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 CORE RECORD NO. 310231

Project Applicant: 11500 Vermont Holdings LLC

Project Location - Specific:

10020 South Figueroa Street, Los Angeles, CA 90003 / Figueroa St. and 101st 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: 11500 Vermont 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: 08/22/2024 Title: Asst. Executive Director

▪ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

THIS NOTICE WAS POSTED

ON June 24 2024

UNTIL July 24 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 134703

FILED
Jun 24 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CARINA CHEN

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-24-310231-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of Cannabis Regulation)	ENV- 310231-ANN
PROJECT TITLE DCR CORE RECORD NO. 310231	COUNCIL DISTRICT 8

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
10020 South Figueroa Street, Los Angeles, CA 90003 / Figueroa St. and 101st St.

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Retail sales of commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:
11500 Vermont Holdings LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Jason Killeen	(213) 978-0738

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	STAFF TITLE
Jason Killeen	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

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, 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.:	310231
Applicant Name:	11500 Vermont Holdings LLC
DCR Record No. / Activities Requested:	LA-R-24-310231-ANN / Retail with on-site sales (Type 10)
Proposed Project:	The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	10020 South Figueroa Street, Los Angeles, CA 90003
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	8 Empowerment Congress Southeast Area None South Los Angeles C2-1VL-CPIO
Environmental Analysis/Clearance: ENV-310231-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 June 22, 2023. 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, C10-0001177-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through August 1, 2024. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 10020 South Figueroa Street, Los Angeles, CA 90003, a parcel zoned for Neighborhood 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 location 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 .

COMMUNITY INPUT:

On or about April 19, 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 May 9, 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. There was one public comment in favor of the Applicant.

Number of Comments In Favor of the Application	1
Number of Comments Against the Application	0
Total Number of Comments	**1**

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; or
- **If Applicable:** Failing to comply with any requirement in LAMC Section 104.20;
- 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 Neighborhood Commercially C2-1VL-CPIO at 10020 S FIGUEROA ST (Assessor's Parcel Number 6054-033-041). 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). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq*. and 105.00 *et seq*., as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Neighborhood Commercial/C2-1VL-CPIO

Surrounding Land Use/Zoning Designations
Low Medium | Residential/R2-1; Neighborhood Commercial/C2-1VL-CPIO

Subject Property
The subject site is a fully developed lot within the South Los Angeles Community Plan Area. The lot is approximately 109.58 feet deep and a width of 54.38 feet along Figueroa St. The site is currently developed with a Commercial building, built in 1958 proposed to be maintained.

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

Abutting Properties
Abutting uses include Neighborhood Commercial and Low Medium | Residential uses within 200 feet of the site. The immediate area along Figueroa St is predominantly developed with Neighborhood Commercial uses, zoned C2-1VL-CPIO (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 is comprised of one lot totaling approximately 15,147 gross square feet, zoned C2-1VL-CPIO (Neighborhood Commercial), and is currently developed with a 4,624 square-foot commercial building originally constructed in 1958. 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 15,147 gross square foot property (i.e., less than five acres), and is substantially surrounded by Neighborhood Commercial uses. The surrounding area is zoned Low Medium | Residential/R2-1; Neighborhood Commercial/C2-1VL-CPIO

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 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.

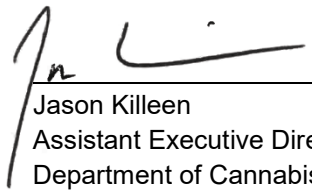
DEPARTMENT OF CANNABIS REGULATION RECOMMENDED ACTIONS:

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

May 10, 2024
Date

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

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): 10/02/2023

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

DCR Record No.: LA-S-21-310231-02-01-TMP / LA-S-23-310231-ANN

Applicant Entity Name: 11500 Vermont Holdings LLC

License Type(s): Type 10 - Storefront Retail

Business Premises Location: 10020 S Figueroa St, Los Angeles, CA 90003

County: Los Angeles Assessor's Parcel Number (APN): 6054033041

Council District: CD 8 - Marqueece Harris-Dawson Neighborhood Council: Empowerment Congress Southeast Area

Community Plan Area: South Los Angeles

Zoning: C2-1VL-CPIO Specific Plan Area: SOUTH LOS ANGELES ALCOHOL SALES

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

Business Improvement District: None Promise Zone: None

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

LAPD Division/Station: Southeast LAFD District/Fire Station: 64

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 Applicant moved into an existing facility located at 10020 S Figueroa St, Los Angeles, CA 90003, APN: 6054033041 major cross streets are Figueroa St and 101st St. The project consists of an existing neighborhood commercial building of approximately 4624 square feet located within a lot of approximately 15,147 square feet.

