



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: PLN23-0029

Project Location: 1861 E. Route 66

Project Sponsor: Lone Hill Sixty Six, LLC

Mailing Address: 1861 E. Route 66, Glendora, CA 91740

General Plan Land Use Designation: Route 66 Specific Plan

Zoning Designation: Route 66 Specific Plan – Lone Hill Gateway (RT66-LHG)

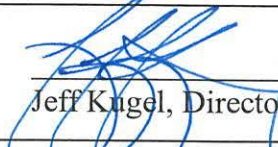
Project Description: The project involves a Development Plan Review for the construction of a two-story medical office building. To accommodate the site redevelopment, the project will involve the demolition of an existing building.

Surrounding Land Uses and Setting: Properties to the north are zoned E-4 (Single-family Estate) and include single-family residences, and the properties to the south, east and west are zoned RT66-LHG with commercial uses including fast food restaurants and offices. The General Plan Land Use Designation is Route 66 Specific Plan.


The Planning 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: New Construction; Infill Development
Section: 15303; 15332
- Statutory Exemption. Code Number: _____

Reasons why project is exempt: The project is exempt as it involves the construction of a structure less than 10,000 square feet and is an infill development project.

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|  _____ Jeff Kugel, Director of Community Development | Date: <u>6/6/24</u> |
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The above recommended exempt status and findings were adopted by the following body:

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| <u>PLANNING COMMISSION</u>  _____ | on <u>6/4/2024</u> Date: <u>6/6/2024</u> |
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Mark Carnahan, City Planner (626) 914-8253