

**Notice of Exemption**

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

**From:** (Public Agency): City of Los Angeles

Department of Cannabis Regulation

221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012

(Address)

Project Title: LA-R-24-100083-ANN

Project Applicant: Cannatopia Gardens

Project Location - Specific:

**13509 W HUBBARD ST, SYLMAR, CA 91342**

Project Location - City: Sylmar Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**On-site retail sales of commercial cannabis products under State and local law.**

Name of Public Agency Approving Project: City of Los Angeles, Department of Cannabis Regulation

Name of Person or Agency Carrying Out Project: Cannatopia Gardens

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Code Regs. §§ 15301 & 15332/ Class 1 & Class 32
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

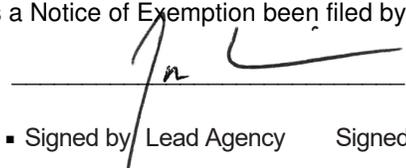
**This project involves an existing retail storefront establishment within an existing built out facility.**

Lead Agency

Contact Person: Jason Killeen Area Code/Telephone/Extension: (213) 978-0738

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?   ▪ Yes    No

Signature:  Date: June 10, 2024 Title: Asst. Executive Director

▪ Signed by Lead Agency   Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

THIS NOTICE WAS POSTED

ON April 12 2024

UNTIL May 13 2024

REGISTRAR – RECORDER/COUNTY CLERK

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

2024 079912  
  
FILED  
Apr 12 2024

Debra C. Lopez, Registrar – Recorder/County Clerk

Electronically signed by TOOD TRAN

CALIFORNIA ENVIRONMENTAL QUALITY ACT

# NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-R-24-100083-ANN / Retail On-Site Sales (Type 10)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 100083-ANN

PROJECT TITLE

LA-R-24-100083-ANN

COUNCIL DISTRICT

7

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

13509 W HUBBARD ST, SYLMAR, CA 91342 / Gladstone Ave. and Hubbard St.

Map attached.

PROJECT DESCRIPTION:

On-site retail sales of commercial cannabis products under State and local law.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Cannatopia Gardens

CONTACT PERSON (If different from Applicant/Owner above)

Michael Saghian

(AREA CODE) TELEPHONE NUMBER

310-989-6474

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) Code Regs. §§ 15301 & 15332/ Class 1 & Class 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

This project involves an existing retail storefront establishment within an existing built out facility.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION

STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail Storefront On-Site Sales (Type 10)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF  
CANNABIS REGULATION  
-  
CANNABIS REGULATION  
COMMISSION

THRYSERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

JOSIE TREVIZO  
Commission Executive Assistant  
(213) 978-0738

City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

EXECUTIVE OFFICES  
221 N. FIGUEROA STREET, SUITE 1245  
LOS ANGELES, CA 90012  
(213) 978-0738

MICHELLE GARAKIAN  
EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

## RECOMMENDATION REPORT FOR RETAIL WITH ON-SITE SALES COMMERCIAL CANNABIS LICENSE

Pursuant to Los Angeles Municipal Code (LAMC) section 104.06, please be advised that the following application for commercial cannabis activity is complete; staff determined this project is categorically exempt from the requirements of CEQA pursuant to the Class 1 and Class 32 categorical exemptions, as well as determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below:

<b>DCR Record No.:</b>	LA-R-24-100083-ANN
<b>Applicant Name:</b>	Cannatopia Gardens
<b>Activities Requested:</b>	Retail with on-site sales (Type 10)
<b>Proposed Project:</b>	Applicant seeks an Annual License for the Retail with on-site sales (Type 10) commercial cannabis activity pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	13509 W HUBBARD ST, SYLMAR, CA 91342
Council District: Closest Neighborhood Council: Business Improvement District, if applicable: Community Plan Area: Zoning:	7 Sylmar None Sylmar C2-1-CPIO
<b>Environmental Analysis/Clearance:</b> ENV-100083-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

2024 079912



FILED  
Apr 12 2024

Dean C. Logon, Registrar - Recorder/County Clerk

Electronically signed by TODD TRIN

**PROJECT DESCRIPTION:**

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing commercially zoned site (C2-1-CPIO) at 13509 W Hubbard St (Assessor’s Parcel Number 2509-016-012). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City’s Zone Information and Map Access System (ZIMAS) (Exhibit A). Full compliance with applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

**PROJECT ANALYSIS & FINDINGS:**

**Land Use/Zoning Designations**

Community Commercial/C2

**Surrounding Land Use/Zoning Designations**

Community Commercial/C2 & C4; Low Medium II Residential /RD1.5 & R2

**Subject Property**

The subject site is a fully developed lot within the Sylmar Community Plan Area. The lot is approximately 205 feet deep and a width of 122 feet along Hubbard Street. The site is currently developed with a two-story commercial building, built in 1986, proposed to be maintained.

