating to reflect subsequent statutory amendments and to address implementation experience; and

WHEREAS, the California Department of Housing and Community Development (HCD) is authorized to review local zoning ordinances for consistency with state housing law and to require corrective action where local regulations do not comply, and the City has received technical assistance identifying provisions of Title 21 requiring amendment to achieve compliance; and

WHEREAS, Title 21 of the Glendora Municipal Code governs ADUs, JADUs, and SB 9 units under Section 21.04.040, and the City Council finds that amendments are necessary to bring those regulations into full conformity with current state law, to eliminate provisions that conflict with or are preempted by state law, and to improve clarity and internal consistency; and

WHEREAS, the City Council finds that the amendments adopted herein are consistent with the General Plan and will facilitate the City's ability to meet its Regional Housing Needs

Allocation (RHNA) obligations by removing barriers to the ministerial approval of qualifying housing units; and

WHEREAS, this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Public Resources Code Section 21080.17, Government Code Sections 65852.21(k) and 66411.7(n), and CEQA Guidelines Section 15061(b)(3), because it implements state ADU, JADU, and SB 9 law and consists of amendments to development standards and administrative procedures required to conform the City’s regulations to state law.

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

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

SECTION 2. The City Council finds and determines that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, Government Code Sections 65852.21(k) and 66411.7(n), and CEQA Guidelines Section 15061(b)(3), because it implements state ADU, JADU, and SB 9 law, consists of amendments to development standards and administrative procedures required to conform the City’s regulations to state law, and it can be seen with certainty that the Ordinance will not result in a significant effect on the environment.

SECTION 3. The following sections of Title 21 (Zoning) of the Glendora Municipal Code (GMC) are hereby added and/or amended as shown below (with unaltered text provided for context and added text in ***bold italic*** and deleted text shown ~~stricken~~ through):

§ 21.04.040 Accessory dwelling units, junior accessory dwelling units and secondary SB 9 units.

A. Purpose. This section is intended to implement provisions of Government Code Sections 66310 through 66342, 65852.21, and 66411.7 and, in case of ambiguity, shall be interpreted to be consistent with such provisions.

B. Applicability.

1. Accessory dwelling units shall be permitted on any lot where single-family or multifamily dwelling units are permitted. Accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located and will be considered a residential use that is consistent with the existing general plan and zoning designation for the lot.

2. Secondary SB 9 units and primary dwelling units shall be permitted on any lot zoned for single-family residential except as limited herein. Secondary SB 9 units shall not exceed the allowable density for the lot upon which they are located and are considered a residential use that is consistent with the existing general plan and zoning designation for the lot.

C. Accessory Dwelling Units.

1. Location.

a. An accessory dwelling unit shall be located on a lot that is zoned to allow single or multifamily residential uses and includes a proposed or existing dwelling.

b. The accessory dwelling unit is either attached to the existing primary dwelling unit, attached to a secondary SB 9 unit, or detached and located on the same lot.

c. An accessory dwelling unit shall not be permitted in a very high fire hazard severity zone where the lot is not served by a public or private street that meets city standards.

2. Standards.

a. An accessory dwelling unit must be located on the same lot as the proposed or existing primary dwelling.

b. An accessory dwelling unit may be either attached or detached from the primary dwelling, attached or detached from any secondary SB 9 units, and in multifamily or mixed-use zones, attached or detached from any other accessory dwelling units.

c. Attached and detached accessory dwelling units shall comply with the building orientation requirements provided in Chapter 21.15.040B (Site Layout and Building Orientation), **except to the extent application of those requirements is not authorized by state law.**

d. Accessory dwelling units shall have their address clearly labeled on the main entrance, and if the main entrance is not viewable from the street that the primary dwelling fronts, a corresponding address marking shall be viewable from the street.

e. The application of zoning standards shall not preclude the construction of an accessory dwelling unit that is up to one thousand two hundred square feet and maintains four-foot side and rear setbacks, and is otherwise in compliance with all other local design, development standards, **except to the extent such standards are not authorized by state law.**

f. Attached and detached accessory dwelling units shall comply with the Architectural style requirements provided in Chapter 21.15.040F (Building Design), **except to the extent application of those requirements is not authorized by state law.**

g. An accessory dwelling unit may not be sold or otherwise conveyed separate from the primary dwelling, **except as required or authorized by state law.**

h. Neither the primary dwelling nor the accessory dwelling unit shall be rented for a period of less than thirty days.

i. Accessory Dwelling Unit Development Standards:

Location	Attached or detached from an existing dwelling unit.
Size	Minimum size: efficiency unit as defined in the California Health and Safety Code § 17958.1. Maximum size shall be 1,200 square feet.
Setbacks	Front setback shall be the same as the regulatory setback of the zoning district. Minimum side and rear setbacks shall be 4 feet.
Height	Maximum of 2 stories, not to exceed 25 feet in height.

Location	Attached or detached from an existing dwelling unit.
Off-street parking	Not required, but 1 space per dwelling unit recommended.

D. Junior Accessory Dwelling Units.

1. Location.

- a. A junior accessory dwelling unit may be located on a lot within a single-family zone.
- b. A junior accessory dwelling unit shall be constructed within the walls of a proposed or existing single-family residence.

2. Standards.

a. A junior accessory dwelling unit shall not exceed five hundred square feet **of interior livable space** and shall be constructed within the walls of an existing or proposed single-family dwelling. An additional one hundred fifty square feet beyond the physical dimensions of the existing structure is permitted to accommodate ingress and egress to the junior accessory dwelling unit.

b. A junior accessory dwelling ~~units~~ **unit** shall comply with the building orientation requirements provided in Chapter 21.15.040B (Building Orientation).

c. A junior accessory dwelling unit shall include at least an efficiency kitchen which shall include all of the following: (i) a cooking facility with appliances; and (ii) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

d. A junior accessory dwelling unit may include separate sanitation facilities or share sanitation facilities with the existing primary dwelling.

