

Notice of Exemption

Appendix E

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-24-100614-ANN

Project Applicant: Valley Herbal Center, Inc.

Project Location - Specific:

14522 VICTORY BLVD, VAN NUYS, CA 91411

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

On-site retail sales and related non-retail activities associated with 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: Valley Herbal Center, Inc.

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 commercial cannabis business 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: [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 16 2024

UNTIL May 16 2024

REGISTRAR – RECORDER/COUNTY CLERK

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2024 082115



FILED

Apr 16 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by VALERIE VALADEZ

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-24-100614-ANN; LA-C-24-100614-ANN / Retail On-Site Sales (Type 10), distributor, and manufacturer.

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 100614-ANN

PROJECT TITLE

LA-R-24-100614-ANN

COUNCIL DISTRICT

6

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

14522 VICTORY BLVD, VAN NUYS, CA 91411 / Victory Blvd. and Van Nuys Blvd.

☒ Map attached.

PROJECT DESCRIPTION:

☒ Additional page(s) attached.

On-site retail sales and related non-retail activities associated with commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:

Valley Herbal Center, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

818-800-8684

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 commercial cannabis business 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

THRYERIS 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:

| | |
|--|---|
| DCR Record No.: | LA-R-24-100614-ANN |
| Applicant Name: | Valley Herbal Center, Inc. |
| Activities Requested: | Retail with on-site sales (Type 10 or Type 12) |
| Proposed Project: | Applicant seeks an Annual License for the Retail with on-site sales (Type 10 or Type 12) commercial cannabis activity pursuant to LAMC section 104.06 et. al. |
| Business Premises Address/ Project Location: | 14522 W VICTORY BLVD, VAN NUYS, CA 91411 |
| Council District: Closest Neighborhood Council: Business Improvement District, if applicable: Community Plan Area: Zoning: | 6 Van Nuys None Van Nuys - North Sherman Oaks [Q]C2-1L-CDO |
| Environmental Analysis/Clearance: ENV-100614-ANN | Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) |

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 ([Q]C2-1L-CDO) at 14522 Victory Blvd (Assessor's Parcel Number 2241-004-008). 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

Regional Center Commercial/C2

Surrounding Land Use/Zoning Designations

Regional Center Commercial/C2

Subject Property

The subject site is a fully developed lot within the Van Nuys - North Sherman Oaks Community Plan Area. The lot is approximately 83 feet deep and a width of 52 feet along Victory Blvd. The site is currently developed with a commercial building, built in 1941, proposed to be maintained.

The site has a commercial land-use designation and is zoned C2-1. The site is located within Council District 6, Van Nuys Neighborhood Council, the lot is flat and contains pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include offices, stores, a gym and restaurants within 200 feet of the site. The immediate area along Victory Blvd is predominantly developed with commercial uses, zoned C2-1. (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 4,016 gross square feet, zoned C2-1 (Regional Center Commercial), and is currently developed with a 3,000 square-foot commercial office building originally constructed in 1941, and paved parking. 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 4,016 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Regional Center Commercial/C2-1 and developed with a mix of commercial buildings along Victory Blvd.

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 project will not physically change the site or the existing structures. Therefore, the project would have no impact on scenic resources. City ZIMAS records do not identify a historic building or district for the site, and 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



CITY OF LOS ANGELES DEPARTMENT OF

**CANNABIS
REGULATION****PROJECT-SPECIFIC INFORMATION FORM**

LIC-4013-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): 10/11/2023

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

DCR Record No.: LA-R-23-100614-ANN and LA-C-23-100614-ANN

Applicant Entity Name: Valley Herbal Center, Inc

License Type(s): Retail; distribution; manufacturing

Business Premises Location: 14522 W VICTORY BLVD VAN NUYS LOS ANGELES CA 91411

County: Los Angeles Assessor's Parcel Number (APN): 2241004008

Council District: 6 Neighborhood Council: Van Nuys

Community Plan Area: Van Nuys - North Sherman Oaks

Zoning: [Q]C2-1L-CDO Specific Plan Area: None

General Plan Land Use: Regional Center Commercial Redevelopment Project Area: None

Business Improvement District: None Promise Zone: Los Angeles

State Enterprise Zone: LOS ANGELES STATE ENTERPRISE ZONE Historic Preservation Review: None

LAPD Division/Station: Valley LAFD District/Fire Station: Valley

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

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.*

The project is located at 14522 W VICTORY BLVD, VAN NUYS, CA 91411, Los Angeles County, APN 2241004008 in Council District 6.

