

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: PLN24-0020

Project Location: 945 N Silent Ranch Drive

Project Sponsor: Hamlet Sadekyan

Mailing Address: 111 E. Cedar Ave. #202, Burbank, CA 91502

General Plan Land Use Designation: Low Density Residential

Zoning Designation: Single-Family Estate (E-7)

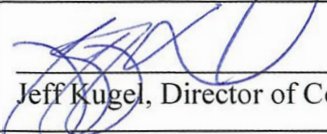
Project Description: Development Plan Review for the construction of a new single-family residential home to be located on a vacant nonconforming lot at 945 N Silent Ranch Drive (Project No. PLN24-0020).

Surrounding Land Uses and Setting: The subject property is located at 945 N. Silent Ranch Drive, approximately 100 yards northwest of the intersection of N. Silent Ranch Drive and W. Palm Drive, within the Single-Family Estate (E-7) zone. It is Lot 18 of Parcel Map No. 33869 (PMB 988-76-79) 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 public road from N Silent Ranch Drive 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: New Construction or Conversion of Small Structures 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 lot with grading over 150 cubic yards at 945 N. Silent Ranch Drive, Glendora, California. The subject property is within the Single Family Estate (E-7) 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, or a second dwelling unit 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: 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