



PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

BRANDYWINE HOMES – ROUTE 66 TOWNHOME PROJECT

723-731 E. ROUTE 66, GLENDORA, CALIFORNIA 91740

NOTICE IS HEREBY GIVEN: In accordance with the State of California Public Resources Code §21092, §15063, and §15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act (CEQA), and the Glendora Municipal Code (GMC), this is to advise that the Community Development Department - Planning Division of the City of Glendora has prepared an Initial Study/Mitigated Negative Declaration (Draft MND) of Environmental Impacts on the following project and is recommending the environmental determination described below.

PROJECT DESCRIPTION: The project (“Route 66 Townhomes”) involves the demolition of one commercial building on a 1.85-acre vacant commercial property for the development of a 39-unit attached townhome project with attached one and two car garages, 26 open parking spaces, and associated amenities and landscaping. The site is comprised of two parcels with a total land area of 1.85 acres which will be consolidated into one lot for a 39-unit residential condominium subdivision. The site is currently improved with a vacant commercial building and associated concrete flatwork, a paved parking lot, and a dirt lot.

The project involves the following discretionary approvals from the City of Glendora:

- A. Specific Plan Amendment/Zone Change to rezone the Project Site from Route 66 Service Commercial (RT66-RSC) to Route 66 Residential (RT66-CRR).
- B. Development Plan Review to construct 39-unit three-story, townhome condominiums with attached garages and associated surface parking and landscaping on 1.85 acres of land consisting of two parcels.
- C. Vesting Tentative Tract Map No. 84292 to consolidate two existing parcels into one lot for a 39-unit residential condominium project.

Location: The Project Site is located at 723-731 East Route 66, Glendora (AINs: 8646-029-009 & 8646-029-014). The Project Site is adjacent to commercial and industrial uses to the east and west, residential and commercial uses to the south, and railway and single-family residential to the north. The site is bounded by the major roadway Route 66 to the south and the Metro A (Gold Line) light rail and BNSF freight Railways to the north.

For more information see Draft MND.

PUBLIC REVIEW AND COMMENT PERIOD

Mitigated Negative Declaration. An Initial Study of Environmental Impacts was prepared pursuant to California Code of Regulations, Title 14, Division 6, Chapter 3, Article 6, Section §15063 (“CEQA Guidelines”). A Mitigated Negative Declaration of Environmental Impacts (“MND”) is proposed for this project pursuant to CEQA §15070. ***The public review and comment period for the MND begins on Friday, July 19, 2024 and ends on Monday, August 19, 2024.***

Comments on Draft MND. Written Comments concerning the adequacy of the information provided in the Draft MND may be submitted through Monday, August 19, 2024 to the attention of Natalie Espinoza, Senior Planner, in the Community Development Department. Comments may be submitted by mail to 116 East Foothill Boulevard, Glendora, California 91741, or via email at nespinoza@cityofglendora.org.

The Draft MND materials may be downloaded via the City’s website (<https://www.cityofglendora.org/businesses/public-notice>). The Draft MND and related documents are also on file for public inspection between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday exclusive of holidays in the following locations:

Glendora City Hall
City Clerk’s Department
116 E. Foothill Boulevard
Glendora, CA 91741

Glendora Public Library
140 Glendora Avenue
Glendora, CA 91741

For further information, please contact Natalie Espinoza, Senior Planner, in the Community Development Department at 626.914.8213 or via email at nespinoza@cityofglendora.org.

CERTIFICATION

I Kathleen R. Sessman, City Clerk, do hereby certify, under penalty of perjury under the laws of the State of California that this notice was posted on July 19, 2024 and that foregoing is true and correct. Said notice was posted at the following location(s):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> City Hall | <input checked="" type="checkbox"/> Library | <input type="checkbox"/> Police Department |
| <input type="checkbox"/> Crowther Teen & Family Center | <input checked="" type="checkbox"/> City Website | |
| Other: _____ | | |

Kathleen R. Sessman, MMC
City Clerk



SAGECREST
PLANNING + ENVIRONMENTAL

Brandywine Route 66 Townhome Project

Initial Study/Mitigated Negative Declaration



 Project Location (Not to Scale)

Figure 2: Site Location – Aerial View
Source: Google Maps