

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

Project Title: PLN25-5034

Project Location: 1311 South Grand Avenue, Suite 130, Glendora, CA 91741 (“V Spa”)

Project Sponsor: Shengnan Zhang (Applicant)

Mailing Address: 1311 South Grand Avenue, Suite 130, Glendora, CA 91741

General Plan Land Use Designation: Retail and Commercial

Zoning Designation: C-3 (Retail and commercial)

Project Description: Approval of a Conditional Use Permit (CUP) to allow the operation of massage therapy services, in conjunction within an existing beauty spa.

Surrounding Land Uses and Setting: The surrounding land uses include Planned redevelopment to the north, Single-family and Restricted multiple-family residential uses to the east, Single-family residential to the west and Cemetery to the south.

The Planning Commission recommends the following exempt status / findings:

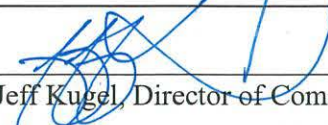
- Ministerial (Sec. 15073)
- Declared Emergency (Sec. 15071(a))
- Emergency Project (Sec. 15071(b) and (c))

Categorical Exemption

Type: Class 1 - Section: 15301 – The proposed project involves the occupation and operation of an existing tenant space in a manner that includes no expansion of the building footprint beyond the existing area and would at the most include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. All necessary public services and facilities are already available to the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.


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). The proposed use is to add massage therapy services in conjunction with the existing beauty spa, expanding the range of services offered by the business.

 _____ Jeff Kugel, Director of Community Development	Date: <u>6/3/26</u>
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The above recommended exempt status and findings were adopted by the following body:

City of Glendora Planning Commission on June 2, 2026

 _____ Earvin Adolfo, Planning Technician (626) 914-8214	Date: <u>6/3/24</u>
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