



CALL TO ORDER

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

ROLL CALL

Members Present: Wendy Jarvie, Paulette Koss, Vice-Chair Mark Davis, and Chair Timothy Cremins

Members Absent: Brian Faber

Staff Present: Community Development Director Jeff Kugel, Assistant City Attorney Jessica Santiago, Assistant Community Development Director Sean McPherson, Assistant Public Works Director Valerie Velasquez-Santoya, City Planner Mark Carnahan, Parks and Landscape Contracts Supervisor Matthew Boespflug, 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

None.

PUBLIC COMMENT

1. Public Comments received

No members of the public requested to speak, and no written correspondence was received.

MEMBER STATEMENTS/REPORTS

Commissioner Jarvie provided a presentation on her attendance at the League of California Cities Planning Commission Academy Conference and gave a report.

Vice-Chair Davis reported his attendance at the League of California Cities Planning Commission Academy Conference.

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

No statements were given.

PUBLIC HEARINGS

2. Public Hearing to consider adopting a Resolution amending the City of Glendora General Plan Circulation Element

Item title was read into the record, and the Chair formally opened the Public Hearing.

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

The Chair opened the Public Testimony period. No members of the public requested to provide public testimony, and no written correspondence was received. The Public Testimony period and Public Hearing were closed.

Commission discussion included clarification on the process and implementation of the General Plan amendment; clarification on how the amendment relates to current development activity within the A-Line station area; clarification on the proposed bike lanes; clarification regarding traffic and parking impacts associated with the proposal; and concerns about the proposed street line coming from Vermont to Glendora Avenue.

Following deliberation, a motion was made by Commissioner Koss, seconded by Commissioner Jarvie, to recommend to the City Council approval of the following actions: 1. Find and determine that the General Plan amendment amending the Circulation Element is exempt from the California Environmental Quality Act (CEQA); and 2. Adopt a City Council Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO ADOPT THE AMENDED CIRCULATION ELEMENT, AND FINDING THE GENERAL PLAN AMENDMENT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).”

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

CONSENT CALENDAR

A motion was made by Commissioner Koss, seconded by Commissioner Jarvie, to approve Consent Calendar Item as presented, affirming the action appropriate to that item.

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

3. Affirm minutes from the March 3, 2026 Planning Commission meeting

Affirm as presented.

NEW BUSINESS

4. Presentation of the Updated Urban Forestry Manual

Discussion included concerns expressed over the increase in the number of public trees being removed in the City of Glendora and the inclusion of Ficus trees on the preferred tree list due to its invasive root structure; directed staff to promote community opportunities associated with new Urban Forestry Manual, relating to the desirable tree list and adopt a tree opportunities; and, a desire to have staff research the feasibility of utilizing the new Urban Forestry Manual in the planning of new construction projects..

Following discussion, a motion was made by Vice-Chair Davis, seconded by Commissioner Koss to direct staff to: 1. Incorporate Planning Commission feedback into the Urban Forestry Manual; and 2. Recommend that the City Council approve the updated Urban Forestry Manual.

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

MEMBER/STAFF CLOSING COMMENTS

Commissioner Jarvie reported that May 7, 2026, is the State of the City and that Turner Center for Housing Innovation would also be presenting their work on development concepts for the LA Metro parking lot that same evening.

City Planner Canahan reported there will be a June meeting and commented on upcoming projects.

Assistant Community Development Director McPherson thanked Principal Planner Friedel for his work putting the General Plan together and mentioned that the City would be receiving an award from the Los Angeles Chapter of the American Planning Association.

ADJOURNMENT

Meeting adjourned at 8:14 PM.

Lorena Cordova
City Clerk Specialist

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were approved on June 2, 2026.