

# CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

**Project Title:** PLN24-0047

**Project Location:** 147 N. Glendora Ave, Glendora, CA 91741 (Mama Canela Restaurant)

**Project Sponsor:** Wil Nieves (Applicant) / Annette McCormick-Witkofsky (Property Owner)

**Mailing Address:** 21250 Hawthorne Blvd #500, Torrance, CA 90503

**General Plan Land Use Designation:** Village Mixed Use - Commercial

**Zoning Designation:** Civic Center Area Plan – Village Core (CCAP-T-5)

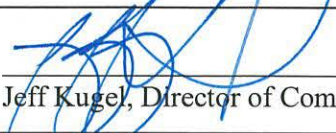
**Project Description:** The project involves permitting the onsite sale of alcohol under a Type 47 On-Sale General license for on-site consumption, as an accessory use in conjunction with a restaurant.

**Surrounding Land Uses and Setting:** The site is in a developed urban area. Properties to the north, south and east are primarily commercial, including a jewelry store, nail salon and physical therapy center. These properties are designated under the General Plan as part of the Civic Center Area Plan – Village Core (CCAP-T-5). A small parking lot is located to the rear of the existing building, to the south. The area also includes several public City-owned parking lots. The City of Glendora has also approved a street-side outdoor patio (parklet) for the proposed restaurant.

**The Planning Commission recommends the following exempt status / findings:**

- Ministerial (Sec. 15073)
- Declared Emergency (Sec. 15071(a))
- Emergency Project (Sec. 15071(b) and (c))
- Categorical Exemption  
Type: Class 1 - Section: 15301(a) - Existing Facilities, interior and exterior alterations
- Statutory Exemption. Code Number: \_\_\_\_\_

**Reasons why project is exempt:** The requested Conditional Use Permit (CUP) for on-site alcohol sales is limited to an existing restaurant and does not result in a significant expansion of use. The scope of the project accordingly falls within the parameters of the identified categorical exemption, and no exceptions under CEQA Guidelines § 15300.2 apply.

 _____ Jeff Kugel, Director of Community Development Department	Date: <u>6/20/25</u>
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The above recommended exempt status and findings were adopted by the following body:

Planning Commission on 6.3.25  
for Date: 6.20.25  
 Mark Carnahan, City Planner (626) 914-8253