

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

Project Title: Minor Modification (PLN25-5038)

Project Location: 310 South Vermont Avenue, Glendora, CA 91741 (Law Offices of Liddle & Liddle)

Project Sponsor: Robert A. Carter (Applicant) / Raymond Zakari (Property Owner)

Mailing Address: 1200 E Route 66 #203, Glendora, CA 91740

General Plan Land Use Designation: Route 66 Specific Plan

Zoning Designation: RT66-TCMU (Town Center Mixed Use)

Project Description: Consider a minor modification project to allow the installation of approximately 114 linear feet of a 4'-7" tall wrought iron fence with 16" square by 4'-9" masonry columns within the front setback of an existing office building.

Surrounding Land Uses and Setting: The surrounding land uses include R-3 Multiple-family residential to the north, CCAP-T-5 Civic Center Area Plan – Village Core zoning to the east and RT66-TCMU Town Center Mixed Use, identical to the subject property to the west.

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(f) – Existing facilities that includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use.
- ☐ Statutory Exemption. Code Number: _____

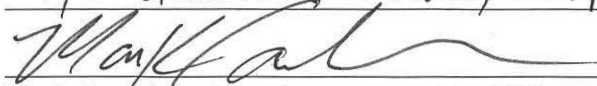
Reasons why project is exempt: The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), specifically subsection (f), which includes the addition of safety or health protection devices and other minor alterations to existing structures, facilities, mechanical equipment, or topographical features. The proposed minor modification to the existing fencing is located on a developed property containing an existing office building and is intended to enhance the safety of employees and customers. A Notice of Exemption will be prepared in accordance with CEQA.



Jeff Kugel, Director of Community Development Department

Date: 1/13/26

The above recommended exempt status and findings were adopted by the following body:

City of Glendora - Community Development Director on 1/13/26


Mark Carnahan, City Planner (626) 914-8253 Date: 1/13/2026