To: Office of Planning and Research P.O. Box 3044, Room 113	From: (Public Agency): City of Los Angeles Department of Cannabis Regulation
Sacramento, CA 95812-3044	221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012
County Clerk	
County of: Los Angeles 12400 Imperial Hwy.	(Address)
Norwalk, CA 90650	
Project Title: DCR CORE RECORD NO.	
Project Applicant: Universal Herbal Cente	
Project Location - Specific:	
9155 North Deering Avenue, Los A	ngeles, CA 91311 / Deering Ave and Nordhoff St
Project Location - City: Los Angeles	Project Location - County: Los Angeles
Description of Nature, Purpose and Beneficia	
	ring and distribution of commercial cannabis
products under State and local law.	•
•	
Name of Public Agency Approving Project: C	ity of Los Angeles, Department of Cannabis Regulation
Name of Person or Agency Carrying Out Proj	ect: Universal Herbal Center LLC
Exempt Status: (check one): Ministerial (Sec. 21080(b)(1); 15268) Declared Emergency (Sec. 21080(b)) Emergency Project (Sec. 21080(b))(4 Categorical Exemption. State type ar	(3); 15269(a)); h); 15269(b)(c)); and section number: CEQA Sections 15301 & 15332/Class 1 & 32
Reasons why project is exempt:	
consistent with the criteria for a Class 1 & Guidelines Section 15301 & 15332 and do	stent with the General Plan, Zoning requirements and Class 32 Categorical Exemption pursuant to CEQA poes not require further analysis based on the exceptions in bus, DCR finds that no further CEQA analysis is required.
Lead Agency Contact Person: Jason Killeen	Area Code/Telephone/Extension: (213) 978-0738
// / _	by the public agency approving the project? • Yes No Date: 12/12/2024 Title: Asst. Executive Director ed by Applicant
Reference: Sections 21108, 21152, and 21152.1, Public	

THIS NOTICE WAS POSTED

November 13 2024

UNTIL December 13 2024

CITY OF LOS ANGELES

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

2024 233934 FILED

Nov 13 2024

Dean C. Logen, Registrar-Recorder/County Clerk

Electronically signed by TINA TRAN

REGISTRAR - RECORDER/COUNTY CLERK

(PRC Section 21152; CEQA Guide	elines Section 15062)	and the state of t		
Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute 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-24-100633-ANN, LA-C-24-100633-ANN / Retail with on-site sales (Type 10),	Indoor Cultivation, Manufac	eturing (Type 6) & Distribution (Type 11)		
LEAD CITY AGENCY		CASE NUMBER		
City of Los Angeles (Department of Cannabis Regulation	1)	ENV- 100633-ANN		
PROJECT TITLE		COUNCIL DISTRICT		
DCR CORE RECORD NO. 100633		12		
PROJECT LOCATION (Street Address and Cross Streets and/or Attache 9155 North Deering Avenue, Los Angeles, CA 91311 / Deering Ave		Map attached.		
PROJECT DESCRIPTION:		☐ Additional page(s) attached.		
Retail sales, cultivation, manufacturing and distribution of commercial of	cannabis products unde	r State and local law.		
NAME OF APPLICANT / OWNER: Universal Herbal Center LLC				
CONTACT PERSON (If different from Applicant/Owner above) Jason Killeen	(AREA CODE) TELEPH (213) 978-0738	ONE NUMBER EXT.		
EXEMPT STATUS: (Check all boxes, and include all exemptions, that ap	ply 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 15	301 & 15332/Clas	s 1 & 32		
☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section	☐ 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 consistent with the criteria for a Class 1 & Class 32 Cat				
Guidelines Section 15301 & 15332 and does not require	e further analysis b	pased on the exceptions in		
CEQA Guidelines Section 15300.2, and thus, DCR find	s that no further Cl	EQA analysis is required.		
■ None of the exceptions in CEQA Guidelines Section 15300.2 to the cat				
The project is identified in one or more of the list of activities in the City				
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED B STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO B	E EXEMPT	OF CANNABIS REGULATION		
If different from the applicant, the identity of the person undertaking the pr CITY STAFF USE ONLY:	oject.			
CITY STAFF NAME AND SIGNATURE	STAFF	TITLE		
Jason Killeen //n	Asst.	Executive Director		
COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED		,		
Retail with on-site sales (Type 10), Indoor Cultivation, Manufacturing (Type 6) & Distribution (Type 11)				

