



# CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

## NOTICE OF EXEMPTION

**Project Title:** PLN24-0024

**Project Location:** 1050 Coronet Street

**Project Sponsor:** Patrick McKee and Lucano Herrera

**Mailing Address:** 182 W. Via Vaquero, San Dimas, CA 91773

**General Plan Land Use Designation:** *Low Density Residential*

**Zoning Designation:** *Single-Family Estate (E-6)*

**Project Description:** Development Plan Review for the construction of a new single-family residential home to be located on a vacant nonconforming lot at 1050 Coronet Street (Project No. PLN24-0024).

**Surrounding Land Uses and Setting:** The subject property is located at 1050 Coronet Street, approximately 500 yards southwest of the intersection of N. Loraine Avenue and Saga Street, within the Single-Family Estate (E-6) zone. It is Lot 32 of Parcel Map No. 23194 and currently remains a vacant lot. The parcel is bordered on the north by the Colby Trail, south, east, and west by single-family dwellings. Access to the site is provided via a public road from Coronet Street to the south.

**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: In-Fill Development  
Structures Section: 15332 – Class 32
- 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 nonconforming lot at 1050 Coronet Street, Glendora, California. The subject property is within the Single-Family Estate (E-6) zone. Accordingly, this project qualifies for a Categorical Exemption under CEQA Guidelines Section 15332, which applies to the development of a new single-family residential house within an urbanized area.

Date: 4/23/25

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

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

on \_\_\_\_\_  
Date: 4.23.25

\_\_\_\_\_  
Mark Carnahan, City Planner (626) 914-8253