~~e. A junior accessory dwelling unit shall require owner-occupancy of the primary dwelling or the junior accessory dwelling unit before permit issuance, the city shall be provided a copy of a recorded deed restriction which shall include: (i) restrictions on the size and attributes of the junior accessory dwelling unit; (ii) prohibition of the sale of the junior accessory dwelling unit separate from the primary dwelling; (iii) if the junior accessory dwelling unit or primary dwelling is rented, the term shall not be for a period of less than thirty days; (iv) requirement that either the junior accessory dwelling or the primary dwelling be occupied by the property owner; and (v) a statement that the deed restriction shall be enforced against future owners.~~ **A junior accessory dwelling unit shall require owner-occupancy only if the junior accessory dwelling unit shares sanitation facilities with the existing structure. If owner-occupancy is required, the owner may reside in either the remaining portion of the structure or the junior accessory dwelling unit. Owner-occupancy shall not be required if the junior accessory dwelling unit has separate sanitation facilities, or if the owner is another governmental agency, land trust, or housing organization. Before permit issuance, the City shall be provided a copy of a recorded deed restriction, which shall run with the land, be filed with the permitting agency, and include: (i) a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers; and (ii) a restriction on the size and attributes of the junior accessory dwelling unit that conforms with state law. If a junior accessory dwelling unit is rented, the rental term shall be longer than thirty (30) days.**

f. A junior accessory dwelling unit shall include a separate entrance from the main entrance to the proposed or existing single-family residence. If the junior accessory dwelling unit does not include a separate sanitation facility, the junior accessory dwelling unit shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

E. Density and Conversion of Existing Structures.

1. The number of accessory and junior accessory dwelling units shall be permitted as follows:

a. One accessory dwelling unit on a lot located within a single-family zone.

b. One junior accessory dwelling unit on a lot located within a single-family zone.

c. The junior accessory dwelling unit is allowed on the same lot as an accessory dwelling unit and secondary SB 9 unit provided that the junior accessory dwelling unit is within the walls of a proposed or existing primary single-family dwelling.

d. An existing detached accessory structure, regardless of size, may be converted to an accessory dwelling unit. No setback is required for the conversion or replacement of an existing living area, garage, or accessory structure to an accessory dwelling unit where the dimensions and location of the existing structure will not change.

~~e. Two accessory dwelling units located on a lot with an existing or proposed multifamily dwelling.~~

~~f. Portions of a multifamily dwelling structure that is not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages may be converted to an accessory dwelling unit if each unit complies with state building standards for dwelling. The number of accessory dwelling units created by converting non-livable space shall not exceed twenty-five percent of the multifamily dwelling units. Where the number of existing dwelling units is seven or less, one accessory dwelling unit by conversion may be created.~~

e. Conversion of Non-Livable Space. Accessory dwelling units may be created within portions of an existing multifamily dwelling structure that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, provided each unit complies with applicable state building standards.

f. Maximum Number – Conversion ADUs. The number of accessory dwelling units created pursuant to Subsection 2 shall not exceed twenty-five (25) percent of the existing multifamily dwelling units on the lot where any fractional unit shall be rounded down to the nearest whole number, and where the existing multifamily dwelling contains seven (7) or fewer dwelling units, at least one (1) conversion accessory dwelling unit shall be permitted.

g. Detached Accessory Dwelling Units. On a lot with an existing multifamily dwelling, detached accessory dwelling units shall be permitted subject to the following: A maximum of eight (8) detached accessory dwelling units shall be permitted; and the total number of detached accessory dwelling units shall not exceed the number of existing multifamily dwelling units on the lot.

- h. Proposed Multifamily Development. On a lot with a proposed multifamily dwelling, detached accessory dwelling units shall be permitted consistent with this Chapter and State Law.**

**Number of Permitted ADUs with Multifamily Development
Multifamily Lots – Gov. Code §66323 as amended by SB 1211**

Existing Multifamily Units	Maximum Conversion ADUs (25%)	Maximum Detached ADUs	Total ADUs Possible (Conversion + Detached)
2	0* (min. 1 if ≤7)	2	3
4	1	4	5
8	2	8	10
12	3	8 (cap applies)	11
20	5	8 (cap applies)	13

*** State law allows at least one conversion ADU where seven or fewer units exist.**

F. SB 9 Units.

1. Location.

a. SB 9 lot splits and dwelling units shall be located on a lot within a single-family zone excluding the following:

i. A very high fire hazard severity zone where the lot is not served by a public or private street that meets city standards;

ii. A lot located within the Historic Preservation Overlay Zone (HPOZ);

iii. A property that is on the State Historic Resources Inventory, or a site designated as a city or county landmark, or historic property or district;

iv. Sites in 100-year floodplains and floodways unless a letter of map revision has been issued by FEMA or meets the minimum National Flood Insurance Program requirements as defined by FEMA;

v. Designated habitat for a protected species; or

~~vi. Undeveloped lots not improved with an existing single-family dwelling are ineligible for an SB 9 lot split.~~

vi. An SB 9 urban lot split application for an undeveloped parcel shall not be denied solely because the parcel is undeveloped where the application is submitted concurrently with an application for an SB 9 housing development and the applicant submits the required affidavit.

2. Application Eligibility.

a. An applicant for SB 9 lot split must be an individual property owner of record, meaning a natural person holding fee title individually or jointly in the person's own name, or a beneficiary of a trust that holds fee title, ~~verifiably live on the subject project from the time of application,~~ and agree to ***intend to*** live on the subject property by signing a legal affidavit under penalty of perjury for false statements, ~~to intend to live on the subject property for three years from the date of the application,~~ ***by signing a legal affidavit. This affidavit requirement shall not apply to an applicant that is*** may not include any corporation or corporate person of any kind except for a community land trust or a qualified nonprofit corporation. ***The City shall not impose additional owner-occupancy standards other than those authorized by law.***

b. ***A completed SB 9 urban lot split application shall be considered and approved or denied within sixty (60) days from the date the City receives the completed application. If the City denies the application, the City shall return in writing a full set of comments to the applicant identifying the defective or deficient items and describing how the application can be remedied, as required by law.***

c. Parcels created through a prior SB 9 lot split shall not be further subdivided. Neither the owner of the parcel being divided nor any other person acting in concert with the owner shall have previously subdivided any adjacent parcel under SB 9.

