



# CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

**Project Title:** PLN25-0011

**Project Location:** 131 E. Foothill Blvd, Glendora CA 91741

**Project Sponsor:** Dan Casciato (Applicant)

**Mailing Address:** 444 N. Vista Bonita Ave, Glendora CA 91741

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

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

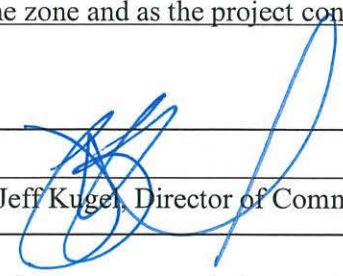
**Project Description:** A Conditional Use Permit to allow the construction of three, two-story multiple-family residential units.

**Surrounding Land Uses and Setting:** Properties to the north, south, and west are similarly zoned CCAP-T-5 with a General Plan Land Use Designation of Village Core and comprised of mixed uses. Properties to the east are zoned CCAP-T-4 with a General Plan Land Use Designation of Village Edge and comprised of residential uses. Lastly, properties to the north, south, and east are located within the Historic Preservation Overlay Zone.

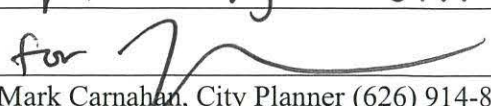
**The Director of Community Development recommends the following exempt status/findings:**

- Ministerial (Sec. 15073)
- Declared Emergency (Sec. 15071(a))
- Emergency Project (Sec. 15071(b) and (c))
- Categorical Exemption  
Sections/Types:  
15303 – New Construction or Conversion of Small Structures (Class 3)
- Statutory Exemption. Code Number: \_\_\_\_\_

Reasons why project is exempt: The project is exempt pursuant to CEQA §15303 (Class 3) as it involves the construction of three multi-family residential units which are compliant with the development standards of the zone and as the project consists of less than four dwelling units.

 _____ Jeff Kugel, Director of Community Development	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