The project consists of the leasing, operation, maintenance, and repair of existing private structure. The previous use of the site was that of a retail tire store. Improvements to the facility are largely contained to the interior of the facility and included new interior walls, finishes, furniture, new mechanical, electrical and plumbing throughout.

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.

The project's General Plan Land Use is Neighborhood Commercial. The Project's zoning is C2-1VL-CPIO. The project consists of an existing neighborhood commercial building of approximately 4,624 square feet located within a lot of approximately 15,147 square feet. Abutting zones to the location are C2-1VL-CPIO and R2-1. Abutting land uses are neighborhood commercial and Low Medium I Residential. Within surrounding one half mile zoning designations are: C2-1VL-CPIO, R2-1, R1-1, [Q]R4-1, PF-1, OS-1XL, RD2-1VL, RD2-1, RD1.5-1, CM-1-CPIO, C2-1-CPIO. Within surrounding one half mile land use designations are: Neighborhood Commercial, Medium Residential, Low II Residential, Low Medium I Residential, Low Medium II Residential, Public Facilities, Public Facilities - Freeway, Open Space, Community Commercial, Hybrid Industrial.

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-21-310231-02-01-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.

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 4,624 square feet located within a lot of approximately 15,147 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.

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 4,624 square feet located within a lot of approximately 15,147 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.

      The project does not meet the requirements to qualify for Class 32: Infill Development Projects. The project's General Plan Land Use is Neighborhood Commercial. Abutting land uses are neighborhood commercial and Low Medium I Residential. Within surrounding one half mile land use designations are: Neighborhood Commercial, Medium Residential, Low II Residential, Low Medium I Residential, Low Medium II Residential, Public Facilities, Public Facilities - Freeway, Open Space, Community Commercial, Hybrid Industrial. 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.

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 the Los Angeles Department of Water and Power for water and power. 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 Petition

Class: 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 10020 S Figueroa St, Los Angeles, CA 90003, APN: 6054033041 major cross streets are Figueroa St and 101st St. The project consists of an existing neighborhood commercial building of approximately 4624 square feet located within a lot of approximately 15,147 square feet. The project consists of the leasing, operation, maintenance, and repair of existing private structure. The previous use of the site was that of a retail tire store. Improvements to the facility are largely contained to the interior of the facility and included new interior walls, finishes, furniture, new mechanical, electrical and plumbing throughout.

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

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 10020 S Figueroa St, Los Angeles, CA 90003, APN: 6054033041 major cross streets are Figueroa St and 101st St. The project consists of an existing neighborhood commercial building of approximately 4624 square feet located within a lot of approximately 15,147 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 neighborhood commercial building of approximately 4,624 square feet located within a lot of approximately 15,147 square feet. Abutting zones to the location are C2-1VL-CPIO and R2-1. Abutting land uses are neighborhood commercial and Low Medium I Residential. Within surrounding one half mile zoning designations are: C2-1VL-CPIO, R2-1, R1-1, [Q]R4-1, PF-1, OS-1XL, RD2-1VL, RD2-1, RD1.5-1, CM-1-CPIO, C2-1-CPIO. Within surrounding one half mile land use designations are: Neighborhood Commercial, Medium Residential, Low II Residential, Low Medium I Residential, Low Medium II Residential, Public Facilities, Public Facilities - Freeway, Open Space, Community Commercial, Hybrid Industrial.

(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 retail tire store. The previous operation is estimated to have ceased in May 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 4,624 square feet located within a lot of approximately 15,147 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 is licensed with a Department of Cannabis Control Provisional Retailer (Storefront) License. The license number is C10-0001177-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 9:00 - 9:30 am Monday-Sunday and depart around 4pm - 5 pm. The mid shift of 2-3 employees will arrive between 12 pm - 1 pm and depart between 8 pm - 9 pm. The closing shift of 7-9 employees arrives around 2 pm - 3 pm and departs between 10 - 10:30 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 onsite is 12 - 16 per day. 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 27 - 36 persons per hour on average (12 - 16 employees and 15 - 20 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 arrive in 3 shifts where 4 - 5 employees arrive around 9:00 - 9:30 am Monday-Sunday and depart around 4 pm - 5 pm. The mid shift of 1 - 2 employees will arrive between 12 pm - 1 pm and depart between 8 pm - 9 pm. The closing shift of 5 - 7 employees arrive around 2 pm - 3 pm and departs between 10 pm 10:30 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 Sewer. 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 drain.

(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.

(j) 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

5/7/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
10020 S FIGUEROA ST

ZIP CODES
90003

RECENT ACTIVITY
ADM-2022-9446-CPIOC
ADM-2022-8948-CPIOC

CASE NUMBERS
ADM-2022-733-CPIOC
CPC-2010-2278-GPA
CPC-2008-1553-CPU
CPC-2007-3827-ICO
CPC-2004-2391-ICO
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1986-603-GPC
CPC-1983-506
ORD-185927
ORD-185924-SA3200
ORD-180103
ORD-176589
ORD-171682
ORD-171681
ORD-167354-SA4516
ORD-162128
ENV-2010-2279-CE
ENV-2008-1780-EIR
ENV-2007-3828-CE
ENV-2004-2409-CE-ICO

Address/Legal Information	
PIN Number	091-5A201 184
Lot/Parcel Area (Calculated)	5,895.8 (sq ft)
Thomas Brothers Grid	PAGE 704 - GRID B4
	PAGE 704 - GRID B5
Assessor Parcel No. (APN)	6054033041
Tract	TR 3064
Map Reference	M B 36-1/2
Block	None
Lot	FR 612
Arb (Lot Cut Reference)	None
Map Sheet	091-5A201
Jurisdictional Information	
Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress Southeast Area
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2404.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	ADM-2022-733-CPIOC
Planning and Zoning Information	
Special Notes	None
Zoning	C2-1VL-CPIO
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	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

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.

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
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	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 2
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)	6054033041
APN Area (Co. Public Works)*	0.347 (ac)
Use Code	100V - Commercial - Commercial - Vacant Land
Assessed Land Val.	$129,274
Assessed Improvement Val.	$0
Last Owner Change	09/24/2021
Last Sale Amount	$1,800,018
Tax Rate Area	212
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1958
Building Class	D45C
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	824.0 (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: 6054033041]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.8513552
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 Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 6054033041]
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	0.21 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	South
Division / Station	Southeast
Reporting District	1822
Fire Information	
Bureau	South
Battallion	13
District / Fire Station	64

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Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	ADM-2022-733-CPIOC
Required Action(s):	CPIOC-COMMUNITY PLAN IMPLEMENTATION OVERLAY CLEARANCE
Project Descriptions(s):	THE SCOPE FOR CONSTRUCTION WORK INCLUDES REMODELING EXISTING COMMERCIAL BUILDING LOCATED AT 10020-10024 S FIGUEROA ST., LOS ANGELES, CA 90003 FOR A CHANGE OF USE FROM TIRE SHOP TO RETAIL STORE. SCOPE OF WORK SHALL INCLUDE: DEMO WORK, ACCESSIBILITY UPGRADES, NEW WALLS, RETAIL AREA, PROCESSING SPACES, STORAGE AND RELATED DATA, SECURITY, MECHANICAL, ELECTRICAL, PLUMBING AND SITE AND SIGNAGE IMPROVEMENTS. ELECTRICAL, MECHANICAL & PLUMBING REVIEW UNDER SEPARATE PERMITS.
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-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
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-1986-827-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR PROPERTIES WITHIN THE SOUTHEAST LOS ANGELES DISTRICT PLAN, IN CONNECTION WITH THE CITY'SGENERAL PLAN/ZONING CONSISTENCTY PROGRAM 1B283
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-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 INTHE 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-2008-1780-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
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

ORD-185927

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ORD-185924-SA3200
ORD-180103
ORD-176589
ORD-171682
ORD-171681
ORD-167354-SA4516
ORD-162128