3. Standards.

a. A secondary SB 9 unit must be located on the same lot as the proposed or existing primary dwelling.

b. A secondary SB 9 unit may be either attached or detached from the primary dwelling, attached or detached from any accessory dwelling units.

c. Attached or detached SB 9 dwelling units shall provide a separate entrance from the primary dwelling.

d. SB 9 units shall have their address clearly labeled on the main entrance, and if the main entrance is not viewable from the street that the primary dwelling fronts, a corresponding address marking ***shall be*** viewable from the street.

e. The architectural design and detailing, roof pitch and material, and exterior color and finish materials including trim and windows of an SB 9 unit shall ~~match the primary dwelling or~~ be consistent with the city's adopted objective design standards for residential development.

f. An SB 9 unit shall not be sold or otherwise conveyed separately from the primary dwelling unit sharing the same lot.

g. Neither the primary dwelling nor the SB 9 unit shall be rented for a period of less than thirty days.

h. The application of zoning standards shall not preclude the construction of a secondary SB 9 unit that is up to one thousand two hundred square feet and maintains four-foot side and rear setbacks, and is otherwise in compliance with all other local design, development standards. Secondary SB 9 units are exempt from floor area ratio requirements.

i. If there is a combination of SB 9 units, ADUs, and/or JADU, the parking requirement for each unit shall be according to the standards for that unit in the Glendora Municipal Code.

j. One off-street parking space per SB 9 unit shall be required, outside of the required setbacks abutting a public or private street, according to the standards prescribed in Section 21.03.020, unless:

i. The parcel is located within a one-half mile walking distance of a high-quality transit corridor, or a major transit stop (see definitions in Public Resources Code Sections 21155 and 21064.3);

ii. There is a car share vehicle located within one block of the parcel. For Glendora, the only eligible transit facilities known are Metro's "APU/Citrus" station and the future "Glendora" station.

k. SB 9 Unit Development Standards:

Location	Attached or detached from an existing dwelling unit.
Secondary SB 9 Unit Size	Minimum size: efficiency unit as defined in the California Health and Safety Code § 17958.1. Maximum size shall be 1,200 square feet.
Proposed Primary SB 9 Unit Size on an undeveloped lot created through an SB 9 lot split.	Maximum allowable under the underlying zone's floor area ratio (FAR). For example, on a 10,000-square-foot lot with a 35% FAR, a proposed SB 9 primary unit may be up to 3,500 square feet. On a 5,000-square-foot lot, the primary dwelling unit may be up to 1,750 square feet.
Setbacks	Front setback shall be the same as the regulatory setback of the zoning district. Side and rear setbacks shall be 4 feet.
Height	2 stories, not to exceed 25 feet in height.
Open Space	200 square feet of open space shall be provided per dwelling unit on SB 9 developments. This may be common open space and no dimension shall be less than 10 feet. Parking facilities, driveways, and service areas are not usable open space.
Off-Street Parking	1 off-street parking space, meeting city standards, is required per SB 9 unit, <i>unless an exemption applies under State law</i> . For example, on a development with a primary dwelling unit, an ADU, and a secondary SB 9 unit, two spaces are required (1 for the primary dwelling, and 1 for the secondary SB 9 unit, with ADUs exempt from parking requirements).

~~4. Density and conversion of existing structures. The number of SB 9 units shall be permitted as follows:~~

~~a. One primary SB 9 unit on a lot created through an urban lot split.~~

~~b. One secondary SB 9 unit on a lot located within a single-family zone.~~

~~c. The total number of dwelling units within the area of the original single family lot shall not exceed four regardless of whether the lot is split or not i.e. SB 9 is not a pathway to get eight units on two lots created from one original lot.~~

~~d. Possible residential dwelling unit configurations if lot is not split under SB 9:~~

~~i. Primary dwelling, secondary dwelling~~

~~ii. Primary dwelling, JADU~~

- iii. Primary dwelling, ADU
- iv. Primary dwelling, ADU, JADU
- v. Primary dwelling, secondary dwelling, ADU
- vi. Duplex (primary and secondary dwelling attached)
- vii. Duplex (primary and secondary dwelling attached), ADU(s)
- viii. Primary dwelling, detached ADU(s), and JADU
- ix. Quadplex (Primary dwelling, secondary dwelling, ADU, and JADU)
- e. Possible residential dwelling unit configurations if a lot is split under SB 9:
 - i. Primary dwelling, secondary dwelling
 - ii. Duplex (one primary and one secondary dwelling attached)
 - iii. Primary dwelling with a JADU
 - iv. Primary dwelling with an existing ADU (attached or detached)
 - v. If a lot already has a primary dwelling, an ADU, and a JADU, then the undeveloped lot can only have a primary dwelling, keeping the total number of structures in the area of the original lot to four.
- f. A primary dwelling unit that was legally established prior to the SB 9 lot split may only be enlarged to the maximum square footage allowable under the FAR. If an existing primary dwelling unit exceeds the allowable FAR, then the primary dwelling unit may not be enlarged.
- g. Unless superseded by state law, the granting of variances for relief from any development standard or requirement for any permit under SB 9 is prohibited.

4. Maximum Units on an Original Parcel.

- a. **No more than four (4) total dwelling units shall be permitted within the boundaries of an original parcel that existed prior to an urban lot split under SB 9.**
- b. **An urban lot split shall not be used to increase the total number of dwelling units beyond four within the area of the original parcel.**
- c. **For purposes of this section, all primary dwellings, SB 9 units, accessory dwelling units, and junior accessory dwelling units located on parcels created from the same original lot shall count toward the four-unit (4) maximum.**

5. Development Without an Urban Lot Split. If a parcel is not subdivided under SB 9:

- a. **Up to two primary dwelling units may be permitted pursuant to SB 9.**
- b. **Accessory dwelling units and junior accessory dwelling units may be permitted in accordance with state ADU and JADU law.**
- c. **The combined total of all units on the parcel shall not exceed four (4).**

6. Development With an Urban Lot Split. If a parcel is subdivided pursuant to SB 9:

- a. **Each resulting parcel may contain up to two (2) dwelling units.**

- b. Accessory dwelling units and junior accessory dwelling units may be permitted on each resulting parcel in accordance with state ADU and JADU law.*
 - c. The total number of dwelling units located within the area of the original parcel shall not exceed four.*
- 7. Enlargement of Existing Primary Dwelling.** *A primary dwelling unit that was legally established prior to the SB 9 lot split may only be enlarged to the maximum square footage allowable under the applicable floor area ratio. If an existing primary dwelling unit exceeds the allowable floor area ratio, then the primary dwelling unit may not be enlarged.*
- 8. Variances.** *Unless superseded by state law, the granting of variances for relief from any development standard or requirement for any permit under SB 9 is prohibited.*

(Ord. 2053 § 3, 2020; Ord. 2085, 5/28/2024; Ord. 2090, 10/22/2024; Ord. 2095, 11/12/2025)

SECTION 4. 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 this Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. Within sixty (60) days after adoption, the City Clerk or Community Development Director, or their designee, shall submit a copy of this Ordinance to the California Department of Housing and Community Development in accordance with Government Code Sections 66326 and 66333.5.

