

Notice of Exemption

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. 100036

Project Applicant: Westside Caregivers Club, Inc.

Project Location - Specific:

7731 N Hayvenhurst Avenue, Van Nuys, CA 91406 / Hayvenhurst Ave and Saticoy St

Project Location - City: Van Nuys

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Retail sales, manufacturing and distribution 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: Westside Caregivers Club, Inc.

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 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: 12/19/2024 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 258448



FILED

Dec 27 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by CAROLINA QUEVEDO

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

THIS NOTICE WAS POSTED

ON December 27 2024

UNTIL January 27 2025

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-24-100036-ANN, LA-C-24-100036-ANN / Retail with on-site sales (Type 10), Manufacturing (Type 6) & Distribution (Type 11)

LEAD CITY AGENCY:

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 100036-ANN

PROJECT TITLE

DCR CORE RECORD NO. 100036

COUNCIL DISTRICT

6

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

7731 N Hayvenhurst Avenue, Van Nuys, CA 91406 / Hayvenhurst Ave and Saticoy St

Map attached.

PROJECT DESCRIPTION:

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

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Westside Caregivers Club, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail with on-site sales (Type 10), Manufacturing (Type 6) & Distribution (Type 11)

DISTRIBUTION: County Clerk, Agency Record

Rév. 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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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.:	100036
Applicant Name:	Westside Caregivers Club, Inc.
DCR Record No. / Activities Requested:	LA-R-24-100036-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:	7731 N Hayvenhurst Avenue Van Nuys, CA 91406
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	6 Lake Balboa None Reseda-West Van Nuys M2-1
LAMC Section / "Phase":	104.07 / Phase 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	No No
Social Equity Applicant / Ownership %:	No
Environmental Analysis/Clearance: ENV-100036-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 7731 N Hayvenhurst Avenue, Van Nuys, CA 91406, a parcel zoned for Light Manufacturing purposes. The Applicant was issued Temporary Approval by DCR with an effective date of June 5, 2019. Since that time, the Applicant has completed all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant currently possesses a State provisional License, C12-0000266-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through September 15th, 2025. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

DEPARTMENT ANNUAL LICENSING RECOMMENDATION:

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.

COMMUNITY INPUT:

On or about September 4th, 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 26th, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. DCR did not receive oral or written testimony for this Applicant.

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

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

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 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 of a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;

- Revocation of Temporary Approval;
- Failing a Business Premises inspection by DCR, another City agency, or the Los Angeles County Department of Public Health; or
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 *et seq.*;
- An Owner is an individual who holds office in, is employed by any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity; and,
- An Owner is an entity incorporated outside of the United States.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing site zoned for Light Manufacturing, M2-1 at 7731 N Hayvenhurst Avenue, Van Nuys, CA 91406 (Assessor's Parcel Number 2205-009-092. 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

Light Manufacturing/M2-1

Surrounding Land Use/Zoning Designations

Light Manufacturing / M2-1

Light Manufacturing / M2-1VL

Subject Property

The subject site is a fully developed lot within the Reseda-West Van Nuys Community Plan Area. The lot is approximately 480 feet deep and a width of 528 feet along Hayvenhurst Avenue. The site is currently developed with a Industrial-Light Manufacturing-One Story building, built in 2003 proposed to be maintained.

The site has a Light Manufacturing land-use designation and is zoned M2-1. The site is located within Council District 6, Lake Balboa Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include Light Manufacturing uses within 200 feet of the site. The immediate area along Hayvenhurst Avenue is predominantly developed with Light Manufacturing uses, zoned M2-1, Light Manufacturing, zoned M2-1VL. (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 102,824 gross square feet, zoned M2-1 with a Industrial-Light Manufacturing-One Story building originally constructed in 2003. 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 102,824 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Light Manufacturing and developed with a mix of Light Manufacturing, Industrial, and Recreational buildings along Hayvenhurst Avenue between Armintha Street and Saticoy Street.