The project consists of one existing building of 3,000 sq. ft. on a 4,016.2 sq. ft. lot with parking solely for retail, manufacturing and distribution commercial cannabis operations. VHC is a fully licensed cannabis business in compliance with all local and state regulations. No expansion of use or the facility is proposed.

The premises are located in an industrial zone, surrounded by concrete and other similar existing businesses and facilities. The abutting uses include a restaurant, bike shop and vacant building. No grading or vegetation removal is required as there is no surrounding vegetation or soil used for the project. The project is not located near any stream bed, lake, river, nor does it have any temporary or permanent impacts to channels or riparian habitats. The project will not increase the quantity or type of solid waste that is generated or stored onsite or result in an increase in energy demand or additional energy resources from what is currently being used for the project. The project does not have any significant environmental, traffic, noise, air quality, or water quality effects as it is located in an entirely urban and industrial area.

VHC currently has four employees on site during operating hours, with no increase in seasonal employees. The hours of operation are 10 am to 8 pm Monday through Sunday.

Public utilities provide all required services, including fire protection by the Los Angeles Fire Department ("LAFD"), water and power from the LA Department of Water and Power ("DWP") and the LA Sanitation Department provide general trash removal and sewage/wastewater treatment. No expansion of use beyond the existing uses will occur.

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.

This project has been operating for years as a fully permitted cannabis manufacturer, distributor and retail dispensary. Its temporary approval has been issued since 2018 and has had its state licenses since 2019 (Manufacturing CDPH-10002370, Retail C10-0000355-LIC, and Distribution C11-10002370-LIC) all of which have been renewed annually.

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.

Project-Specific Information Form

DCR Record No. LA-R-23-100614-ANN and LA-C-23-100614-ANN

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.

N/A

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.

N/A

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

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

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.

No water rights are required. There are no water right permits that could result in physical changes to the environment.

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.

Small security equipment has been installed as required for the licenses under 4 CCR 5 §15042 et seq. and LA DCR regulation number 5.

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.

N/A

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.

Zimas, Google Maps, 14 CCR 15837

FOR SITES IN URBANIZED AREAS

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less?

☐ Yes ☒ No

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

N/A

5. Is the parcel zoned for the proposed use?

☒ Yes ☐ No

Cite source(s) of information.

Yes for retail, grandfathered for manufacturing and distribution. (ZIMAS, LA County Assessor and LA Municipal Code ("LAMC") 105.02(a)(3)(A).)

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.

There is usually one gallon of bleach onsite to clean the premises.

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.

Public utilities provide all required services, including fire protection by LAFD, water and power from DWP and the LA Sanitation Department provides general trash removal and sewage/wastewater treatment. (Online DWP account, pw.lacounty.gov/general/servicelocator/)

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.

N/A

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.

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.

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.

No water rights are required. There are no water right permits that could result in physical changes to the environment.

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

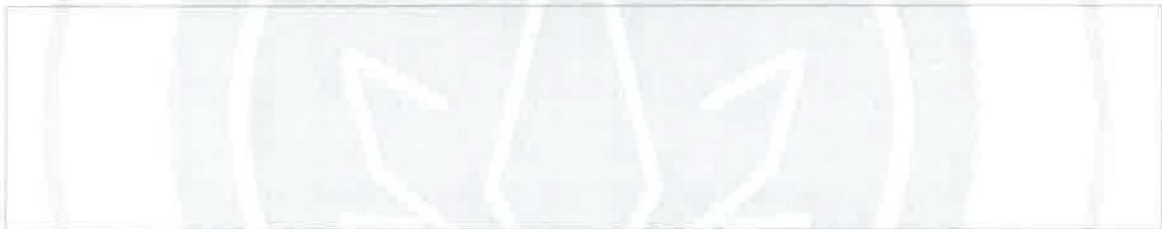
1. Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)? ☐ Yes ☒ No

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



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.