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.:	100633
Applicant Name:	Universal Herbal Center LLC
DCR Record No. / Activities Requested:	LA-R-24-100633-ANN / Retail w/ 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:	9155 North Deering Avenue, Los Angeles, CA 91311
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	12 Chatsworth None Chatsworth-Porter Ranch QMR2-1
LAMC Section / "Phase":	LAMC on Record tab /Phase 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	Yes Yes
Social Equity Applicant / Ownership %:	No
Environmental Analysis/Clearance: ENV-100633-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 September 30, 2020. 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, C10-0000098-LICr, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through May 29, 2025. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 9155 North Deering Avenue, Los Angeles, CA 91311, a parcel zoned for Light Manufacturing purposes.

The Applicant is an Existing Medical Marijuana Dispensary (EMMD). Pursuant to Los Angeles Municipal Code (LAMC) section 105.03(b), and EMMD shall not be subject to the zone, distance and Sensitive Use restrictions stated in LAMC section 105.02 until after December 31, 2025, on the condition that the EMMD operates and continues to operate in compliance with the distance and Sensitive Use restrictions.

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.

COMMUNITY INPUT:

On or about August 8, 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 August 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. DCR did not receive oral or written testimony for this Applicant.

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

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).

COMPLAINT PORTAL REVIEW:

DCR received three complaints about this location. In October 2022, DCR received a complaint about illegal construction. In March 2023, a complaint was submitted about the use of the site as an illegal growth operation. In May 2023 DCR received a complaint about their product quality and noted negative reviews online.

COMPLIANCE REVIEW:

As part of its progressive enforcement strategy, DCR performs compliance checks and/or inspections of Applicants and Licensees for operational compliance under the Rules and Regulations for Cannabis Procedures ("Regulations"). There are at least 85 potential violations in the Regulations. For most of these violations, DCR's compliance program aims to provide Licensees with the opportunity to cure before facing significant penalties, denial, suspension, or revocation. DCR's discovery of violations of the Regulations may result in a Notice to Correct ("NTC"), Notice of Violation ("NOV") with administrative penalties, Notice of Suspension ("NOS"), Notice of Revocation ("NOR"), or Notice of Administrative Hold, depending on the severity of the findings. (LAMC § 104.13.)

In most circumstances, when a violation is discovered, DCR's first step is to issue a NTC. If, after the issuance of a NTC, an applicant does not correct violations, DCR may issue a NOV with significant administrative penalties. (LAMC § 104.013(c)(2).) Failure to comply with a NOV may result in a second escalating NOV, denial of a License

renewal, imposition of more restrictive License conditions or suspension or revocation of a license. (LAMC §§ 104.13(d)(5), 104.13(e)(2).) DCR may also immediately suspend a business without a hearing if there is an imminent threat to life or public safety, the Applicant operates without all necessary permits or clearances from another agency, or the Applicant does not have an active State license for that Commercial Cannabis Activity.

For this Applicant, DCR performed a compliance check of the Business Premises on or about June 5, 2024. During the compliance check, DCR discovered a minor violation, limited to the following:

Regulation 5(A)(1)(viii) - Use of DBA. Licensee has not registered the business DBA with DCR. (VT Minor)

As a result, DCR issued a NTC to the Applicant on June 5, 2024. The Applicant has 30 days to correct the violations and/or deficiencies listed in the NTC. DCR anticipates the Applicant will continue to be forthcoming and cooperative, but reserves the right to take escalating enforcement action, if necessary.

As of the date of CED Memo dated, September 4, 2024, the operator has corrected the deficiency by submitting the required documentation to DCR.

Therefore, it is DCR's position that this compliance check did not reveal any serious concerns that impacted DCR's ability to recommend this Applicant for licensure. The violations may be remedied within 30 days without jeopardizing public safety. Moreover, this Applicant shall be subject to multiple, further inspections by DCR and other agencies prior to the receipt of an Operating Permit.

