

**CITY OF GLENDORA
PLANNING COMMISSION**

AGENDA

Tuesday, May 6, 2025

7:00 PM

CITY HALL COUNCIL CHAMBER, 116 E. FOOTHILL BOULEVARD, GLENDORA

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



GUIDE TO PUBLIC MEETINGS



**PARTICIPATING IN
PUBLIC MEETING**



MEETING MATERIALS

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

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 recommendation to the City Council on a Tentative Tract Map and Development Plan Review for 46 townhomes at 631-657 E. Arrow Highway (Project File No. PLN24-0032); Applicant: Melia Homes, Inc.;

Property owner: Vincenza Rago Family Trust

Recommended Action for the Planning Commission:

Open and conduct the Public Hearing, accept evidence and testimony presented, and in the absence of substantial evidence to the contrary recommend that the City Council consider the following related to project file number PLN24-0032:

- 1. Adopt a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) for the project; and
- 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 84607 FOR SUBDIVISION OF LAND TO CREATE 46 RESIDENTIAL CONDOMINIUM UNITS AND DEVELOPMENT PLAN REVIEW FOR THE CONSTRUCTION OF THE TOWNHOMES ON CERTAIN PROPERTY LOCATED AT 631-657 EAST ARROW HIGHWAY, GLENDORA, CALIFORNIA (PROJECT FILE NO. PLN24-0032; APPLICANT: MELIA HOMES, INC.; PROPERTY OWNER: VINCENZA RAGO FAMILY TRUST)."

3. Conditional Use Permit to allow alcohol sales (On-Sale General) for on-site consumption, in conjunction with a restaurant (Mama Canela Restaurant), located at 147 North Glendora Avenue (Project File No. PLN24-0047)

Recommended Action for the Planning Commission:

Open and conduct public hearing, accept evidence and testimony presented and in the absence of substantial evidence to the contrary, consider the following:

- 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 (ON-SALE GENERAL) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT (MAMA CANELA RESTAURANT) (PROJECT FILE NO. PLN24-0047)."

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.

4. Affirm minutes from the April 1, 2025 Planning Commission meeting

Recommended Action for the Planning Commission:

- 1. Affirm minutes as presented.

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT