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

November 14, 2024

Date

EXHIBITS:

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



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): 10/20/2023

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

DCR Record No.: LA-R-23-100036-ANN/ LA-C-23-100036-ANN

Applicant Entity Name: Westside Caregivers Club, Inc Final Bell WS

License Type(s): Manufacturing, Distribution, non storefront retail (delivery)

Business Premises Location: 7731 Hayvenhurst Ave. Van Nuys, CA 91406

County: Los Angeles Assessor's Parcel Number (APN): 2205-009-092

Council District: CD 6 Neighborhood Council: Lake Balboa

Community Plan Area: Reseda - West Van Nuys

Zoning: M2 Specific Plan Area: none

General Plan Land Use: Light Manufacturing Redevelopment Project Area: none

Business Improvement District: none Promise Zone: none

State Enterprise Zone: Los Angeles SEZ Historic Preservation Review: None

LAPD Division/Station: Valley LAFD District/Fire Station: 90

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

Categorical Exemption Evaluation Form

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

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

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

Westside Caregivers Club Inc. will engage in commercial cannabis distribution, manufacturing and non store retail (delivery) activity. There are no other commercial cannabis activities occurring at the proposed premises.

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.

Manufacturing
Cannabis manufacturing inside an existing building is proposed on-site. No increase in noise above existing ambient noise levels, including noise from the heating, ventilation, and air conditioning (HVAC) system would occur. Operations would be confined to the indoors and would not use heavy machinery for manufacturing operations.
Distribution and Retail
Potential sources of operational noise would be vehicles entering and exiting the parking lot, conversations between patrons while entering and exiting the building, and HVAC equipment. However, no change in land use would occur as a result of the proposed project.

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.

n/a

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.

TM



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

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

n/a



7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures)? Yes No

Describe size of structure to be demolished and location.

n/a



Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

1. Does the project involve the replacement or reconstruction of an existing structure on the same site as the structure being replaced or reconstructed? Yes No

Describe both the existing structure and replacement structure, including the location on the site. Cite source(s) of information.

The proposed project involves the licensing of a proposed cannabis microbusiness that involves manufacturing, distribution, and retailing and will operate out of an existing industrial building in an urbanized area of the city of Los Angeles. The project would not involve construction of new housing at the project site or in the vicinity.

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

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

n/a

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

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

n/a

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.

n/a

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.

n/a

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.

n/a

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.

n/a

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

Cite source(s) of information.

n/a

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.

n/a

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.

n/a

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.

n/a

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.

The proposed project is a commercial cannabis manufacturer, distributor, retailer microbusiness licensing application for Westside Caregivers. The project site is an existing one-story, approximately 20,000-square-foot industrial building located within an existing industrial park that includes an surface parking lot, accessible from Hayvenhurst Avenue. The proposed project would include approximately 4,500 square feet of common area and offices, 8,000 square feet of manufacturing space, 5,000 square feet of distribution space, and 1,000 square feet of non store retail dispensary space.

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.

TOTAL SQ FT 53,675

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

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

The project site is located within an industrial, urban area of Los Angeles surrounded by industrial and commercial land uses. The project site is in an urban industrial setting. The project site is located in an existing industrial park with an associated surface parking lot. Hayvenhurst Avenue is located to the east and Saticoy Street to the south. The Van Nuys Airport is located approximately 600 feet east of the project site.

3. Does the project site have value as habitat for endangered, rare, or threatened species? Yes No

Describe any habitat for endangered, rare, or threatened species identified on or near the project site (if applicable). Cite source(s) of information.

n/a

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.

n/a

5. Can the project site be adequately served by all required utilities and public services? Yes No

Describe which utilities and public services serve the project site. Cite source(s) of information.

The Los Angeles Bureau of Sanitation (LASAN)
The Los Angeles Department of Water and Power (LADWP)
Los Angeles Fire Department (LAFD)
Los Angeles Police Department (LAPD)

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.*

The project site is not on or near any state or City-designated scenic highways (California Department of Transportation 2011; City of Los Angeles 2016, Map A2).