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
- 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 site zoned for Light Manufacturing, QMR2-1 at 9155 North Deering Avenue, Los Angeles, CA 91311 (Assessor's Parcel Number 2746-010-029). The Project-Specific Information (LIC-4013-FORM)

submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). 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

Light Manufacturing/QMR2-1

Surrounding Land Use/Zoning Designations

Light Manufacturing /QMR2-1 Public Facilities / PF-1XL Light Manufacturing / [T][Q]P-1

Subject Property

The subject site is a fully developed lot within the Chatsworth-Porter Ranch Community Plan Area. The lot is approximately 281 feet deep and a width of 144 feet along Deering Avenue. The site is currently developed with a Industrial-Light Manufacturing-One Story building, built in 1979 proposed to be maintained. The site has a Light Manufacturing land-use designation and is zoned QMR2-1. The site is located within Council District 12, Chatsworth Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include Industrial and commercial uses within 200 feet of the site. The immediate area along Deering Avenue is predominantly developed with Light Manufacturing uses, zoned QMR2-1, Public Facilities, zoned PF-1XL and, Light Manufacturing uses, zoned [T][Q]P-1. (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 40,626 gross square feet, zoned QMR2-1 with a Industrial-Light Manufacturing-One Story building originally constructed in 1979. 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 40,626 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Light Manufacturing, Public Facilities; and, Light Manufacturing, and developed with a mix of Industrial and commercial, buildings along Deering Avenue between Nordhoff Street and Eton 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 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

September 16, 2024

Date Transmitted to CRC

Assistant Executive Director, Department of Cannabis Regulation

EXHIBITS:

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



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): 12/26/2023	
Lead Agency: City of Los Angeles - Department of C	Cannabis Regulation
DCR Record No.: LA-R-23-100633-ANN LA-C-	
Applicant Entity Name: Universal Herbal Center	LLC
License Type(s): Retail Storefront; Distributor; Ma	anufacturer Level 1 - Type 6; Cultivation
Business Premises Location: 9155 N Deering Ave	nue, Los Angeles, CA 91311
County: Los Angeles Assessor's Pa	arcel Number (APN): 2746010029
Council District: CD 12 - John Lee Neighborhood	d Council: Chatsworth
Community Plan Area: Chatsworth - Porter Ranch	h
Zoning: QMR2-1 Specific Plan Area: N	
General Plan Land Use: Light Manufacturing	Redevelopment Project Area: None
Business Improvement District: None	Promise Zone: None
State Enterprise Zone: LOS ANGELES STATE ENTERPRISE ZONE	Historic Preservation Review: None
LAPD Division/Station: Devonshire	LAFD District/Fire Station: 96

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.

Street Address: 9155 N Deering Avenue, Los Angeles, CA 91311

Assessor's Parcel Number: 2746010029

General Plan Designation: Light Manufacturing

STAN ABIS

Zoning: QMR2-1

Cannabis manufacturing, cultivation, distribution, and retail storefront. The project is complete. All activities occur indoors. There are no expansion plans.

Categorical Exemption Evaluation Form

Class 1: Existing Facilities

1.	has it recently operated for this purpose? ■ Yes □ No
	Provide details of current or prior operation(s). Cite source(s) of information.
	Microbusiness: Retail Storefront; Distributor; Manufacturer Level 1 - Type 6; Cultivation
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.
	148/S REGULA

		ze of expansion in square feet:	
	Cit	e source(s) of information.	
	а.	Would the expansion be less than or equal to 2,500 square feet or 50 percent	VI
		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.	-1
	C.	Would the expansion be greater than 10,000 square feet?	☐ Yes ■ No
		Cite source(s) of information.	1
		12	/
4.		the project site served by all public services sufficient to serve the project (e.g., iter, sewer, electricity, gas)?	☐ Yes ● No
	Dο	escribe which public services serve the project site. Cite source(s) of information.	

