

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: DCR RECORD NO. 310041

Project Applicant: 1539 Manchester Holdings, LLC

Project Location - Specific:

8300 S NORMANDIE AVE LOS ANGELES, CA 90044 / Normandie Ave. and 83rd St.

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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: 1539 Manchester Holdings, LLC

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: CEQA Sections 15301 & 15332/Class 1 & 32

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15332 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.

Lead Agency

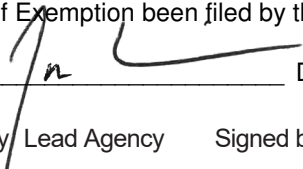
Contact Person: Jason Killeen

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 May 15 2024

UNTIL June 14 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 104973



FILED

May 15 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CAROLINA QUEVEDO

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-24-310041-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 310041-ANN

PROJECT TITLE

DCR RECORD NO. 310041

COUNCIL DISTRICT

8

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

8300 S NORMANDIE AVE LOS ANGELES, CA 90044 / Normandie Ave. and 83rd St.

☒ Map attached.

PROJECT DESCRIPTION:

Retail sales of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

1539 Manchester Holdings, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

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) CEQA Sections 15301 & 15332/Class 1 & 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

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15332 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.

☒ 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 with on-site sales (Type 10)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



2024 104973

FILED

May 15 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CAROLINA QUEVEDO

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
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City of Los Angeles
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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, the following application for commercial cannabis activity is complete and the Department of Cannabis Regulation (DCR) has determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below. DCR recommends that the Cannabis Regulation Commission approve the issuance of an Annual License. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 1 and Class 32 categorical exemptions.

DCR Core Record No.:	310041
Applicant Name:	1539 Manchester Holdings, LLC (Social Equity)
DCR Record No. / Activities Requested:	LA-R-24-310041-ANN / Retail with on-site sales (Type 10)
Proposed Project:	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.
Business Premises Address/ Project Location:	8300 S NORMANDIE AVE LOS ANGELES, CA 90044
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	8 Empowerment Congress Southwest Area None South Los Angeles C2-1VL-CPIO
Environmental Analysis/Clearance: ENV-310041-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of October 3, 2022. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State provisional License, Lic. No. C10-0001165-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through July 18, 2024. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 8300 S. Normandie Ave Los Angeles, CA 90044, a parcel zoned for commercial purposes.

DEPARTMENT ANNUAL LICENSING RECOMMENDATION:

DCR recommends approving the Annual License for the Applicant based on the following factors:

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises is located at a site that meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- The Applicant has met the requirements under LAMC Section 104.20. (for Social Equity Applicants)

COMMUNITY INPUT:

On or about March 7, 2024, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on March 29, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. The oral and written comments provided by the public were in opposition of the Applicant. All four testimonies complained of an over concentration of commercial cannabis retail businesses. Retail businesses with on-site sales are required to be, at least, 700-feet apart and the South Los Angeles Community Plan Area (CPA) has capacity for 29 retail-storefront licenses before Undue Concentration is met. To date, DCR has only issued 11 Licenses in this CPA, so there is not an over concentration of commercial cannabis retail businesses in this neighborhood.

Number of Comments In Favor of the Application	0
Number of Comments Against the Application	4
Total Number of Comments	4

The Applicant provided timely proof to DCR that it contacted the nearest Neighborhood Council and offered to appear before the Neighborhood Council in accordance with LAMC Section 104.06(b)(1)(ii).

COMPLIANCE REVIEW:

DCR has not recently performed a compliance inspection for this Applicant. However, this business shall be subject to multiple, future inspections by DCR and several other agencies prior to the receipt of an Operating Permit. An Operating Permit is the final authorization from DCR to conduct Commercial Cannabis Activity, and is issued only after a licensee has passed a Final Inspection by DCR, and obtained

all permits, clearances, or other authorizations required by law, which may include a Certificate of Occupancy from the Los Angeles Department of Building and Safety, clearance from the Los Angeles Fire Department and/or permit from the Los Angeles County Department of Public Health.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

DCR or the Cannabis Regulation Commission may deny an Annual Application for the reasons stated in LAMC section 104.04. These denial reasons include, but are not limited, to:

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- Revocation of Temporary Approval;
- Failing a Business Premises inspection by DCR, another City agency, or the Los Angeles County Department of Public Health;
- Failing to comply with any requirement in LAMC Section 104.20, if applicable;
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 *et seq.*;
- An Owner is an individual who holds office in, is employed by any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity; and,
- An Owner is an entity incorporated outside of the United States.

