County Clerk

12400 Imperial Hwy. Norwalk, CA 90650

To:	Office of Planning and Research
	P.O. Box 3044, Room 113
	Sacramento, CA 95812-3044

County of: Los Angeles

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. 320047

Project Applicant: Grand-Era, Inc.

Project Location - Specific:

5324 E. York Blvd., Los Angeles, CA 90042 / York Blvd and Avenue 54

Project Location - City: Los Angeles Project Location - County: Los Angeles Description of Nature, Purpose and Beneficiaries of Project:

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

Name of Public Agency Approving Project: City of Los Angeles, Department of Cannabis Regulation

Name of Person or Agency Carrying Out Project: Grand-Era, 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			(040) 070 0700
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:	n	Date:	12/19/2024	Title:	Asst. Executive Director
C .					

 Signet 	d by	Lead Agency	Signed by	Applicant
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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 258181		THIS	NOTICE WAS POSTED
FILED	OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM	VI 395 ON Decer	mber 23 2024
Dec 23 2024	LOS ANGELES, CALIFORNIA 900 CALIFORNIA ENVIRONMENTAL QUA		nuary 22 2025
Dean C. Logan, Registrar - Recorder/County Clerk Electronically signed by CAROLINA QUEVEDO	NOTICE OF EXEM	PTION REGISTRAR	- RECORDER/COUNTY (
	(PRC Section 21152; CEQA Guidelines Sec		
mailing the form and posting fee Box 1208, Norwalk, CA 90650. I limitations on court challenges to statute of limitations being extend PARENT CASE NUMBER(S) / R LA-R-24-320047-ANN / Re LEAD CITY AGENCY	REQUESTED ANNUAL LICENSES etail with on-site sales (Type 10) eartment of Cannabis Regulation)	ounty Clerk/Recorder, Environ the posting of this notice start	mental Notices, P.O is a 35-day statute o above, results in the ER 947-ANN
	Address and Cross Streets and/or Attached Map)	Map attach	ned.
5324 E. York Blvd., Los Ange	les, CA 90042 / York Blvd and Avenue 54		÷
NAME OF APPLICANT / OWNE	nabis products under State and local law. R:	Addițional	page(s) attached.
Grand-Era, Inc.			R EXT.
CONTACT PERSON (If different Jason Killeen		ODE) TELEPHONE NUMBEI	
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	EMPTION (E.g., CEQA Guidelines Section 15061(a)(3) or (b)(4) or Section 1537	8/b))
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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



CALIFORNIA



Karen Bass MAYOR

EXECUTIVE OFFICES

221 N. FIGUEROA STREET, SUITE 1245 LOS ANGELES, CA 90012 (213) 978-0738

> MICHELLE GARAKIAN Executive Director

JASON KILLEEN Assistant Executive Director VACANT

ASSISTANT EXECUTIVE DIRECTOR

http://cannabis.lacity.org

RECOMMENDATION REPORT FOR RETAIL WITH ON-SITE SALES COMMERCIAL CANNABIS LICENSE

Pursuant to Los Angeles Municipal Code (LAMC) Section 104.06, the following application for commercial cannabis activity is complete and the Department of Cannabis Regulation (DCR) has determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below. DCR recommends that the Cannabis Regulation Commission approve the issuance of an Annual License. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 1 and Class 32 categorical exemptions.

DCR Core Record No.:	320047
Applicant Name:	Grand-Era, Inc.
DCR Record No. / Activities Requested:	LA-R-24-320047-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:	5324 E. York Blvd. Los Angeles, CA 90042
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	CD 14 Historic Highland Park None Northeast Los Angeles [Q]C2-1XL
LAMC Section / "Phase":	LAMC 104.06.1 / Phase 3 Retail Round 2
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	No No
Social Equity Applicant / Ownership %:	Yes / 51%
Environmental Analysis/Clearance: ENV-320047-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 5324 E York Blvd., Los Angeles, CA 90042, a parcel zoned for General Commercial purposes. The Applicant has not been issued Temporary Approval by DCR. 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 does not currently possess a State provisional License. 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 October 17, 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 November 14, 2024 and November 18, 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. In general, the oral and written comments provided by the public were that the applicant has remained compliant and increased security in the neighborhood.

Number of Comments In Favor of the Application	3
Number of Comments Against the Application	0
Total Number of Comments	3

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

COMPLIANCE REVIEW:

DCR has not recently performed a compliance inspection for this Applicant. However, this business shall be subject to multiple, future inspections by DCR and several other agencies prior to the receipt of an Operating Permit. An Operating Permit is the final authorization from DCR to conduct Commercial Cannabis Activity, and is issued only after a licensee has passed a Final Inspection by DCR, and obtained all permits, clearances, or other authorizations required by law, which may include a Certificate of Occupancy from the Los Angeles Department of Building and Safety, clearance from the Los Angeles Fire Department and/or permit from the Los Angeles County Department of Public Health.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation 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
- 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 General Commercial, [Q]C2-1XL at 5324 E York Blvd., Los Angeles, CA 90042 (Assessor's Parcel Number 5478-004-023). 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 9:00 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

General Commercial/[Q]C2-1XL

Surrounding Land Use/Zoning Designations

General Commercial / C2-1XL Low Medium II Residential / RD2-1

Subject Property

The subject site is a fully developed lot within the Northeast Los Angeles Community Plan Area. The lot is approximately 85 feet deep and a width of 78 feet along York Blvd. The site is currently developed with a Commercial - Store Combination - Store and Office Combination - One Story building, built in 1973 proposed to be maintained.

The site has a General Commercial land-use designation and is zoned [Q]C2-1XL. The site is located within Council District CD 14, Historic Highland Park Neighborhood Council, and the lot is flat and contains a preexisting building to be used by the Applicant.

Abutting Properties

Abutting uses include Residential and Commercial uses within 200 feet of the site. The immediate area along York Blvd. is predominantly developed with General Commercial uses, zoned C2-1XL, and Low Medium II Residential, zoned RD2-1. (See Exhibit A)

CEQA Findings

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

These conditions are met as follows: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations for the requested commercial cannabis activities.

a) The site is comprised of one lot totaling approximately 5,967 gross square feet, zoned [Q]C2-1XL with a Commercial - Store Combination - Store and Office Combination - One Story building originally constructed in 1973. 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 5,967 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned General Commercial, Low Medium II Residential; and, Low Residential, and developed with a mix of Residential and Commercial buildings along York Blvd. between Avenue 53 and Avenue 54.

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:

- 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.

December 1, 2024 Date

Jason Killeen Assistant Executive Director, Department of Cannabis Regulation

EXHIBITS:

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



PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

CITY OF LOS ANGELES DEPARTMENT OF

REGULATION

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): 10/11/2023	
Lead Agency: City of Los Angeles - Department of C	annabis Regulation
DCR Record No.: LA-C-23-001631-ANN	
Applicant Entity Name: Grand-Era, Inc. ("GE")	
License Type(s): Retail Dispensary	
Business Premises Location: 5324 York Blvd., Los	Angeles, CA 90042
	arcel Number (APN): 5478004023
Council District: 14 Neighborhood	Council: Historic Highland Park
Community Plan Area: Northeast Los Angeles	
Zoning: [Q]C2-1XL Specific Plan Area: N	lone
General Plan Land Use: General Commercial	Redevelopment Project Area: None
Business Improvement District: None	Promise Zone: None
State Enterprise Zone: East Los Angeles	Historic Preservation Review: None
LAPD Division/Station: Northeast	LAFD District/Fire Station: 55

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

Categorical Exemption Evaluation Form

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

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

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

The project is located at 5324 York Blvd., Los Angeles, CA 90042, Los Angeles County, APN 5478004023, in Council District 14. The project site consists of an existing building with two floors for licensed retail dispensary commercial cannabis operations. The first floor is 960 sq. ft. and the second floor is 1,183 sq. ft., totaling 2,143 sq. ft. on a 5,967 sq. ft. lot with parking. No expansion of use or the facility is proposed.

The premises are located in an commercial zone, surrounded by concrete and other similar existing businesses. No grading or vegetation removal is required as there is no surrounding vegetation or soil used for the project. The project is not located near any stream bed, lake, river, nor does it have any temporary or permanent impacts to channels or riparian habitats. The project will not increase the quantity or type of solid waste that is generated or stored onsite or result in an increase in energy demand or additional energy resources from what is currently being used for the project. The project does not have any significant environmental, traffic, noise, air quality, or water quality effects as it is located in an entirely urban and commercial area.

There will be five employees on site during operating hours, with no increase in seasonal employees. The hours of operation will be 9 am to 10 pm, Monday through Sunday.