- 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.

the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. According to a search of GeoTracker, EnviroStor, and the Superfund Enterprise Management System, there are no active designated hazardous waste sites on the project site. Therefore, this exception does not apply to the Westside Caregivers commercial cannabis microbusiness licensing application.

3. Would the project result in a substantial adverse change in the significance of a historical resource? Yes No

List the historic resource(s) potentially affected and describe the potential effects (if applicable). Cite source(s) of information.

The project site does not have any historically significant structures or resources on-site or surrounding the project site (City of Los Angeles 2015). The project site is in an industrial area and has been previously disturbed in conjunction with the construction of the existing industrial park and surface parking lot. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource.

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.

All of the project effects are identified as No 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.

The Westside Caregivers commercial cannabis microbusiness licensing application involves licensing a business that would not involve any unusual circumstances that would result in significant effects on the environment. Therefore, the proposed project would not have a reasonable possibility

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.

n/a

CEQA Exemption PetitionClass: 1 Category: Class 1 Categorical exemption

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

The applicability of CEs is qualified by the exceptions listed in Section 15300.2(a) through (f) of the State CEQA Guidelines:

15300.2(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant

15300.2(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

15300.2(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

15300.2(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

15300.2(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

15300.2(f) Historical Resources.

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

6. References

California Department of Toxic Substances Control (CDTSC). 2019. EnviroStor database. https://www.envirostor.dtscc.ca.gov/public/hwmp_profile_report?global_id=CAD044696102&starttab= (accessed April 2019).
California Department of Transportation (Caltrans). 2011. California Scenic Highway Mapping System. Last modified: September 7, 2011. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/ (accessed April 2019).
Los Angeles, City of. 2015. Historic Resources Survey Report - Reseda-West Van Nuys Community Plan Area. July 2015. http://preservation.lacity.org/sites/default/files/Survey_LAResedaWestVanNuys_SurveyReport.pdf (accessed April 2019).
2016. Mobility Plan 2035. September 7, 2016. Map 2A. <https://planning.lacity.org/documents/policy/mobilityplanmemo.pdf> (accessed April 2019).
State Water Resources Control Board (SWRCB). 2015. Marquart Company, GeoTracker. <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=7731+Hayvenhurst+Ave+%2C+Van+Nuis> (accessed April 2019).

2. Project Location and Surrounding Land Use.

(a) Describe Project Location: *Provide detailed information about the project location and any other physical description that clearly indicates the project site location.*

The project site is an approximately 20,000-square-foot commercial cannabis microbusiness with an associated surface parking lot. The project site is located at 7731 Hayvenhurst Avenue in Van Nuys, California 91406 (Assessor's Parcel Number 2205-009-092).

(b) Existing Land Uses/Zoning: *Describe the current land uses on the project site and any existing buildings and structures. Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

The property is located in the Zone M2-1. The M2 zoning indicates that the land use is designated for light industrial activities. The 1 indicates that the site is within Height District 1 and is not restricted in height. Chapter X, Article 5, Section 105.02(a)2.(A)(1) of the Los Angeles Municipal Code (LAMC) permits microbusiness commercial cannabis activity within the M2 zone.

- (c) **Previous Use:** Describe the previous use of the Project site or facility, if known. Include an estimate of the time such previous operations ceased, if such information is available.

n/a

- (d) Was the site previously used for a similar use? The key consideration is whether the project involves negligible or no expansion of an existing use.

The proposed project involves the licensing of a proposed commercial cannabis microbusiness that involves manufacturing, distribution, and retailing and that would operate out of an existing industrial building in an urban area of the city of Los Angeles. The project does not include development that would increase the use of existing park or recreational facilities and would not result in the construction or expansion of recreational facilities.

- (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).