The site has a community commercial land-use designation and is zoned C2. The site is located within Council District 12, Chatsworth Neighborhood Council, the lot is flat and contains pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include a shopping mall and other commercial uses within 200 feet of the site. The immediate area along Hubbard Street is predominantly developed with commercial uses, zoned C2. (See Exhibit A)

**CEQA Findings**

CEQA Guidelines, Section 15332, Class 1 and Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or

threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

These conditions are met as follows: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations for the requested commercial cannabis activities.

a) The site is comprised of one lot totaling approximately 20,002 gross square feet, zoned C2 (community commercial), and is currently developed with a 13,600 square-foot commercial building originally constructed in 1986, and paved parking lots. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 20,002 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Community Commercial/C2 & C4; Low Medium II Residential /RD1.5 & R2, and developed with a mix of commercial building and multi-family dwellings along Hubbard.

c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within an established, fully developed, neighborhood. The project site has no value as habitat for endangered, rare or threatened species. The project does not propose the removal of any trees on-site and/or within the adjacent public right-of-way.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. Compliance with Regulatory Compliance Measures as enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made in order to provide adequate delivery of utilities and services to the proposed project.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions. The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use and reliance on the categorical exemptions. None of the exceptions are triggered. As the proposed project will result in no physical changes to the site, the project would not have physical impacts to the environment. As such, it would not have a combined impact with other projects in the area that would result in cumulative impacts. There are no unusual circumstances associated with the project, which is proposed in general plan designation and zoning classification that allow the proposed use. The site is not on the lists that satisfy Government Code Section 65962.5, commonly referred to as the "Cortese List," as being affected by hazardous wastes or clean-up problems.



Based on the analysis above, the proposed project is consistent with the criteria for a Class 1 and Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15331 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Section 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

**DEPARTMENT OF CANNABIS REGULATION RECOMMENDED ACTIONS:**

That the Cannabis Regulation Commission:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approve the Annual License for Type 10 Storefront Retail Commercial Cannabis Activity at the Business Premises location; and,
3. Adopt DCR's Project Analysis & Findings, and Notice of Exemption (Exhibit B) included in the Department's written report as the findings of the Commission.

  
\_\_\_\_\_  
Jason Killeen  
Assistant Executive Director,  
Department of Cannabis Regulation

March 29, 2024  
Date

**EXHIBITS:**

- A – Project Specific Information Form (LIC-4013-FORM) and Materials
- B – Environmental Clearance (Notice of Exemption)
- C – Community Meeting Summary
- D – Compliance Summary

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**FILED**  
Apr 12 2024



LIC-401 FORM

**Instructions:** Before the Department of Cannabis Regulation (DCR) can grant an Annual License, DCR must independently evaluate the document prepared for the project in compliance with the California Environmental Quality Act (CEQA), or documentation provided by the Applicant or Licensee as evidence of exemption from CEQA. To conduct this evaluation, DCR must have a complete description of the proposed project that provides information about the project site, including existing conditions and facilities, proposed facilities and improvements, and the construction methods and operations practices of the proposed project.

Please provide detailed responses with as much information as possible. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your Annual License Application.

Date (MM/DD/YYYY): 10/10/2023

Lead Agency: City of Los Angeles - Department of Cannabis Regulation

DCR Record No.: LA-R-23-100083-ANN

Applicant Entity Name: CANNATOPIA GARDENS

License Type(s): Retail Storefront

Business Premises Location: 13509 HUBBARD ST SYLMAR CA 91342

County: Los Angeles Assessor's Parcel Number (APN): 2509016012

Council District: CD 7 Neighborhood Council: Sylmar

Community Plan Area: Sylmar

Zoning: C2-1-CPIO Specific Plan Area: None

General Plan Land Use: Community Commercial Redevelopment Project Area: None

Business Improvement District: None Promise Zone: None

State Enterprise Zone: LOS ANGELES STATE ENTERPRISE ZONE Historic Preservation Review: No

LAPD Division/Station: Mission LAFD District/Fire Station: 91

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

Department of Cannabis Regulation  
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(213) 978-07 • [cannabis@lacity.org](mailto:cannabis@lacity.org)  
[www.cannabis.lacity.org](http://www.cannabis.lacity.org)

**2024 079912**  
  
**FILED**  
Apr 12 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TODD TRAX

**Categorical Exemption Evaluation Form**

**Instructions:** Before the Department of Cannabis Regulation (DCR) can grant an Annual License, DCR must independently evaluate the document prepared for the project in compliance with the California Environmental Quality Act (CEQA), or documentation provided by the Applicant as evidence of exemption from CEQA. To conduct this evaluation, DCR must have a complete description of the proposed project that provides information about the project site, including existing conditions and facilities, proposed facilities and improvements, and the construction methods and operations practices of the proposed project. DCR can complete its review more quickly and efficiently when applicants provide as much of the information needed by DCR to complete an independent evaluation of the proposed project as is available.

Please provide detailed responses. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your Annual License Application.

**Project Description:** *Insert project description information or reference where this information is located.*

This is an existing facility located at 13509 HUBBARD ST SYLMAR CA 91342. There wont be any new construction. This site has no historical value and no value as habitat for endangered, rare, or threatened species. Approval of this Project would not result in any significant effects relating to traffic, noise, air/water quality or wild life..

**NO EXPANSION OR CONSTRUCTION:** Our project does not involve any new construction, expansion, or alteration of the existing structure. It solely pertains to activities within the existing structure.

**NO SIGNIFICANT ENVIRONMENTAL EFFECTS:** The activities within our building do not involve the release of pollutants, emissions, or hazardous materials into the environment.

**PROTECTION OF NATURAL RESOURCES:** Our project is designed to minimize waste generation. We have implemented sustainable practices, such as recycling and energy-efficient measures, to reduce our environmental footprint.

**MINIMAL NOISE IMPACT:** Our operations within the building are designed to minimize noise emissions. Our Operation does not create any noise which would disturb the Urban Environment.

**LIGHT POLLUTION MITIGATION:** We are committed to reducing light pollution in the area. All lighting on our property is shielded to prevent upward light spill, contributing to a reduction in light pollution.

**TRAFFIC MANAGEMENT:** Our project will not result in a significant increase in traffic in the surrounding area. There is plenty of Public Transportation available.

**ODOR CONTROL:** We understand the concerns related to odors associated with Cannabis. Our facility is equipped with state-of-the-art odor control systems designed to capture and treat any emissions. We will regularly monitor and maintain these systems to ensure odors are effectively managed and contained within the facility.

**ENERGY EFFICIENCY:** We recognize the importance of minimizing electricity usage. Our operations will adhere to energy-efficient practices, including the use of LED lighting and high-efficiency HVAC systems. We are also committed to exploring renewable energy sources, such as solar power, to reduce our carbon footprint.

**WATER USAGE:** We recognize the importance of responsible water usage, so we make it a priority to reduce water consumption significantly. We actively monitor and manage our water usage to ensure minimal impact on local water resources.

**SUSTAINABLE PRACTICES:** In addition to energy efficiency we employ water conservation methods, implement recycling programs, and work to reduce waste. These measures align with our commitment to environmental responsibility.

**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

- 1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose?  Yes  No

*Provide details of current or prior operation(s). Cite source(s) of information.*

We conduct Retail Cannabis activities at this site; customers walk into our store and purchase pre packaged and tested cannabis products.

- 2. Does the project involve an expansion of existing structures that would be considered negligible or no expansion of existing or former use? (If no, skip to Question 6)  Yes  No

*Provide expansion details, if applicable. Cite source(s) of information.*

**NO EXPANSION OR CONSTRUCTION:** Our project does not involve any new construction, expansion, or alteration of the existing structure. It solely pertains to activities within the existing structure.

3. Project Expansion: \_\_\_\_\_  
Size of expansion in square feet: \_\_\_\_\_

*Cite source(s) of information.*

a. Would the expansion be less than or equal to 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to Question 6.)  Yes  No

*Cite source(s) of information.*

b. Would the expansion be more than 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to Question 4.)  Yes  No

*Cite source(s) of information.*

c. Would the expansion be greater than 10,000 square feet?  Yes  No

*Cite source(s) of information.*

4. Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)?  Yes  No

*Describe which public services serve the project site. Cite source(s) of information.*

5. Is there evidence that the project site is located in an environmentally sensitive area?  Yes  No

*Describe the environmentally sensitive area (if applicable). Cite source(s) of information, if available.*

6. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)  Yes  No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

It does not.  
  
[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)

7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures?)  Yes  No

*Describe size of structure to be demolished and location.*

No demolition and removal of individual small structures.

**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

- 1. Does the project involve the replacement or reconstruction of an existing structure on the same site as the structure being replaced or reconstructed?  Yes  No

*Describe both the existing structure and replacement structure, including the location on the site. Cite source(s) of information.*

N/A  
We will not be replacing or reconstructing the existing structure.

- 2. Would the new structure have substantially the same purpose and capacity as the existing structure?  Yes  No

*Provide information on the purpose of both the existing and replacement structures to ensure they are the same. Cite source(s) of information.*

N/A  
No new structure.

- 3. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)  Yes  No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

It does not.  
  
[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)

**Categorical Exemption Evaluation Form**

**Class 3: New Construction or Conversion of Small Structures**

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures?  Yes  No

*Provide information regarding the nature of modifications to existing small structures, if applicable. Cite source(s) of information.*

No conversions or modifications.

2. Does the project involve the construction of new small structures?  Yes  No

*Provide information regarding the size and purpose of the proposed new structures, if applicable. Cite source(s) of information.*

No construction of new small structures.

**Please check instructions for directions on how to proceed, based on answers to Questions 1 and 2.**

3. Is the project within an urbanized area? (If no, skip to Question 9.)  Yes  No

*Cite source(s) of information.*

<https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html>

**FOR SITES IN URBANIZED AREAS**

- 4. Does the project involve the construction of four or fewer structures totaling 10,0 square feet or less?  Yes  No

*Provide information regarding size of new structure(s), if applicable. Cite source(s) of information.*

N/A  
No New Structures.

- 5. Is the parcel zoned for the proposed use?  Yes  No

*Cite source(s) of information.*

Zimas and  
Cannabis Location Restrictions - Article 5, Chapter X of the Los Angeles Municipal Code

- 6. Does the project involve the use of significant amounts of hazardous substances?  Yes  No

*Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.*

No Hazardous Materials on this site.

- 7. Are all necessary public services and facilities available to the project?  Yes  No

*List all services and facilities provided. Cite source(s) of information.*

Water & Power = LADWP  
Trash & Sanitation = LASAN

- 8. Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to Question 11.)  Yes  No

*Provide information on the nature of any sensitive environmental areas. Cite source(s) of information, if available.*

<https://planning.lacity.org/odocument/b459d4e1-2dec-4804-892f-db4c100facf4>

**FOR SITES NOT IN URBANIZED AREAS**

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less?  Yes  No

*Provide information regarding size of new structure, if applicable. Cite source(s) of information.*

[Empty text box for providing information regarding size of new structure]

10. Does the project involve the use of significant amounts of hazardous substances?  Yes  No

*Provide list of any hazardous substances used, including amount of product(s), if applicable and available. Cite source(s) of information.*

[Empty text box for providing list of hazardous substances]

**FOR ALL SITES**

11. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)  Yes  No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

It does not.  
  
[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)

**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

1. Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)?  Yes  No

*Provide details, if needed. Cite source(s) of information.*

No removal of trees or any vegetation.

2. Does the project involve alterations to land, water, or vegetation that would be considered minor?  Yes  No

*Provide details, if needed. Cite source(s) of information.*

No alterations to land, water, or vegetation at all.

3. Would the alterations consist of grading on lands of 10 percent slope or steeper?  Yes  No

*Provide details, if needed. Cite source(s) of information.*

No alterations/grading.

