

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. 310139

Project Applicant: Nicholas Patrick Pringle

Project Location - Specific:

13741 Foothill Blvd., Suite 160/170 Sylmar, CA 91342 / Foothill Blvd and Sayre St

Project Location - City: Sylmar

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: Nicholas Patrick Pringle

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.

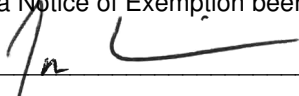
Lead Agency

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: 12/12/2024 Title: Asst. Executive Director

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

2024 254794



FILED

Dec 17 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LILIA MURGUIA

CITY OF LOS ANGELES

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

THIS NOTICE WAS POSTED

ON December 17 2024

UNTIL January 16 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

REGISTRAR - RECORDER/COUNTY CLERK

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-24-310139-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 310139-ANN

PROJECT TITLE

DCR CORE RECORD NO. 310139

COUNCIL DISTRICT

7

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

13741 Foothill Blvd., Suite 160/170 Sylmar, CA 91342 / Foothill Blvd and Sayre St

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Nicholas Patrick Pringle

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 32)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15332 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail with on-site sales (Type 10)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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

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221 N. FIGUEROA STREET, SUITE 1245
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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.:	310139
Applicant Name:	Nicholas Patrick Pringle
DCR Record No. / Activities Requested:	LA-R-24-310139-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:	13741 Foothill Blvd., Suite 160/170 Sylmar, CA 91342
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	CD 7 Sylmar - Sylmar C2-1VL
LAMC Section / "Phase":	LAMC 104.06.1 / Phase 3 Retail Round 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	No No
Social Equity Applicant / Ownership %:	Yes / 100%
Environmental Analysis/Clearance: ENV-310139-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Business Premises is located at 13741 Foothill Blvd., Suite 160/170, Sylmar, CA 91342, a parcel zoned for Community Commercial purposes. The Applicant was issued Temporary Approval by DCR with an effective date of July 31, 2024. 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, C10-0001471-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through July 18, 2025. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

Social Equity Applications are evaluated for compliance with the Equity Share requirements under LAMC 104.20. To comply with the Equity Share requirements, Social Equity Individual Applicants (SEIAs) must possess unrestricted ownership of their share of the Social Equity Applicant (business), a proportional right to vote and to the profits, and include certain language mandated by LAMC 104.20 in their agreements, among other requirements. As part of the application process, DCR reviewed the corporate and ownership documentation provided for this Applicant and determined that the Applicant met the minimum Equity Share requirements at that time.

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 September 4, 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 September 26, 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 has provided 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
- 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 site zoned for Community Commercial, C2-1VL at 13741 Foothill Blvd., Suite 160/170, Sylmar, CA 91342 (Assessor's Parcel Number 2509-015-020). 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 6:00 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

Community Commercial/C2-1VL

Surrounding Land Use/Zoning Designations

Public Facilities / PF-1VL

Community Commercial / C2-1VL

Subject Property

The subject site is a fully developed lot within the Sylmar Community Plan Area. The lot is approximately 240 feet deep and a width of 20 feet along Foothill Blvd. The site is currently developed with a Commercial - Office Building - One Story building, built in 1985 proposed to be maintained.

The site has a Community Commercial land-use designation and is zoned C2-1VL. The site is located within Council District CD 7, Sylmar Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include Commercial uses within 200 feet of the site. The immediate area along Foothill Blvd is predominantly developed with Public Facilities uses, zoned PF-1VL, and Community Commercial, zoned C2-1VL. (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 31,107 gross square feet, zoned C2-1VL with a Commercial - Office Building - One Story building originally constructed in 1985. 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 31,107 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Public Facilities, and Community Commercial; developed with a mix of Commercial buildings along Foothill Blvd between Hubbard St. and Sayre St.

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

October 31, 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): 10/13/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-S-21-310139-REF-AMDApplicant Entity Name: Nicholas Patrick PringleLicense Type(s): Retail Type (10)Business Premises Location: 13741 Foothill Blvd, Ste 160/170, Sylmar, CACounty: Los Angeles Assessor's Parcel Number (APN): 2509015020Council District: CD 7 - Monica Neighborhood Council: SylmarCommunity Plan Area: SylmarZoning: C2-1VL-CPI Specific Plan Area: NoneGeneral Plan Land Use: Community Commercial Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: LOS ANGELES STATE Historic Preservation Review: NoLAPD Division/Station: Mission LAFD District/Fire Station: 91

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

Department of Cannabis Regulation

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

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

Categorical Exemption Evaluation Form

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

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

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

Minor tenant improvement of a commercial retail space. 1,867 total square feet of upgraded commercial retail with improvements to finishes, non-load bearing walls. Installation of cabinetry and mill-work.

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.

Prior use was an Alcoholics Anonymous in suite 160 and a beauty studio in suite 170.

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.

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.



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.



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.



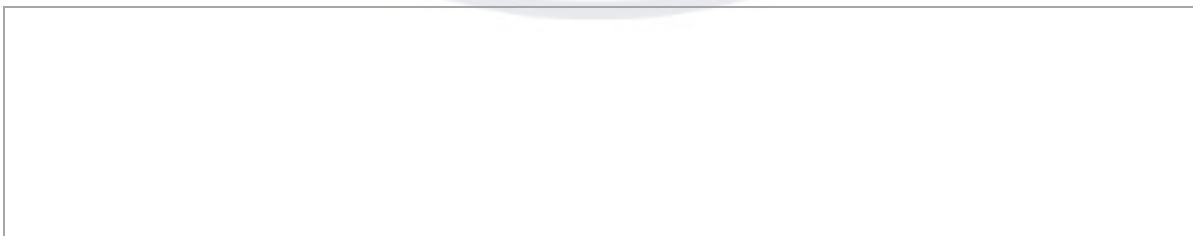
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☐ No

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



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.

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.

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.



5. Is the parcel zoned for the proposed use?

☐ Yes ☐ No

Cite source(s) of information.



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?

☐ Yes ☐ No

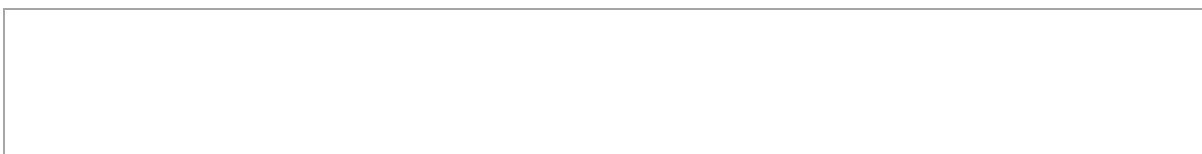
List all services and facilities provided. Cite source(s) of information.



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.

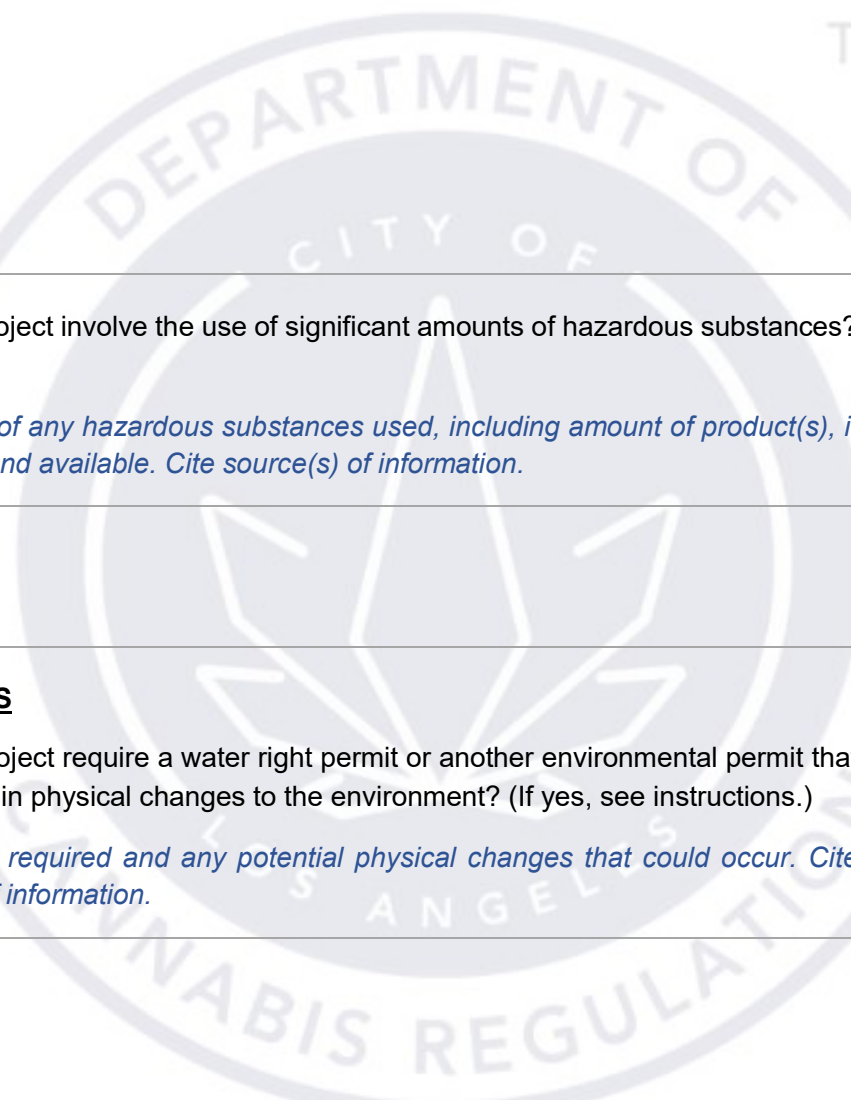


FOR SITES NOT IN URBANIZED AREAS

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.



Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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



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

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



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

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



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

Cite source(s) of information.



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

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



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

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

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

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

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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



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

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



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.



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.

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

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

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.

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.



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.



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.



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.*



TM

- 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.

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.

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.

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.

No potential 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.

N/A

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

☐ Yes ☒ No

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

N/A

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.

CEQA Exemption PetitionClass: 1 Category: Existing Facility

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

The project contemplates minor tenant improvements to a 1,867 sq. ft. site. No exterior changes to the facility are contemplated and none of the improvements include any items that would cause an environmental impact.

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

LA Zimas (zimas.lacity.org)
Google

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.*

Project is located in the back of commercial center which is situated along Foothill Blvd. The project is on the corner parcel of a mixed used building, next to a tax services office.

- (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 with a 1/2 mile radius include Commercial; RA & RS Suburban Zones; Public Facilities Zone; Multiple Dwelling Zone; and Open Space Zone.

Abutting land uses are Commercial and Public Facilities Zones.

- (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.

Prior use was an Alcoholics Anonymous in suite 160 and a beauty studio in suite 170. It is unknown when operations ceased.

- (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.

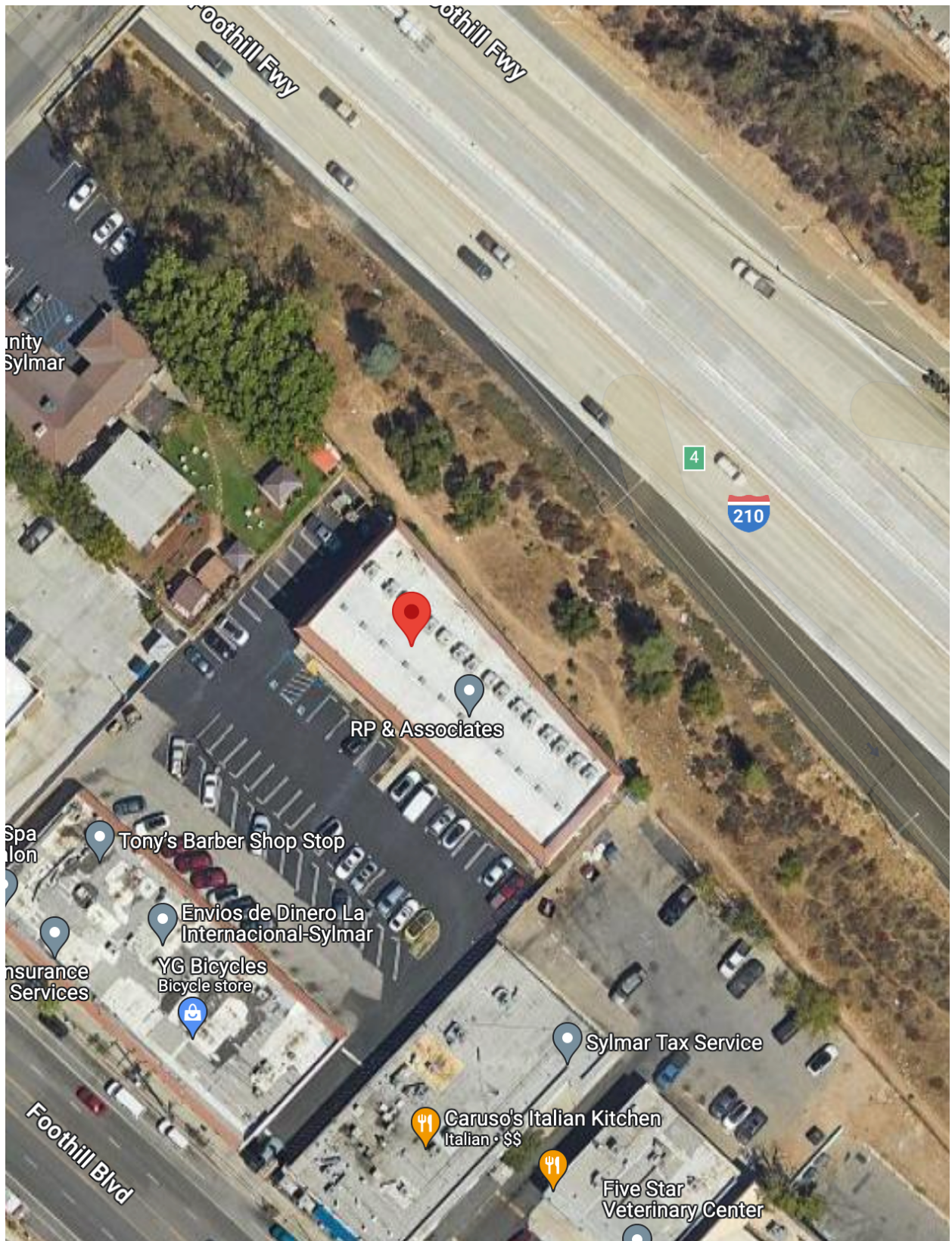
Yes, retail.

- (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.