Westside Caregivers Club Inc. will engage in commercial cannabis distribution, manufacturing and non store retail activity. There are no other commercial cannabis activities occurring at the proposed premises.

- (b) Cannabis Operation Activities Owned by the Same or Different Businesses: *Describe any additional cannabis operation activities existing or proposed either owned by the same or different businesses on the property.*

There are no other commercial cannabis activities occurring at the proposed premises.

- (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.*

Total Floor Area 23,090.50 sq.f.
Lot size: 6,905.387 sq.f.

- (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.*

WESTSIDE CAREGIVERS CLUB, INC. | C12-0000266-LIC

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

Hours of operation will be from approximately 6:00 a.m. to 10:00 p.m. - Monday through Friday as required and on weekends when necessary depending on operational need.

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

the number of anticipated employees onsite during operating hours is 10-15.

- (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.*

Approximately 1-5 shipments will occur daily.

- (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.*

Los Angeles Department of Water and Power
This business does not need a new or amended water right. The Los Angeles Regional Water Quality Control Board has issued a Notice of Applicability for coverage under the State Water Resources Control Board's General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, WDID NO. 4_19CC436481.

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

City wastewater collection facilities run by the Sanitation Districts of Los Angeles County

4. Environmental Setting:

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

Set in a business park adjacent to the Van Nuys airport

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

City streets, industrial buildings and flat land.

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

Trees, palm trees and small grass areas. Drainage to the LA sewer system

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

n/a

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

n/a

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

n/a

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

n/a

- (h) Identify the location, type, and quantity of hazardous materials, as defined by Health and Safety Code section 25260, that are stored, used, or disposed of at the project site and a copy of the Hazardous Material Business Plan (HMBP) prepared for the proposed premises, if any:

Westside Caregivers Club Inc. will not be storing hazardous materials. Waste will be disposed of in proper waste bins provided by a licensed waste management company.

- (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:

The project will not increase the quantity and type of solid or hazardous waste.

- ① 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:

Energy is supplied by the Los Angeles Department of Water and Power. The building has amps of power.

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.

n/a

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.*

n/a

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).*

please see CEQA Categorical Exemption Report attached

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

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

← 7731 Hayvenhurst Avenue, Van 🔍 ✕

Los Angeles, California

 Google Street View

Apr 2019

[See more dates](#)

Map details ✕



Transit



Traffic



Biking



Terrain



Street View



Wildfires



Air Quality

Map tools



Travel time



Measure

Map type



Default



Satellite

Globe view 

Labels



Google



Map details ✕

-  Transit
-  Traffic
-  Biking
-  Terrain
-  Street View
-  Wildfires
-  Air Quality