4. Would the alterations consist of grading in an area determined to be a wetland?  Yes  No

*Cite source(s) of information.*

No alterations/grading.

5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency?  Yes  No

*Provide name of scenic area (if applicable). Cite source(s) of information.*

No alterations/grading.  
We are not within an officially designated scenic area.

6. Would the alterations consist of grading in an officially mapped area of severe geologic hazard, such as an Alquist- Priolo Earthquake Fault Zone, or within an official Seismic Hazard Zone designated by the State Geologist?  Yes  No

*Provide the name of the zone (if applicable). Cite source(s) of information.*

No alterations/grading.  
Not within the Alquist-Priolo Fault Zone or any fault zone.

7. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)  Yes  No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

It does not.  
  
[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

1. Does the project include the construction or placement of accessory structures?  Yes  No

*Describe new and/or replacement accessory structures. Cite source(s) of information.*

N/A  
Project does not include the construction or placement of accessory structures.

2. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)  Yes  No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

It does not.  
  
[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)

**Categorical Exemption Evaluation Form**

**Class 32: Infill Development Projects**

- 1. Is the project consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for the site?  Yes  No

*Cite source(s) of information.*

Zimas and Cannabis Location Restrictions - Article 5, Chapter X of the Los Angeles Municipal Code

- 2. Project Size and Location
  - a. Is the project site 5 acres in size or less?  Yes  No

*Indicate the size of the project site, in acres. Cite source(s) of information.*

Total lot size is .502 acres

- b. Is the project site substantially surrounded by urban uses?  Yes  No

*Describe the uses of the surrounding properties. Cite source(s) of information.*

there is a gas station directly across the street from us. to our sides we have fast food restaurants, donut shops, and convenient stores. There are also Residences if you pan out a little further.

- 3. Does the project site have value as habitat for endangered, rare, or threatened species?  Yes  No

*Describe any habitat for endangered, rare, or threatened species identified on or near the project site (if applicable). Cite source(s) of information.*

It does not.  
California Department of Fish and Wildlife

4. Would the project have significant impacts related to traffic, noise, air quality, or water quality?  Yes  No

*Describe potential impact(s) and evidence (if applicable). Cite source(s) of information.*

The project will not have significant impacts related to traffic, noise, air quality, or water quality

5. Can the project site be adequately served by all required utilities and public services?  Yes  No

*Describe which utilities and public services serve the project site. Cite source(s) of information.*

Water & Power = LADWP  
Trash & Sanitation = LASAN

6. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)  Yes  No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

It does not.  
  
[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)

Exceptions to Exemptions

1. Scenic Highways

a. Is the project visible from an official State Scenic Highway?  Yes  No

List State Scenic Highway(s) from which the project is visible (if applicable). Cite source(s) of information.

Not visible from any scenic highways.

b. If yes, would the project result in damage to scenic resources?  Yes  No

Describe scenic resources and potential damage (if applicable). Cite source(s) of information.

We will not be damaging any scenic resources.

2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?  Yes  No

Describe the type of hazardous site (if applicable). Cite source(s) of information.

https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=4&CMD=search&ocierp=&business\_name=&main\_street\_number=&main\_street\_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM&site\_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup\_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&federal\_superfund=&state\_response=&voluntary\_cleanup=&school\_cleanup=&operating=&post\_closure=&non\_operating=&corrective\_action=&tiered\_permit=&evaluation=&spec\_prog=&national\_priority\_list=&senate=&congress=&assembly=&critical\_pol=&business\_type=&case\_type=&display\_results=&school\_district=&pub=&hwmp=False&permitted=&pc\_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&ORDERBY=city&next=Next+50

3. Would the project result in a substantial adverse change in the significance of a historical resource?  Yes  No

List the historic resource(s) potentially affected and describe the potential effects (if applicable). Cite source(s) of information.

We will not cause any changes to historical resources.

zimas

4. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?**  Yes  No

*Describe the potential cumulative impact(s) and evidence (if applicable). Cite source(s) of information.*

Our project does not have the potential to contribute to a cumulative environmental impact.

5. **Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?**  Yes  No

*Describe the potential impact(s), circumstances, and evidence (if applicable). Cite source(s) of information.*

There is no reasonable possibility that this project will have a significant environmental impact.

6. **Would the project impact an environmental resource of hazardous or critical concern?**  Yes  No

*Provide details, if needed. Cite source(s) of information.*

Our project will not impact an environmental resource of hazardous or critical concern.

7. **Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)?**  Yes  No

*Provide details, if needed. Cite source(s) of information.*

No removal of any trees or any vegetation.

**CEQA Exemption Petition**

Class: 1 Category: Existing Facilities

Explanation of how the project fits the CEQA exemption indicated above:

**NO EXPANSION OR CONSTRUCTION:** Our project does not involve any new construction, expansion, or alteration of the existing structure. It solely pertains to activities within the existing structure.  
**NO SIGNIFICANT ENVIRONMENTAL EFFECTS:** The activities within our building do not involve the release of pollutants, emissions, or hazardous materials into the environment.  
**PROTECTION OF NATURAL RESOURCES:** Our project is designed to minimize waste generation. We have implemented sustainable practices, such as recycling and energy-efficient measures, to reduce our environmental footprint.

- 1. **Source(s) of Information:** Identify Sources: *Indicate the document(s) or other sources of information reviewed to complete this form.*

Mostly used Zimas, however there are many links and citations referenced through out this entire application.

- 2. **Project Location and Surrounding Land Use.**

- (a) Describe Project Location: *Provide detailed information about the project location and any other physical description that clearly indicates the project site location.*

We are located at 13509 W HUBBARD ST which is in between Gladstone Ave and Foothill Blvd. We are on the 1st floor of a 2 story commercial building.

