

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

Project Title: CUP26-0003 ("Fountain of Youth Skin and Bodycare")

Project Location: 340 S Glendora Ave, Glendora CA 91741

Project Sponsor: Claudia Ponce de Leon (Applicant)

Mailing Address: 340 South Glendora Ave, Glendora CA 91741

General Plan Land Use Designation: General Commercial

Zoning Designation: C-2 (Limited Retail Business)

Project Description: Approval of a Conditional Use Permit (CUP) to allow the operation of massage therapy services in conjunction with an existing beauty spa, pursuant to the requirements of Glendora Municipal Code (GMC) §5.10.

Surrounding Land Uses and Setting: The surrounding land uses include Single-Family Residential to the North, Single-Family Residential to the East, Single-family residential to the West and Multi-Family Residential 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. A Notice of Exemption will be prepared in accordance with CEQA.

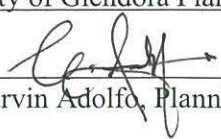

Jeff Kugel, Director of Community Development Department

Date: 6/3/26

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: 6/3/24