



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

Project Title: CUP26-0001

Project Location: 216 N. Glendora Avenue, Suite 100, Glendora, CA 91741

Project Sponsor: Sean Franco and Doriene Franco, on behalf of Chases, LLC (Applicant)

Mailing Address: 216 N. Glendora Avenue, Glendora, CA 91741

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 approval of Conditional Use Permit No. CUP26-0001, which supersedes and replaces the prior Conditional Use Permit applicable to the restaurant tenant space, to allow the on-site sale of alcohol under a Type 47 On-Sale General license and entertainment as accessory uses in conjunction with an existing restaurant located within an existing commercial tenant space. No exterior building modifications, demolition, new construction, or expansion of the existing building are proposed.

Surrounding Land Uses and Setting: The site is located within a developed urban area surrounded by commercial, office, and restaurant uses. Properties immediately north of the project site include a salon and music instrument store, while properties to the east, west, and south are developed with a mix of office and restaurant uses. The subject properties are located within the Civic Center Area Plan – Village Core (CCAP-T-5) zoning district and are designated Village Mixed Use – Commercial under the General Plan.

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 - Existing Facilities, interior and exterior alterations
- ☐ Statutory Exemption. Code Number: _____

Reasons why project is exempt: The requested Conditional Use Permit (CUP) is categorically exempt from CEQA pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities, because it involves permitting accessory alcohol service and entertainment within an existing restaurant tenant space and would result in negligible or no expansion of the existing or former use. No exceptions under CEQA Guidelines §15300.2 apply.


Jeff Kugel, Director of Community Development Department

Date: 7/8/26

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

Planning Commission

on July 7, 2026



Date: July 8, 2026

Mark Carnahan, City Planner (626) 914-8253