SECTION 6. The City Clerk is directed to certify this Ordinance and cause it to be published in the manner required by law.

SECTION 7. This Ordinance shall become effective thirty days after the date of its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Glendora this ____ day of ____, 2026.

BY: _____
DAVID FREDENDALL
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

DANNY ALESHIRE
City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Ordinance was introduced for first reading on the _____ day of _____, 2026. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the _____ day of _____, 2026, by the following roll call vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

I further certify that pursuant to Government Code Section 36933(c)(1), said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on the _____ day of _____, 2026, and _____ day of _____, 2026.

Dated:

KATHLEEN R. SESSMAN
City Clerk/Communications Director



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

Project Title: Title 21 Zoning Code Amendment — Accessory Dwelling Unit and SB 9 Regulations — State Law Compliance Update

Project Location: Citywide

Project Sponsor: City of Glendora

Mailing Address: 116 E. Foothill Blvd, Glendora, CA 91741

General Plan Land Use Designation: Citywide – applies to all land use designations

Zoning Designation: Citywide – applies to all single-family, multifamily, and mixed-use zoning designations.

Project Description: Adoption of an ordinance of the City Council of the City of Glendora amending Title 21 (Zoning) of the Glendora Municipal Code to update regulations governing accessory dwelling units, junior accessory dwelling units, and SB 9 units in compliance with state law.

The City of Glendora has determined that the project is exempt from CEQA as follows:

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269(a))
- ☐ Emergency Project (Sec. 15269(b) and (c))
- ☒ Categorical Exemptions - Type: CEQA Guidelines Section 15061(b)(3).
- ☐ Statutory Exemption.

Public Resources Code Section 21080.17; Government Code Sections 65852.21(k) and 66411.7(n)

Reasons for Exemption: The proposed ordinance is not subject to, and is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, Government Code Sections 65852.21(k) and 66411.7(n), and CEQA Guidelines Section 15061(b)(3), because it implements state ADU, JADU, and SB 9 law and consists of amendments to development standards and administrative procedures required to conform the City's regulations to state law

Jeff Kugel, Director of Community Development

Date: _____

The above recommended exempt status and findings were adopted by the following body:

City Council on _____

Date: _____

Mark Carnahan, City Planner (626) 914-8253



NOTICE OF PUBLIC HEARING

Planning Commission

YOU MAY BE AFFECTED BY THE FOLLOWING:

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing in the City Council Chamber of City Hall, 116 E. Foothill Boulevard, Glendora, California, on Tuesday, July 7, 2026 at 7:00 p.m. to receive and consider all evidence and reports relative to a draft ordinance amendment.

The proposed ordinance is an ordinance of the City Council of the City of Glendora amending Title 21 (Zoning) of the Glendora Municipal Code to update regulations governing accessory dwelling units, junior accessory dwelling units, and SB 9 units in compliance with state law.

All interested parties are invited to attend said hearing and express their views on this matter. Should you be unable to attend the public hearing, your testimony must be made in writing and delivered prior to the scheduled hearing date as follows: City Clerk Department, 116 E. Foothill Blvd, Glendora, CA, 91741, City_Clerk@cityofglendora.gov.

Further information on this item will be posted to the city's website at CityofGlendora.gov/citymeetings and will be on file for public inspection and copying for the cost of duplication, at the office of the City Clerk, 116 E. Foothill Blvd, Glendora, CA, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays, within those hours for agenda posting and public inspection as required by the Ralph M. Brown Act, California Government Code 54950 et seq. as applicable to this meeting.

Staff has determined that the proposed ordinance is not subject to, and exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17, Government Code Sections 65852.21(k) and 66411.7(n), and CEQA Guidelines Section 15061(b)(3), because it implements state ADU, JADU, and SB 9 law and consists of amendments to development standards and administrative procedures required to conform the City's regulations to state law..

Further information on the above application may be obtained or viewed at the Community Development Department located at 116 E. Foothill Blvd. Glendora, CA 91741 or by telephone at (626) 914-8200.

If you challenge this action(s) 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 Planning Commission at, or prior to, the public hearing.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Published San Gabriel Valley Examiner: Thursday, June 25, 2026

CERTIFICATION

I, Kathleen R. Sessman, City Clerk of the City of Glendora, hereby certify that I posted a copy of this Notice on the bulletin board outside the City Hall Council Chamber, 116 E. Foothill Boulevard on Friday, June 26, 2026

Kathleen R. Sessman, MMC
City Clerk/Communications Director

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



December 5, 2025

Jeff Kugel
Community Development Director
City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

Dear Jeff Kugel:

**RE: City of Glendora – Accessory Dwelling Unit (ADU) Ordinance Updates –
Letter of Technical Assistance**

The most recent ADU ordinance on file for the City of Glendora with the California Department of Housing and Community Development (HCD) is from 2020. Given the numerous changes to State ADU Law since the adoption of the ordinance, the ordinance may be outdated and out of compliance with State ADU Law. If HCD's records are incorrect, and a new ordinance has been adopted, please submit it to the [ADU Portal](#) for HCD's review.