DCR Record No.	LA-R-23-100633-ANN	LA-C-23-100633-ANN
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info	escribe the environmentally sensitive area (if applicable). Cite source(s) of cormation, if available.	VI
	DEPARTMENT	VI
	es the project require a water right permit or another environmental permit that	
List	uld result in physical changes to the environment? (If yes, see instructions.) at permits required and any potential physical changes that could occur. Cite surce(s) of information.	☐ Yes ■ No
one	res the project require demolition and removal of individual small structures (e.g., e single-family residence, a duplex or similar multifamily structure, a store, motel restaurant or accessory structures?	□ Yes ■ No
Des	escribe size of structure to be demolished and location.	

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.	V
	PARTMENT	(90)
	CHTY OF	
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.	
		/
	19	/
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.	

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.
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.
	ease check instructions for directions on how to proceed, based on answers Questions 1 and 2.
3.	Is the project within an urbanized area? (If no, skip to $\underline{\text{Question 9}}$.) \blacksquare Yes \square No Cite source(s) of information.
	zimas.lacity.org

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.	
	PARTMENT	M
5.	Is the parcel zoned for the proposed use?	■ Yes □ No
	Cite source(s) of information.	
	zimas.lacity.org	
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.	_
7.	Are all necessary public services and facilities available to the project? List all services and facilities provided. Cite source(s) of information.	■ Yes □ No
	1981S REGULE	
8.	Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to Question 11.) Provide information on the nature of any sensitive environmental areas. Cite source(s) of information, if available.	☐ Yes ■ No

FOR SITES NOT IN URBANIZED AREAS

).	Does the project involve the construction of a single structure totaling 2,500 square feet or less?	☐ Yes 图 No		
	Provide information regarding size of new structure, if applicable. Cite source(s) of information.			
	EPARTMENT	VI		
	CATTY OF	_		
0.	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.			
0	R 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.			
	1981S REGULA			

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.	
	DEPARTMENT	VI
2.	Does the project involve alterations to land, water, or vegetation that would be considered minor?	□ Yes ■ No
	Provide details, if needed. Cite source(s) of information.	
3.	Would the alterations consist of grading on lands of 10 percent slope or steeper? Provide details, if needed. Cite source(s) of information.	☐ Yes ■ No
4.	Would the alterations consist of grading in an area determined to be a wetland?	☐ Yes ■ No
	Cite source(s) of information.	

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	DON NOOTA NO. LA-R-23-100033-ANN LA-C-23-100033-							
5.	Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency?	☐ Yes ■ No						
	Provide name of scenic area (if applicable). Cite source(s) of information.							
6.	Would the alterations consist of grading in an officially mapped area of severe geologic hazard, such as an Alquist- Priolo Earthquake Fault Zone, or within an official Seismic Hazard Zone designated by the State Geologist?	□ Yes ■ No						
	Provide the name of the zone (if applicable). Cite source(s) of information.	Sc.						
		/						
7.	Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)	□ Yes ■ No						
	List permits required and any potential physical changes that could occur. Cite source(s) of information.							
		-/						
	No.							

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

Does the project include the construction or placement of accessory structures?

☐ Yes ☐ No

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



2. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.) ☐ Yes ☐ No List permits required and any potential physical changes that could occur. Cite source(s) of information.



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?									
	Cite source(s) of information.									
	zimas.lacity.org	M								
2.	Project Size and Location	V								
	a. Is the project site 5 acres in size or less?Indicate the size of the project site, in acres. Cite source(s) of information.	☐ Yes ■ No								
		1								
	b. Is the project site substantially surrounded by urban uses?	☐ Yes ■ No								
	Describe the uses of the surrounding properties. Cite source(s) of information.									
	19									
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.									
	N/A									

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.	
ARTIMEN -	VI
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.	}
could result in physical changes to the environment? (If yes, see instructions.)	□ Yes ■ No
source(s) of information.	
	Describe potential impact(s) and evidence (if applicable). Cite source(s) of information. Can the project site be adequately served by all required utilities and public services? Describe which utilities and public services serve the project site. Cite source(s) of information. 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.) List permits required and any potential physical changes that could occur. Cite

