



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

Project Title: DPR26-0002

Project Location: 146 North Glendora Avenue, Suite 101, Glendora, CA 91741 (Village Fitness & Physical Therapy)

Project Sponsor: Robert Carter Applicant/Architect, for Village Fitness & Physical Therapy (Tenant)

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

General Plan Land Use Designation: Village Mixed Use

Zoning Designation: CCAP T-5 (Civic Center Area Plan – Village Core)

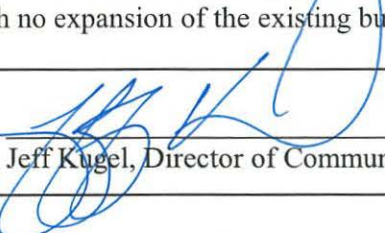
Project Description: Approval of a Development Plan Review for a façade improvement and interior remodel of an existing commercial tenant space. The project includes exterior architectural enhancements and interior tenant improvements to the existing building.

Surrounding Land Uses and Setting: The surrounding land uses include a mix of uses, consisting primarily of commercial uses adjacent to the subject property, with residential uses located nearby.

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 includes exterior façade improvements and interior tenant improvements to an existing commercial tenant space, with no expansion of the existing building footprint or change in the existing commercial use.
- ☐ Statutory Exemption. Code Number: _____

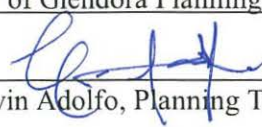
Reasons why project is exempt: The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities). The project includes exterior architectural enhancements and interior tenant improvements to the existing building only, with no expansion of the existing building footprint or change in the existing commercial use.


Jeff Kugel, Director of Community Development

Date: 9/2/26

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

City of Glendora Planning Commission on September 1, 2026


Earvin Adolfo, Planning Technician (626) 914-8214

Date: 9/2/24