Below are the changes to State ADU Law that have occurred in recent years and may warrant an update to City of Glendora's ADU ordinance:

Updates to the [ADU Handbook \(2025\)](#)

- Clarifies that ADU Law prohibits deed restrictions on ADUs. A deed restriction would be an "additional standard" and thus cannot be imposed on ADUs (Gov. Code, § 66315).
- Clarifies that homeowners' associations (HOAs), as a third party, cannot influence the approval of an application to create an ADU. Third party reviews by an HOA or their representatives or agents would violate State ADU Law. (Gov. Code, § 66315.) No other local ordinances, policies, or regulations may be applied in the approval or denial of an ADU or junior ADU (JADU) permit application (Gov. Code, § 66317, subd. (c)).
- Clarifies that a local agency may not require parking as a condition to permitting a JADU, even when the JADU is converted from an attached garage (Gov. Code, § 66334, subd. (a)).

Changes to ADU Law in 2025:

- Specifies that if a JADU has shared sanitation facilities with the primary structure, owner-occupancy will be required. If the JADU does *not* have shared sanitation facilities, owner-occupancy will *not* be required (Gov. Code, § 66333, subd. (b)).
- Require rental terms for JADUs for terms longer than 30 days (Gov. Code, § 66333, subd. (g)).
- Specifies that if a local agency fails to submit an adopted ADU ordinance to HCD within the 60-day timeline or fails to respond to HCD's findings regarding their ordinance within the 30-day timeline, that ordinance is null and void and the local agency must only apply State ADU Law when permitting ADUs (Gov. Code, § 66326, subd. (d)).
- Revises the definition of a "junior accessory dwelling unit" to require the size of a JADU to be no more than 500 square feet of interior livable space (Gov. Code, § 66313, subd. (d)).
- Revises the limitations on impact fees to, instead, prohibit impact fees upon the development of an ADU that has 750 square feet of interior livable space or less or a JADU that has 500 square feet of interior livable space or less, and to require that any impact fee on an ADU that has more than 750 square feet of interior livable space be charged proportionately in relation to the square footage of the primary dwelling unit (Gov. Code, § 66311.5, subds. (a) – (d)).
- Requires a permitting agency to determine whether an application for an ADU or JADU is complete and provide written notice of the determination not later than 15 business days after the permitting agency received the application (Gov. Code, § 66317, subd. (a)(2)(A)).
- Requires the permitting agency to provide the applicant with a list of incomplete items and a description of how the application can be made complete in the written notice and authorizes the applicant to cure and address the application, as specified, if it is determined that an application is incomplete (Gov. Code, § 66317, subd. (a)(2)(B)).
- Requires the permitting agency to provide a process for the applicant to appeal a denied application, as provided, and requires the permitting agency to provide a final written determination by not later than 60 business days after receipt of the written appeal if a permit application is determined to be incomplete or is denied (Gov. Code, § 66317, subd. (d)(1)).
- Specifies that an ADU or JADU that contains less than 500 square feet of interior livable space does not increase assessable space.
- Revises size limitations to be based on the square footage of interior living space of the ADU (Gov. Code, § 66321, subds. (b)(2)(A), (b)(2)(B), and (b)(3)).
- Specifies the number of allowable ADUs per lot with a proposed or existing single-family dwelling (Gov. Code, § 66323, subd. (a)).

- Clarifies that fire sprinklers are not required for a JADU if the primary residence does not have fire sprinklers and that the addition of a JADU cannot trigger the requirement for fire sprinklers (Gov. Code, § 66323, subd. (d)).
- Adds section 66333.5, which specifies that if a local agency fails to submit an adopted JADU ordinance to HCD within the 60-day timeline or fails to respond to HCD's findings regarding their ordinance within the 30-day timeline, that ordinance is null and void and the local agency must only apply State ADU Law when processing applications for ADUs.
- Requires a local agency to issue a certificate of occupancy for an ADU constructed in a county that is subject to a proclamation of a state of emergency made by the Governor on or after February 1, 2025, even if the primary dwelling has not yet been issued a certificate of occupancy, if certain requirements are met, including that the primary dwelling was substantially damaged or destroyed by an event referenced in the state of emergency proclamation (Gov. Code, § 66328).
- Creates an exception to areas that fall under the California Coastal Act by requiring a local government or the Coastal Commission, as specified, to either approve or deny a coastal development permit application for an ADU within 60 days of receiving a completed application (Gov. Code, § 66329, subd. (a).)
- Specifies that no reimbursement is required for school service charges, fees, or assessments sufficient to pay for the program or level of service within the meaning of Government Code section 17556 (Gov. Code, § 66329).
- Specifies that reasonable restrictions in covenants, restrictions, and conditions, as described in the Civil Code, shall not include any fees or other financial requirements (Civil Code, § 714.3, subd. (b)).

Changes to ADU Law in 2024:

- SB 477 (Chapter 7, Statutes of 2024) made changes to the numbering of the sections of the Government Code for State ADU and JADU Laws.
- Prohibits a local agency from denying a permit for an unpermitted ADU or JADU that was constructed before January 1, 2020, for building code violations, unless the local agency makes a finding that correcting the violation is necessary to comply with conditions that would otherwise deem a building substandard (Gov. Code, § 66332, subds. (a)-(c)).
- Defines "livable space" as a space in a dwelling intended for human habitation, as the term appears in Government Code sections 66313, subdivision (e), and 66323, subdivision (a)(3)(A).
- Provides that uncovered, off-street parking spaces demolished in conjunction with the construction of an ADU do not need to be replaced (Gov. Code, § 66314, subd. (d)(11)).

- Changes the allowable number of detached ADUs on a lot with an existing multifamily dwelling to eight detached ADUs, provided that the number of ADUs does not exceed the number of existing units on the lot (Gov. Code, § 66323, subd. (a)(4)(A)(ii)).
- Prohibits a local agency from imposing any objective development standards on 66323 Units that are not authorized by the provisions of Government Code section 66323, subdivision (a) (Gov. Code, § 66323, subd. (b)).

Changes to ADU Law in 2023:

- Sunsets a former prohibition on a local agency imposing an owner occupancy requirement on any ADU and instead prohibits a local agency from requiring owner occupancy for an ADU (Gov. Code, § 66315).
- Allows a local agency to adopt a local ordinance to allow the separate conveyance of the primary dwelling unit and ADU(s) as condominiums, subject to certain conditions (Gov. Code, §§ 66340-66342).