At present, DCR is not aware of any existing facts or circumstances to deny this Annual License for the reasons in LAMC Section 104.04. Thus, DCR recommends the Commission approve the issuance of this Annual License.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 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 (C2-1VL-CPIO) at 8300 S Normandie Ave, (Assessor's Parcel Number 6033-004-015). 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 10:00 a.m. to 9:30 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

Neighborhood Commercial/C2

Surrounding Land Use/Zoning Designations

Neighborhood Commercial/C2; Low Medium II Residential/RD1

Subject Property

The subject site is a fully developed lot within the South Los Angeles Community Plan Area. The lot is approximately 50 feet deep and a width of 77 feet along Normandie Ave. The site is currently developed with a commercial building, proposed to be maintained.

The site has a neighborhood commercial land-use designation and is zoned C2-1. The site is located within Council District 8, Empowerment Congress Southwest Area Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include commercial and residential uses within 200 feet of the site. The immediate area along Normandie Ave is predominantly developed with commercial uses, zoned Neighborhood Commercial/C2 and residential uses and zoned Low Medium II Residential/RD1. (See Exhibit A)

CEQA Findings

CEQA Guidelines, Sections 15301 & 15332, Class 1 & 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 comprises one lot totaling approximately 1,912 gross square feet, zoned C2-1 (neighborhood commercial), and is currently developed with a 2,464 square-foot commercial building originally constructed in 1972. 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 1,912 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Neighborhood Commercial/C2 and Low Medium II Residential/RD1, and developed with a mix of commercial buildings and single family dwellings along Normandie Avenue.

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, historic building(s), and the site is not on the lists 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 Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) 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.

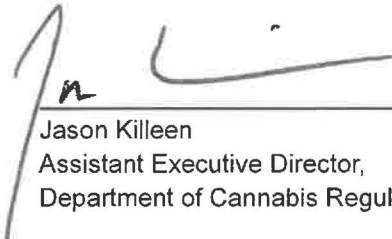
In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Sections 15301 & 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt 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 as the Commission's report on the subject.



Jason Killeen
Assistant Executive Director,
Department of Cannabis Regulation

April 12, 2024
Date

EXHIBITS:

A – Project Specific Information Form (LIC-4013-FORM) and Materials

EXHIBIT

A



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): 09/27/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-S-21-310041-02-01-TMP / LA-S-23-310041-ANNApplicant Entity Name: 1539 Manchester Holdings, LLCLicense Type(s): Type 10 - Storefront RetailBusiness Premises Location: 8300 S Normandie Ave, Los Angeles, CA 90044County: Los Angeles Assessor's Parcel Number (APN): 6033004015Council District: CD 8 - Marqueece Harris-Dawson Neighborhood Council: Empowerment Congress Southwest AreaCommunity Plan Area: South Los AngelesZoning: C2-1VL-CPIO Specific Plan Area: SOUTH LOS ANGELES ALCOHOL SALESGeneral Plan Land Use: Neighborhood Commercial Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: None Historic Preservation Review: NoLAPD Division/Station: 77th Street LAFD District/Fire Station: 57

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

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

(213) 978-0738 • cannabis@lacity.orgwww.cannabis.lacity.org

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 Applicant moved into an existing facility located at 8300 S Normandie Ave, APN: 6033004015, major cross streets are Normandie Ave, 83rd St and 83rd Pl. The project consists of an existing neighborhood commercial building of approximately 2,464 square feet located within a lot of approximately 5,786 square feet.

The project consists of a tenant improvement, consisting of new interior wall, new finishes, furniture, new mechanical, electrical and plumbing throughout. There are no hazardous materials, and no site work was done.

Retail Sales with prepackaged cannabis goods only is the sole commercial cannabis activity occurrence on the proposed premises. No other commercial cannabis activity is planned for this premises. The previous use of the site was that of an laundromat mat.

Abutting zones to the location is C2-1VL-CPIO and RD1.5-1. Abutting land uses is neighborhood commercial and low medium II residential. Within surrounding one half mile zoning designations are: C2-1VL-CPIO, RD1.5-1, R1-1, [Q] R4-1, RD2-1, R1R3-CPIO, C2-1L-CPIO, C2-2D-CPIO, PF-1, R3-1-CPIO, [Q] R3-1, R3-1, C2-1-CPIO Within the surrounding one-half mile land use designations are: neighborhood commercial, low medium II residential, low II residential, community commercial, public facilities, medium residential, low medium I residential.

