



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

PLANNING COMMISSION

7:00 PM

Tuesday, June 2, 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

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.

2. A Recommendation to the City Council on a Vesting Tentative Tract Map and Development Plan Review for the development of 28 single-family residential units. (Location: 1706 E Route 66 and 1675 Inola Street, Glendora, California; AINs: 8654-001-038, 8654-001-037 and 8654-001-036; Project File No.: PLN25-5043)

Recommended Action 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 that the City Council approve the following:

- 1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32, In-Fill Development Projects, and direct staff to file a Notice of Exemption; and
- 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 84970 AND DEVELOPMENT PLAN REVIEW FOR THE SUBDIVISION AND DEVELOPMENT OF TWENTY-EIGHT (28) SINGLE-FAMILY RESIDENTIAL UNITS ON CERTAIN PROPERTY LOCATED AT 1706 EAST ROUTE 66 AND 1675 INOLA STREET (AIN#s 8654-001-038, 8654-001-037 AND 8654-001-036) (FILE NO. PLN25-5043)."

3. Conditional Use Permit (CUP) request to allow the operation of massage therapy services, in conjunction with an existing beauty spa on certain property located at 1311 South Grand Avenue, Suite 130, Glendora, California (File No. PLN25-5034)

Recommended Action 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 the following for Project File No. PLN25-5034:

- 1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities; and
- 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA WITHIN AN EXISTING COMMERCIAL TENANT SPACE, LOCATED AT 1311 SOUTH GRAND AVENUE, SUITE 130, GLENDORA, CALIFORNIA (FILE NO. PLN25-5034)."

4. Conditional Use Permit (CUP) to allow the operation of massage therapy services, in conjunction with an existing beauty spa on certain property located at 340 South Glendora Avenue, Suite 7, Glendora, California (File No. CUP26-0003)

Recommended Action 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 the following for Project File No. CUP26-0003:

- 1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities; and
- 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA, ON CERTAIN PROPERTY LOCATED AT 340 SOUTH GLENDORA AVENUE, SUITE 7, GLENDORA, CALIFORNIA (PROJECT FILE NO. CUP26-0003)."

CONSENT CALENDAR

Items on the Consent Calendar will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the governing body requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the regular items. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

5. Affirm minutes from the May 5, 2026 Planning Commission meeting

Recommended Action that the Planning Commission

- 1. Affirm minutes as presented.

6. Review of Proposed Fiscal Year 2026/27 Capital Improvement Program (CIP) for Consistency with City of Glendora General Plan, Community Plan 2025

Recommended Action that the Planning Commission

- 1. Determine that the Planning Commission's review of the Fiscal Year 2026/27 Capital Improvement Program for consistency with the General Plan is not a project under the California Environmental Quality Act, and that no further environmental review is required; and
- 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, FINDING THAT THE FISCAL YEAR 2026/27 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE CITY'S GENERAL PLAN (COMMUNITY PLAN 2025)."

NEW BUSINESS

7. Artwork proposal to comply with the Community Art Program (CAP) for approved development at 363 W. Route 66 (Project File No. CAP26-0001)

Recommended Action that the Planning Commission

- 1. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION DENYING A PROPOSED ARTWORK SUBMITTED TO SATISFY THE COMMUNITY ART PROGRAM ALLOCATION REQUIREMENT FOR THE DEVELOPMENT LOCATED AT 363 W. ROUTE 66, GLENDORA, CALIFORNIA (FILE NO. CAP26-0001)."

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT
