



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

Project Title: PLN24-0010

Project Location: 236 S. Wabash Ave.

Project Sponsor: Sam Phu & Lana Ho

Mailing Address: 236 S. Wabash Ave.

General Plan Land Use Designation: High Density Residential (15.1-25 du/acre)

Zoning Designation: R-3, Multiple-Family Residential zone; HPOZ, Historic Preservation Overlay Zone


Project Description: Consideration of a Resolution to approve a Certificate of Appropriateness to allow the construction of a new single-family dwelling unit to a contributing resource within the Historic Preservation Overlay Zone.

Surrounding Land Uses and Setting: Properties to the north, south, and west are under an identical land use designation, zoning and overlay zone (High Density Residential 15.1-25 du/acre, R-3, HPOZ); the properties to the east have a land use designation of Medium/High Density 11.1-15 du/acre; and are in the R-2, Restricted Multiple-Family Residential. There is no overlay zone to the east.

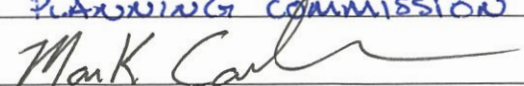
The Community Development Director recommends the following exempt status / findings:

- Ministerial (Sec. 15073)
- Declared Emergency (Sec. 15071(a))
- Emergency Project (Sec. 15071(b) and (c))
- Categorical Exemption
 - Type: Existing Facilities; Section: 15301(a)
- Statutory Exemption. Code Number:

Reasons why project is exempt: 15301(a): The project is exempt as it involves the construction of a residential unit on an existing previously developed lot.

 _____ Jeff Kugel, Director of Community Development	Date: <u>5/8/24</u>
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The above recommended exempt status and findings were adopted by the following body:

<u>PLANNING COMMISSION</u>  _____ Mark Carnahan, City Planner (626) 914-8253	on <u>5/7/2024</u> Date: <u>5.8.2024</u>
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