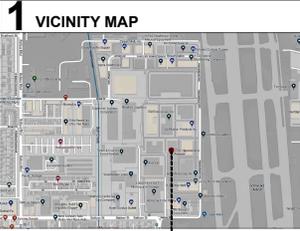
Map tools

-  Travel time
-  Measure

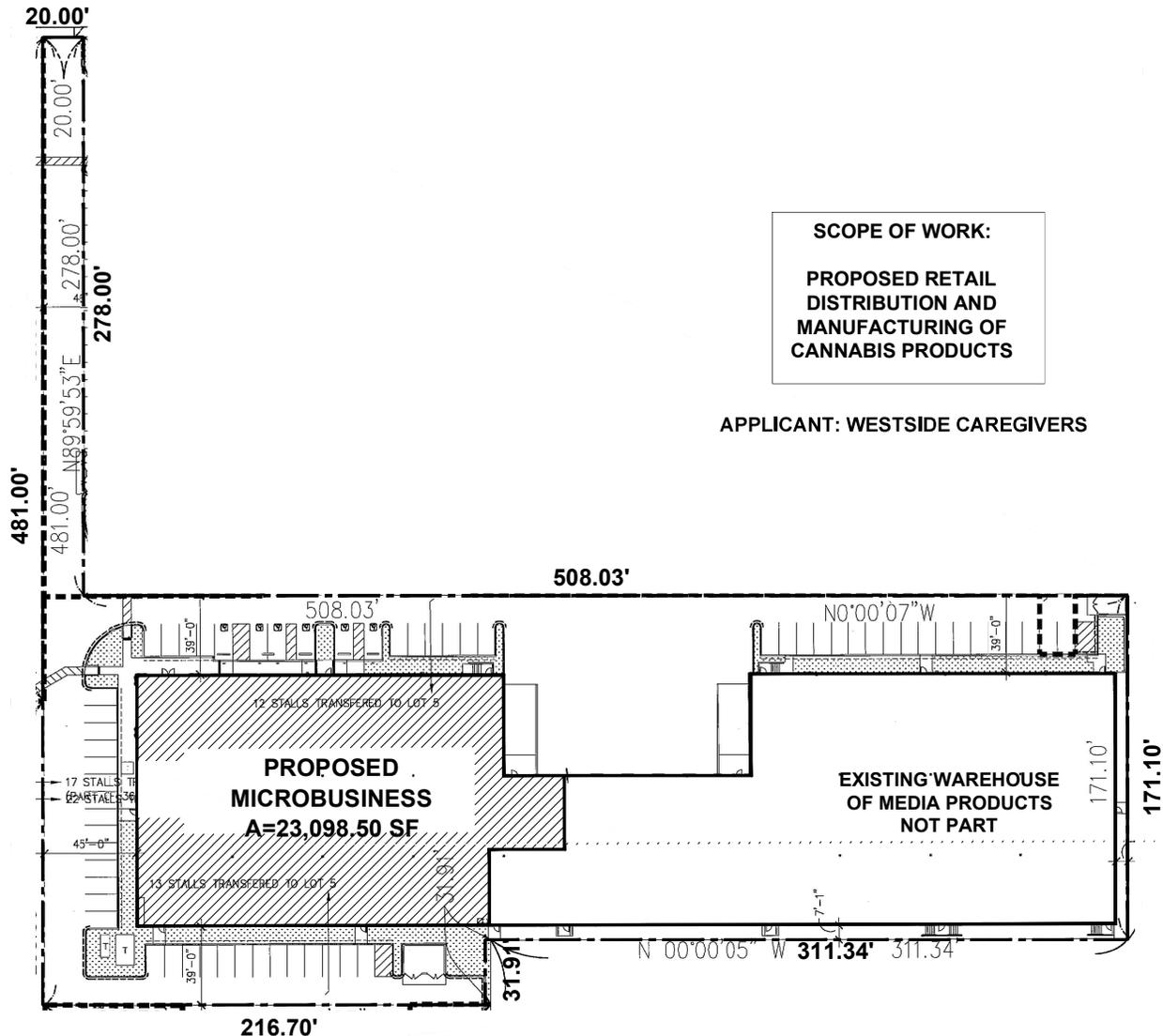
Map type

-  Default
-  Satellite
- Globe view ?
- Labels





HAYVENHURST AVE.



SCOPE OF WORK:

PROPOSED RETAIL DISTRIBUTION AND MANUFACTURING OF CANNABIS PRODUCTS

APPLICANT: WESTSIDE CAREGIVERS

PROPERTY DIAGRAM

SCALE: N.T.S.



DESIGN
EZEQUIEL PESCINA
 1035 W. 7th St. Suite 200
 San Diego, CA 92107
 Tel: (619) 591-3137
 E-mail: plansandpermits@plansandpermits.com

CONSULTANT:
Design Call:
Plans & Permits EXPRESS
 1035 W. 7th St. Suite 200
 San Diego, CA 92107
 Tel: (619) 591-3137
 E-mail: plansandpermits@plansandpermits.com

STAMP & SIGNATURES

REV. #	DEPARTMENT	DATE

PROJECT DESCRIPTION:
PROPOSED MICROBUSINESS

PROJECT ADDRESS:
7731 Hayvenhurst Ave.
Van Nuys, CA. 91304

A.P.N.:
2205-005-092

APPLICANT'S NAME:

TITLE:
OVERALL SITE FOR REFERENCE ONLY

DRAWN: plansandpermits@gmail.com
REVISED: EZEQUIEL PESCINA
DATE: APRIL 09 / 2019
SCALE: N.T.S.
PROJECT #: 2019-004

SHEET
A1
 OF SHEETS



City of Los Angeles Department of City Planning

11/6/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7731 N HAYVENHURST AVE

ZIP CODES

91406

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2019-1741-CPU

CPC-1999-93-CUC

CPC-1999-71-DRB

CASE-2934

DIR-2002-1346-SPR

ZAI-2855

ZA-2002-683-ZV

ZA-19XX-7109

ZA-19XX-2855

VTT-54055

PPM-6096

PM-3352

AA-1999-18-PMEX

AA-1995-20-PMEX

ENV-2019-1743-EIR

ENV-2002-685

ENV-2002-1347-MND

ENV-1999-71-MND

ND-87-884-PM

PKG-4121

OB-15698

OB-15585

OB-15493

OB-15435

AFF-65337

AFF-63045

AFF-61546

AFF-38985-A

AFF-37557-A

AF-00-0407194

FG

CFG-37557-A

CFG-2000

CFG-1500

CFG-1000

Address/Legal Information

PIN Number	189B137 123
Lot/Parcel Area (Calculated)	102,824.4 (sq ft)
Thomas Brothers Grid	PAGE 531 - GRID E3
Assessor Parcel No. (APN)	2205009092
Tract	TR 54055
Map Reference	M B 1283-17/19
Block	None
Lot	LT 5
Arb (Lot Cut Reference)	None
Map Sheet	186B137 189B137

Jurisdictional Information

Community Plan Area	Reseda - West Van Nuys
Area Planning Commission	South Valley
Neighborhood Council	Lake Balboa
Council District	CD 6 - Imelda Padilla
Census Tract #	9800.08
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	M2-1
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Light Manufacturing
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	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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

SN: Sign District	No
AB 2334: Very Low VMT	No
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Not Eligible
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)	2205009092
APN Area (Co. Public Works)*	2.360 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$2,432,394
Assessed Improvement Val.	\$4,902,251
Last Owner Change	01/23/2004
Last Sale Amount	\$5,071,050
Tax Rate Area	16
Deed Ref No. (City Clerk)	717010
	7-782
	4552
	2399772
	158164
Building 1	
Year Built	2003
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	53,675.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2205009092]

Additional Information

Airport Hazard	800' Height Limit Contours Above Mean Sea Level and TSA 850' Height Limit Contours Above Mean Sea Level and TSA 900' Height Limit Contours Above Mean Sea Level and TSA
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	No

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Special Grading Area (BOE Basic Grid Map A-13372) No

Wells None

Environmental

Santa Monica Mountains Zone No

Biological Resource Potential None

Mountain Lion Potential None

Monarch Butterfly Potential No

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 7.5035664

Nearest Fault (Name) Northridge

Region Los Angeles Blind Thrusts

Fault Type B

Slip Rate (mm/year) 1.50000000

Slip Geometry Reverse

Slip Type Poorly Constrained

Down Dip Width (km) 22.00000000

Rupture Top 5.00000000

Rupture Bottom 20.00000000

Dip Angle (degrees) 42.00000000

Maximum Magnitude 7.00000000

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: 2205009092]