Exceptions to Exemptions

List State Scenic Highway(s) from which the project is visible (if applicable). Cite source(s) of information.	
	VI
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.	
ne project located on a site included on any list compiled pursuant to	☐ Yes ■ No
cribe the type of hazardous site (if applicable). Cite source(s) of information.	_ 103 <u>=</u> 100
	1
uld the project result in a substantial adverse change in the significance historical resource?	☐ Yes ■ No
the historic resource(s) potentially affected and describe the potential effects oplicable). Cite source(s) of information.	
	Describe scenic resources and potential damage (if applicable). Cite source(s) of information. The project located on a site included on any list compiled pursuant to the remnent Code § 65962.5 (Cortese List)? Cribe the type of hazardous site (if applicable). Cite source(s) of information. The project result in a substantial adverse change in the significance historical resource? The historic resource(s) potentially affected and describe the potential effects

Yes ■ No
Yes ■ No
1
Yes ■ No
1
Yes ■ No

CEQA Exemption Petition

Class:_	1Category: Existing Facilities
Explan	nation of how the project fits the CEQA exemption indicated above:
fo	he activities take place in an existing structure that has been permitted and zoned or similar uses in the past. All modifications will be minor and cosmetic. No other nanges will be made to the surrounding land or the property.
	urce(s) of Information: Identify Sources: Indicate the document(s) or other sources or ormation reviewed to complete this form.
2. Pro	mas.laity.org oject 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.
	Chatsworth - Porter Ranch Community Plan Area; Assessor Parcel No. (APN) 2746010029 - 9155 N Deering Avenue, Los Angeles, CA 91311.
(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.
	Current land uses include light manufacturing. Surrounding uses include light manufacturing and medium residential.

(c)	Previous Use: Describe the previous use of the Project site or facility, if known. Include an estimate of the time such previous operations ceased, if such information is available.					
	N/A					
(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.					
	There is no expansion of the previous use.					
(e)	Maps to be Included: Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).					
ma des	oject Operations/Description. Provide the following information about project operation and intenance activities. If more than one type of cannabis activity is occurring on-site, provide a scription of the project operations for each activity. This should include the following relevant ormation.					
(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 Storefront Cultivation Medium Indoor Cannabis Distribution Manufacturer Level 1 - Type 6					

3.

(b)	Cannabis	Operation	Activities	Owned b	y the	Same	e or	Differe	ent Bu	sinesse	s: <i>D</i>	escr	ibe a	any
	additional	cannabis	operation	activities	existin	g or	prop	osed	either	owned	by ti	he s	ame	or
	different businesses on the property.													

No other cannabis operations are occurring at 9155 N Deering Avenue, Los Angeles, CA 91311

(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.

Lot Size: 40,663 sq. ft.; Project Size: 20,880 sq ft.

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

California Department of Cannabis Control C10-0000098-LIC C11-0000203-LIC CCL18-0003538

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

Hours of Operation: 8:00 AM - 10:00 PM

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

Number of employees during operating hours 3-5 per shift

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

We will be receiving 2-3 shipments of inventory from distributors. Our delivery operation will include 10-15 outgoing trips and 10-15 returning trips of a single delivery vehicle.

(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.

Source(s) of Water: LADWP

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

Wastewater is filtered and treated on site.

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

The current land use on the project site is light manufacturing. All the adjacent parcels are also light manufacturing. The project site is a single story building.

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

The property is paved (no slopes).

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

The entire parcel is paved with concrete. There is no vegetation or exposed soil.

(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):		
	N/A		
(e)	Identify whether the property contains natural features of scenic value of rare or unique characteristics (e.g., rock outcroppings, mature trees):		
	N/A		
(f)	Identify whether the property has any historic designations or archeological remains onsite:		
	N/A		
(g)	Identify whether the property contains habitat for special status species:		
	N/A		
(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		
	N/A		
(1)	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:		
	The quantity and type of solid waste and hazardous waste will not be increased.		

5.

6.

7.