Changes to ADU Law in 2021:

- Allows a local agency to permit the separate conveyance of ADUs from the primary dwelling under Government Code section 66341 in certain circumstances.

Changes to ADU Law in 2020:

- Requires that an application for the creation of an ADU or JADU is deemed approved (not just subject to ministerial approval) if the local agency has not approved or denied the completed application within 60 days (Gov. Code, § 66317, subd. (a)).
- Requires ministerial approval of an application for a building permit within a residential or mixed-use zone to create one ADU and one JADU per lot (not one or the other), within the proposed or existing single-family dwelling, if certain conditions are met (Gov. Code, § 66323, subd. (a)(1)(A)).
- Allows for rental or leasing of a separate interest ADU or JADU in a common interest development, notwithstanding governing documents that otherwise appear to prohibit renting or leasing of a unit, and without regard to the date of the governing documents (Civ. Code, §§ 4740, subd. (a); 4741, subd. (a)).
- Allows a homeowner to create “any of the following”: one converted or attached ADU; one detached, new construction ADU; and one JADU (Gov. Code, § 66323, subds. (a)(1)-(2)). More information can be found in HCD’s 2025 ADU Handbook.

Changes to ADU Law in 2019:

- Prohibits a local agency from including requirements on minimum lot size in development standards for ADUs (Gov. Code, § 66314, subd. (b)(1)).
- Allows a local agency to designate areas where ADUs may be located based on the adequacy of water and sewer services, as well as on impacts on traffic flow and public safety (Gov. Code, § 66314, subd. (a)).
- Eliminates all owner occupancy requirements by a local agency for ADUs approved between January 1, 2020, and January 1, 2025 (Gov. Code, § 66315).
- Prohibits a local agency from establishing a maximum size of an ADU of less than 850 square feet, or 1,000 square feet if the ADU contains more than one bedroom and requires approval of a permit to build an ADU of up to 800 square feet (Gov. Code, § 66321, subds. (b)(2), (b)(3)).
- Prohibits a local agency from requiring replacement of off-street parking spaces for ADUs created through the conversion of a garage, carport, or covered parking structure (Gov. Code, § 66314, subd. (d)(11)).
- Reduces the maximum ADU and JADU application review time from 120 days to 60 days (Gov. Code, §§ 66317, subd. (a); 66335, subd. (2)).
- Clarifies that “public transit” includes various means of transportation that charge set fees, run on fixed routes, and are available to the public (Gov. Code, § 66313, subd. (m)).
- Adds impact fee exemptions and limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees, and ADUs that are 750 square feet or larger may be charged impact fees, but those fees must be proportional in size (by square foot) to fees charged for the primary dwelling unit (Gov. Code, § 66324, subd. (c)(1)).
- Defines of an “accessory structure” to mean a structure that is accessory and incidental to a dwelling on the same lot (Gov. Code, § 66313, subd. (b)).
- Permits JADUs even where a local agency has not adopted an ordinance expressly authorizing them (Gov. Code, § 66320).
- Allows for a permitted JADU to be constructed within the walls of the proposed or existing single-family residence and eliminates the required inclusion of an existing bedroom and an interior entry into the single-family residence (Gov. Code, § 66333, subd. (d)).
- Requires, upon application and approval, a local agency to delay enforcement against a qualifying substandard ADU for five years to allow the owner to correct the violation, so long as the violation is not a health and safety issue, as determined by the enforcement agency (Gov. Code, § 66331; HSC, § 17980.12).

- Makes covenants, conditions, and restrictions that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on a lot zoned for single-family residential use void and unenforceable (Civ. Code, § 4751)).

If an existing ADU ordinance fails to meet the requirements of State ADU Law, the ordinance is “null and void” and the local jurisdiction must apply the standards set forth in State ADU Law until it adopts an ordinance that complies with state law (Gov. Code, § 66316). HCD recommends that a local jurisdiction with a noncompliant ADU ordinance repeal the ordinance to provide clarity for ADU applicants who may otherwise rely on the outdated ordinance.

HCD requests a response by January 4, 2026 with either (1) a description of how the ADU ordinance continues to comply with State ADU Law despite the changes to the law, or (2) a plan and timeline to either repeal the current ordinance or adopt an amended, compliant ordinance and submit it to HCD for review.

If you have any questions or need additional information, please contact Auzzie Sheard at Auzzie.sheard@hcd.ca.gov.

Sincerely,



Jamie Candelaria
Section Chief, ADU Policy
Housing Accountability Unit

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



January 23, 2026

Hans Friedel, Principal Planner
Planning Division
Glendora City Hall
116 East Foothill Boulevard
Glendora, California 91741

Dear Hans Friedel:

RE: Glendora – Senate Bill 9 Urban Lot Split – Letter of Technical Assistance

The California Department of Housing and Community Development (HCD) received a request for technical assistance regarding a proposed Senate Bill 9 (SB 9) urban lot split¹ application in the City of Glendora (City). Specifically, the applicant requested guidance on whether the City may refuse to accept an SB 9 urban lot split application on a parcel where no dwelling units exist. The purpose of this letter is to provide technical assistance to the City regarding its implementation of SB 9 by clarifying that if an applicant submits an SB 9 development application concurrently with an SB 9 urban lot split application, the City should approve the urban lot split application even if the parcel is vacant because the presence of a development application demonstrates the applicant's good-faith intent to reside on the site. Additionally, HCD wishes to clarify that the City may not impose additional owner occupancy standards.²

Background

On July 13, 2025, HCD received an inquiry from a requester indicating that the owner of an undeveloped lot desires to perform an SB 9 urban lot split and construct a single-family dwelling unit, as well as an accessory dwelling unit (ADU), on each resultant lot. According to the requester, the plans for a single-family dwelling unit and an ADU to be constructed on each resultant lot have been submitted to the building department and are under review. HCD understands that the requester attempted to concurrently submit an SB 9 urban lot split application, but the City refused to consider the application for approval or denial because the subject lot is currently undeveloped.

¹ Gov. Code, § 66411.7.

² Gov. Code, § 66411.7, subd. (g)(3).

In a meeting with HCD and the City on August 25, 2025, the City expressed concern about approving an SB 9 urban lot split on an undeveloped lot by questioning how an applicant can satisfy the owner-occupancy affidavit, pursuant to Government Code section 66411.7, subdivision (g)(1), by intending to occupy one of the housing units as their principal residence if no housing units exist to occupy. In an SB 9 Summary document provided on the City's website,³ dated April 2025, the City states, "Undeveloped lots (lots that are not improved with an existing single-family dwelling) are ineligible for SB 9 lot splits." Additionally, contained within the Glendora Municipal Code (GMC) is the following section pertaining to SB 9 urban lot splits:

GMC 21.04.040(F)(2)(a) - An applicant for SB 9 lot split must be an individual property owner of record meaning a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title, *verifiably live on the subject project from the time of application, and agree to live on the subject property by signing a legal affidavit under penalty of perjury for false statements, to intend to live on the subject property for three years from the date of the application.* An applicant may not include any corporation or corporate person of any kind except for a community land trust or a qualified nonprofit corporation. (Emphasis added.)

Application of SB 9 Urban Lot Split Law

SB 9 specifies what a local agency may require when approving, or disapproving, an SB 9 urban lot split. Specifically, Government Code section 66411.7, subdivision (g)(1), provides the following:

A local agency shall require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

If an applicant submits an SB 9 development application concurrently with an SB 9 urban lot split application and signs the affidavit, the local agency should approve the urban lot split application if the lot is vacant at the time of application. An applicant who has submitted an SB 9 development application concurrently with an SB 9 urban lot split application should be considered to have credibly demonstrated an intent to occupy one of the units pursuant to Government Code section 66411.7, subdivision (g)(1).

³ https://www.cityofglendora.gov/files/assets/city/v/3/community-development/planning-division/documents/specific-plans/adu-sb-9-jadu/sb-9-handout_04.28.2025.pdf.

Additionally, SB 9 states, “A local agency shall not impose additional owner-occupancy standards, other than provided for in this subdivision, on an urban lot split pursuant to this section.⁴ However, the GMC 21.04.040(F)(2)(a) states, “An applicant for SB 9 lot split must...verifiably live on the subject project from the time of application, and...intend to live on the subject property for three years from the date of the application.” The requirement that the applicant “verifiably live” on the subject property constitutes an additional owner-occupancy standard because Government Code section 66411.7, subdivision (g)(1) provides simply that the applicant “intends to occupy.” As such, the GMC must be amended to reflect the requirements of SB 9.

Also imposing additional owner-occupancy standards are the terms “...from the time of application...” and “from the date of application.” SB 9 expressly states, “...from the date of the *approval* of the urban lot split.” (Emphasis added.) The City must amend this code language and replace the term “application” with “approval” to comply with SB 9.

Lastly, SB 9 requires that a completed application for an urban lot split be considered and approved, or considered and denied, within 60 days from the date the local agency receives a completed application. If the application is denied, the permitting agency must return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.⁵ SB 9 does not provide an option whereby the City may refuse to accept a completed application based on an informal determination, thereby circumventing the statutory mandates of Government Code 66411.7, subdivisions (b)(1)(B) and (C).

Conclusion

The City must amend the Glendora Municipal Code so that section 21.04.040(F)(2)(a) does not impose additional owner occupancy standards as identified above. The City must also consider a completed SB 9 application and subsequently accept or deny the application pursuant to Government Code section 66411.7, subdivision (b)(1)(B). Additionally, the City should consider the *intent to occupy* condition as satisfied if an applicant submits an SB 9 development application concurrently with an urban lot split application and a signed affidavit as required by SB 9.⁶

HCD remains committed to supporting the City of Glendora in facilitating housing at all income levels and hopes the City finds this clarification helpful. In addition, HCD has enforcement authority over Government Code sections 65852.21 and 66411.7, among other state housing laws. Accordingly, HCD may review local government actions to determine consistency with these laws. Pursuant to Government Code 65585,

⁴ Gov. Code, §66411.7, subd. (g)(3).

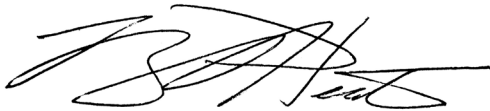
⁵ Gov Code, § 66411.7, subd. (C).

⁶ Gov Code, § 66411.7, subd. (g)(1).

subdivision (j), if HCD finds that a jurisdiction's actions do not comply with state law, HCD may notify the California Office of the Attorney General.

HCD requests a written response from the City by February 23, 2026, indicating how the City plans to implement the guidance provided in this letter. If you have any questions about this letter or require additional technical assistance, please contact Brandon Estes at Brandon.Estes@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Heaton", with a stylized flourish at the end.

Brian Heaton,
Section Chief, Land Use Policy
Housing Accountability Unit



City of Glendora | Community Development
116 E. Foothill Blvd.
Glendora, CA 91741

February 10, 2026

Brandon Estes, Housing Policy Analyst
Housing Accountability Unit
Division of Housing Policy Development
Department of Housing and Community Development
651 Bannon Street, Suite 400
Sacramento, CA 95811

Sent via email to: Brandon.Estes@hcd.ca.gov

RE: Response to HCD's Technical Assistance Letter Regarding SB 9 Urban Lot Split Law

Dear Housing Accountability Unit,

The City of Glendora (City) has received your "Letter of Technical Assistance" dated January 23, 2026 in which your office provided advice related to the application of SB 9 Urban Lot Split Law. In the letter, HCD requested that the City provide a written response by February 23, 2026 indicating how the City plans to implement the guidance provided in the letter. This letter response satisfies that request.

In the January 23, 2026 letter, HCD cites Government Code section 66411.7, subdivision (g)(1), advising that the City must amend Glendora Municipal Code section 21.04.040(F)(2). HCD advises that this section of the GMC be amended to revise specific language, such as delete the term "verifiably live" as well as replace the term "application," with "approval." Staff appreciates this advice and plans to process a municipal code amendment by the end of Q2 2026 to revise this language accordingly.

Staff understands that HCD also advises that the City must accept or deny SB 9 applications within 60 days from the date that the City receives a completed application pursuant to Government Code section 66411.7, subdivisions (b)(1)(B) and (C). To implement this guidance, staff will amend public handouts, City form applications, and alter internal procedures as necessary.