- (b) Existing Land Uses/Zoning: *Describe the current land uses on the project site and any existing buildings and structures. Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

All of the buildings and structures around us are either Commercial zoned buildings or Residential Zones. The Land Uses around us are Community Commercial, Low Residential, and Low Medium Residential.



- (c) Previous Use: Describe the previous use of the Project site or facility, if known. Include an estimate of the time such previous operations ceased, if such information is available.

We have been conducting a Licensed Retail Storefront at this location since 2018. We are not sure what business was here before us. Zimas Lists this location's Use Code as Commercial Store - Office Combination

- (d) Was the site previously used for a similar use? The key consideration is whether the project involves negligible or no expansion of an existing use.

We don't believe that we will need an expansion of the Existing Use. Zimas Lists this location's Use Code as Commercial Store - Office Combination

- (e) Maps to be Included: Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).

**3. Project Operations/Description.** Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information.

- (a) Activities Occurring Onsite: Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).

We conduct Cannabis Retail Storefront activity at this location. Customers walk in to purchase pre packaged cannabis products which have been tested for safety.

- (b) Cannabis Operation Activities Owned by the Same or Different Businesses: *Describe any additional cannabis operation activities existing or proposed either owned by the same or different businesses on the property.*

We are the only cannabis business at this property.

- (c) Project Size: *Quantify the project size (total floor area of the project), and the lot size on which the project is located, in square feet.*

Total Lot size is 20,001 Sq Ft. and our premises is approximately 6,800 sq ft.

- (d) State License: *Identify whether the applicant is licensed by, or has applied for licensure from, the California Department of Cannabis Control to engage in commercial cannabis activity at the proposed premises.*

C10-0000397-LIC

- (e) Hours of Operation/Work Shifts: *Identify the hours of operation/work shifts for the project.*

Our business hours are from 8am to 10 pm and we have 2 work shifts per day.

- (f) Number of employees (total and by shift): *Estimate the number of anticipated employees onsite and occupancy during operating hours.*

The maximum amount of employees that we ever have on a shift is 9.



- (g) **Estimated Daily Trip Generation:** *Estimate the frequency of deliveries or shipments originating from and/or arriving to the project site. Identify the approximate number of vehicle trips per day to be generated by the project and information regarding the days and times most trips are expected to occur.*

We receive shipments approximately 2 or 3 times per week. We do not have shipments going out from our site, but we do about 20 deliveries a day to customers. This is an existing site and existing business, so the approximate number of vehicle trips per day to be generated by the project is within the current City of Los Angeles' VMT calculations. Friday's and Saturday's are our business days 3pm to 8pm is generally our busiest time frame.

- (h) **Source(s) of Water:** *Name all sources of water, and indicate whether a new or amended water right must be obtained from the State Water Resources Control Board.*

LADWP is our water source and we do not need to obtain water rights from the State Water Resources Control Board.

- (i) **Wastewater Treatment Facilities:** *Describe the facilities for treatment of wastewater (e.g., leach field, City wastewater collection facilities).*

Our water is tied to the main city sewage line. The only wastewater that gets generated from our project is from the bathrooms and it is serviced by LASAN.

**4. Environmental Setting:**

- (a) Describe natural characteristics on the project site:

Fully developed and constructed buildings. The entire surroundings are developed with no new projects in the works.

- (b) General Topographic Features (slopes and other features):

The land is very flat and we are surrounded by buildings and streets.

- (c) Natural characteristics (general vegetation types, drainage, soil stability, habitat, etc.):

Our lot does not have any vegetation. There is no habitat, or soils. Surrounded by asphalt and concrete.

- (d) Identify whether there are any watercourses and riparian habitats within 150- feet of the proposed premises (e.g., drainage swales, stream courses, springs, ponds, lakes, creeks, tributary of creeks, wetlands):

None

- (e) Identify whether the property contains natural features of scenic value of rare or unique characteristics (e.g., rock outcroppings, mature trees):

It does not.

- (f) Identify whether the property has any historic designations or archeological remains onsite:

It does not.

- (g) Identify whether the property contains habitat for special status species:

It does not.

- (h) Identify the location, type, and quantity of hazardous materials, as defined by Health and Safety Code section 25260, that are stored, used, or disposed of at the project site and a copy of the Hazardous Material Business Plan (HMBP) prepared for the proposed premises, if any:

No hazardous materials on our site.

- (i) Discuss whether the project will increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite:

We will not cause an increase of Solid Waste.

- ④ Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resource:

Being that we are a Retail business, we use a very minimal amount of kW per day and we will not need a power upgrade.

- 5. Explain whether any of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat. If the project is part of a larger project, attach a separate sheet to briefly describe the larger project.

Our activities do not expand beyond the existing footprint of our existing structure.

- 6. Environmental Commitments: *List any environmental commitments agreed to by the applicant to the protection of biological or cultural resources, energy efficiency, water efficiency, noise abatement, lighting, or other aspects of the project that may reduce impacts on the environment.*

We will do everything in our power to be energy and water efficient as well as a good neighbor. we will make sure that we never create noise or lights which would bother the neighborhood or the environment.

- 7. Other Relevant CEQA Information: *Submit any other relevant CEQA documentation or information that will assist the Department in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant.*

The above fields have been thoroughly answered and will hopefully be enough detail to obtain a Categorical Exemption.

