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PLANNING COMMISSION

7:00 PM

Tuesday, September 1, 2026
City Hall Council Chamber
116 E. Foothill Boulevard, Glendora

AGENDA

As a courtesy to others attending this meeting, please turn off or place in silent mode all cell phones and other communication devices while in the Council Chamber. Thank you.

Meeting Access: Members of the public may attend this meeting in person at the location above, or if you wish to remotely view the meeting you may access the live meeting video via the City's website at cityofglendora.gov/citymeetings.

Join by Phone: +1 669 444 9171

Webinar ID / Meeting Code: 932 924 7224

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For general information about attending meetings, translation tools, and email notifications, see the Guide to Public Meetings at www.cityofglendora.gov/citymeetings.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC COMMENT

Any person may request to address a legislative body during a public meeting. Speakers are limited to three (3) minutes, speaking once, on both on- and off-agenda items, unless, upon motion, such time is extended by the legislative body. Public comment is limited to 30 minutes at each meeting, with the ability to extend if the legislative body so chooses by majority vote.

Members of the public may comment in person. Comments may also be submitted in writing by email, mail, or other available methods. 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 shall 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 their presence known to the Presiding officer. Speakers are entitled to submit written or other evidence. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.

Members of the public may comment in person. Comments may also be submitted in writing by email, mail, or other available methods. For more information, see the Guide to Public Meetings and Participating in Public Meetings on the City's website at www.cityofglendora.gov/citymeetings.

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 Conditional Use Permit request to allow for drive-through service, in conjunction with a new fast-food restaurant, located at 715 S. Grand Avenue (Project File No. PLN26-0008)

Recommended Action for the Planning Commission

Open and conduct the Public Hearing, receive and consider the evidence and testimony presented, and in the absence of substantial testimony to the contrary, approve the following PLN26-0008:

- 1. Determine that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, and direct staff to file a Notice of Exemption; 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 DRIVE-THROUGH SERVICE IN CONJUNCTION WITH A NEW FAST-FOOD RESTAURANT, LOCATED AT 715 SOUTH GRAND AVENUE (PROJECT FILE NO. PLN26-0008)."

3. A Development Plan Review request to allow the development of a 2,399-square-foot single-family dwelling with an attached 423-square-foot garage and associated grading in excess of 150 cubic yards at 142 N. Edgemont Place (Project File No. DPR26-0001; AINs: 8659-023-013 and 8659-023-007; Applicant: Niko Ferrandino; Property Owner: Joseph Panasiti)

Recommended Action for the Planning Commission

Open and conduct the Public Hearing, accept evidence and testimony presented, and in the absence of substantial evidence related to project file number DPR26-0001:

- 1. Determine that the Project is categorically exempt from the California Environmental Quality Act Guidelines (CEQA) pursuant to CEQA Guidelines section 15303(a), Class 3 (New Construction or Conversion of Small Structures), and direct staff to file a Notice of Exemption; and
- 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA APPROVING A DEVELOPMENT PLAN REVIEW FOR THE HILLSIDE DEVELOPMENT OF A NEW SINGLE-FAMILY RESIDENTIAL UNIT ON PROPERTY LOCATED AT 142 N. EDMONT PLACE, GLENDORA, CALIFORNIA (AINs 8659-023-007 AND 8659-023-013) (PROJECT FILE NO. DPR26-0001)."

4. A Development Plan Review for a Façade Improvement and Interior Remodel of Certain Property Located at 146 North Glendora Avenue, Suite 101 (File No. DPR26-0002)

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 DPR26-0002:

- 1. Adopt a Categorical Exemption for the project pursuant to Section 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 DEVELOPMENT PLAN REVIEW FOR A FAÇADE IMPROVEMENT AND INTERIOR REMODEL ON CERTAIN PROPERTY LOCATED AT 146 NORTH GLENDORA AVENUE, SUITE 101, GLENDORA, CALIFORNIA (FILE NO. DPR26-0002)."

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 for separate action.

5. Affirm minutes from the June 2, 2026 and July 7, 2026 Planning Commission meeting

Recommended Action for the Planning Commission

- 1. Affirm minutes as presented.

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

ADDITIONAL INFORMATION

Accessibility and Accommodation Requests:

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting may request such accommodation from the City Clerk's Office at (626) 914-8210 or CityClerk@cityofglendora.gov. Notification 72 hours prior to the meeting (48 hours for assisted listening devices) will enable the City to make reasonable arrangements to assure accessibility.

Levine Act Disclosure: Pursuant to the Levine Act (Government Code § 84308), any party to a proceeding involving a license, permit, contract, or other entitlement for use before the City Council is required to disclose on the record any campaign contribution, including aggregated contributions, of more than \$500 made to a Councilmember within the preceding twelve (12) months.

Broadcasting: This meeting is broadcast live at cityofglendora.gov/citymeetings, on [YouTube.com/cityofglendora](https://www.youtube.com/c/cityofglendora), and on Spectrum Channel 3 and Frontier Channel 32, and is replayed the following week on the same channels. On-demand replays are available online at any time.

In-Person Public Comment: Members of the public may address the governing body on any agenda item, or during the Public Comment portion of the meeting, by completing a Public Comment Card, available in the lobby or at the podium, and submitting it to the City Clerk before Public Comment or the Public Hearing closes. When your name is called, step to the podium and state your name before beginning. Speakers are limited to three (3) minutes, speaking once, on both on- and off-agenda items, unless, upon motion, such time is extended by the legislative body. Providing your name, city of residence, mailing address, or other identifying information beyond your name is voluntary; if you would like a follow-up from the City, please provide contact information.

Written Comment: To submit a written comment on an agenda item or during Public Comment, email publiccomment@cityofglendora.gov with the subject line "Public Comment" followed by the name of the governing body, meeting date, and agenda item number or brief description, or mail your comment to 116 E. Foothill Blvd, Glendora, CA 91741, ATTN: City Clerk's Department, RE: "Public Comment." Comments are forwarded to the City Clerk and made part of the public record.

Remote Public Comment: To provide public comment remotely, press *9 if participating by telephone, or use the "Raise Hand" feature if participating by video. When called upon, you will be unmuted and given your allotted time to speak; telephone participants may press *6 to mute or unmute. Remote speakers must be present in the queue when called and are responsible for ensuring they remain connected and able to hear the meeting.

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Technical Assistance: Meeting staff will monitor remote access during the meeting. If you experience remote access issues, please notify the meeting host as soon as possible.

Supplemental Materials (Government Code § 54957.5): Materials related to an item on this agenda that are distributed to the governing body after the agenda packet is posted are available for public inspection in the City Clerk's Office, 116 E. Foothill Blvd, Glendora, California, during normal business hours, and on the City's website.

Recording: Members of the public may record any portion of this meeting using an audio or video recorder, or a still or motion picture camera, provided the device is operated in a non-disruptive manner.

Meeting Recording: Testimony given before the governing body is recorded. The timer light at the podium, on the iPad will turn yellow when the speaker has 30 seconds remaining, and red when the speaker's time has expired.

Certification of Meeting Notice and Agenda Posting

This notice and agenda were posted on the City's website and at the locations identified in the Guide to Public Meetings at least 72 hours prior to the meeting date, in compliance with the Ralph M. Brown Act.