Additionally, the City has two questions and we respectfully request written clarification and a response from HCD. on the following issues:

1. In citing Government Code section 66411.7, subdivision (g)(1), HCD's letter states, in part, that "(I)f an applicant submits an SB 9 development application *concurrently with* an SB 9 urban lot split application and signs the affidavit, the local agency should approve the urban





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Glendora, CA 91741

lot split application. An applicant who has submitted an SB 9 development application *concurrently with* an SB 9 urban lot split application should be considered to have credibly demonstrated an intent to occupy one of the units..." (Emphasis added).

Question #1: What is HCD's position relative to the City requiring an affidavit in a scenario where an applicant applies for only an urban lot split? The scenarios emphasized above only account for a situation where an applicant applies for SB 9 units concurrent with an SB 9 urban lot split, but does not address a scenario where the City receives an application for only a lot split. Could the City require as a condition of approval to the recordation of the parcel map that the owner record a covenant against the property that requires the owner to occupy a unit on the property for a period of 3 years, and provides that the City is an intended third-party beneficiary of the terms in the Covenant with the right of enforcement?

The City has concerns that if an applicant is only required to submit an affidavit stating that they *intend* to occupy one of the housing units as their principal residence for 3 years following the approval of an urban lot split, there is no legally enforceable requirement that they do in fact occupy the unit for such timeframe, which appears to undermine some of the intentions and statutory framework established by SB 9 (including for undeveloped properties).

2. HCD's letter also states that "...if HCD finds that a jurisdiction's actions do not comply with state law, HCD may notify the California Office of the Attorney General."

Question #2: Can HCD please explain in writing the process where the Attorney General's office may be notified of a jurisdiction's noncompliance with state law? Also, what are the consequences of noncompliance? It is important to have a clear understanding of this process.

Lastly, previous correspondence had been directed to Hans Friedel, Principal Planner. Please address all future correspondence on this matter to Jeff Kugel, Community Development Director.

Please feel free to contact us should HCD require additional information, clarifications, or supporting documentation. We appreciate HCD's continued partnership and guidance and look forward to your response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Kugel", written over the printed name.

Jeff Kugel
Community Development Director





City of Glendora | Community Development
116 E. Foothill Blvd.
Glendora, CA 91741

City of Glendora
626-914-8215
JKugel@cityofglendora.gov





**AN ORDINANCE AMENDING TITLE 21 (ZONING) OF THE GLENDORA MUNICIPAL CODE TO
UPDATE REGULATIONS GOVERNING ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY
DWELLING UNITS, AND SB 9 UNITS IN COMPLIANCE WITH STATE LAW (APLN26-0007).**

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION

JULY 7, 2026

HANS FRIEDEL, AICP



RECOMMENDATION

That the Planning Commission:

Open and conduct the public hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, recommend City Council approval of the following:

1. Find and determine that the ordinance is exempt from the California Environmental Quality Act (CEQA); and
2. Recommend that the City Council introduce and adopt an ordinance entitled: "An Ordinance of the City Council of the City of Glendora Amending Title 21 (Zoning) of the Glendora Municipal Code to Update Regulations Governing Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units in Compliance with State Law."

WHY WE'RE HERE...

- State has enacted sweeping ADU and SB 9 legislation since 2021
- HCD has enforcement authority and conducted two technical assistance reviews
- City committed to code amendment by Q2 2026
- Tonight: Planning Commission recommendation to City Council



STATE LEGISLATIVE BACKGROUND

- SB 9 (2021): Urban lot splits and two-unit developments on single-family lots
- SB 477 (2024): Renumbered ADU law into new Government Code framework (§§ 66310–66342)
- SB 1211 (2024): Increased detached ADUs on multifamily lots; restricted local standards
- 2025 Amendments: JADU owner-occupancy, timelines, impact fees, deed restrictions



HCD TECHNICAL ASSISTANCE

- December 5, 2025: HCD ADU letter — identified multiple compliance gaps in GMC 21.04.040
- January 23, 2026: HCD SB 9 letter — identified unlawful owner-occupancy language; required processing of vacant lot applications
- February 10, 2026: City response — committed to Q2 2026 amendment; raised clarifying questions to HCD
- Risk of non-compliance: potential HCD referral to California Attorney General



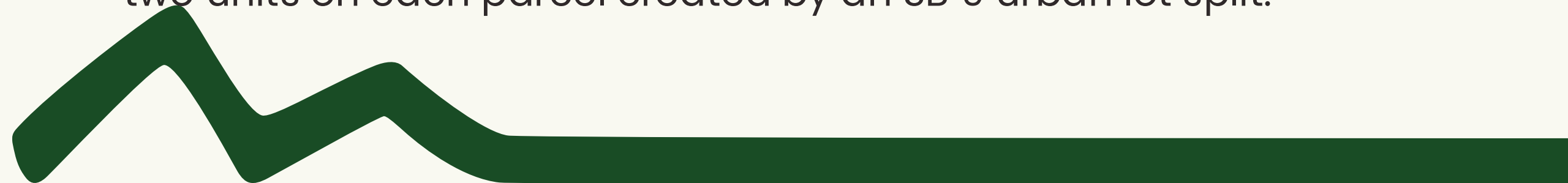
KEY CHANGES: SB 9 OWNER-OCCUPANCY

- Removes "verifiably live" language — impermissible under Gov. Code § 66411.7(g)(3)
- Replaces "from the date of application" with "from the date of approval"
- Clarifies vacant lot eligibility when SB 9 development application submitted concurrently



KEY CHANGES: ADU AND JADU UPDATES

- JADU owner-occupancy now required only where unit shares bathroom with primary dwelling
- Detached ADUs on multifamily lots: increased from 2 to up to 8 on lots with existing multifamily dwellings; lots with proposed multifamily dwellings are limited to up to 2 detached ADUs.
- Summary table added for multifamily ADU count scenarios
- Non-livable space conversion standards reorganized and clarified
- Four-unit cap on original SB 9 parcels codified, with no more than two units on each parcel created by an SB 9 urban lot split.



RECOMMENDATION

That the Planning Commission:

Open and conduct the public hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, recommend City Council approval of the following:

1. Find and determine that the ordinance is exempt from the California Environmental Quality Act (CEQA); and
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QUESTIONS?