8. **Permits Required:** *List all other required federal, state, and local permits required, including, but not limited to, all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed by or has applied for licensure from the Department, or one of the prior state cannabis licensing authorities:*

- California Department of Cannabis Control
- Los Angeles Fire Department
- Los Angeles Department of Building and Safety
- California Department of Fish and Wildlife
- State Water Resources Control Board / Regional Water Quality Control Board
- County of Los Angeles Public Health Permit
- Local Air District
- Streambed Alteration Agreement
- Water quality protection program
- Los Angeles Department of Water and Power
- Los Angeles Department of Public Works, Bureau of Sanitation

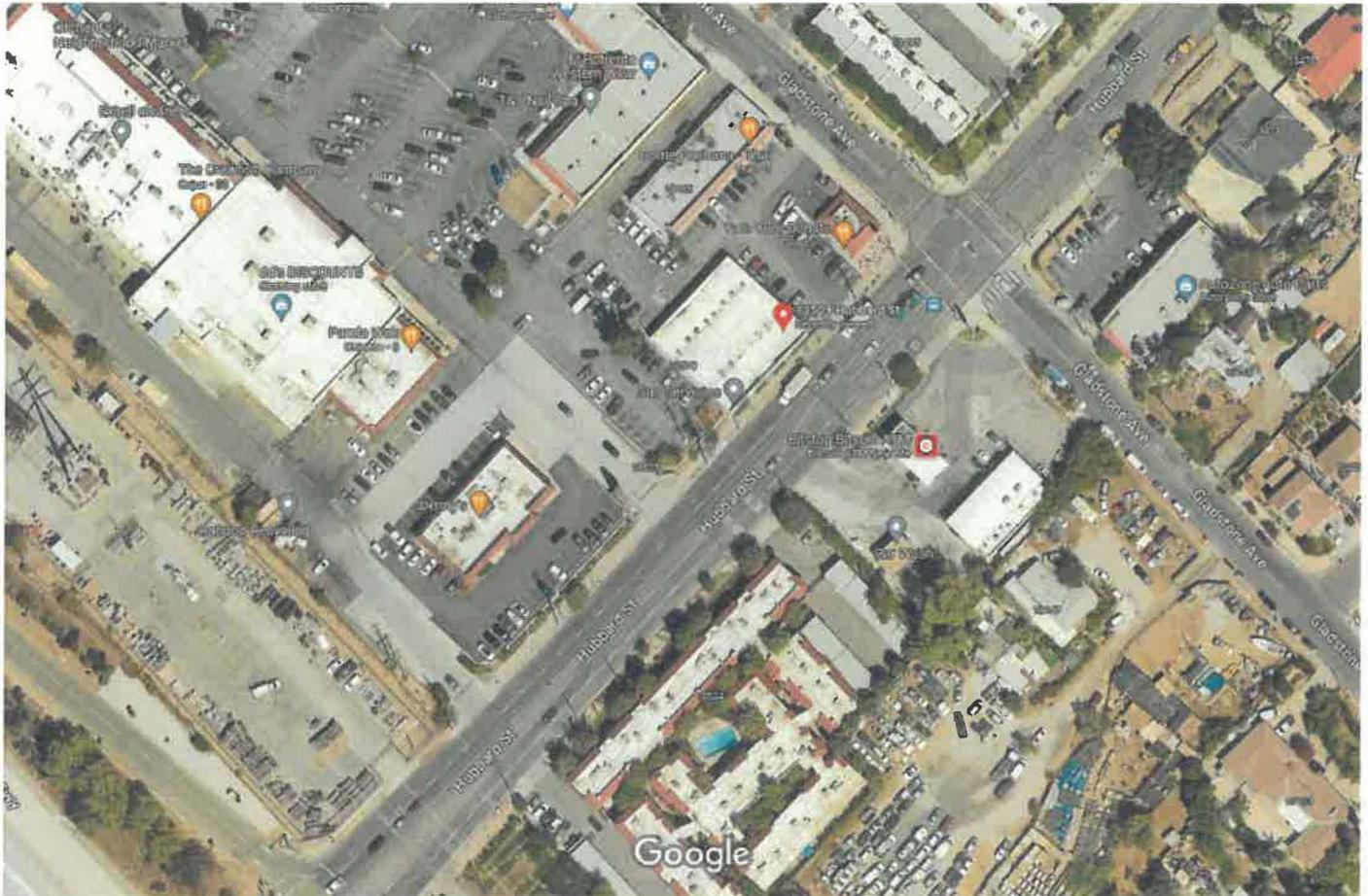
## Partial List of Categorical Exemptions under CEQA

*Certain commercial cannabis activities (projects) may be exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) because they fall within a class of projects determined not to have significant effect on the environment. (Cal. Code Regs., tit. 14, § 15300 et seq.) Common exemptions that may apply have been identified below.*

Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 2	Replacement or Reconstruction	Consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced with a new structure of substantially the same size, purpose, and capacity. (Cal. Code Regs., tit. 14, § 15302.)
Class 3	New Construction or Conversion of Small Structures	Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 11	Accessory Structures	Consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. (Cal. Code Regs., tit. 14, § 15311.)
Class 32	In-Fill Development Projects	Consists of projects characterized as in-fill development meeting the conditions described in Cal. Code Regs., tit. 14, § 15332.