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.

The facility is currently operating as a Type 10 - Storefront Retail.

source: Department of Cannabis Regulation Temporary Approval -
LA-S-21-310041-02-01-TMP

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.

The project does not involve an expansion of existing or former use.

Project-Specific Information Form

DCR Record No. LA-S-21-310041-02-01-TMP / LA-S-23-310041-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.

The project does not require a water right permit or another environmental permit.

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.

The project does not require 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.

The project does not meet the requirements to qualify for Class 2: Replacement or Reconstruction. The project does not involve the replacement or reconstruction of an 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.

The project does not meet the requirements to qualify for Class 2: Replacement or Reconstruction. The project does not involve the replacement or reconstruction of an existing 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.

The project does not require a water right permit or another environmental permit.

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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures.

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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not involve the 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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project is within an urbanized area
Source: Census Bureau, Department of Commerce's - Federal Register 2020

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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not involve the construction of a new structure. The project consists of an existing neighborhood commercial building of approximately 2,464 square feet located within a lot of approximately 5,786 square feet.

5. Is the parcel zoned for the proposed use?

☐ Yes ☒ No

Cite source(s) of information.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The parcel is zoned for the proposed use. The parcel is zoned as Neighborhood Commercial. Source: Zimas

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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not involve the use of a significant amount of hazardous substances.

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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not provide public services or facilities as it is not required for Retail Cannabis. Source: CCR Title 4 Division 19

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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project site or the surrounding lands do not contain a sensitive environmental area.

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.

The project does not require a water right permit or another environmental permit.

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.

The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land. The project does not involve the removal of healthy, mature, scenic trees.

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.

The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land. The project does not involve alterations to land, water, or vegetation.

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.

The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land.

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

Cite source(s) of information.

The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land.

Project-Specific Information Form

DCR Record No. LA-S-21-310041-02-01-TMP / LA-S-23-310041-ANN

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.

The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land.

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.

The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land.

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.

The project does not require a water right permit or another environmental permit.

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.

The project does not meet the requirements to qualify for Class 11: Accessory Structures. The 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.

The project does not require a water right permit or another environmental permit.

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 project does not meet the requirements to qualify for Class 32: Infill Development Projects. The Project is consistent with the general plan, designation, all applicable general plan policies, and zoning designation and regulations for the site.
Source: Zimas

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 does not meet the requirements to qualify for Class 32: Infill Development Projects. The project is less than 5 acres. The project consists of an existing neighborhood commercial building of approximately 2,464 square feet located within a lot of approximately 5,786 square feet.

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

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

Abutting land uses is neighborhood commercial and low medium II residential. Within the surrounding one-half mile land use designations are: neighborhood commercial, low medium II residential, low II residential, community commercial, public facilities, medium residential, low medium I residential.
Source: Zimas

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 does not meet the requirements to qualify for Class 32: Infill Development Projects. The project site does not have value as a habitat for endangered, rare, or threatened species.

Project-Specific Information Form

DCR Record No. LA-S-21-310041-02-01-TMP / LA-S-23-310041-ANN

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 does not meet the requirements to qualify for Class 32: Infill Development Projects. The project does not have a significant impact 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.

The project does not meet the requirements to qualify for Class 32: Infill Development Projects. The project is adequately served by Los Angeles Department of Power and Water for power and water. Trash and recycling is picked up by Republic Services.

Source: Utility Bills

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.

The project does not require a water right permit or another environmental permit.

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.*

The project is not visible from an official State Scenic Highway.

Source: California Department of Transportation - State Scenic Highway Map

- 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.*

The project is not visible from an official State Scenic Highway.

Source: California Department of Transportation - State Scenic Highway Map

**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.

The project is not located on a site included on the Cortese List.

sources: Department of Toxic Substances Control - Hazardous Waste and Substances Site List, State Water Resources Control Board - List of Leaking Underground Storage Tank Sites, California Environmental Protection Agency - Cortese List: Section 65962.5(a), Water Board - List of Active CDO and CAO, Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit

**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.*

The property and existing building do not have historical resources.

source: The site was not listed on the California Office of Historic Preservation's Built Environment Resource Directory (BERD) or the National Register Database

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.

There is no evidence of potential for the project to contribute to a significant cumulative 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 evidence of a reasonable possibility of a significant environmental impact due to unusually circumstances.

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 would 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.

The project does not involve the removal of healthy, mature, scenic trees.

