

Tuesday, January 7, 2025, 7:00 PM
City Hall Council Chamber
116 E Foothill Boulevard
Glendora, CA 91741

CITY OF GLENDORA PLANNING COMMISSION

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.



CHAIR

Brian Faber

VICE-CHAIR

Timothy Cremins

COMMISSIONERS

Mark Davis

Paulette Koss

Kurt Norwood

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC COMMENT

Three (3) Minute speaking time limit, speaking once, unless upon motion, such time is extended by the Governing Board.

Any person may request to address a legislative body during a public meeting by submitting to the City Clerk a Speakers Request form and stating the topic to be addressed.

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. Such statements shall only be allowed during the Public Comment portion of the agenda. If there are any public hearings scheduled, individuals will be given an additional opportunity to comment under said items. Speakers are not permitted to yield their time to another speaker. Public comment is limited to 30 minutes at each meeting, with the ability to extend if the legislative body so chooses by majority vote.

To ensure that the public is able to participate, the City may provide a variety of ways in which the public can submit their comment: in person, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

1. Public Comments Received

MEMBER STATEMENTS/REPORTS

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

SPECIAL ITEMS

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 Development Plan Review Application and Conditional Use Permit to allow for an express carwash redevelopment of the site, located at 1717 S. Grand Avenue (Project File No. PLN22-0036)

RECOMMENDATION: 1. Adopt a Categorical Exemption pursuant to §15303(c), Class 3 and §15332, Class 32 of the California Environmental Quality Act Guidelines (CEQA); and, 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN EXPRESS CAR WASH; A DEVELOPMENT PLAN REVIEW APPLICATION FOR THE REDEVELOPMENT OF THE SITE LOCATED AT 1717 SOUTH GRAND AVENUE, GLENDORA, CALIFORNIA (PROJECT FILE NO. PLN22-0036); AND COMPLIANCE WITH CEQA."

3. Consideration of a Resolution of the Planning Commission approving a Conditional Use Permit to Allow Alcohol Sales (Beer and Wine only) for on-site consumption in conjunction with a restaurant (Grape Leaf Greek Kouzina) located at 650 South Grand Avenue (File No. PLN24-0038)

RECOMMENDATION: 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 APPROVING A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES (BEER AND WINE ONLY) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT (GRAPE LEAF GREEK KOUZINA) (FILE NO. PLN24-0038)."

4. Development Plan Review for a new single-family residence and associated grading on a vacant lot at 1908 Bluebird Road (Project File No. PLN24-0016)

RECOMMENDATION: 1. Adopt a Categorical Exemption pursuant to §15303 of the California Environmental Quality Act Guidelines (CEQA); and 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN REVIEW FOR HILLSIDE DEVELOPMENT OF A NEW TWO-STORY SINGLE-FAMILY RESIDENTIAL HOUSE AND ASSOCIATED GRADING AT 1908 BLUEBIRD ROAD. (PROJECT FILE NO. PLN24-0016)".

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 November 5, 2024 Meeting

RECOMMENDATION: 1. Affirm minutes as presented.

MEMBER AGENDA ITEMS

UNFINISHED BUSINESS

NEW BUSINESS

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Glendora City Hall bulletin board at 116 E. Foothill Boulevard and on the City of Glendora website at www.cityofglendora.org not less than 72 hours prior to the meeting in accordance with Government Code Section 54954.2.

Lorena
Cordova
City Clerk
Specialist

Date Posted: February 3, 2025