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.



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

Cite source(s) of information.



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.

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.

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.

No water rights are required. There are no water right permits that could result in physical changes to the environment.

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.



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.

There are no water right permits that could result in physical changes to the environment.

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.

The subject parcel has a General Plan land use designation of "Regional Center Commercial" and is zoned [Q]C2-1L-CDO, Commercial Zone, which allows cannabis retail activities at the premises. VHC is a Phase 1 with limited grandfathering to conduct the other two uses. (Zimas, LAMC 105.02(a)(1)(A)(1), LAMC 105.02(a)(7)(A)(1), 105.02(a)(4)(A)(1) and 105.03.)

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.

The project size is 0.09 acres. (Zimas and project diagrams.)

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

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

Yes, the project site is surrounded on all sides by urban uses, namely a bicycle shop, restaurant and a vacant building. The surrounding zoning is [Q] C2-1L-CDO. (Zimas and LA County Assessor.)

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.

The project site is completely covered with paved parking lots and other businesses with no habitat for endangered, rare, or threatened species. (Zimas, Google Maps, LA County Assessor.)

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 because it is located in an urban, industrial area surrounded by industrial and commercial buildings, a freeway and concrete parking lots. The project is not located near any stream bed, lake, river, nor has temporary or permanent impacts to channels or riparian habitat. The project and related operations are all contained within the closed building and there are no releases of any substances that may impact air quality or water quality. There are only four employees resulting in minimum trips to and from the project. Deliveries/shipments are only sent or received two to three times a day, which is typical of a business operated in the area and does not impact traffic. (LAMC 104.06(d)(1)(vi); 4 CCR 16201(d)(2); Google Maps, Attached Site Photos.)

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.

Public utilities provide all required services, including fire protection by LAFD, water and power from DWP and the LA Sanitation Department provides general trash removal and sewage/wastewater treatment. (Online DWP account, pw.lacounty.gov/general/servicelocator/)

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.

There are no water right permits that could result in physical changes to the environment.

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.*

N/A; Zimas, Google Maps,

- 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.*

N/A

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.

N/A

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.*

N/A. (Zimas and historicalplacesla.org.)

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.

N/A

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.

N/A

6. Would the project impact an environmental resource of hazardous or critical concern?

☐ Yes ☒ No

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

The project must operate entirely indoors and is located within an urban developed area surrounded by concrete and other industrial/commercial uses. There is thus no environmental resources of hazardous or critical concern. (Zimas, Google Maps, LAMC 104.06(d)(1)(vi); 4 CCR 15300 et seq and 4 CCR 15400 et seq)

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 trees have been or will be removed.

CEQA Exemption PetitionClass: 1 & 32 Category: Existing building & in-fill development

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

Exemption #1: This project will not generate a significant adverse environmental impact because it will operate from within an existing building and there will be no expansion of an existing use. VHC will operate within the city parameters complying with all local and state rules and regulations. Additionally, it is located in an industrial zone, surrounded by other similar existing businesses and facilities. The project is not located near any stream bed, lake, river, nor does it have any temporary or permanent impacts to channels or riparian habitat.

Exemption #32: This projects is consistent with local general plan and zoning requirements. It will not result in any significant traffic, noise, air quality, or water quality effects. The project site has no value as habitat for endangered, rare or threatened species, it is located in a highly urbanized area used for industrial purposes. The site is already adequately served by all required utilities and public services.