CEQA Exemption PetitionClass: Class 1 Category: Existing Facilities

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

The Applicant moved into an existing facility located at 8300 S Normandie Ave, APN: 6033004015, major cross streets are Normandie Ave, 83rd St and 83rd Pl. The project consists of an existing neighborhood commercial building of approximately 2,464 square feet located within a lot of approximately 5,786 square feet. The project consists of a tenant improvement, consisting of new interior wall, new finishes, furniture, new mechanical, electrical and plumbing throughout. There are no hazardous materials, and no site work was done.

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

Zimas; Google Maps; California Office of Historic Preservation's Built Environment Resource Directory ; National Register of Historic Places Database, Los Angeles Fire Department Battalion Map, City of Los Angeles State Enterprise Zones, Map, City of Los Angeles Business Improvement Districts Map, Department of Toxic Substances Control - Hazardous Waste and Substances Site List, State Water Resources Control Board - List of Leaking Underground Storage Tank Sites, California Environmental Protection Agency - Cortese List: Section 65962.5(a), Water Board - List of Active CDO and CAO, Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit, Utility Bills

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 located at 8300 S Normandie Ave, APN: 6033004015, major cross streets are Normandie Ave, 83rd St and 83rd Pl. The project consists of an existing neighborhood commercial building of approximately 2,464 square feet located within a lot of approximately 5,786 square feet.

- (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 project's General Plan Land Use is Neighborhood Commercial. The Project's zoning is C2-1VL-CPIO. The project consists of an existing building of approximately 2,464 square feet located within a lot of approximately 5,786 square feet. Abutting zones to the location is C2-1VL-CPIO and RD1.5-1. Within surrounding one half mile zoning designations are: C2-1VL-CPIO, RD1.5-1, R1-1, [Q] R4-1, RD2-1, R1R3-CPIO, C2-1L-CPIO, C2-2D-CPIO, PF-1, R3-1-CPIO, [Q] R3-1, R3-1, C2-1-CPIO. Within the surrounding one-half mile land use designations are: neighborhood commercial, low medium II residential, low II residential, community commercial, public facilities, medium residential, low medium I residential. Abutting land uses is neighborhood commercial and low medium II 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.

The previous use was that of a laundromat. The exact timeline of when previous operations ceased is unknown. It is estimated to have ceased in 2022.

- (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, the previous use is similar to the site's current use. The site's previous use was a retail business and the site's current use is a Type 10 Cannabis Retail Storefront.

- (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).*

Retail Sales with only prepackaged cannabis goods is the sole commercial cannabis activity occurrence on the proposed premises. No other commercial cannabis activity is planned for this premises.

- (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.*

There are no additional Cannabis Operation Activities on the 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.*

The project consists of an existing neighborhood commercial building of approximately 2,464 square feet located within a lot of approximately 5,786 square feet

- (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.*

The facility's is licensed with a Department of Cannabis Control Provisional Retailer (Storefront) License. The license number is C10-0001165-LIC

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

The project will be open to the general public between the hours of 10 am and 9:30 pm Monday through Sunday. There are typically 3 work shifts per day. 3-4 employees arrive around 9:30 am Monday-Sunday and depart around 5:30 pm - 6:30 pm. The mid shift of 1-2 employees will arrive between 11 am and depart between 7:30 pm. The closing shift of 3-4 employees arrives around 1:15 pm and departs around 10 pm.

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

The number of employees anticipated to be on-site is 9. The proposed use of the project is a Retail Type 10: storefront. Commercial cannabis activity and cannabis goods will be sold to customers on-site. The dispensary will be open to the general public between the hours of 10 am and 9:30 pm. Occupancy during operating hours is estimated to be between 15-20 persons per hour on average (7-9 employees and 8-11 customers).

- (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 project is anticipated to have no material effects on public transit, bicycle, or pedestrian facilities. The transportation activity of receiving shipments of inventory is approximately four per day Monday-Friday. All transportation activities occur off-street in the back parking lot and does not affect public transit, bicycle, or pedestrian traffic. Employees typically arrive in 3 work shifts per day. 3-4 employees arrive around 9:30 am Monday-Sunday and depart around 5:30 pm - 6:30 pm. The mid shift of 1-2 employees will arrive between 11 am and depart at 7:30 pm. The closing shift of 3-4 employees arrives around 1:15 pm and departs around 10 pm. No shipments originate from this site. There is parking offered for customers.