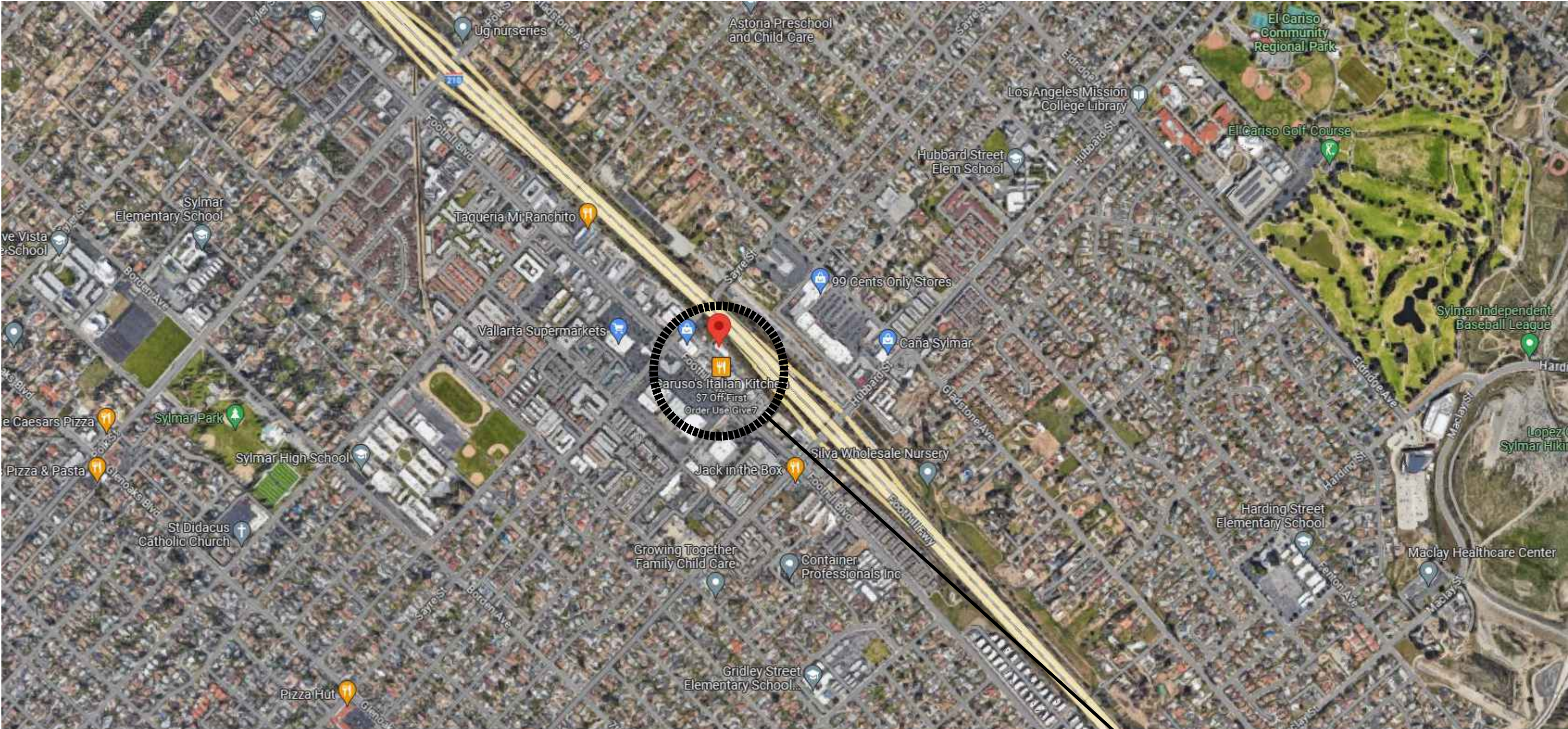
- (a) Activities Occurring Onsite: *Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business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

Adult use and medical Retail Cannabis sales. No other uses will occur onsite.

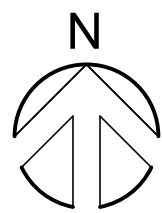






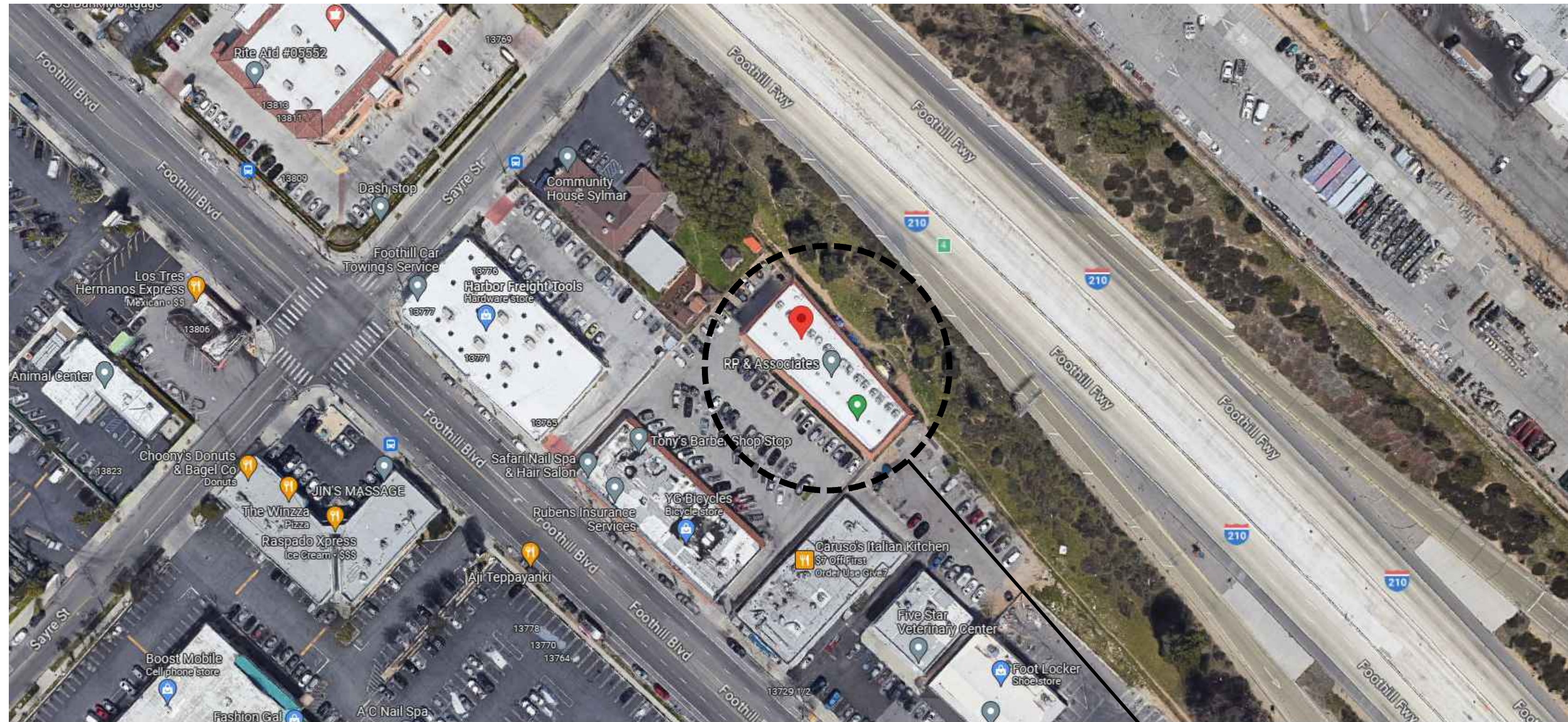


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SYLMAR, CA 91342

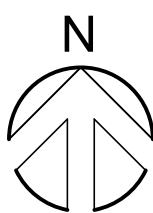


Site Map

13



13741 FOOTHILL BLVD,
SYLMAR, CA 91342



Vicinity Map

5

ARCHITECTURAL

A0.00	Cover Sheet
A1.00	Radius Map
A1.01	Site Plan
A1.01B	Photometric Plan
A2.00A	Existing Floor Plan
A2.00B	Demolition Plan
A2.01	Floor Plan
A2.01A	Egress Plan
A2.01B	Odor Control Plan
A3.01	Elevations
A4.01	ADA Interior Elevations
A4.01A	ADA Interior Elevations
A5.01	Door Schedule
A8.01	Assemblies
A8.02	Assemblies
A9.00	Interior Details
A9.01	ADA Details
A9.02	ADA Details
A10.00	Existing Documents

Drawing List

4

Project Scope:
Work shall include but not limited to the following:
minor remodel of existing facility for new retail storefront
Area of Work: 1,886 SF
Deferred Submittals:
• Signs

Scope Of Work

3b

OWNER: GREEN CONSULTING PARTNERS
23 CORPORATE PLAZA DR#150,
NEWPORT BEACH, CA 2660
TEL. (619) 955 9433
CONTACT: NORM YOUSIF

ARCHITECT: GIBBS ARCHITECTS
3575 LONG BEACH BLVD.
LONG BEACH, CA 90807
TEL. (562) 981-2000
CONTACT: KURT GIBBS

Project Team

3a

Site Address 13741 W Foothill Blvd,
Sylmar, CA
91342
Zip 91342
Assessor Parcel No. (APN) 139-304-12
Zoning C2
Land Use Community Commercial
Lot Size 31,107.2 SF

Area Breakdown:	
Check-in	130 SF
Lobby Area	128 SF
Retail Sales Area	760 SF
Storage Room	323 SF
Office	105 SF
Dispatch Room	98 SF
Employee Break Room	60 SF
Restroom	72 SF
Hallways	191 SF
Total	1,867 SF

Occupant Load Calculations:
Total Area = 1,867 ; Occ. Load Factor - 100
- 1,867 / 100
- 18.67 = 19
- 19

Project Information

2

Occupancy Classification M
Occupancy Use Retail
Zoning C2-1VL-CPIO
Existing Land Use Community Commercial
Construction Type Type V-B
Number of Stories One Story
Sprinklered No / Existing

Occupancy / Zoning

1A

2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Energy Code
2022 California Green Building Standards Code

Applicable Building Code Information

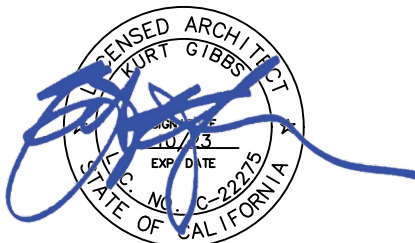
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Revisions:

No.	Issue	Date
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2	Back Check Submittal	5 July 2023

Project Number:

31020078

Date:

24 July 2023

Scale:

Scale As Noted

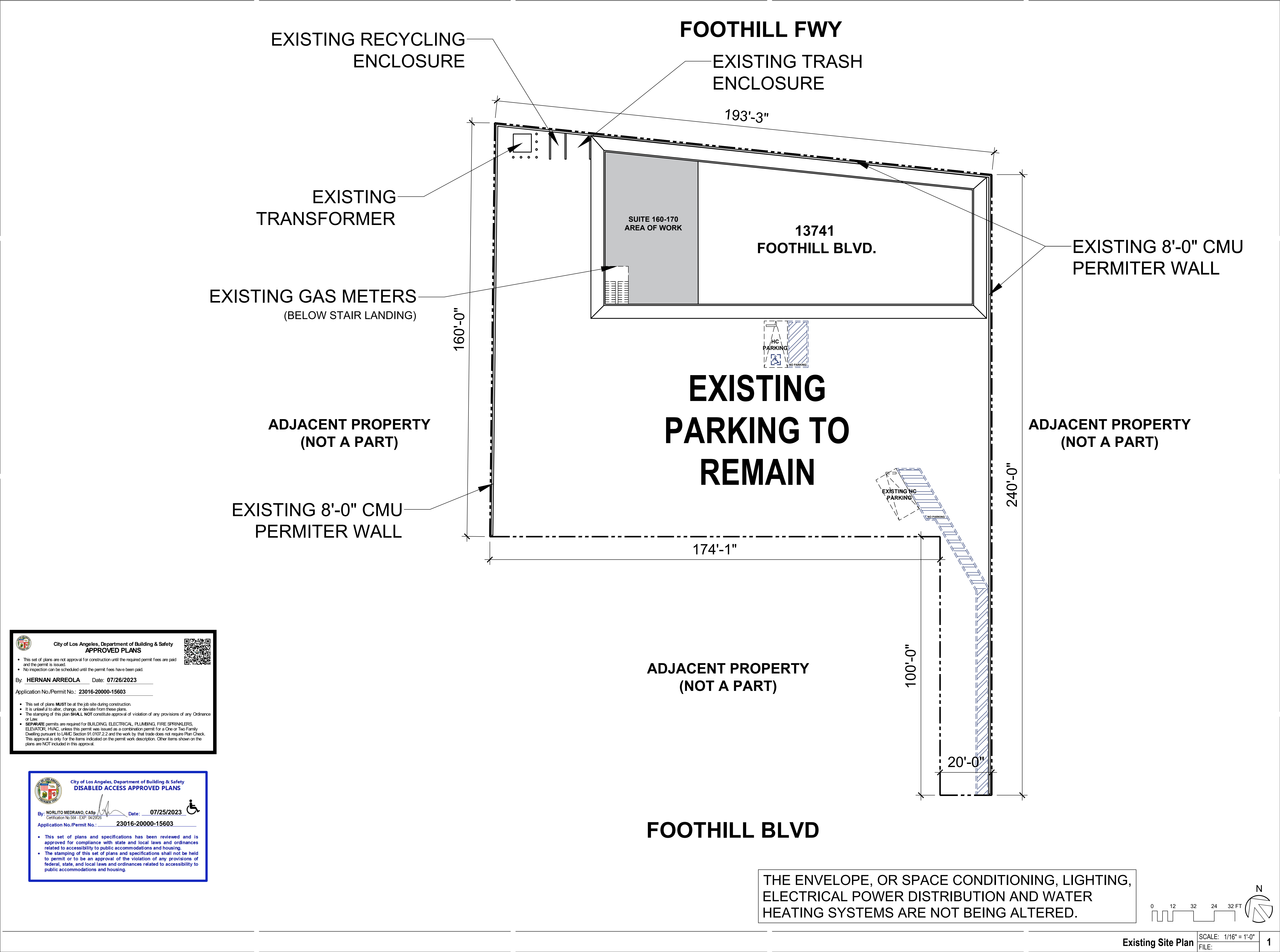
Sheet Title:

Cover Sheet

Drawing Number:

A0.00



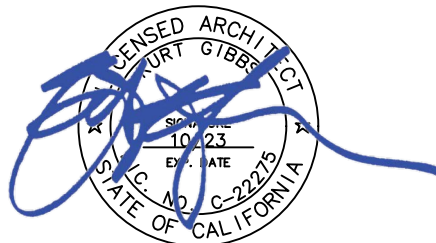


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SUITE 160-170
+/- 1,867 SF

Area Breakdown:

Lobby Area	230 SF
Retail Sales Area	965 SF
Storage Room	225 SF
Office	105 SF
Safe Room	98 SF
Employee Break Room	97 SF
Restroom	72 SF
Hallways	75 SF
Total	1,867 SF

NOTES:

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158 AND 180,670) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000). SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)
- WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)
- "SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION."
- A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714.
- ENTRANCES AND WINDOWS MUST BE ILLUMINATED DURING EVENING HOURS.
- FLOORS, WALLS, AND CEILINGS MUST BE OF A NON-ABSORBENT CLEANABLE MATERIAL AND FINISH.
- CAMERAS AND SURVEILLANCE SYSTEMS MUST MEET CITY REQUIREMENTS.
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

- SECURITY GATES. SECURED AUTOMATED VEHICLE GATES OR ENTRIES SHALL UTILIZE A COMBINATION OF A TOMAR STROBESWITCH™, OR APPROVED EQUAL, AND AN APPROVED KNOX KEY ELECTRIC SWITCH WHEN REQUIRED BY THE FIRE CODE OFFICIAL. SECURED NON-AUTOMATED VEHICLE GATES OR ENTRIES SHALL UTILIZE AN APPROVED PADLOCK OR CHAIN (MAXIMUM LINK OR LOCK SHACKLE SIZE OF 1/4 INCH) WHEN REQUIRED BY THE FIRE CODE OFFICIAL.

