



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