Google Maps 13509 Hubbard - Aerial View



Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google 50 ft

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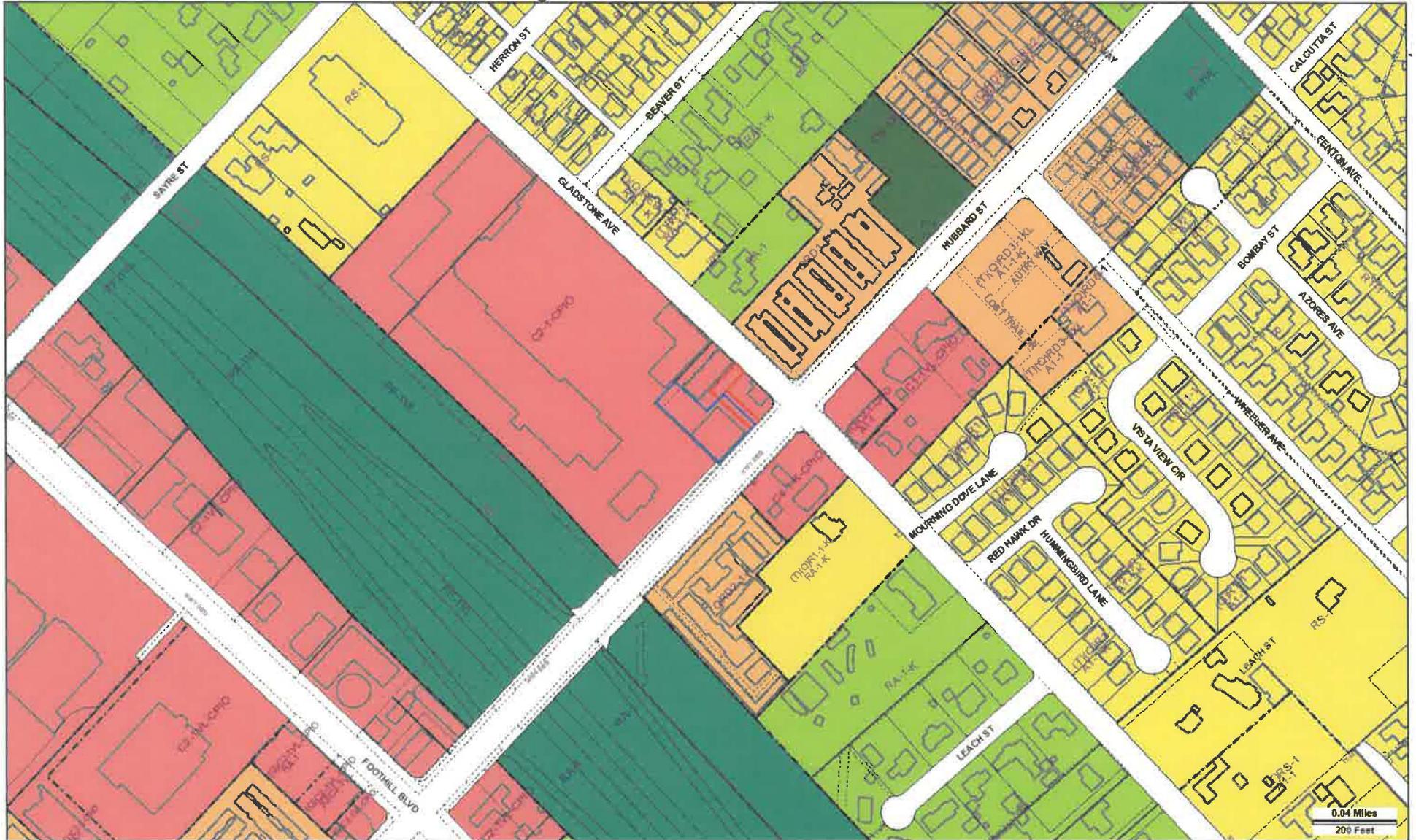


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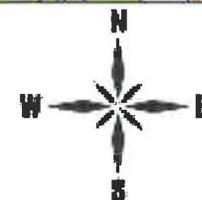


Address: 13509 W HUBBARD ST  
 APN: 2509016012  
 PIN #: 225B157 803

Tract: P M 4008  
 Block: None  
 Lot: A  
 Arb: None

Zoning: C2-1-CPIO  
 General Plan: Community Commercial

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# City of Los Angeles Department of City Planning

## 4/1/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

13513 W HUBBARD ST  
13515 W HUBBARD ST  
13517 W HUBBARD ST  
13519 W HUBBARD ST  
13521 W HUBBARD ST  
13515 1/2 W HUBBARD ST  
13517 1/2 W HUBBARD ST  
13519 1/2 W HUBBARD ST  
13521 1/2 W HUBBARD ST  
13509 W HUBBARD ST  
13511 W HUBBARD ST  
13507 W HUBBARD ST

### ZIP CODES

91342

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2006-5569-CPU  
CPC-19XX-21648  
CPC-19XX-21647  
CPC-11172-BL  
ORD-184269-SA1102  
ORD-184269-SA1100  
ORD-184268  
ORD-138286  
ORD-138285  
ORD-117919  
ZA-2009-31-PAD  
ZA-2009-1995-CU  
ZA-1999-644-ZV  
ENV-2009-32-CE  
ENV-2009-1996-MND  
ENV-2006-5624-EIR  
CFG-1500

### Address/Legal Information

PIN Number 225B157 803  
Lot/Parcel Area (Calculated) 20,001.5 (sq ft)  
Thomas Brothers Grid PAGE 482 - GRID C3  
PAGE 482 - GRID C4  
Assessor Parcel No. (APN) 2509016012  
Tract P M 4008  
Map Reference BK 100-17  
Block None  
Lot A  
Arb (Lot Cut Reference) None  
Map Sheet 225B157

### Jurisdictional Information

Community Plan Area Sylmar  
Area Planning Commission North Valley  
Neighborhood Council Sylmar  
Council District CD 7 - Monica Rodriguez  
Census Tract # 1061.13  
LADBS District Office Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review None