- GATE ARMS SECURING PARKING LOTS AND PARKING STRUCTURES SHALL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED DUAL-KEYED KNOX KEY ELECTRIC SWITCH. WHEN ACTIVATED, THE ARM OR ARMS SHALL OPEN TO ALLOW FIRE AND LAW ENFORCEMENT ACCESS.

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- IN THE EVENT OF A POWER FAILURE, THE GATES SHALL BE DEFAULTED OR AUTOMATICALLY TRANSFERRED TO A FAIL SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN WITHOUT THE USE OF SPECIAL KNOWLEDGE OR ANY EQUIPMENT. IF A TWO-GATE SYSTEM IS USED, THE OVERRIDE SWITCH MUST OPEN BOTH GATES.

- IF THERE IS NO SENSING DEVICE THAT WILL AUTOMATICALLY OPEN THE GATES FOR EXITING, A FIRE DEPARTMENT APPROVED KNOX ELECTRICAL OVERRIDE SWITCH SHALL BE PLACED ON EACH SIDE OF THE GATE IN AN APPROVED LOCATION.

- A FINAL FIELD INSPECTION BY THE FIRE CODE OFFICIAL OR AN AUTHORIZED REPRESENTATIVE IS REQUIRED BEFORE ELECTRONICALLY CONTROLLED GATES MAY BECOME OPERATIVE. PRIOR TO FINAL INSPECTION, ELECTRONIC GATES SHALL REMAIN IN A LOCKED-OPEN POSITION.

- ADD NEW SUBSECTION 506.3, HEIGHT, TO READ AS FOLLOWS:

- THE NOMINAL HEIGHT OF KNOX LOCK BOX INSTALLATIONS SHALL BE 5 FEET ABOVE GRADE.

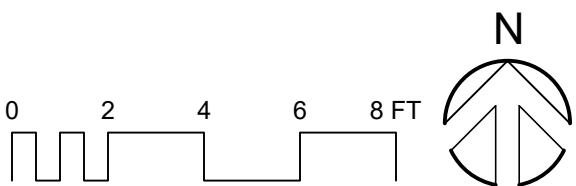
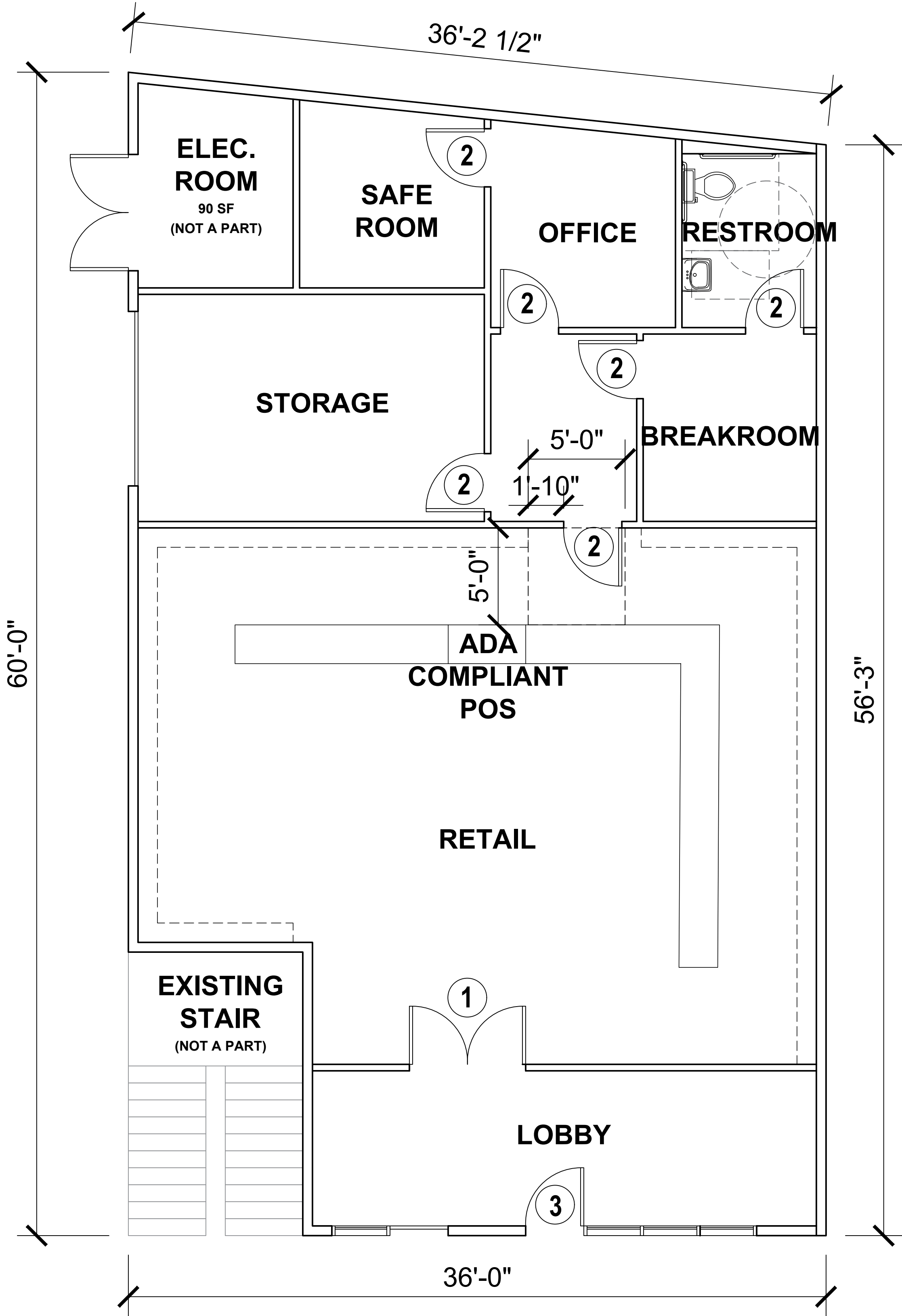
- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.

- THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH

- THE EFFECTIVE FLUSH VOLUME OF FLOOR MOUNTED URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

- THE MAXIMUM FLOW RATE OF NON-RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

THE ENVELOPE, OR SPACE CONDITIONING, LIGHTING, ELECTRICAL POWER DISTRIBUTION AND WATER HEATING SYSTEMS ARE NOT BEING ALTERED. THERE ARE NO LOAD BEARING INTERIOR WALLS - EXISTING OR PROPOSED.



Floor Plan
SCALE: 1/4" = 1'-0"
FILE:

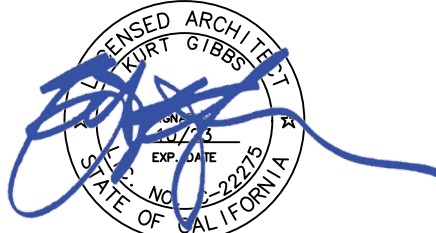
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Sheet Title:

Floor Plan

Drawing Number:

A2.01A

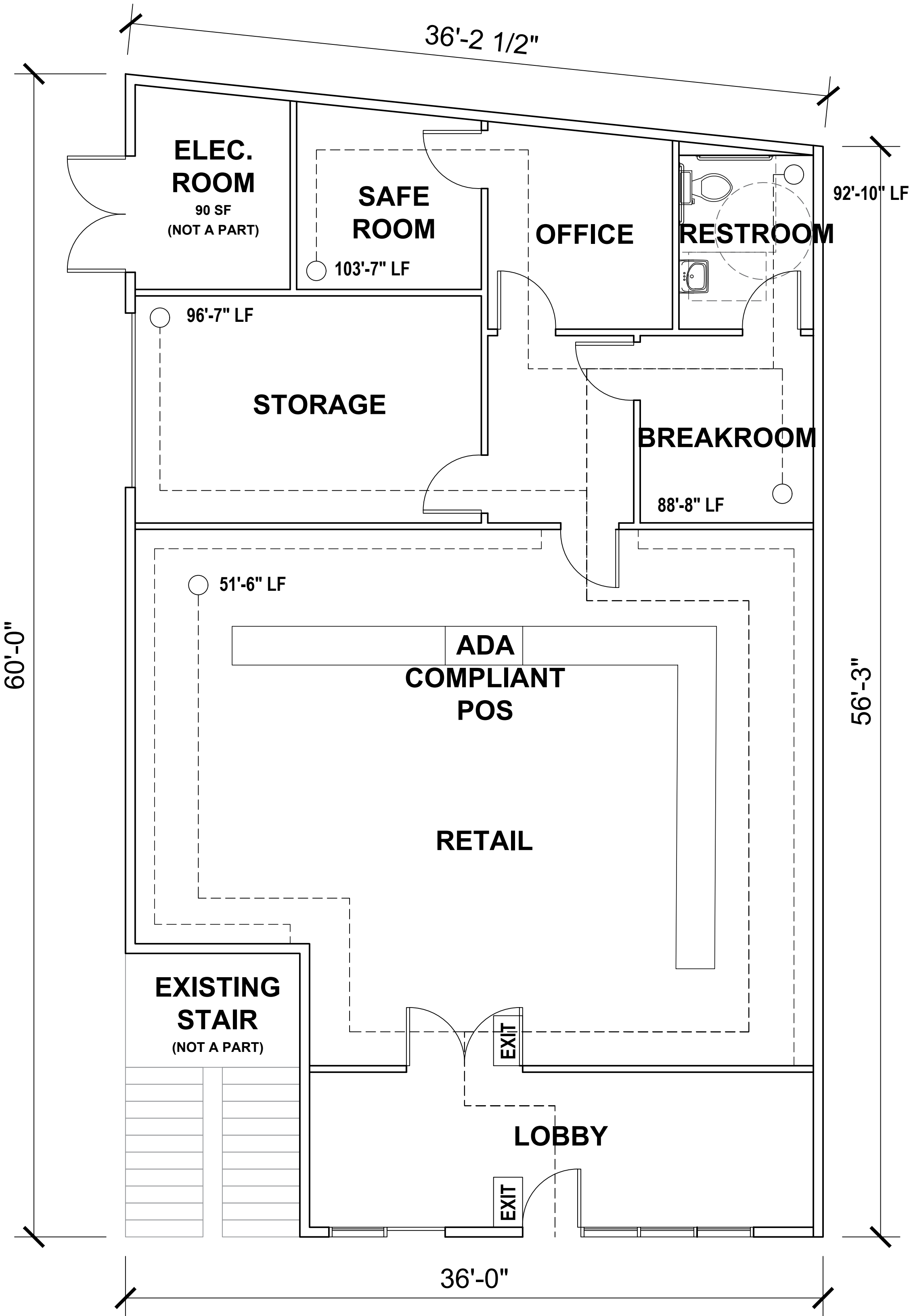


LEGEND:

EXIT

ILLUMINATED EXIT SIGN

THE ENVELOPE, OR SPACE CONDITIONING, LIGHTING, ELECTRICAL POWER DISTRIBUTION AND WATER HEATING SYSTEMS ARE NOT BEING ALTERED. THERE ARE NO LOAD BEARING INTERIOR WALLS - EXISTING OR PROPOSED.



NOTES:

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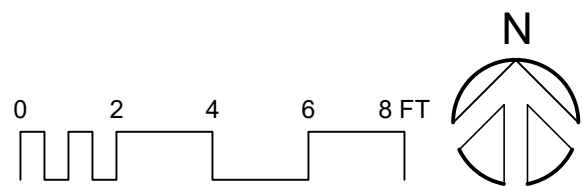
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Egress Plan

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FILE:

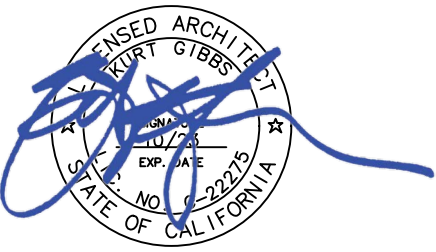
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Scale As Noted

Sheet Title:

Egress Plan

Drawing Number:

A2.01B

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Severity of Air Contamination	Typical Environment	Maximum Coverage (Square Feet) Based on 8 ft. Ceiling		
		4000	5000/AirMedic	6000/AirMedic+
HEAVY: constant source of pollutants	Commercial & Industrial	250 sq. ft.	300 sq. ft.	400 sq. ft.
TECHNICAL CHARACTERISTICS		PARTS & ACCESSORIES		
FILTRATION SYSTEM		ACTIVATED CARBON FILTER, 3" DEPTH, SUPER HEPA, PRE-FILTER		
CARBON CANISTER		22-23 LBS.		
SURFACE AREA OF CARBON MEDIA		3000 ACRES		
SUPER HEPA		REMOVES 99.99% OF ALL AIRBORNE PARTICLES 0.1 MICRONS IN SIZE		
CFM		400		
SPEED		3 SPEED		
UV LAMP		AVAILABLE		
AVAILABLE COLORS		BLACK		
VOLTAGE		115/60 HZ OR 230/50 HZ		
AMPS (115V/230V)		1.3/0.5		
CORD LENGTH		8 FEET		
NOISE LEVEL		50-75 dB		
MANEUVERABILITY		4X2 WHEELS		
FILTER ACCESS		PRE-FILTER BOTTOM NO TOOLS, MAIN FILTERS BOTTOM WITH SCREWS		
MOTOR DETAILS		MOTOR WITH A BLOWER WHEEL		
DIMENSIONS		23.5" (HEIGHT) X 15" (DIAMETER)		
SHIPPING WEIGHT		APPROX. 62 LBS. 2 BOXES		
OPERATING WEIGHT		56 LBS.		
NUMBER OF UNITS PER PALLET		MULTIPLE		
CSA/UL		YES		

- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714.
- ENTRANCES AND WINDOWS MUST BE ILLUMINATED DURING EVENING HOURS.
- FLOORS, WALLS, AND CEILINGS MUST BE OF A NON-ABSORBENT CLEANABLE MATERIAL AND FINISH.
- CAMERAS AND SURVEILLANCE SYSTEMS MUST MEET CITY REQUIREMENTS.
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY APPARENT. THE MARKING OF THE PATH OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

- GATE ARMS SECURING PARKING LOTS AND PARKING STRUCTURES SHALL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED DUAL-KEYED KNOX KEY ELECTRIC SWITCH. WHEN ACTIVATED, THE ARM OR ARMS SHALL OPEN TO ALLOW FIRE AND LAW ENFORCEMENT ACCESS.

- IN THE EVENT OF A POWER FAILURE, THE GATES SHALL BE DEFAULTED OR AUTOMATICALLY TRANSFERRED TO A FAIL SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN WITHOUT THE USE OF SPECIAL KNOWLEDGE OR ANY EQUIPMENT. IF A TWO-GATE SYSTEM IS USED, THE OVERRIDE SWITCH MUST OPEN BOTH GATES.