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

LA Zimas, LAFD and LAPD websites, DCR Cannabis Maps, Google Maps, LA County Assessor, LAMC, Business and Professions Code section 26000 et. seq and 4 CCR 15000 et. seq.; Public Resources Code section 21000 et. seq. (PRC); Online DWP account, historicalplacesla.org, pw.lacounty.gov/general/serviceLocator/)

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.*

The project is located at 14522 W Victory Blvd, Van Nuys, CA 91411, Los Angeles County, APN 2241004008. The legal description is: Tract 1200 EX of St Lot 13 BLK 41. The cross street(s) are Vesper ave. and Van Nuys blvd. and is zoned [Q]C2-1L-CDO. The project is surrounded by other industrial businesses, concrete and parking areas.

- (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.*

The surrounding zoning within a one-half mile radius is are [Q]C2-1L-CDO and RD1.5-1XL. The abutting land uses are a bicycle shop, restaurant and vacant commercial building. The project uses the existing building on the parcel.

- (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.

The site was previously used as a drapery store. VHC does not know when such operations ceased. VHC has leased the property since 2017.

- (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.

Yes, this site has been used for years for the current use.

- (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).

The project includes nonvolatile manufacturing, retail and distribution commercial cannabis operations. VHC will manufacture prerolls. VHC distributes products for its retail store, including concentrates, balms, edibles, flower and vapes, and third party licensee retailers.

- (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.*

N/A.

- (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.*

The lot size is 4,016.2 sq. ft. The project includes 1 existing building of 3,000 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.*

VHC is a fully licensed cannabis business for its retail (C10-0000355-LIC), manufacturing (CDPH-10002370) and distribution (C11-0000643-LIC) cannabis activities.

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

The hours of operation will be from 10 am to 8 pm, Monday through Sunday. The shifts will take place from 10 am to 6 pm and from 12 pm to 8 pm.

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

Two to three employees will be on site during operating hours. During operating hours, occupancy is estimated to be two to three at any given time.

- (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.*

The business estimates 2-3 deliveries a day. Such delivery/shipment will occur between the hours of operation will be from 10am to 6pm, Monday through Friday and 10 am to 4 pm Saturdays.

- (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.*

Public utility: DWP, no water rights are required.

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

Public utility: Los Angeles Sanitation wastewater collection facilities

4. Environmental Setting:

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

VHC is located in the Van Nuys - North Sherman Oaks community plan area, which is completely surrounded by other commercial use businesses, concrete and alleys.

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

The land is relatively flat and entirely surrounded by urban development. It is not located in a high fire severity zone, wind velocity area or special grading area.

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

There is no surrounding vegetation or soil and VHC is located in a commercial and highly urban area.

- (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):

The premises are not within 150 feet or near any stream bed, lake, river, nor will the project have temporary or permanent impacts to channels or riparian habitat.

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

No

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

No

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

No

- (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:

1 gallon of bleach for cleaning will be onsite, which is located in the restrooms. A HMBP will be not be required at this location due to the type and quantity of hazardous materials.

- (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:

This project will not increase the quantity or type of solid waste that is generated or stored onsite.

- 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:

LADWP will supply energy for the project. The project will not require an increase in energy demand or additional energy resources or an upgrade by DWP. The project uses on average 52 kWh hours daily. There should be no need for additional energy resources.

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.

No expansion will occur. There will also be no increase in the amount of impervious surface or reduced natural habitat.

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.*

VHC will institute a recycling program for recyclable plastic and paper waste and perform regular maintenance to ensure all systems are in good working order to reduce energy and water waste. All regular lighting will utilize LED bulbs. The project will not cause any increase in noise in the surrounding area consisting entirely of an urban, industrialized area.

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).*

N/A

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. |



City of Los Angeles Department of City Planning

4/1/2024

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

14520 W VICTORY BLVD
14522 W VICTORY BLVD

ZIP CODES

91411

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-3723-GPA-ZC-CDO-BL
CPC-2003-8402-CDO-ZC
CPC-2001-2362-CDO-ZC-MS
CPC-2000-4890-ICO
CPC-1986-784-GPC
ORD-58209
ORD-176313
ORD-174421
ORD-174420
ORD-174043
ORD-167939-AREA6-SA5028C
ORD-129944
ENV-2018-3724-EIR
ENV-2001-5479-ND
ENV-1996-276-MND
ND-81-668-SP