- (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.*

Water Sources are from commercial water source. An amended water right does not need to be obtained 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).*

The City Sewer is used for this site. Water use is consistent with other retail stores. The hand sinks are low flow .5 gallon per minute faucets and the toilets are low flow .6 gallon per flush. The kitchen sink is 1.75 gallon per minute faucet.

4. Environmental Setting:

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

The project is a flat lot. The site has no slopes or features beyond roads and basic sloping for drainage to the City Storm drains. There is no vegetation on site.

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

The project is a flat lot. The site has no slopes or features beyond roads and basic sloping for drainage to the City storm drains.

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

Existing graded flat pad with no soil issues. Existing compliant drainage to City Drainage. There is no vegetation on site.

- (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):

There are no watercourses or riparian habitats within 150-feet of the premises

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

The property does not contain natural features of scenic value of rare or unique characteristics.

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

The property and existing building do not have historic designations or archaeological remains. The site was not listed on the California Office of Historic Preservation's Built Environment Resource Directory (BERD) or the National Register Database.

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

The property does not contain a habitat for special status species.

- (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:

As a cannabis retailer, we do not store, use, or dispose of hazardous materials. A plan was not created as it was deemed not necessary due to the activity on 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:

There will be no increase in solid waste or hazardous waste from the previous use of the premises which was retail. A small amount of cannabis waste that will not be disposed of as regular waste. Cannabis waste will be handled according to the requirements in Title 4, Division 19 of the California Code of Regulations and handled via a licensed waste hauler.

- 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:

There is no anticipated increase in the amount of energy used from the prior use of the premises as retail. All lighting is new and are led fixtures with controls and motion sensors throughout. All lighting and power was installed per title 24 energy requirements and was signed off by the city and a 3rd party certified title 24 inspector.

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.

None of the project activities will expand the existing footprint of the proposed facility, increase the amount of impervious surface, or reduce any natural habitat as the only activity that will occur is retail sales within the facility.

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.*

The project's Green Building review by the Los Angeles Department of Building and Safety was compliant. This included Title 24 Part 6 compliant building envelope (insulation, glass, roof) and Title 24 Part 6 compliant electrical mechanical and plumbing per approved building department plans and inspections.

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).*

Local Air District - The Project was determined to be AQMD Exempt.

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

4/3/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

8300 S NORMANDIE AVE

ZIP CODES

90044

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2708

CPC-2010-2278-GPA

CPC-2008-1552-CPU

CPC-2007-3827-ICO

CPC-2004-2391-ICO

CPC-1990-346-CA

CPC-1986-603-GPC

CPC-1986-447-GPC

CPC-1983-506

ORD-95816

ORD-94304

ORD-185927

ORD-185926-SA5466

ORD-180103

ORD-176589

ORD-171682

ORD-171681

ORD-167093-SA5262

ORD-162128

ENV-2010-2279-CE

ENV-2008-1781-EIR

ENV-2007-3828-CE

ENV-2004-2409-CE-ICO

Address/Legal Information

PIN Number	099B197 1534
Lot/Parcel Area (Calculated)	1,912.2 (sq ft)
Thomas Brothers Grid	PAGE 703 - GRID J2
Assessor Parcel No. (APN)	6033004015
Tract	HOLSON HEIGHTS
Map Reference	M B 17-160
Block	None
Lot	FR 16
Arb (Lot Cut Reference)	None
Map Sheet	099B197

Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress Southwest Area
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2382.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL-CPIO
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2484 Community Plan Implementation Overlay: South Los Angeles
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
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	South Los Angeles
Subarea	General Corridor
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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)	6033004015
APN Area (Co. Public Works)*	0.127 (ac)
Use Code	2400 - Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry - One Story
Assessed Land Val.	\$84,192
Assessed Improvement Val.	\$36,414
Last Owner Change	11/23/2021
Last Sale Amount	\$935,009
Tax Rate Area	212
Deed Ref No. (City Clerk)	7-469
	1740411
	1031740
	0936356
	0666690
	01617631
	0-191
Building 1	
Year Built	1972
Building Class	C5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,464.0 (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: 6033004015]

Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	500 Yr

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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)	2.10577176
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
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	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 6033004015]
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, Above Moderate
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	South
Division / Station	77th Street
Reporting District	1265
Fire Information	
Bureau	South
Battalion	13
District / Fire Station	57

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

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.