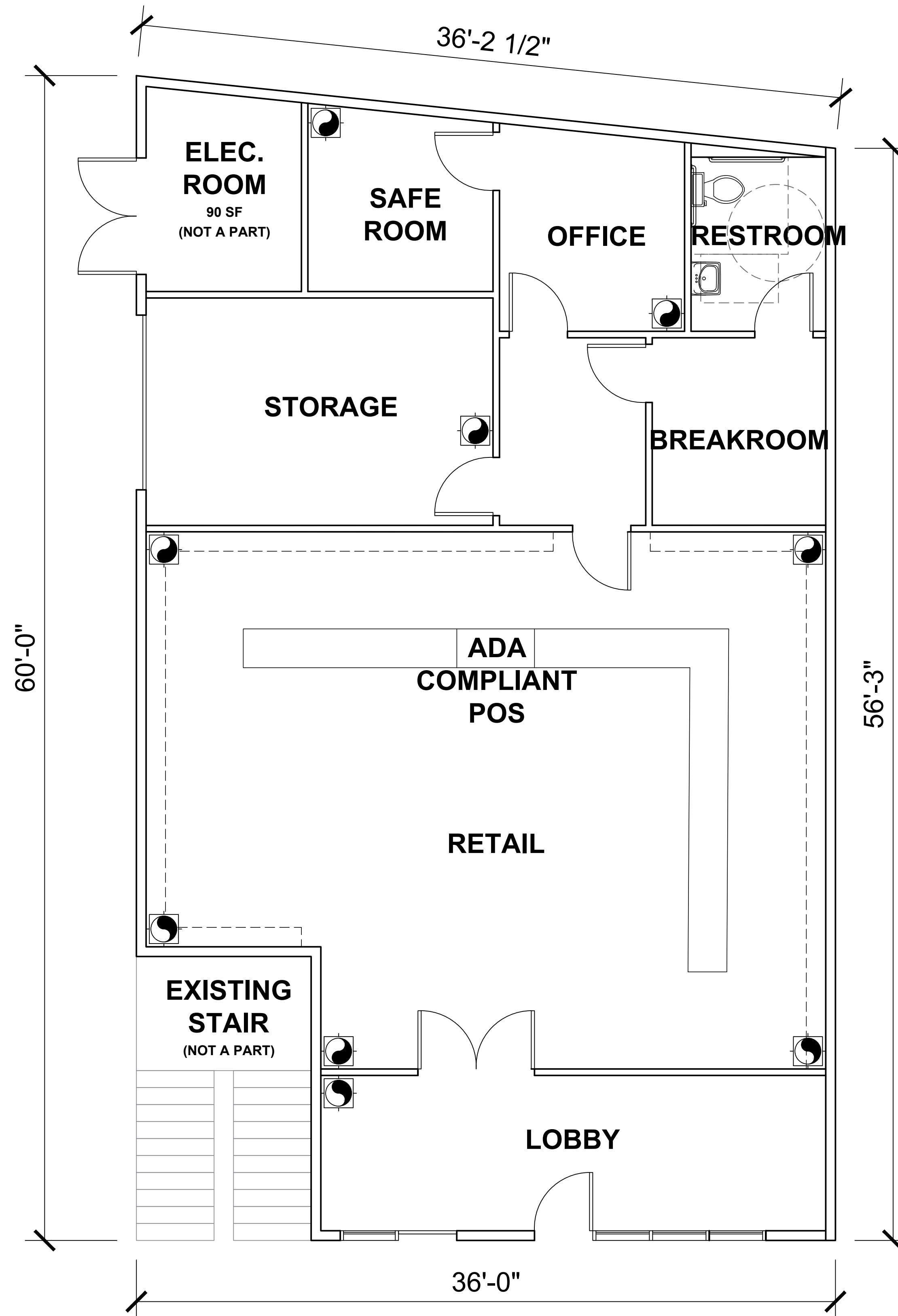
- A FINAL FIELD INSPECTION BY THE FIRE CODE OFFICIAL OR AN AUTHORIZED REPRESENTATIVE IS REQUIRED BEFORE ELECTRONICALLY CONTROLLED GATES MAY BECOME OPERATIVE. PRIOR TO FINAL INSPECTION, ELECTRONIC GATES SHALL REMAIN IN A LOCKED-OPEN POSITION.


- THE NOMINAL HEIGHT OF KNOX LOCK BOX INSTALLATIONS SHALL BE 5 FEET ABOVE GRADE.

- THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLON PER FLUSH

- THE EFFECTIVE FLUSH VOLUME OF FLOOR MOUNTED URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.


- THE MAXIMUM FLOW RATE OF NON-RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.





City of Los Angeles, Department of Building & Safety

APPROVED PLANS



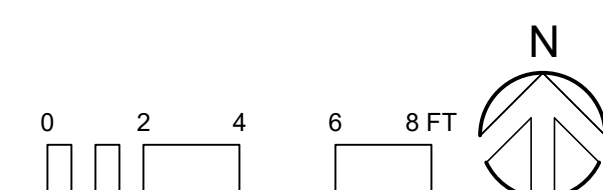
• This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
 No inspection can be scheduled until the permit fees have been paid.

By: **HERNAN ARREOLA** Date: **07/26/2023**

Application No./Permit No.: **33016-20000-15603**

• This set of plans **MUST** be at the job site during construction.
 • It is unlawful to alter, change, or deviate from these plans.
 • The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Code.

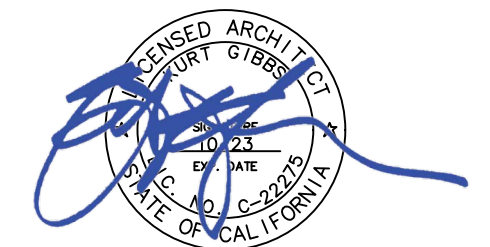
• **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.007.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.



OFF THE CHARTS



Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
T: 562.981.2000
E: kurt@gibbs1934.com

[illegible]

Project Number: 31020078

Date:

File: 24 July 2023

Scale: Scale As Noted

Sheet Title:

Odor Control Plan

Drawing Number:

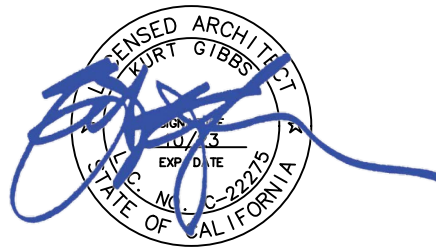
A2.01C

13741 Foothill Blvd,
Sylmar, CA 91342

OFF THE CHARTS



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Revisions:		
No.	Issue	Date
1	Plan Check Submittal	15 May 2023
2	Back Check Submittal	5 July 2023

Project Number:
31020078

Date:

File: 24 July 2023

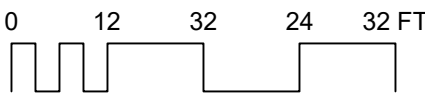
Scale: Scale As Noted

Sheet Title:
Elevations

Drawing Number:
A3.01

AREA OF WORK
SUITE 160-170

EXISTING ELECTRICAL ROOM
(NOT A PART)



West Elevation

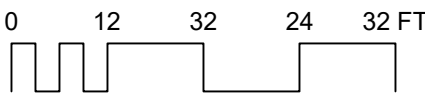
SCALE: 1/8" = 1'-0"
FILE:

1

AREA OF WORK
SUITE 160-170

NO CHANGES IN EXISTING EXTERIOR BUILDING.

THE ENVELOPE, OR SPACE CONDITIONING, LIGHTING,
ELECTRICAL POWER DISTRIBUTION AND WATER
HEATING SYSTEMS ARE NOT BEING ALTERED.



South Elevation

SCALE: 1/8" = 1'-0"
FILE:

1

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

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By: **HERNAN ARREOLA** Date: **07/26/2023**

Application No./Permit No.: **23016-20000-15603**

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City of Los Angeles, Department of Building & Safety
DISABLED ACCESS APPROVED PLANS

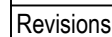
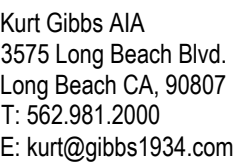
By: **NORLITO MEDRANO, CASH** Date: **07/25/2023**

Application No./Permit No.: **23016-20000-15603**

- This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.
- The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.



OFF THE CHARTS

Project Number:

Date: _____

Scale:

Sheet Title:

Drawing Number:

A4.01



SCALE: 1/4" = 1'-0"
FILE:

3

SCALE: 1/4" = 1'-0"

1



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By: **HERNAN ARREOLA** Date: **07/26/2023**

Application No./Permit No.: 23016-20000-15603

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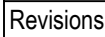
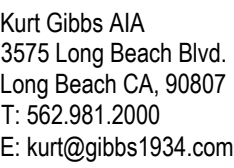


By: NORLITO MEDRANO, CASp  Date: 07/25/2023

Application No./Permit No.: **23016-20000-15603**

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OFF THE CHARTS



Project Number: 31020078

Date:

File: 24 July 2023

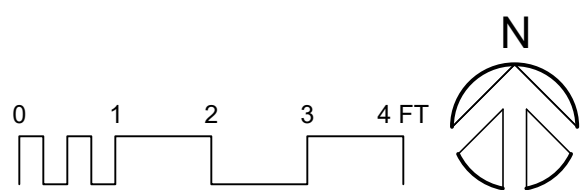
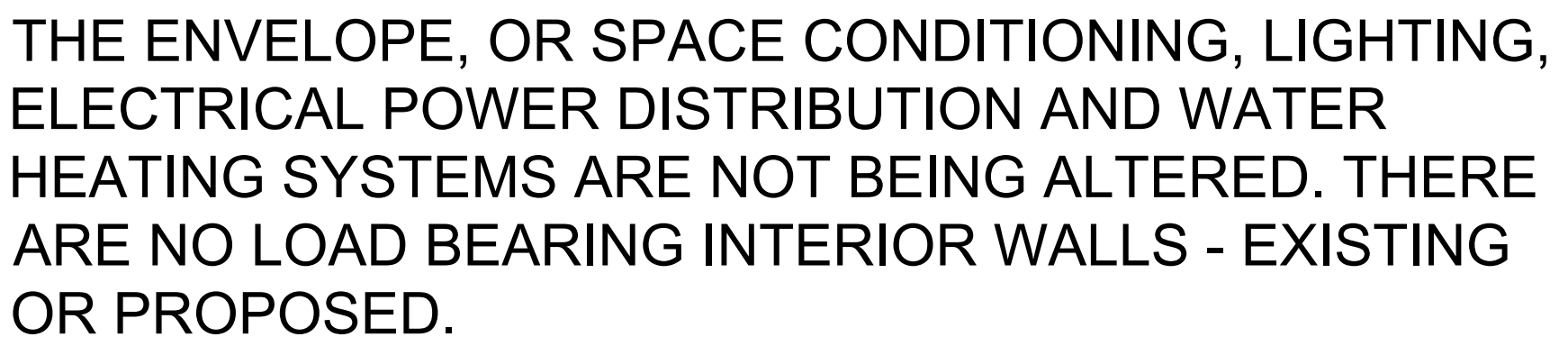
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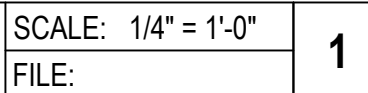
**ADA Counter
Elevation**

Drawing Number:

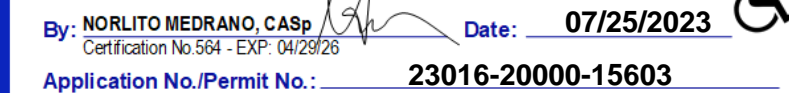
A4.01A



Existing ADA Restroom Floor Plan

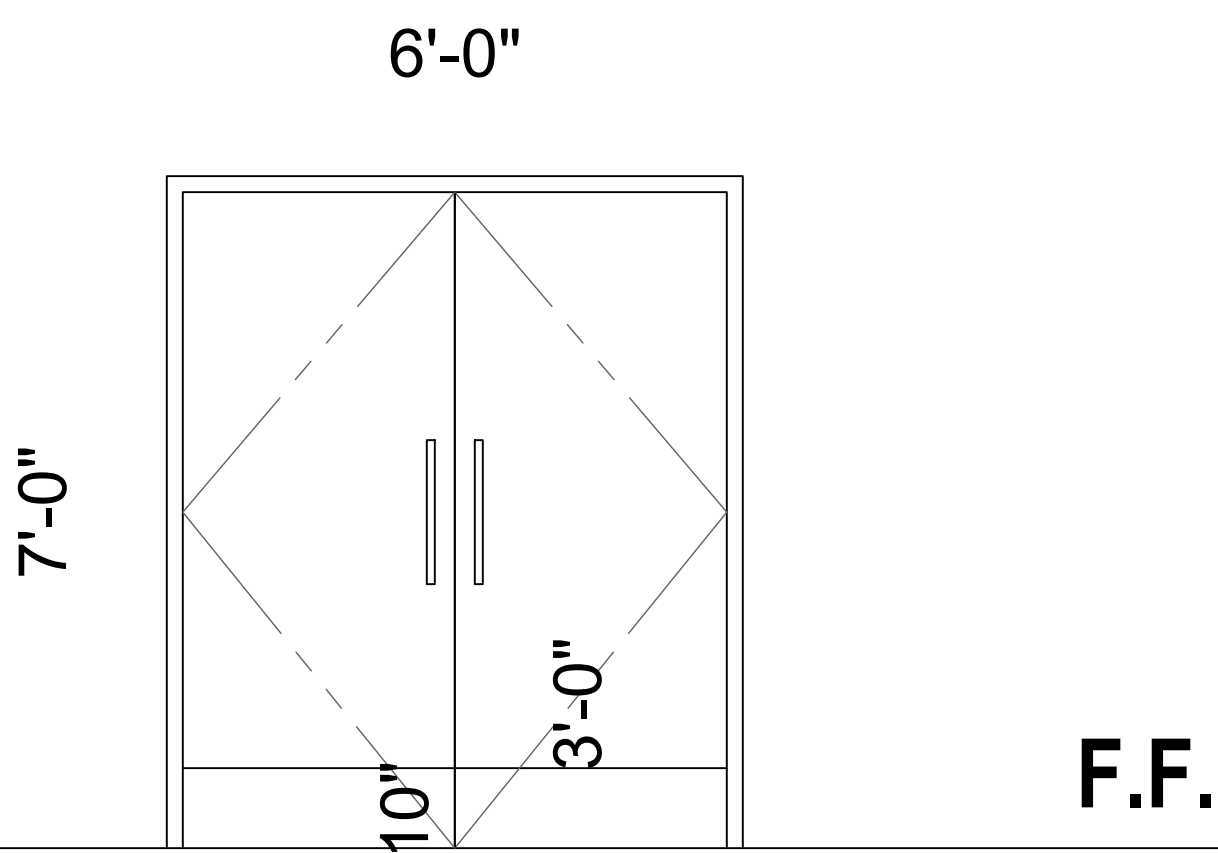
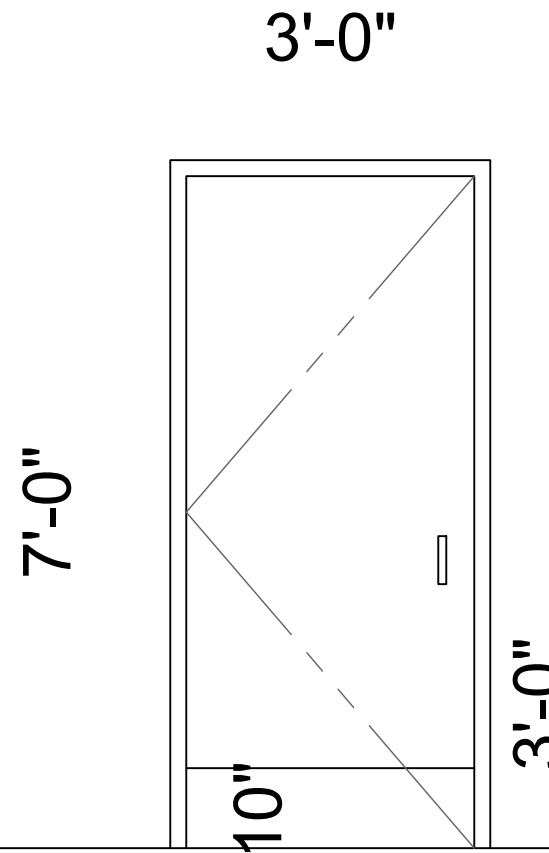
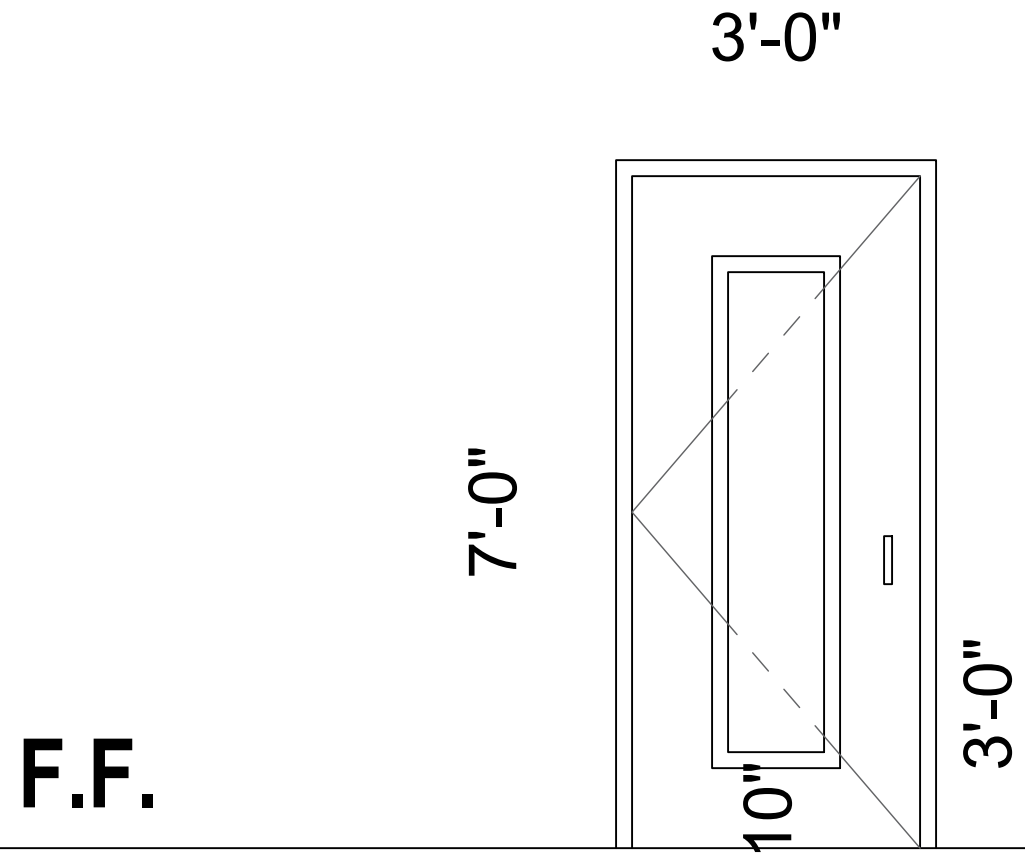