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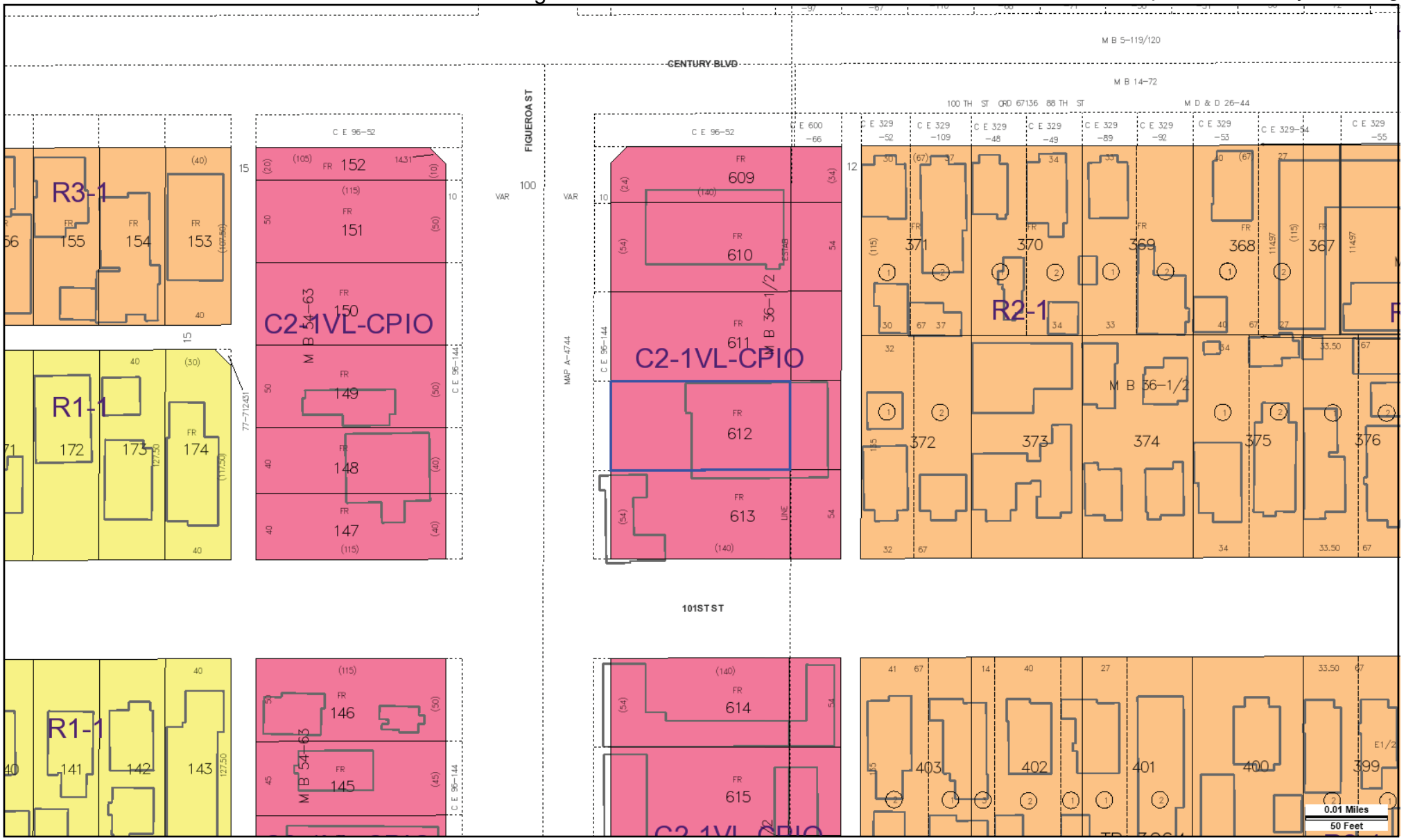
ZIMAS PUBLIC

Generalized Zoning

05/07/2024

City of Los Angeles
Department of City Planning



Address: 10020 S FIGUEROA ST
APN: 6054033041
PIN #: 091-5A201 184

Tract: TR 3064
Block: None
Lot: FR 612
Arb: None

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

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

FRAMEWORK

COMMERCIAL

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

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

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 - Acitive
- Wells - Inactive