



# CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

**Project Title:** PLN24-0038

**Project Location:** 650 S. Grand Ave, Glendora, CA 91741 (Grape Leaf Greek Kouzina)

**Project Sponsor:** Ellie Attar /Konstantinos Frousakis (Applicant)

**Mailing Address:** 926 E Orange Grove Blvd, Pasadena, CA 91104

**General Plan Land Use Designation:** *Route 66 Corridor Specific Plan*

**Zoning Designation:** *Route 66 Corridor Specific Plan - Grand Commercial Gateway*

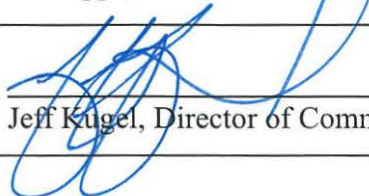
**Project Description:** The project involves allowed the onsite sale of alcohol (beer and wine only) in conjunction with a restaurant.

**Surrounding Land Uses and Setting:** Existing developed urban setting – Properties to the north, south, and west are commercial uses (gas station, shopping centers, and restaurants) and have a General Plan land use designation of Route 66 Corridor (RT66). Property to the east has a General Plan land use designation of Residential. Low/medium density and is composed of single-family homes.

**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(a) - Existing Facilities, interior and exterior alterations
- Statutory Exemption. Code Number: \_\_\_\_\_

Reasons why project is exempt: The project involves only minor exterior alterations, specifically the installation of outdoor dining fencing, with no proposed interior improvements. The requested Conditional Use Permit (CUP) for on-site alcohol sales is limited to an existing restaurant and does not result in a significant expansion of use. The scope of the project accordingly falls within the parameters of the identified categorical exemption, and no exceptions under CEQA Guidelines § 15300.2 apply.

  
\_\_\_\_\_  
Jeff Kugel, Director of Community Development Department

Date: 1/9/25

///

///

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

PLANNING COMMISSION on 1/7/2025

 Date: 1/8/2025

Mark Carnahan, City Planner (626) 914-8253