

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: PLN24-0016

Project Location: 1908 Bluebird Rd.

Project Sponsor: Andrew Meyer

Mailing Address: PO BOX 1349 Bluejay, CA. 92352

General Plan Land Use Designation: Hillside Very Low Density

Zoning Designation: Rural Hillside Residential (RHR)


Project Description: Development Plan Review for the construction of a new single-family residential home to be located on a vacant hillside lot with grading over 150 cubic yards of soil at 1908 Bluebird Road (Project No. PLN24-0016).

Surrounding Land Uses and Setting: The subject property is located at 1908 Bluebird Road, approximately 500 yards southeast of the intersection of N. Valley Central Avenue and Sierra Madre Avenue, within the Rural Hillside Residential (RHR) zone. It is Lot 2 of Parcel Map No. 20290 (PMB 26-28) and currently remains a vacant lot. The parcel is bordered on the north, south, east, and west by single-family dwellings. Access to the site is provided via a private road from Bluebird Road to the north.

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

Reasons why project is exempt: This project is for the construction of a new single-family residential home to be located on a vacant hillside lot with grading over 150 cubic yards of soil at 1908 Bluebird Road, Glendora, California. The subject property is within the Rural Hillside Residential (RHR) zone. Accordingly, this project qualifies for a Categorical Exemption under CEQA Guidelines section 15303(a), which applies to the construction of a single-family residence in a residential zone. The project is also consistent with the conditions specified in Class 3, does not involve significant environmental impacts, and is located on a site with no unusual circumstances, such as unusual habitats, that would preclude exemption.


Date: 1/9/25

 Jeff Kugel, Director of Community Development

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

PLANNING COMMISSION on 1/7/25


Date: 1/8/25

Mark Carnahan, City Planner (626) 914-8253