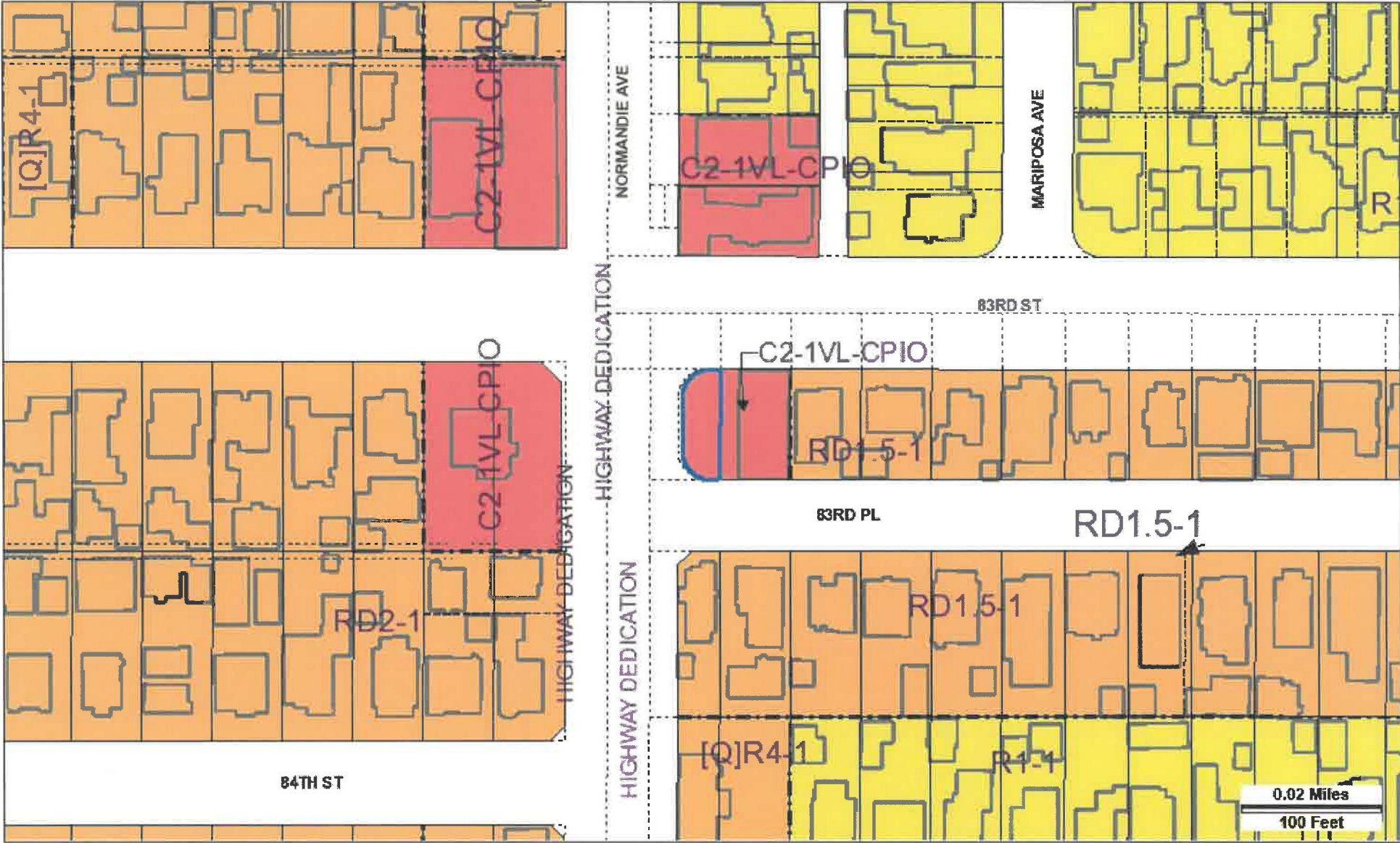
Case Number:	CPC-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-2004-2391-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	ENV-2007-3828-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	ENV-2004-2409-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES

DATA NOT AVAILABLE

CPC-2708
ORD-95816
ORD-94304
ORD-185927
ORD-185926-SA5466
ORD-180103
ORD-176589
ORD-171682

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ORD-171681
ORD-167093-SA5262
ORD-162128



Address: 8300 S NORMANDIE AVE
APN: 6033004015
PIN #: 099B197 1534









Tract: HOLSON HEIGHTS
Block: None
Lot: FR 16
Arb: Norie

Zoning: C2-1VL-CPIO
General Plan: Neighborhood 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
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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		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		