



CALL TO ORDER

The Planning Commission regular meeting was called to order at 7:00 PM.

ROLL CALL

Members Present: Brian Faber, Wendy Jarvie, Vice-Chair Mark Davis, Chair Timothy Cremins

Members Absent: Paulette Koss

Staff Present: Community Development Director Jeff Kugel, Assistant City Attorney Jessica Santiago (via Zoom), Assistant Director - Community Development Sean McPherson, City Planner Mark Carnahan, Planning Technician Earvin Adolfo, Digital Media Specialist Craig Gill, Senior Digital Media Specialist Greg Morton, and City Clerk Specialist Lorena Cordova

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Cremins.

REORDERING OF AND ADDITIONS TO THE AGENDA

There were no requests received.

PUBLIC COMMENT

1. Public Comments received

There was no one wishing to provide comment.

MEMBER STATEMENTS/REPORTS

There were no statements or reports given.

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

Community Development Director Kugel introduced Assistant Director of Community Development Sean McPherson.

Assistant Director of Community Development McPherson introduced himself.

City Planner Carnahan provided an update on current and upcoming projects being constructed in Glendora.

SPECIAL ITEMS

2. Legislative Update

Assistant City Attorney Santiago requested to table discussion to next meeting due to her recent illness. There were no objections, agenda item was tabled for the next meeting.

PUBLIC HEARINGS

3. A Resolution of the Planning Commission approving a Conditional Use Permit (CUP) to allow for the replacement of an existing emergency backup generator with a new emergency backup generator with a maximum capacity of 316 gallons of hazardous materials, located at 1794 South Barranca Avenue (File No. PLN25-5028)

Chair formally opened the Public Hearing.

Staff presented the staff report and provided an overview of the project.

The applicant presentation was provided by Alan Sayce, Chief Executive Officer.

The Chair opened the Public Testimony period. No members of the public addressed the Commission, and no written correspondence was received. The Public Testimony period was closed.

The Chair provided the applicant an opportunity to respond to matters raised during the hearing. The applicant did not offer additional comments. The Public Hearing was then formally closed. Commission discussion included questions and comments regarding generator testing protocols, potential noise impacts to residents, amending Condition of Approval No. 10 to include inspections, and AQMD requirements and regulation regarding generator testing.

Following deliberations, the Planning Commission "Motion TYPE" actions to: 1. Adopt a Categorical Exemption for the project pursuant to § 15303 of the California Environmental Quality Act (CEQA) Guidelines; and 2. Adopt Resolution PC 2026-01 entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW REPLACEMENT OF AN EXISTING EMERGENCY BACKUP GENERATOR WITH A NEW BACKUP GENERATOR CONTAINING OVER 316 GALLONS OF HAZARDOUS MATERIALS LOCATED AT 1794 SOUTH BARRANCA AVENUE, GLENDORA, CALIFORNIA (FILE NO. PLN25-5028)," and directed staff to incorporate requested revision to Condition of Approval #10 to include inspections.

Motion carried 4 - 0 as follows: AYES: Faber, Jarvie, Davis, Cremins; NOES: None; ABSENT: Koss; ABSTAIN: None.

CONSENT CALENDAR

A motion was made by Vice-Chair Davis, seconded by Commissioner Faber, to approve Consent Calendar Item #4 as presented.

Motion carried 4 - 0 as follows: AYES: Faber, Jarvie, Davis, Cremins; NOES: None; ABSENT: Koss; ABSTAIN: None.

4. Affirm minutes from the November 4, 2025 Planning Commission meeting

The Planning Commission affirmed minutes as presented.

MEMBER/STAFF CLOSING COMMENTS

There were no statements or reports given.

ADJOURNMENT

The meeting adjourned at 7:35 PM.

Lorena Cordova
City Clerk Specialist

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were approved on March 3, 2026.