Ellis Act Property No

AB 1482: Tenant Protection Act No

Housing Crisis Act Replacement Review Yes

Housing Element Sites

HE Replacement Required N/A

SB 166 Units N/A

Housing Use within Prior 5 Years No

Public Safety

Police Information

Bureau Valley

Division / Station West Valley

Reporting District 1008

Fire Information

Bureau Valley

Battalion 10

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District / Fire Station	90
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-2019-1741-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-1999-93-CUC
Required Action(s):	CUC-CONDITIONAL USE TO THE COMMISSION
Project Descriptions(s):	CONDITIONAL USE FOR THE APPROVAL TO ADJUST LOT LINES OF 7 EXISTING PARCELS THROUGH A PARCEL MAP EXEMPTION PURSUANT TO LAMC SECTION 17.50 AND TO DEVELOP 5 NEW STRUCTURES THROUGH APPROVAL OF A CONDITIONAL USE PERMIT FOR MAJOR DEVELOPMENT PROJECT PURSUANT TO LAMC SECTION 12.24 B 27.
Case Number:	CPC-1999-71-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	DESIGN REVIEW FOR A 25 LOT SINGLE-FAMILY SUBDIVISION PER MULHOLLAND SPECIFIC PLAN.
Case Number:	DIR-2002-1346-SPR
Required Action(s):	SPR-SITE PLAN REVIEW
Project Descriptions(s):	REQUEST TO DEMOLISH 47 INDUSTRIAL (RESEARCH & DEVELOPMENT) MANUFACTURING/OFFICE STRUCTURES (TOTALLING 295,549 SQ. FT.) AND CONSTRUCT EIGHT WAREHOUSE/DISTRIBUTION & LIGHT MANUFACTURING STRUCTURES (TOTALLING 354,539 SQ. FT.)
Case Number:	ZA-2002-683-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	REQUEST TO LOCATE A WIRED FIBER-OPTIC DSL NEIGHBORHOOD TELEPHONE GATEWAY, CONTROLLED ENVIRONMENT VAULT ON M2 ZONED LAND.
Case Number:	ZA-19XX-7109
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-2855
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	VTT-54055
Required Action(s):	Data Not Available
Project Descriptions(s):	AN 8-LOT LIGHT INDUSTRIAL SUBDIVISION, 354, 539 SQUARE-FOOT, ON A 18.06 NET ACRE SITE IN A M2-1 ZONE(DLK)
Case Number:	AA-1999-18-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	AA-1995-20-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2002-685
Required Action(s):	Data Not Available
Project Descriptions(s):	REQUEST TO LOCATE A WIRED FIBER-OPTIC DSL NEIGHBORHOOD TELEPHONE GATEWAY, CONTROLLED ENVIRONMENT VAULT ON M2 ZONED LAND.
Case Number:	ENV-2002-1347-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	REQUEST TO DEMOLISH 47 INDUSTRIAL (RESEARCH & DEVELOPMENT) MANUFACTURING/OFFICE STRUCTURES (TOTALLING 295,549 SQ. FT.) AND CONSTRUCT EIGHT WAREHOUSE/DISTRIBUTION & LIGHT MANUFACTURING STRUCTURES (TOTALLING 354,539 SQ. FT.)
Case Number:	ENV-1999-71-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Data Not Available
Case Number:	ND-87-884-PM
Required Action(s):	PM-PARKING MANAGEMENT
Project Descriptions(s):	Data Not Available
Case Number:	AFF-38985-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)

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

Project Descriptions(s): Data Not Available

Case Number: AFF-37557-A

Required Action(s): A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)