1



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City of Los Angeles, Department of Building & Safety

APPROVED PLANS

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No inspection can be scheduled until the permit fees have been paid.

By: **HERNAN ARREOLA** Date: **07/26/2023**

Application No./Permit No.: **23016-20000-15603**

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Swing Door

③

Swing Door

②

Double Swing Door

①

TYPE	WIDTH	HEIGHT	FRAME MATERIAL	GLASS	FINISH	FIRE RATING	DOOR HARDWARE	LOCATION
①	6'-0"	7'-0"	WOOD FRAME	-	-	-		SECURE CHECK-IN
②	3'-0"	7'-0"	WOOD FRAME	-	-	-		OFFICE, RESTROOM, BREAKROOM, SAFE ROOM, STORAGE
③	3'-0"	7'-0"	STOREFRONT	TEMPERED	-	-		ENTRY / EXIT (TO MATCH EXISTING STOREFRONT)


NOTES:

- THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS.
- FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 POUNDS FORCE.
- THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 POUNDS FORCE.
- THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15 POUNDS FORCE.
- EGRESS DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, PULLS LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MIN. TO 48 INCHES MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATIONS ARE PERMITTED AT ANY HEIGHT.

Door Threshold

SCALE: N T S
FILE:

15



City of Los Angeles, Department of Building & Safety

DISABLED ACCESS APPROVED PLANS

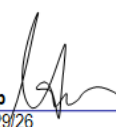
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By: **NORLITO MEDRANO, C.A.S.P.** Date: **07/25/2023**

Application No./Permit No.: **23016-20000-15603**





DOOR TYPE	HINGES	QUANTITY	HANDLE	QUANTITY	CLOSER	QUANTITY	LOCKSET	QUANTITY	SECURITY	QUANTITY
①	SINGLE ACTING CENTER PIVOT, TOP & BOTTOM, BARRIER FREE, HOLD OPEN	TOP - 1 LOT BOTTOM - 1 LOT	ADA COMPLIANT RECTANGULAR OFFSET PULL/PULL	1 LOT	FLOOR CONCEALED OR SIMILAR	1 LOT	MANUAL FLUSH BOLT ON PASSIVE LEAF ON MAIN ENTRANCE ONLY, RAIL LOCK	1 LOT	ENTRY / EXIT RELEASE TO DISPLAY AREA ONLY BY SECURE CHECK-IN	1 LOT
②	SINGLE ACTING CENTER PIVOT, TOP & BOTTOM, BARRIER FREE, HOLD OPEN	TOP - 1 LOT BOTTOM - 1 LOT	ADA COMPLIANT LEVER	1 LOT	FLOOR CONCEALED OR SIMILAR	1 LOT	RAIL LOCK	1 LOT	N/A	N/A
③	SINGLE ACTING CENTER PIVOT, TOP & BOTTOM, BARRIER FREE, HOLD OPEN	TOP - 1 LOT BOTTOM - 1 LOT	ADA COMPLIANT LEVER	1 LOT	FLOOR CONCEALED OR SIMILAR	1 LOT	RAIL LOCK	1 LOT	N/A	N/A

Door Schedule

SCALE: 1/4" = 1'-0"
FILE:

1

13741 Foothill Blvd,
Sylmar, CA 91342

OFF THE CHARTS

Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
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Revisions:

No.	Issue	Date
1	Plan Check Submittal	15 May 2023
2	Back Check Submittal	5 July 2023

Project Number:

31020078

Date:

File:

24 July 2023

Scale:

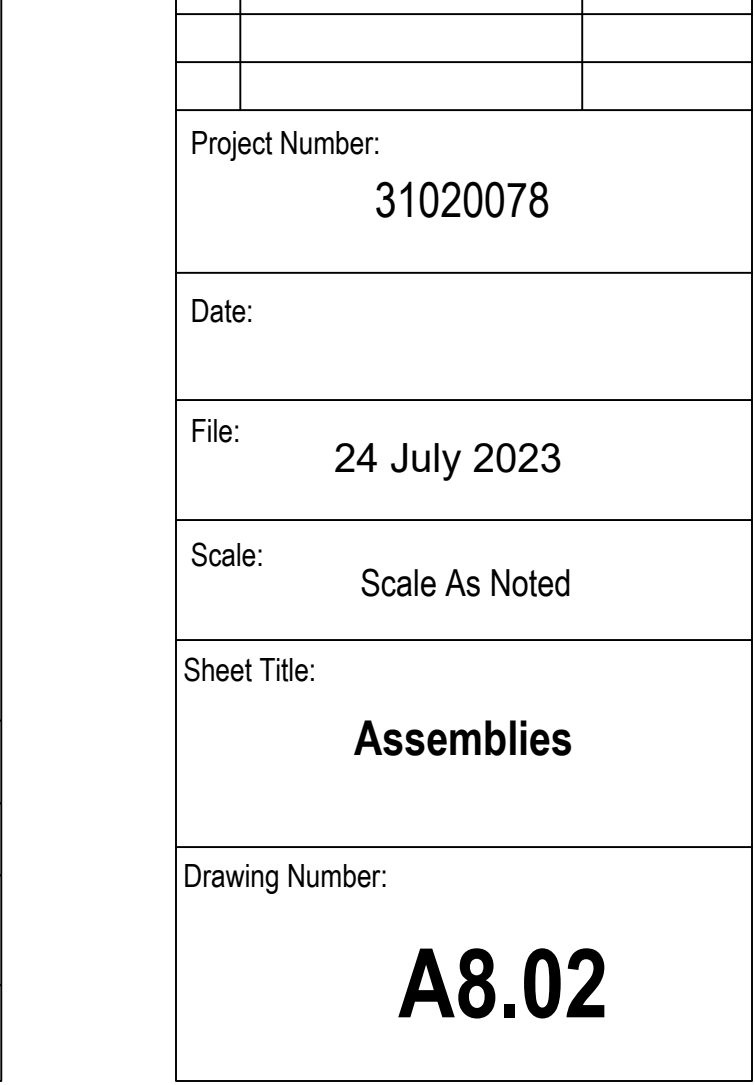
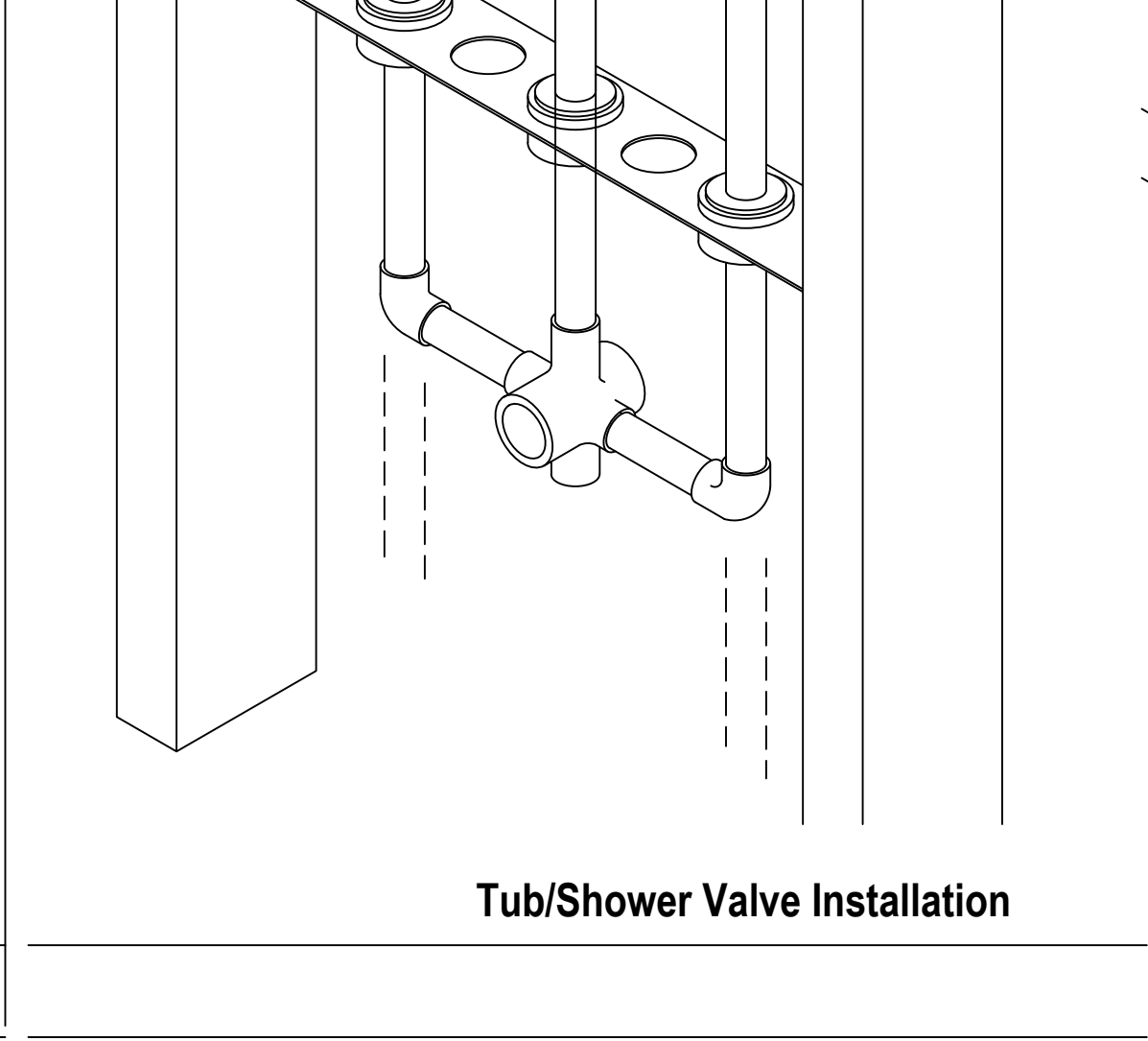
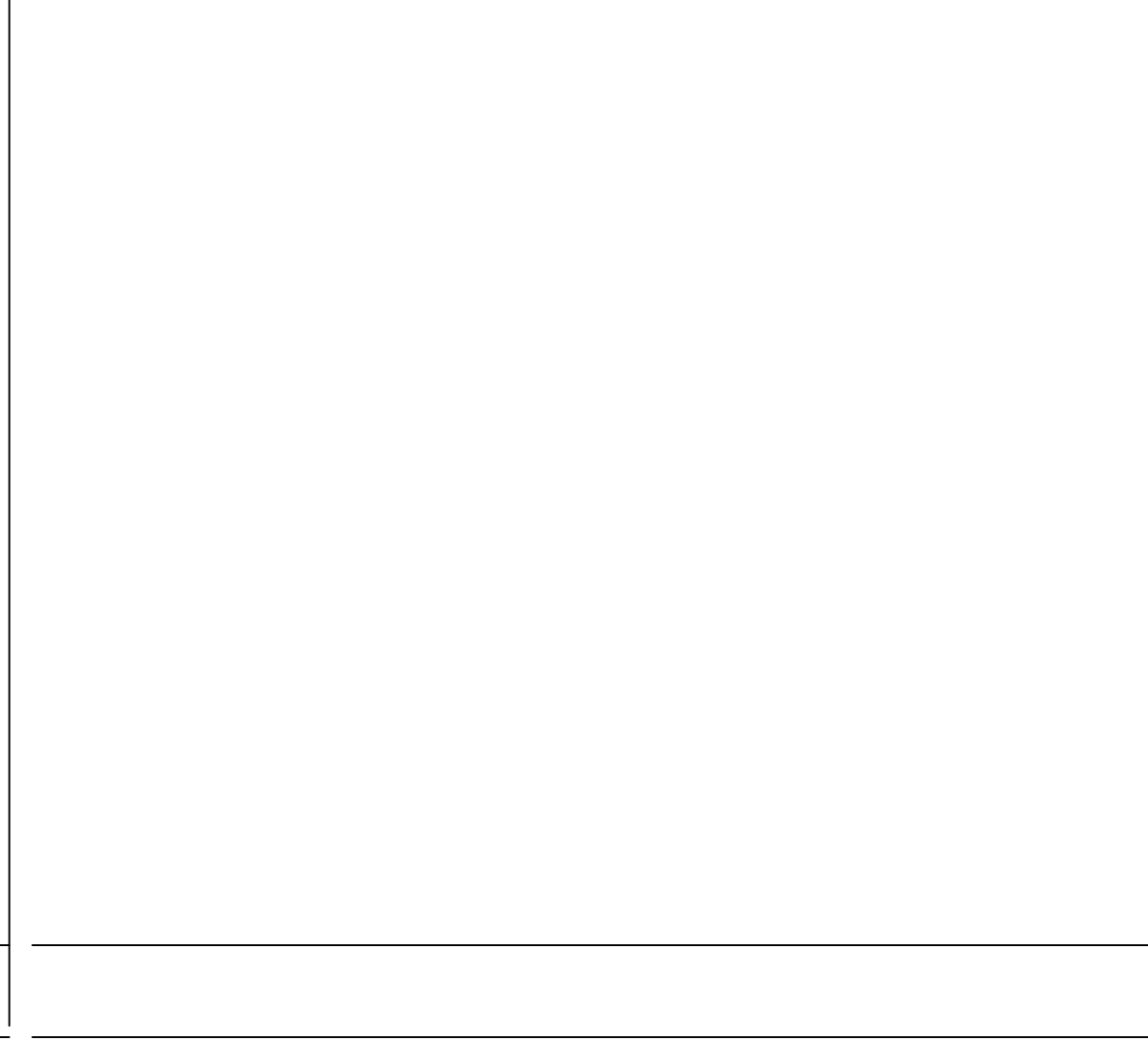
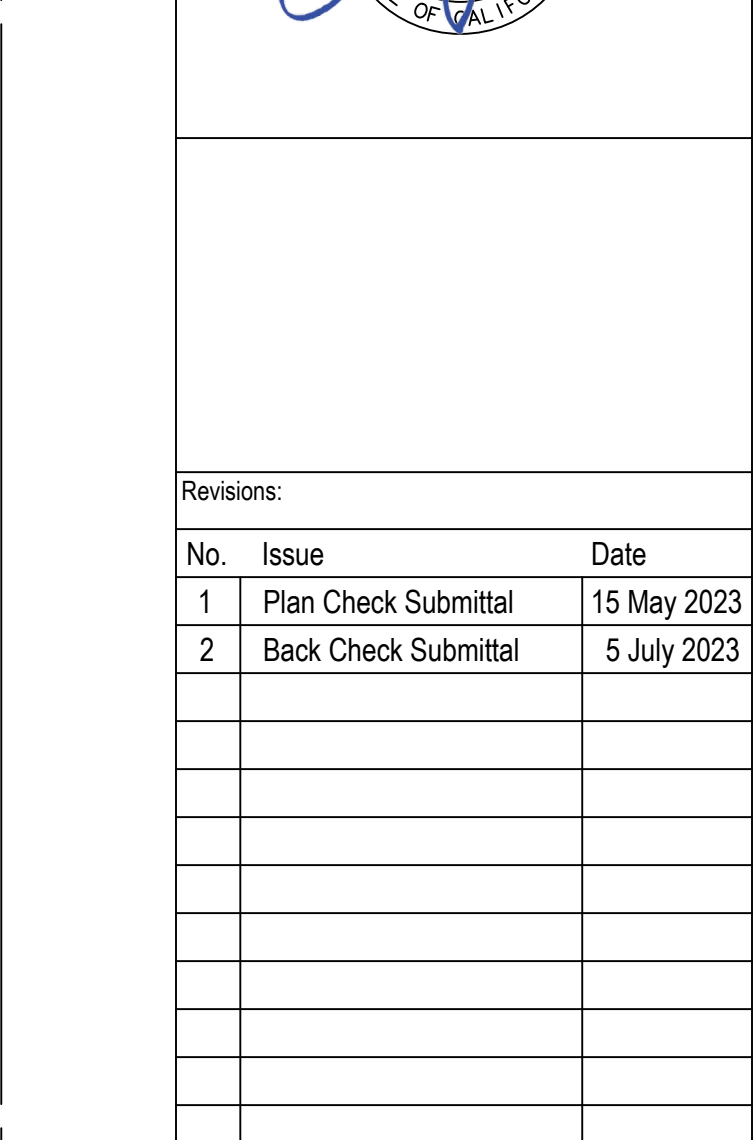
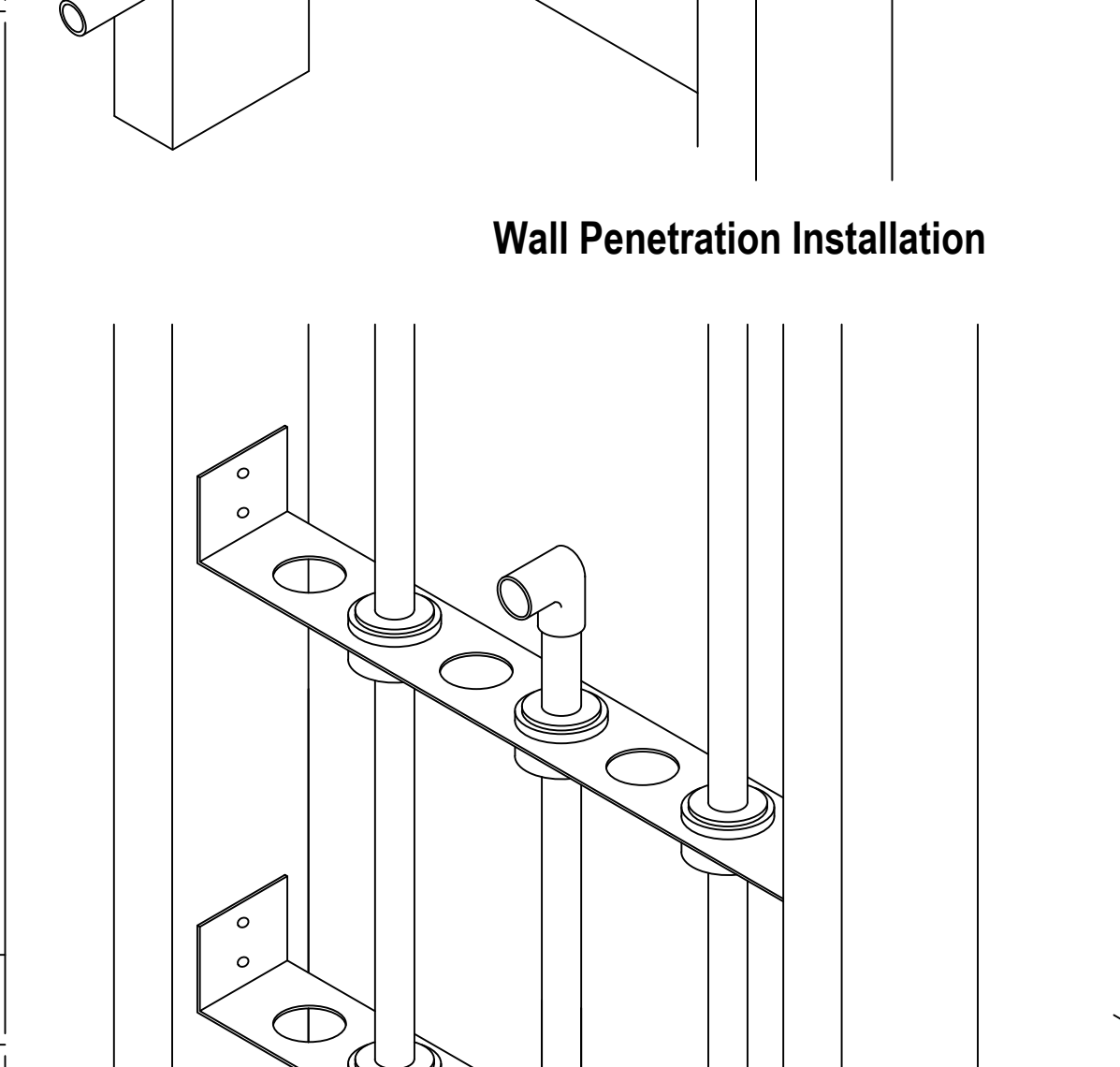
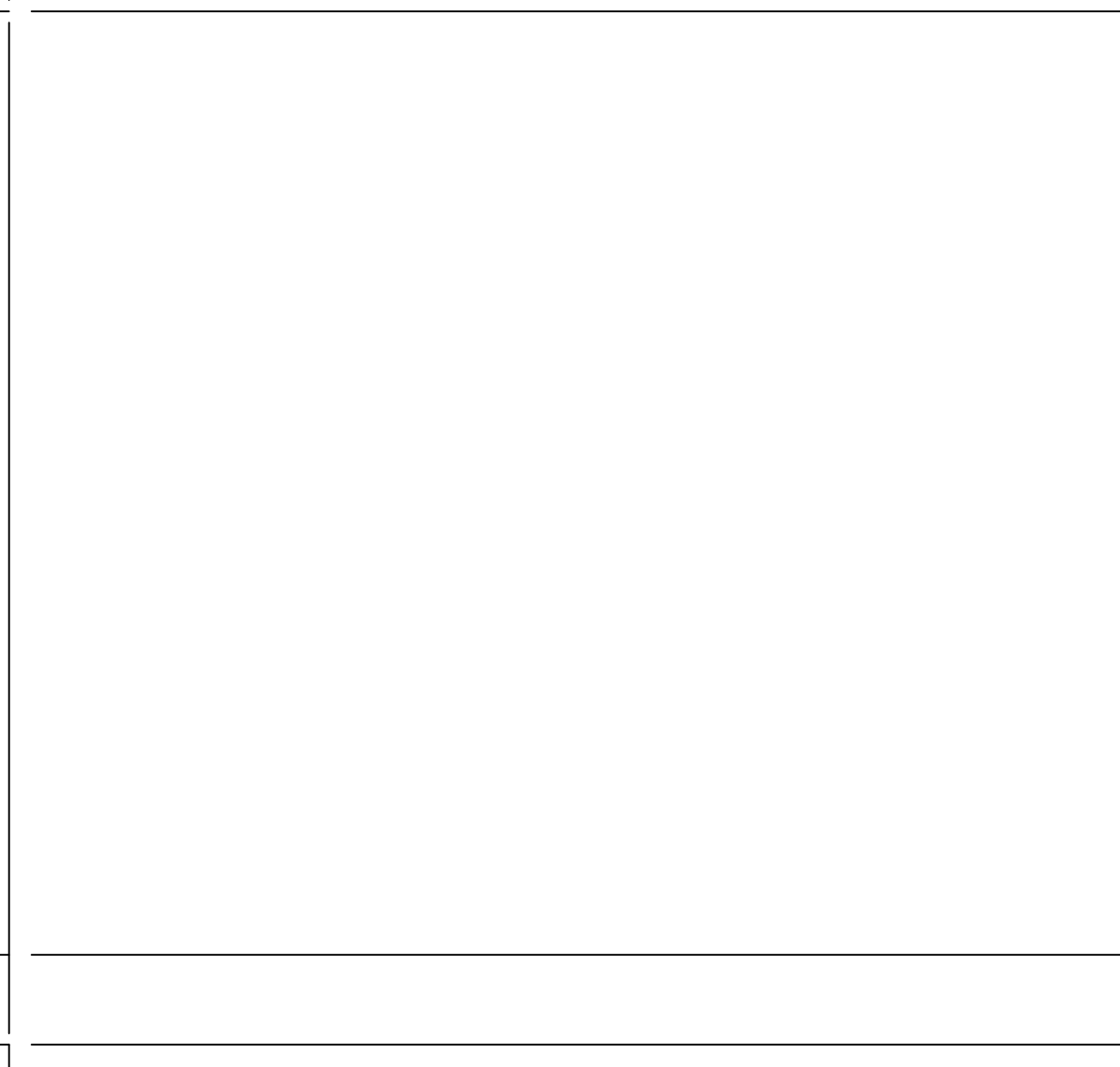
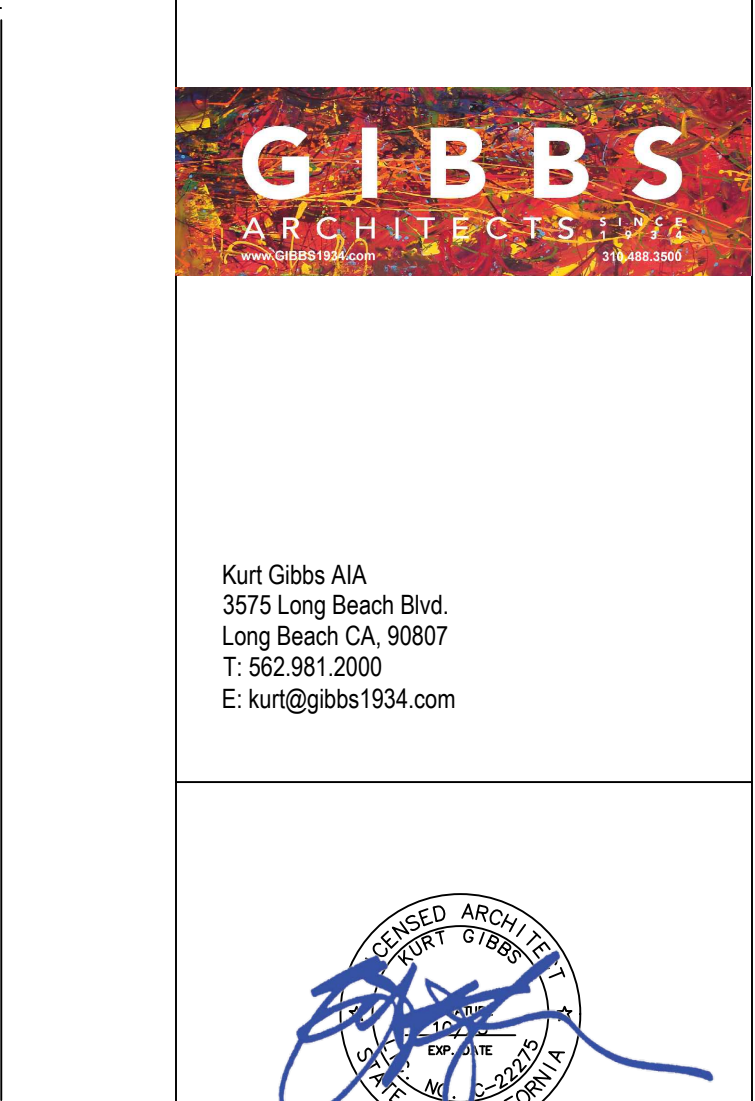