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 180B149 910 |
| Lot/Parcel Area (Calculated) | 4,016.2 (sq ft) |
| Thomas Brothers Grid | PAGE 532 - GRID A7 |
| Assessor Parcel No. (APN) | 2241004008 |
| Tract | TR 1200 |
| Map Reference | M B 19-35 |
| Block | 41 |
| Lot | FR 13 |
| Arb (Lot Cut Reference) | 1 |
| Map Sheet | 180B149 |

Jurisdictional Information

| | |
|--------------------------|-------------------------------|
| Community Plan Area | Van Nuys - North Sherman Oaks |
| Area Planning Commission | South Valley |
| Neighborhood Council | Van Nuys |
| Council District | CD 6 - Imelda Padilla |
| Census Tract # | 1283.03 |
| LADBS District Office | Van Nuys |

Permitting and Zoning Compliance Information

| | |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

Planning and Zoning Information

| | |
|---|---|
| Special Notes | None |
| Zoning | [Q]C2-1L-CDO |
| Zoning Information (ZI) | ZI-2374 State Enterprise Zone: Los Angeles ZI-2306 Community Design Overlay: Van Nuys Central Business District ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2512 Housing Element Inventory of Sites |
| General Plan Land Use | Regional Center 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 | Van Nuys Central Business District |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| 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 | General (RBPA) |
| 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 | Yes |
| Streetscape | Van Nuys Central Business District |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Low |
| Non-Residential Market Area | Medium |
| Transit Oriented Communities (TOC) | Tier 4 |
| 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) | 2241004008 |
| APN Area (Co. Public Works)* | 0.149 (ac) |
| Use Code | 1200 - Commercial - Store Combination - Store and Office Combination - One Story |
| Assessed Land Val. | \$94,125 |
| Assessed Improvement Val. | \$37,702 |
| Last Owner Change | 02/11/2020 |
| Last Sale Amount | \$9 |
| Tax Rate Area | 13 |
| Deed Ref No. (City Clerk) | 6-72 |
| | 4-715 |
| | 1810230 |
| | 1447321 |
| | 1068079 |
| | 0807559 |
| | 0760265 |
| | 0178543 |
| | 0169083 |
| Building 1 | |
| Year Built | 1941 |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 3,000.0 (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: 2241004008] |
| Additional Information | |
| Airport Hazard | 200' Height Limit Above Elevation 790 |
| Coastal Zone | None |
| Santa Monica Mountains Zone | No |
| Farmland | Area Not Mapped |

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

Seismic Hazards

| | |
|--------------------------------------|---|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 8.1287112 |
| Nearest Fault (Name) | Verdugo |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 0.50000000 |
| Slip Geometry | Reverse |
| Slip Type | Unconstrained |
| Down Dip Width (km) | 18.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 45.00000000 |
| Maximum Magnitude | 6.90000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Inundation Zone | No |

Economic Development Areas

| | |
|---|-----------------------------------|
| Business Improvement District | None |
| Hubzone | Qualified |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | Yes |
| 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 | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | No [APN: 2241004008] |
| 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 | 0.29 Units, Lower |
| Housing Use within Prior 5 Years | No |

Public Safety

| | |
|--------------------|----------|
| Police Information | |
| Bureau | Valley |
| Division / Station | Van Nuys |
| Reporting District | 933 |

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Fire Information

| | |
|-----------------------------|--------|
| Bureau | Valley |
| Battalion | 10 |
| District / Fire Station | 39 |
| Red Flag Restricted Parking | No |