Project Descriptions(s): Data Not Available

Case Number: CFG-37557-A

Required Action(s): A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

CASE-2934

ZAI-2855

PPM-6096

PM-3352

PKG-4121

OB-15698

OB-15585

OB-15493

OB-15435

AFF-65337

AFF-63045

AFF-61546

AF-00-0407194

FG

CFG-2000

CFG-1500

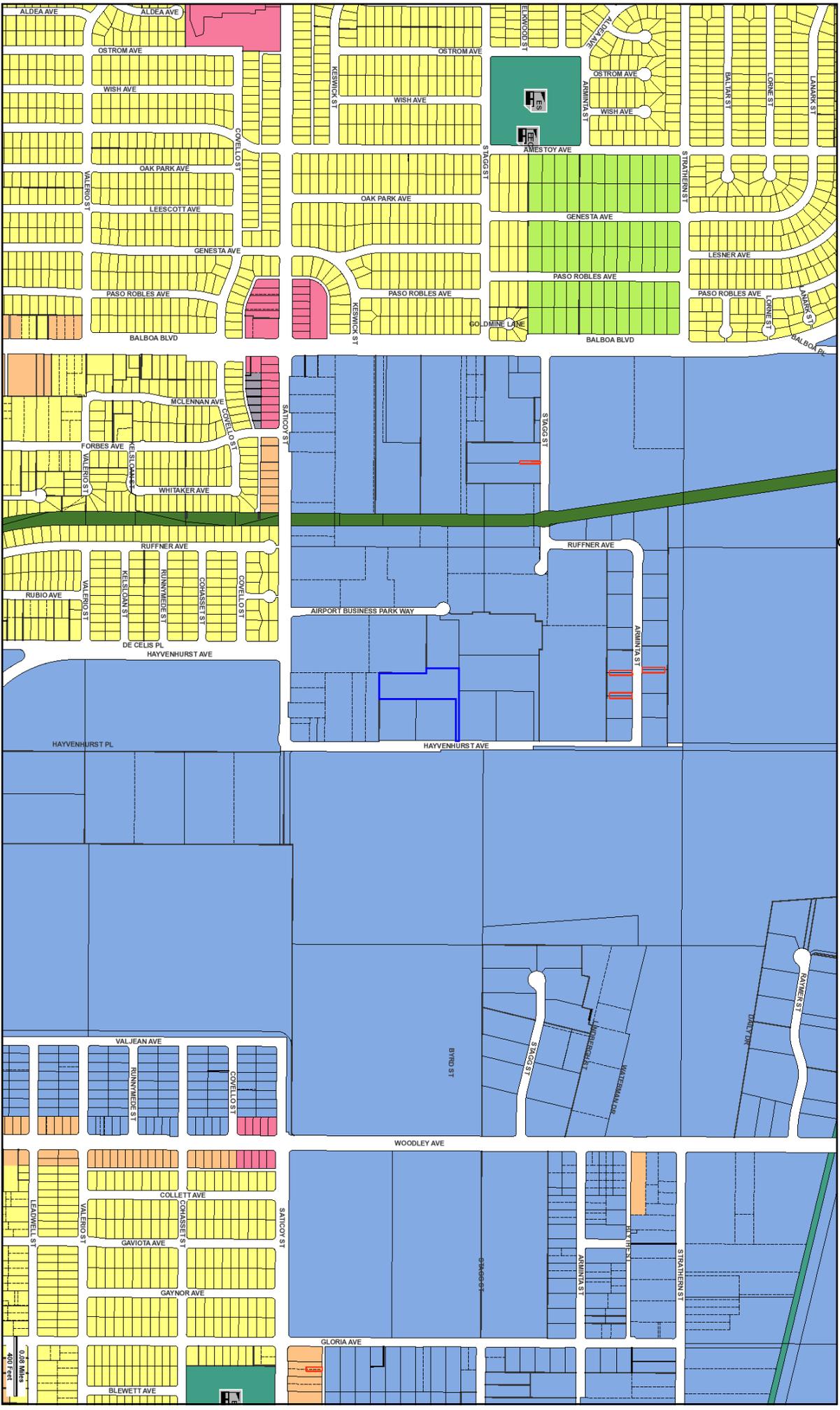
CFG-1000

ZIMAS PUBLIC

Generalized Zoning

11/06/2024

City of Los Angeles
Department of City Planning



Address: 7731 N HAVVENHURST AVE

APN: 2205009092

PIN #: 189B137 123

Tract: TR 54055

Block: None

Lot: LT 5

Arb: None

Zoning: M2-1

General Plan: Light Manufacturing



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

PARKING

	Parking Buffer
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PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	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	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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