



# CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

**Project Title:** PLN24-0043

**Project Location:** 200 W. Dawson Ave., Glendora CA, 91740

**Project Sponsor:** Paul Virgil Wellenstein/Donna Wellenstein, PW Management

**Mailing Address:** PW Golf Management LLC PO Box 596 Albany, MN 56307

**General Plan Land Use Designation:** Open Space (OS)

**Zoning Designation:** Single-Family Estate, E-7

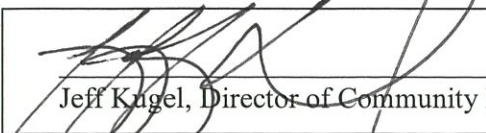
**Project Description:** Conditional Use Permit (CUP) to allow the sale of beer, wine, and distilled spirits for consumption, in conjunction with an existing restaurant (Type 47), located at an existing golf course (Glen Oaks Golf Course).

**Surrounding Land Uses and Setting:** The site is in a developed residential area on Dawson Ave. and Glendora Ave. The property to the north is similarly E-7 with a government recreational use. Properties to the east have zoning classification of Single-Family Residential (R-1). Properties to the south and west have a zoning type of Single-Family Residential (R-1) and Single-Family Estate (E-4).

**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
- Statutory Exemption. Code Number: \_\_\_\_\_

**Reasons why project is exempt:** The requested Conditional Use Permit (CUP) for on-site alcohol sales is limited to an existing golf course 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: <u>9/3/25</u>
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The above recommended exempt status and findings were adopted by the following body:

Planning Commission \_\_\_\_\_ on 9/2/2025  
  
 \_\_\_\_\_ Date: 9/3/2025  
 Ryan Alcazar, Planning Technician (626) 914-8276