CASE SUMMARIES

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

| | |
|--------------------------|---|
| Case Number: | CPC-2018-3723-GPA-ZC-CDO-BL |
| Required Action(s): | GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE CDO-COMMUNITY DESIGN OVERLAY DISTRICT BL-BUILDING LINE |
| Project Descriptions(s): | GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN |
| Case Number: | CPC-2003-8402-CDO-ZC |
| Required Action(s): | CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE |
| Project Descriptions(s): | Review of conditions and modifications to the "Design Guidelines and Standards" in reference to exterior security devices. |
| Case Number: | CPC-2001-2362-CDO-ZC-MS |
| Required Action(s): | CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.) |
| Project Descriptions(s): | THE VAN NUYS CBD CDO, STREETSCAPE PLAN, AND ZONE CHANGES INTENDED TO ENHANCE THE PHYSICAL APPEARANCE THROUGH DESIGN GUIDELINES & STANDARDS AND PERMANENT [Q] QUALIFIED CONDITIONS. |
| Case Number: | CPC-2000-4890-ICO |
| Required Action(s): | ICO-INTERIM CONTROL ORDINANCE |
| Project Descriptions(s): | AN INTERIM CONTROL ORDINANCE (ICO) TO TEMPORARILY PROHIBIT THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR MULTI-TENANT RETAIL USES ON COMMERCIAL PROPERTIES ALONG VAN NUYS BLVD. WITHIN THE VAN NUYS TARGETED NEIGHBORHOOD INITIATIVE (TNI) BOUNDARIES; UNTIL, THE VAN NUYS COMMUNITY DESIGN OVERLAY (CDO) PLAN IS COMPLETED WITH PERMANENT [Q] CONDITIONS THAT FURTHER REGULATE THESE MULTI-TENANT RETAIL USES. |
| Case Number: | CPC-1986-784-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (MIKE YOUNG) |
| Case Number: | ENV-2018-3724-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN |
| Case Number: | ENV-2001-5479-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | AN INTERIM CONTROL ORDINANCE (ICO) TO TEMPORARILY PROHIBIT THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR MULTI-TENANT RETAIL USES ON COMMERCIAL PROPERTIES ALONG VAN NUYS BLVD. WITHIN THE VAN NUYS TARGETED NEIGHBORHOOD INITIATIVE (TNI) BOUNDARIES; UNTIL, THE VAN NUYS COMMUNITY DESIGN OVERLAY (CDO) PLAN IS COMPLETED WITH PERMANENT [Q] CONDITIONS THAT FURTHER REGULATE THESE MULTI-TENANT RETAIL USES. |
| Case Number: | ENV-1996-276-MND |
| Required Action(s): | MND-MITIGATED NEGATIVE DECLARATION |
| Project Descriptions(s): | Data Not Available |
| Case Number: | ND-81-668-SP |
| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) |
| Project Descriptions(s): | Data Not Available |

DATA NOT AVAILABLE

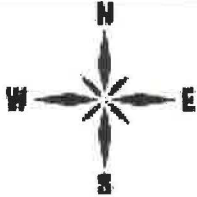
ORD-58209
ORD-176313
ORD-174421
ORD-174420
ORD-174043
ORD-167939-AREA6-SA5028C
ORD-129944



Address: 14522 W VICTORY BLVD
APN: 2241004008
PIN #: 180B149 910









Tract: TR 1200
Block: 41
Lot: FR 13
Arb: 1

Zoning: [Q]C2-1L-CDO
General Plan: Regional Center Commercial



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 |

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 |

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site

 Planned School/Park Site

 Inside 500 Ft. Buffer

 Aquatic Facilities

 Beaches

 Child Care Centers

 Dog Parks

 Golf Course

 Historic Sites

 Horticulture/Gardens

 Skate Parks

 Other Facilities

 Park / Recreation Centers

 Parks

 Performing / Visual Arts Centers

 Recreation Centers

 Senior Citizen Centers

 Opportunity School

 Charter School

 Elementary School

 Span School

 Special Education School

 High School

 Middle School

 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 2


 Tier 3

 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

 Tract Line


 Lot Cut

 Easement

 Zone Boundary


 Building Line

 Lot Split


 Community Driveway


 Building Outlines 2020

 Building Outlines 2017

 Airport Hazard Zone


 Census Tract

 Coastal Zone

 Council District


 LADBS District Office

 Downtown Parking

 Fault Zone

 Fire District No. 1


 Tract Map

 Parcel Map


 Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active

 Wells - Inactive