### Planning and Zoning Information

Special Notes None  
Zoning C2-1-CPIO  
Zoning Information (ZI)  
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2512 Housing Element Inventory of Sites  
ZI-2374 State Enterprise Zone: Los Angeles  
ZI-2445 Community Plan Implementation Overlay: Sylmar  
General Plan Land Use Community Commercial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area None  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay Sylmar  
Subarea Commercial Center  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None

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(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RBP: Restaurant Beverage Program Eligible Area	Alcohol Sensitive Use Zone (RBPB): Beer and Wine Only
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

**Assessor Information**

Assessor Parcel No. (APN)	2509016012
APN Area (Co. Public Works)*	0.502 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$993,235
Assessed Improvement Val.	\$709,959
Last Owner Change	12/31/2015
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	93905-07
	771403
	53972
	494111
	458325
	2612129
	1792972
	1778438

**Building 1**

Year Built	1986
Building Class	D6A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	13,600.0 (sq ft)

Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2509016012]

**Additional Information**

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Urban and Built-up Land



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Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	Yes
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Sierra Madre Fault Zone (San Fernando)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	2.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

**Economic Development Areas**

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

**Housing**

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2509016012]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.01 Units, Lower
Housing Use within Prior 5 Years	No

**Public Safety**

Police Information	
Bureau	Valley
Division / Station	Mission
Reporting District	1907

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Fire Information

Bureau	Valley
Battalion	12
District / Fire Station	91
Red Flag Restricted Parking	No

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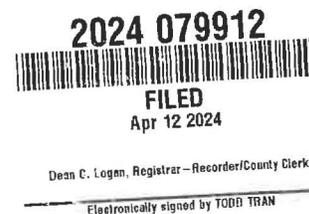
## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2006-5569-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE
Case Number:	CPC-19XX-21648
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-21647
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-11172-BL
Required Action(s):	BL-BUILDING LINE
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2009-31-PAD
Required Action(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	DEEMED TO BE APPROVED CONDITIONAL USE- PLAN APPROVAL WITHIN A MODIFIED COMMERCIAL PREMISE, CONSISTING OF SN OFF-SITE BEER AND WINE LICENSE TYPE 20 SALES IN CONJUNCTION WITH A GROCERY STORE, MEASURING 15,5678 S.F. AND A COMMERCIAL PREMISE (TO BE DETERMINED), MEASURING 7,008 S.F.
Case Number:	ZA-2009-1995-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24 W 27, TO ALLOW THE RELOCATION OF AN EXISTING POLE SIGN WITHIN AN EXISTING COMMERCIAL CORNER
Case Number:	ZA-1999-644-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	ESTABLISHMENT AND OPERATION OF AN ACUPRESSURE THERAPY CENTER WITHIN A VACANT LEASE SPACE ON A (Q)C2-1 AND C4-1 ZONED SHOPPINGCENTER SITE.
Case Number:	ENV-2009-32-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DEEMED TO BE APPROVED CONDITIONAL USE- PLAN APPROVAL WITHIN A MODIFIED COMMERCIAL PREMISE, CONSISTING OF SN OFF-SITE BEER AND WINE LICENSE TYPE 20 SALES IN CONJUNCTION WITH A GROCERY STORE, MEASURING 15,5678 S.F. AND A COMMERCIAL PREMISE (TO BE DETERMINED), MEASURING 7,008 S.F.
Case Number:	ENV-2009-1996-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24 W 27, TO ALLOW THE RELOCATION OF AN EXISTING POLE SIGN WITHIN AN EXISTING COMMERCIAL CORNER
Case Number:	ENV-2006-5624-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE

## DATA NOT AVAILABLE

ORD-184269-SA1102  
ORD-184269-SA1100  
ORD-184268  
ORD-138286  
ORD-138285  
ORD-117919  
CFG-1500



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(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

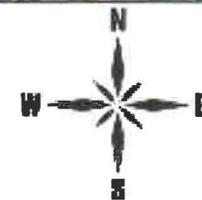


Address: 13507 W HUBBARD ST  
 APN: 2509016012  
 PIN #: 225B157 803

Tract: P M 4008  
 Block: None  
 Lot: A  
 Arb: None

Zoning: C2-1-CPIO  
 General Plan: Community Commercial

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# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC; PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial

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# CIRCULATION

## STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway

## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

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# POINTS OF INTEREST

-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
-  Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  Community Park (Proposed)
-  Community Transit Center
-  Convalescent Hospital
-  Correctional Facility
-  Cultural / Historic Site (Proposed)
-  Cultural / Historical Site
-  Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
-  DWP Pumping Station
-  Equestrian Center
-  Fire Department Headquarters
-  Fire Station
-  Fire Station (Proposed Expansion)
-  Fire Station (Proposed)
-  Fire Supply & Maintenance
-  Fire Training Site
-  Fireboat Station
-  Health Center / Medical Facility
-  Helistop
-  Historic Monument
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
-  Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  Oil Collection Center
-  Parking Enforcement
-  Police Headquarters
-  Police Station
-  Police Station (Proposed Expansion)
-  Police Station (Proposed)
-  Police Training site
- PO** Post Office
-  Power Distribution Station
-  Power Distribution Station (Proposed)
-  Power Receiving Station
-  Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
-  Private Golf Course
-  Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
-  Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
-  Public Elementary (Proposed Expansion)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
-  Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  Surface Mining
-  Trail & Assembly Area
-  Trail & Assembly Area (Proposed)
- UTL** Utility Yard
-  Water Tank Reservoir
-  Wildlife Migration Corridor
-  Wildlife Preserve Gate

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## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE

 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	

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