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()	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:
	Source(s) of Energy: LADWP The project will not require an increase in energy demand and the need for additional energy resource.
	TM
fac sur	plain whether any of the project activities will expand the existing footprint of the proposed ility beyond the current structural or parcel boundaries, increase the amount of impervious face, or reduce any natural habitat. If the project is part of a larger project, attach a separate set to briefly describe the larger project.
N	'A
Ц	
the	vironmental Commitments: List any environmental commitments agreed to by the applicant to protection of biological or cultural resources, energy efficiency, water efficiency, noise atement, lighting, or other aspects of the project that may reduce impacts on the environment.
S	tate Water Resources Control Board / Regional Water Quality Control Board
tha	ner Relevant CEQA Information: Submit any other relevant CEQA documentation or information t will assist the Department in determining CEQA compliance (e.g., any environmental impact alysis prepared by a consultant.
Se	ee the attached.

- 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

SAMA BIS

■ 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.
	NAB	IS REGULA









City of Los Angeles Department of City Planning

9/3/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

9161 N DEERING AVE 9155 N DEERING AVE

ZIP CODES

91311

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1977-26942 ORD-150396

EIR-78-64-ZC-SUB

OB-14174 AFF-61304 CFG-2300 Address/Legal Information

 PIN Number
 198B105
 147

 Lot/Parcel Area (Calculated)
 40,626.7 (sq ft)

Thomas Brothers Grid PAGE 500 - GRID B7

 Assessor Parcel No. (APN)
 2746010029

 Tract
 TR 33398

 Map Reference
 M B 896-17/20

Block None

Lot 29
Arb (Lot Cut Reference) None
Map Sheet 198B105

Jurisdictional Information

Community Plan Area Chatsworth - Porter Ranch

Area Planning Commission North Valley
Neighborhood Council Chatsworth
Council District CD 12 - John Lee

Census Tract # 1132.37

LADBS District Office Van Nuys

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning QMR2-1

Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles

ZI-1117 MTA Right-of-Way (ROW) Project Area

ZI-2472 Chatsworth-Northridge Industrial Core (Innov818)

ZI-2498 Local Emergency Temporary Regulations - Time Limits and

Parking Relief - LAMC 16.02.1

ZI-2374 State Enterprise Zone: Los Angeles

General Plan Land Use Light Manufacturing

General Plan Note(s)

Hillside Area (Zoning Code)

Specific Plan Area

Subarea

Special Land Use / Zoning

Historic Preservation Review

Note

Other Historic Designations

Yes

No

None

Other Historic Designations Mills Act Contract None CDO: Community Design Overlay None CPIO: Community Plan Imp. Overlay None Subarea None CUGU: Clean Up-Green Up None HCR: Hillside Construction Regulation No NSO: Neighborhood Stabilization Overlay No POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible

Area

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.

None

RFA: Residential Floor Area District

RIO: River Implementation Overlay

No
SN: Sign District

No
AB 2334: Very Low VMT

AB 2097: Reduced Parking Areas

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 3 ED 1 Eligibility Not Eligible 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) 2746010029

APN Area (Co. Public Works)* 0.933 (ac)

Use Code 3100 - Industrial - Light Manufacturing - One Story

Assessed Land Val. \$874,420
Assessed Improvement Val. \$1,058,208
Last Owner Change 10/29/2012

Last Sale Amount \$9

Tax Rate Area 16

Deed Ref No. (City Clerk) 827746

1215746

Building 1

Year Built 1979
Building Class C65A
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

Building Square Footage 20,880.0 (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: 2746010029]

Additional Information

Airport Hazard None Coastal Zone None

Farmland Urban and Built-up Land

Urban Agriculture Incentive Zone YES

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Very High Fire Hazard Severity Zone No Fire District No. 1 No

Flood Zone Outside Flood Zone

Watercourse No
Methane Hazard Site None
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map ANo

13372)

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) 8.3813904 Nearest Fault (Name) Santa Susana

Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Rate (mm/year) 5.00000000
Slip Geometry Reverse

 Slip Type
 Poorly Constrained

 Down Dip Width (km)
 16.00000000

 Rupture Top
 0.00000000

 Rupture Bottom
 13.00000000

 Dip Angle (degrees)
 80.0000000

 Maximum Magnitude
 6.70000000

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 Not Qualified

Jobs and Economic Development Incentive

Zone (JEDI)

Opportunity Zone No Promise Zone None

State Enterprise Zone LOS ANGELES 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: 2746010029]

Ellis Act Property No
AB 1482: Tenant Protection Act No
Housing Crisis Act Replacement Review Yes