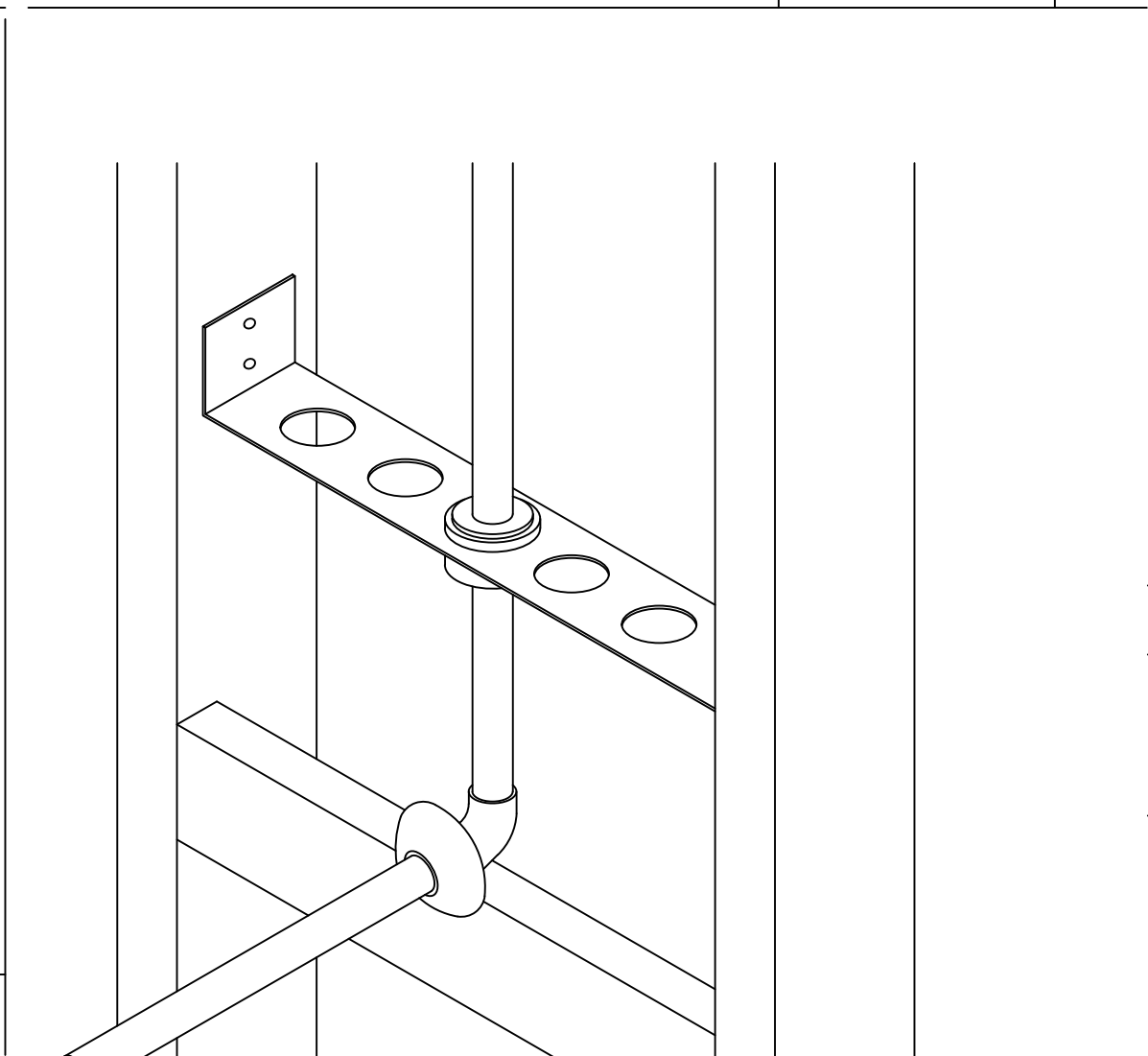
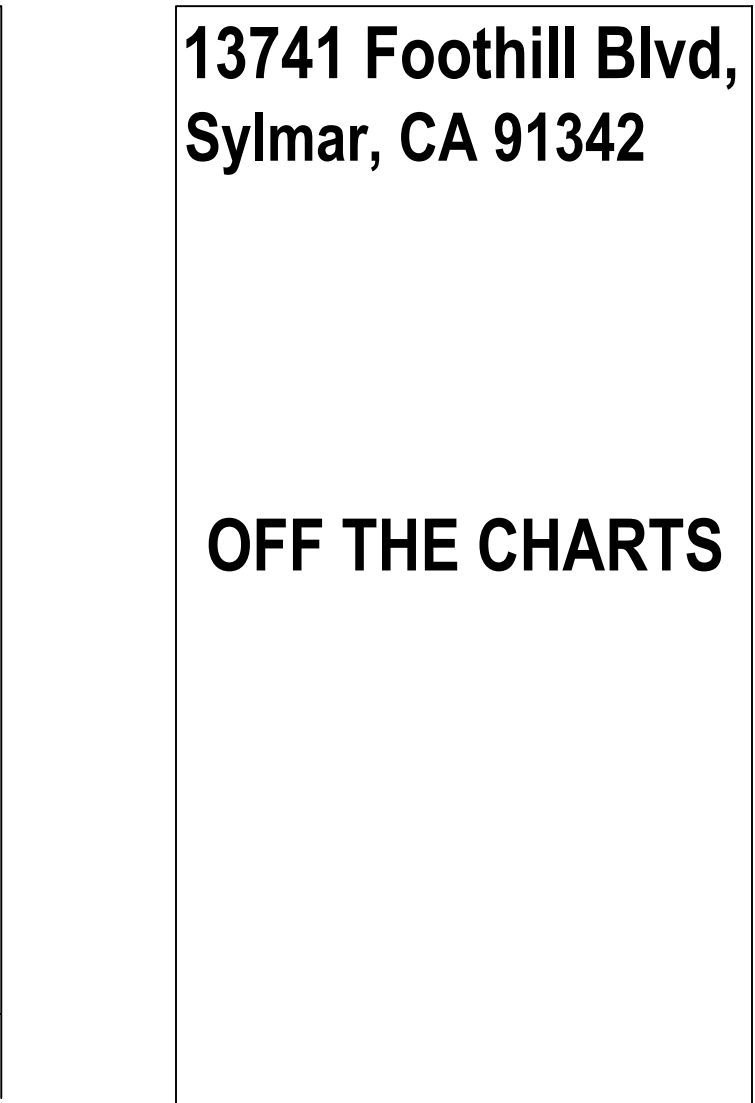
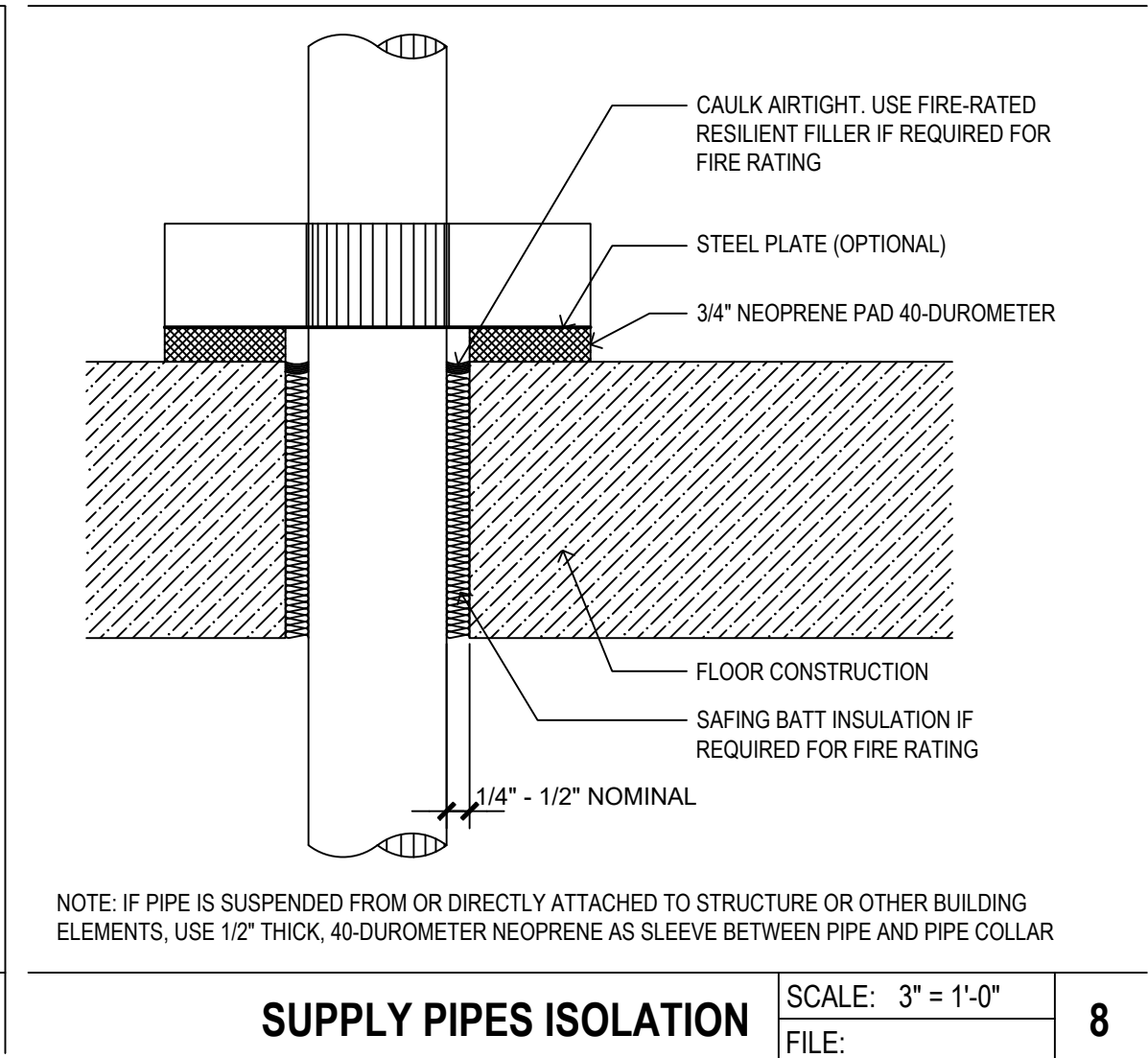
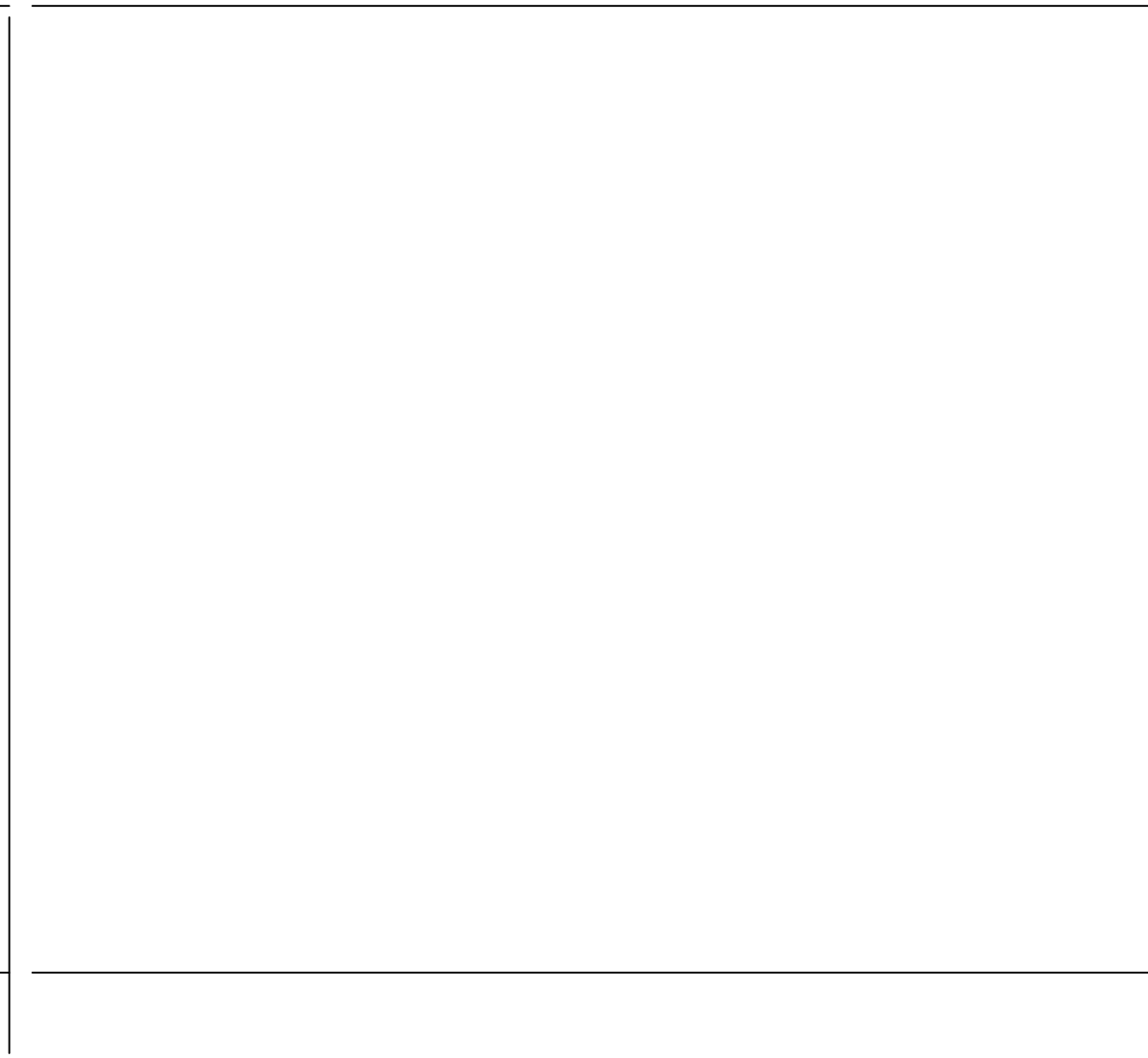
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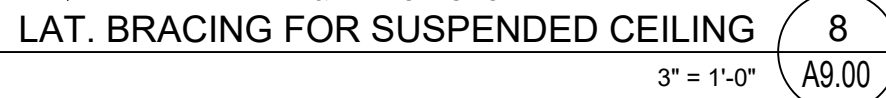
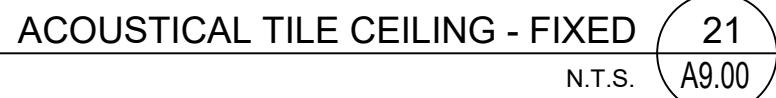
Sheet Title:

Door Schedule

Drawing Number:

A5.01





A9.00





City of Los Angeles, Department of Building & Safety
DISABLED ACCESS APPROVED PLANS




By: NORLITO MEDRANO, CASH
 (Certification No. 554 - Exp. 09/2026)

Date: 07/25/2023

Application No./Permit No.: 23016-020000-15603

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A9.01

SCALE: NTS	1
FILE:	

City of Los Angeles, Department of Building & Safety

APPROVED PLANS

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and the permit is issued.

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By: **HERNAN ARREOLA**

Date: **07/26/2023**

Application No./Permit No.: **23016-20000-15603**

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City of Los Angeles, Department of Building & Safety

DISABLED ACCESS APPROVED PLANS

By: **NORLITO MEDRANO, CASp**

Certification No. 564 - EXP. 04/28/28

Date: **07/25/2023**

Application No./Permit No.: **23016-20000-15603**

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DESCRIPTION		ADULT MEASUREMENTS
COMPLY WITH TABLE 1115B-1		
"N"	TOILET CENTERING FROM WALL/ PARTITION	17" - 18"
"O"	TOILET SEAT HEIGHT	17"-19" MIN.
"P"	GRAB BAR HEIGHT	33" - 36"
"Q"	TOILET PAPER IN FRONT OF TOILET FROM FACE OF TOILET TO CENTER OF TOILET PAPER DISPENSER	7" - 9"
"R"	NAPKIN DISPOSAL IN FRONT OF TOILET	40" MAXIMUM
"S"	DISPENSER OR MIRROR HEIGHT (TO BOTTOM OF REFLECTIVE SURFACE)	40" MAXIMUM
"T"	LAVATORY/SINK TOP HEIGHT	34" MAXIMUM
"U"	LAVATORY/SINK BOTTOM OF APRON (KNEE CLEARANCE)	29" MINIMUM
"V"	URINAL LIP HEIGHT	17" MAXIMUM
"W"	URINAL FLUSH HANDLE HEIGHT	44" MAXIMUM
"X"	DRINKING FOUNTAIN BUBBLER HT.	36" MAXIMUM
"Y"	DRINKING FOUNTAIN KNEE CLEARANCE	27"
"Z"	RAMP/STAIR HANDRAIL HEIGHT	34"-38"

NOTES:

- ROUGH-IN FOR FIXTURES, EQUIPMENT AND APPLIANCES SHALL BE AS INDICATED ON DRAWINGS AND AS SPECIFIED, INCLUDING THOSE ITEMS INDICATED AS FURNISHED BY OTHERS, FURNISHED BY OWNER, OR FUTURE CAPACITY. WHEN CONNECTIONS TO EQUIPMENT FROM CAPPED OR PLUGGED LINES ARE REQUIRED, CAPS OR PLUGS SHALL BE REMOVED AT TIME EQUIPMENT IS SET AND STOPS OR VALVES INSTALLED AND CONNECTIONS PROVIDED AS SPECIFIED.
- UNLESS OTHERWISE INDICATED, FIXTURES SHALL BE INSTALLED WITH 5/16" BRASS BOLTS OR SCREWS OF SUFFICIENT LENGTH TO SECURE FIXTURE TO BACKING, WALL OR CLOSET RINGS.
- FIXTURES INSTALLED AGAINST CONCRETE OR MASONRY WALLS SHALL HAVE THEIR HANGERS FASTENED WITH THE 5/16" BOLTS, PHILIP SHIELD TYPE ANCHORS, OR 2" UNIT ANCHORS. WOOD OR PLASTIC PLUGS ARE NOT PERMITTED.
- BACKING FOR HANGING OF PLUMBING FIXTURE AND EQUIPMENT SHALL BE INSTALLED IN SUPPORTING WALL AT TIMES ROUGH PIPING IS INSTALLED.
- 5A. FOR WOOD STUDS USE STEEL PLATE 1/4" THICK, NOT LESS THAN 4" WIDE STEEL PLATE SHALL BE ATTACHED TO STUD AT EACH END OF PLATE TO EACH STUD IT CROSSES. PLATE SHALL HAVE 2 PRE-DRILLED 1/8" HOLES FOR NO.14 HEAD SCREWS 2" IN LENGTH FROM EACH STUDS.
- 5B. FOR METAL STUDS USE STEEL PLATE 1/4" THICK, NOT LESS THAN 4" WIDE STEEL PLATE SHALL BE ATTACHED TO STUD AT EACH END OF PLATE TO EACH STUD IT CROSSES. PLATE SHALL BE ATTACHED TO METAL STUDS BY BOLTING WITH TWO 1/4" "U BOLTS" PER STUD WITH BOLTS TROUGH PLATE AND AROUND STUD FLANGE OR BY WELDING WITH 1/8" FILLET WELD FULL WIDTH OF STUD FLANGE, TOP AND BOTTOM OF PLATE.
6. PIPING SHALL BE STUBBED OUT TO EXACT LOCATION OF FIXTURES AND STUBS SHALL BE INSTALLED SYMMETRICAL WITH FIXTURES. HOT AND COLD WATER SUPPLIES FOR CENTER SET FAUCETS ON LAVATORIES SHALL BE INSTALLED ON 8 INCH CENTERS, UNLESS OTHER WISE SPECIFIED OR REQUIRED.
- **7. FLUSH VALVE SHALL BE 1-1/2" CLR. FROM GRAB BAR.

MOUNTING HEIGHT REQUIREMENTS

Fixtures and Accessories Mounting

SCALE: 1/2" = 1'-0"
FILE:

1

13741 Foothill Blvd,
Sylmar, CA 91342

OFF THE CHARTS

Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
T: 562.981.2000
E: kurt@gibbs1934.com

Revisions:		
No.	Issue	Date
1	Plan Check Submittal	15 May 2023
2	Back Check Submittal	5 July 2023

Project Number:
31020078

Date:

File:
24 July 2023

Scale:
Scale As Noted

Sheet Title:

ADA Details

Drawing Number:

A9.02

DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of the Business and Professions Code, and my license is in full force and effect.

Date 2-14-85 Lic. Class B1 Lic. Number 269760 Contractor JOHN G. GUTH
(Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Sec. _____ B. & P. C. for this reason: _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. FLB-731 Insurance Company FAIRVIEW INS CO

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 2-14-85 Applicant's Signature JOHN G. GUTH

Applicant's Mailing Address 820 ARROYO

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to obtain upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed. (See Sec. 91.02(c) LAMC)

Signed JOHN G. GUTH CONT'L 2-14-85

(Owner or agent having primary owner's consent) Position Date

Project Number:	31020078
Date:	
Title:	24 July 2023
Scale:	Scale As Noted
Sheet Title:	Existing Documents
Drawing Number:	

1

 **City of Los Angeles, Department of Building & Safety**
APPROVED PLANS



• This set of plans does not approval for construction until the required permit fees are paid and the permit is issued.

• No inspection can be scheduled until the permit fees have been paid.

By: **HERNAN ARREOLA** Date: **07/26/2023**

Application No./Permit No.: **23016-20000-15603**

• This set of plans **MUST** be at the job site during construction.

• It is unlawful to alter, change or modify these plans.

• The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.

• **SEPARATE** permits are required for **BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLER, ELEVATOR, HVAC**, unless this permit was issued as a combination permit for One or Two Family Dwelling pursuant to LANC Section 31.007.2.2 and the work by that trade does not require Plan Check.

This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

- (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.*

None.

- (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.*

Project size: 1,867 sq ft; Lot Size: 31,107.2 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.*

TBD

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

6:00am - 10:00pm Sunday - Saturday

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

Shift 1: 6:00am - 2:00pm
Shift 2: 2:00pm - 10:00pm

5 employees 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.*

Frequency of deliveries: 2 per day
Vehicle Trips: 100 customers per day

- (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.*

Municipal, LADWP

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

None.

4. Environmental Setting:

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

The project site has little natural characteristics, some patches of grass, otherwise lot is completely paved. Behind the site but not on the property, there are some shrubs and grass on a slight slope that separates the property from highway 210.

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

The site has no slope. Behind the property there is a small slope that separates the property from highway 210.

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

There are no natural characteristics on the site, except a couple matches of grass in landscaping bays.

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

None.

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

None.

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

None.

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

None.

- (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:

None.

- (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:

No increase in solid waste, no hazardous waste contemplated by the project.

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

Source of Energy: LADWP

Anticipated energy per day: 50 kWh

Energy needs: lighting fixtures, point of sales, heating, ventilation, and air-conditioning; computers.

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

No expansion contemplated.

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.*

Water sense faucets

LED Lights

Insulation for energy efficiency

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

N/A

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

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

Partial List of Categorical Exemptions under CEQA

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

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



City of Los Angeles Department of City Planning

10/22/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

13741 W FOOTHILL BLVD

ZIP CODES

91342

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9937
CPC-7161
CPC-3427
CPC-2010-589-CRA
CPC-2006-5569-CPU
CPC-1990-345-CPR
CPC-1984-280-ZC
ORD-184269-SA1040
ORD-184268
ORD-172470-SA28
ORD-160066
ORD-116097
ORD-116096
ORD-112688
PMEX-2957
ENV-2006-5624-EIR
ND-84-203-ZC
AFF-58799

Address/Legal Information

PIN Number	225B157 795
Lot/Parcel Area (Calculated)	31,107.2 (sq ft)
Thomas Brothers Grid	PAGE 482 - GRID B3 PAGE 482 - GRID B4
Assessor Parcel No. (APN)	2509015020
Tract	TR 23489
Map Reference	M B 656-15
Block	None
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	225B153 225B157

Jurisdictional Information

Community Plan Area	Sylmar
Area Planning Commission	North Valley
Neighborhood Council	Sylmar
Council District	CD 7 - Monica Rodriguez
Census Tract #	1061.14
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL-CPIO
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2374 State Enterprise Zone: Los Angeles ZI-2512 Housing Element Inventory of Sites ZI-2445 Community Plan Implementation Overlay: Sylmar ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Sylmar
Subarea	Commercial Center
CUGU: Clean Up-Green Up	None

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

HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	Alcohol Sensitive Use Zone (RBPB): Beer and Wine Only
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	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 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Assessor Information	
Assessor Parcel No. (APN)	2509015020
APN Area (Co. Public Works)*	0.714 (ac)
Use Code	1700 - Commercial - Office Building - One Story
Assessed Land Val.	\$476,119
Assessed Improvement Val.	\$541,216
Last Owner Change	03/10/2021
Last Sale Amount	\$2,250,022
Tax Rate Area	16
Deed Ref No. (City Clerk)	889845
	810383
	7-611
	510508
	505488
	4-326
	284725
	2765951
	2552757
	2073869
	1516708
	1431364
	0390255
Building 1	
Year Built	1985
Building Class	D6B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	14,848.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4

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Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2509015020]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
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	YES
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Sierra Madre Fault Zone (San Fernando)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	2.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	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: 2509015020]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

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

Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.01 Units, Lower
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	Valley
Division / Station	Mission
Reporting District	1918

Fire Information

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

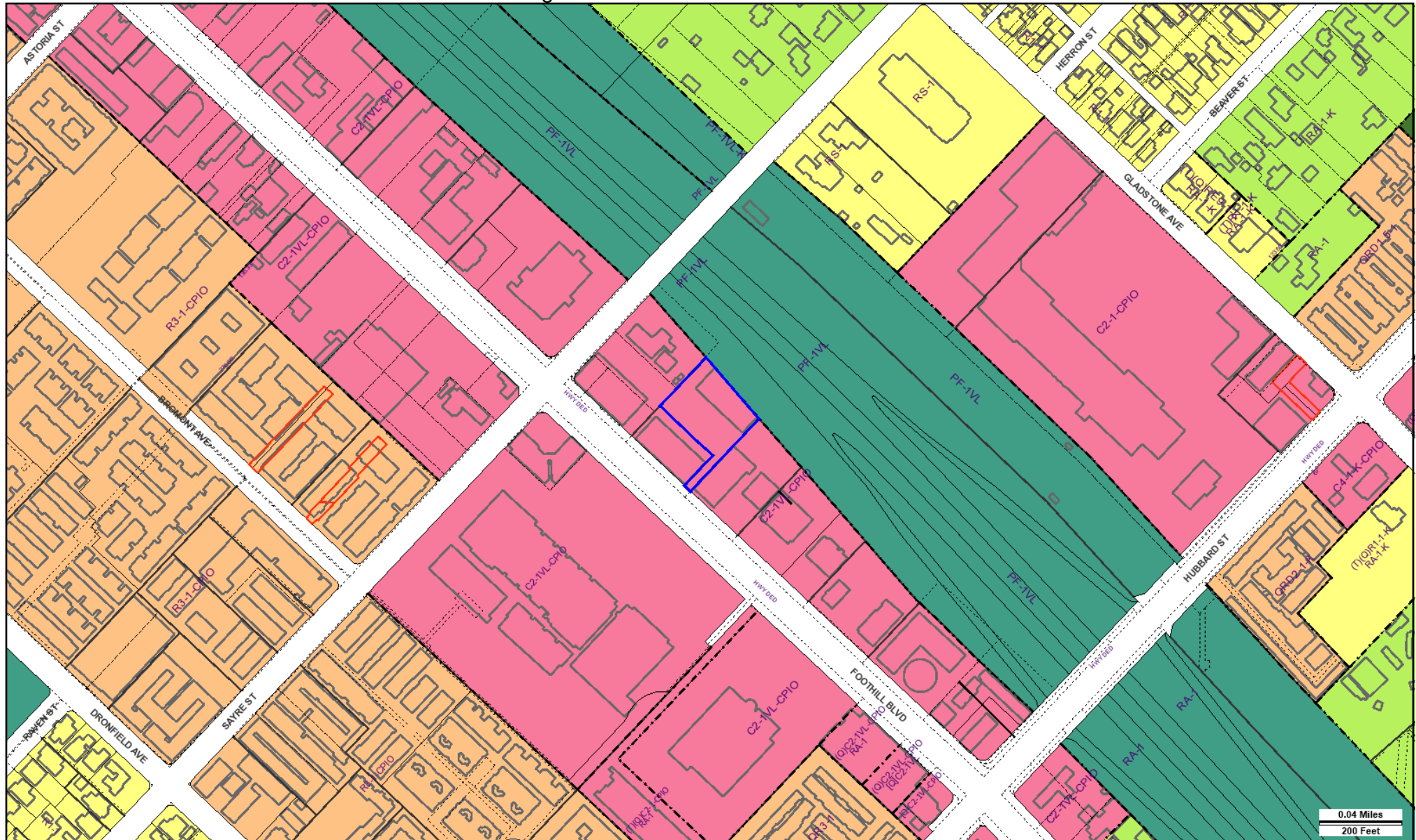
CASE SUMMARIES

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

Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	CPC-2006-5569-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE
Case Number:	CPC-1990-345-CPR
Required Action(s):	CPR-COMMUNITY PLAN REVISION
Project Descriptions(s):	REVISION OF THE SYLMAR COMMUNITY PLAN (DAN GREEN, SILVERMAN)
Case Number:	CPC-1984-280-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	CHANGE OF ZONE FROM P-1 TO C2-1 ON AN IRREGULAR-SHAPED PARCEL OF LAND LYING ON THE NORTHEASTERLY SIDE OF FOOTHILL BLVD. BEGINNING APPROX. 370 FT. SOUTHEASTERLY OF SAYRE ST. HAVING A FRONTAGE OF 20 FT., A DEPTH OF 240 FT. (TO FOOTHILL FRWY.) AND A MAX.WIDTH OF APPROX. 195 FEET
Case Number:	ENV-2006-5624-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE
Case Number:	ND-84-203-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

- CPC-9937
- CPC-7161
- CPC-3427
- ORD-184269-SA1040
- ORD-184268
- ORD-172470-SA28
- ORD-160066
- ORD-116097
- ORD-116096
- ORD-112688
- PMEX-2957
- AFF-58799



Address: 13741 W FOOTHILL BLVD

APN: 2509015020

PIN #: 225B157 795

Tract: TR 23489

Block: None

Lot: 2

Arb: None

Zoning: C2-1VL-CPIO

General Plan: Community Commercial



LEGEND

GENERALIZED ZONING

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


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
---	----------------





PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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



MISC. LINES























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

POINTS OF INTEREST





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

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)


























-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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