Housing Element Sites

HE Replacement Required N/A
SB 166 Units N/A
Housing Use within Prior 5 Years No

Public Safety

Police Information

Bureau Valley

Division / Station Devonshire
Reporting District 1761

Fire Information

Bureau Valley
Battallion 15
District / Fire Station 96
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-1977-26942
Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: EIR-78-64-ZC-SUB
Required Action(s): ZC-ZONE CHANGE

SUB-SUBDIVISIONS

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-150396 OB-14174 AFF-61304 CFG-2300



LEGEND

GENERALIZED ZONING



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
Lavor / Lavor I Danislandial

Low / Low | Residential

Low Medium / Low Medium I Residential

Low Medium II Residential

Medium Residential

High Medium Residential
High Density Residential

Very High Medium Residential

COMMERCIAL

Limited Commercial

Limited Commercial - Mixed Medium Residential

Highway Oriented Commercial

Highway Oriented and Limited Commercial

Highway Oriented Commercial - Mixed Medium Residential

Neighborhood Office Commercial

Community Commercial

Community Commercial - Mixed High Residential

Regional Center Commercial

FRAMEWORK

COMMERCIAL

Neighborhood Commercial

General Commercial

Community Commercial

Regional Mixed Commercial

INDUSTRIAL

Commercial Manufacturing

Limited Manufacturing

Light Manufacturing

Heavy Manufacturing

Hybrid Industrial

PARKING

Parking Buffer

PORT OF LOS ANGELES

General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

General / Bulk Cargo - Hazard

Commercial Fishing

Recreation and Commercial

Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

Airport Landside / Airport Landside Support

Airport Airside

LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

Open Space

Public / Open Space

Public / Quasi-Public Open Space

Other Public Open Space

Public Facilities

INDUSTRIAL

Limited Industrial

Light Industrial

CIRCULATION

STREET

STREET			
	Arterial Mountain Road	•••••••	Major Scenic Highway
	Collector Scenic Street		Major Scenic Highway (Modified)
	Collector Street		Major Scenic Highway II
	Collector Street (Hillside)		Mountain Collector Street
	Collector Street (Modified)		Park Road
	Collector Street (Proposed)		Parkway
	Country Road		Principal Major Highway
	Divided Major Highway II		Private Street
	Divided Secondary Scenic Highway	•••••••	Scenic Divided Major Highway II
000000000	Local Scenic Road		Scenic Park
	Local Street		Scenic Parkway
/ ****** /	Major Highway (Modified)		Secondary Highway
	Major Highway I	***************************************	Secondary Highway (Modified)
	Major Highway II		Secondary Scenic Highway
/ ****** /	Major Highway II (Modified)		Special Collector Street
	VC		Super Major Highway
FREEWA			
	Freeway		
	Interchange		
	On-Ramp / Off- Ramp		
			
*********	Scenic Freeway Highway		
MISC. LII	NES		
	Airport Boundary	•	MSA Desirable Open Space
	Bus Line	o=== o===	Major Scenic Controls
	Coastal Zone Boundary		Multi-Purpose Trail
	Coastline Boundary	سس	Natural Resource Reserve
	Collector Scenic Street (Proposed)		Park Road
	Commercial Areas		Park Road (Proposed)
	Commercial Center		Quasi-Public
	Community Redevelopment Project Area		Rapid Transit Line
	Country Road		Residential Planned Development
× × × ×	DWP Power Lines		Scenic Highway (Obsolete)
****	Desirable Open Space	o — o —	Secondary Scenic Controls
• - • -	Detached Single Family House	- • - •	Secondary Scenic Highway (Proposed)
• • • • •	Endangered Ridgeline		Site Boundary
	Equestrian and/or Hiking Trail	\otimes —	Southern California Edison Power
	Hiking Trail		Special Study Area
• • • • • •	Historical Preservation	• • • • •	Specific Plan Area
	Horsekeeping Area	- • - •	Stagecoach Line
	Local Street		Wildlife Corridor

POINTS OF INTEREST | Tilde | Alternative Youth Hostel (Proposed) Animal Shelter 🕍 Area Library 🕍 Area Library (Proposed) The Bridge ▲ Campground ▲ Campground (Proposed) Cemetery **HW** Church ▲ City Hall (XX) Community Center (MI) Community Library (Proposed Expansion) I/I Community Library (Proposed) XX Community Park (XX) Community Park (Proposed Expansion) XX 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 T DWP Pumping Station Equestrian Center Fire Department Headquarters Fire Station Fire Station (Proposed Expansion) Fire Station (Proposed) Fire Supply & Maintenance ★ Fire Training Site 🏯 Fireboat Station ➡ Health Center / Medical Facility Helistop Historic Monument

m Historical / Cultural Monument

>> Horsekeeping Area (Proposed)

>> Horsekeeping Area

%	Horticultural Center
	Hospital
+	Hospital (Proposed)
HW	House of Worship
е	Important Ecological Area
e	Important Ecological Area (Proposed)
Θ	Interpretive Center (Proposed)
<u>JC</u>	Junior College
(1)	MTA / Metrolink Station
(1)	MTA Station
	MTA Stop
MWD	MWD Headquarters
-	Maintenance Yard
$\underline{\mathbf{T}}$	Municipal Office Building
P	Municipal Parking lot
X	Neighborhood Park
(1)	Neighborhood Park (Proposed Expansion)
X	Neighborhood Park (Proposed)
1	Oil Collection Center
Þ	Parking Enforcement
HQ	Police Headquarters
•	Police Station
	Police Station (Proposed Expansion)
•	Police Station (Proposed)
•	Police Training site
	Post Office
*	Power Distribution Station
*	Power Distribution Station (Proposed)
*	Power Receiving Station
\$	Power Receiving Station (Proposed)
С	Private College
Ε.	Private Elementary School
<i>\\</i>	Private Golf Course
<u>1</u>	Private Golf Course (Proposed)
JH	Private Junior High School
PS	Private Pre-School
[XXX]	Private Recreation & Cultural Facility
SH	Private Senior High School
SF	Private Special School
Ê	Public Elementary (Proposed Expansion)

	Ē	Public Elementary School
	Ê	Public Elementary School (Proposed)
	*	Public Golf Course
	*	Public Golf Course (Proposed)
		Public Housing
		Public Housing (Proposed Expansion)
	ĴΉ	Public Junior High School
	ĴĤ	Public Junior High School (Proposed)
	MS	Public Middle School
	ŚΉ	Public Senior High School
	ŝĤ	Public Senior High School (Proposed)
	$\overline{*}$	Pumping Station
	$\overline{*}$	Pumping Station (Proposed)
	****	Refuse Collection Center
		Regional Library
		Regional Library (Proposed Expansion)
)		Regional Library (Proposed)
	챘	Regional Park
	챘	Regional Park (Proposed)
	RPD	Residential Plan Development
		Scenic View Site
		Scenic View Site (Proposed)
	ADM	School District Headquarters
	ŝĈ	School Unspecified Loc/Type (Proposed
	*	Skill Center
	SS	Social Services
	*	Special Feature
	Ŵ	Special Recreation (a)
	ŜF	Special School Facility
	ŜF	Special School Facility (Proposed)
	11111	Steam Plant
	sm	Surface Mining
	*	Trail & Assembly Area
	\Rightarrow	Trail & Assembly Area (Proposed)
	UTL	Utility Yard
		Water Tank Reservoir
	2	Wildlife Migration Corridor
	\sim	Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer Other Facilities **Opportunity School Aquatic Facilities Charter School** Park / Recreation Centers **Beaches Elementary School Child Care Centers** Performing / Visual Arts Centers Span School Dog Parks **Golf Course Recreation Centers** Special Education School Senior Citizen Centers High School **Historic Sites** Middle School Horticulture/Gardens **Early Education Center** Skate Parks **COASTAL ZONE TRANSIT ORIENTED COMMUNITIES (TOC)** Coastal Commission Permit Area Tier 3 Tier 1

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

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 Zon
Community Driveway	Fire District No. 1	Wells - Acitive
•	Tract Map	Wells - Inactive
Building Outlines 2020	Parcel Map	
Building Outlines 2017		