Public utilities provide all required services, including fire protection by the Los Angeles Fire Department ("LAFD"), water and power from the LA Department of Water and Power ("DWP") and the LA Sanitation Department provide general trash removal and sewage/wastewater treatment.

Categorical Exemption Evaluation Form

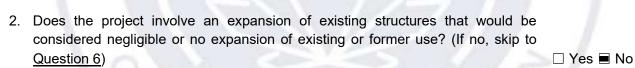
Class 1: Existing Facilities

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.

GE has possession of the facility for retail dispensary uses. However, the prior tenant was trying to get a lottery win at this location and selling protective equipment in the meantime. GE doesn't know when he left.



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 <u>Question 6.</u>) □ 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 <u>Question 4</u>.)
 □ Yes □ No

Cite source(s) of information.

c. Would the expansion be greater than 10,000 square feet?

Cite source(s) of information.

- The summer of O
- 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.

□ Yes □ No

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.

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.

N/A	ART	MEN	7	

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.

Small security equipment is being installed as required for the licenses under 4 CCR 5 §15042 et seq. and LA DCR regulation number 5.

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

Please check instructions for directions on how to proceed, based on answers to Questions 1 and 2.

Cite source(s) of information.

N/A

Zimas, Google Maps, 14 CCR 15837

Project-Specific Information Form

DCR Record No. LA-C-23-001631-ANN

FOR SITES IN URBANIZED AREAS

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?

Cite source(s) of information.

ZIMAS, LA County Assessor and LA Municipal Code ("LAMC") 105.02(a)(3)(A).

6. Does the project involve the use of significant amounts of hazardous substances?

🗌 Yes 🔳 No

🔳 Yes 🗌 No

Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.

N/A

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.

Public utilities provide all required services, including fire protection by LAFD, water and power from DWP and the LA Sanitation Department provides general trash removal and sewage/wastewater treatment. (Online DWP account, pw.lacounty.gov/general/servicelocator/)

8. Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to <u>Question 11</u>.) □ Yes ■ No

Provide information on the nature of any sensitive environmental areas. Cite source(s) of information, if available.

N/A

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Project-Specific Information Form

DCR Record No. LA-C-23-001631-ANN

FOR SITES NOT IN URBANIZED AREAS

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.

N/A

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.



 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.*



4. Would the alterations consist of grading in an area determined to be a wetland?

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			
		77° 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?

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.



Categorical Exemption Evaluation Form

Class 11: Accessory Structures

1. Does the project include the construction or placement of accessory structures? \Box Yes \blacksquare No

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



2. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)

🗆 Yes 🔳 No

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



Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

1. Is the project consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for the site?

Cite source(s) of information.

The subject parcel has a General Plan land use designation of "General Commercial" and is zoned C2-1 (Commercial Zone) which allows commercial cannabis retail operations at the premises. (Zimas, LAMC 105.02(a)(1)(A)(1).)

- 2. Project Size and Location
 - a. Is the project site 5 acres in size or less?

Indicate the size of the project site, in acres. Cite source(s) of information.

The project size is 0.25 acres. (Zimas and project diagrams.)

b. Is the project site substantially surrounded by urban uses?

🔳 Yes 🗌 No

🔳 Yes 🗌 No

🔳 Yes 🗌 No

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

Yes, the project site is surrounded on all sides by urban, commercial uses. The neighboring businesses include 711 (retail store) and a mechanic. (Zimas and LA County Assessor.)

3. Does the project site have value as habitat for endangered, rare, or threatened species?

🗌 Yes 🔳 No

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

The project site is completely covered with paved parking lots and commercial buildings. The project site does not provide habitat for endangered, rare or threatened species. (Zimas, Google Maps, LA County Assessor.)

4. Would the project have significant impacts related to traffic, noise, air quality, or water quality?

🗌 Yes 🔳 No

Describe potential impact(s) and evidence (if applicable). Cite source(s) of information.

The project will not have significant impacts related to traffic, noise, air quality, or water quality because it is located in an urban, commercial area. The project is not located near any stream bed, lake, river, nor has temporary or permanent impacts to channels or riparian habitat. The project and related operations are all contained within the closed building and there are no releases of any substances that may impact air quality or water quality. There will be five employees resulting in minimum trips to and from the premises. Further, deliveries and shipments will be approximately two to three per day, which is typical of a business operated in the area and will not impact traffic. (LAMC 104.06(d)(1)(vi); 4 CCR 16201(d)(2); Google Maps.)

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.

Public utilities provide all required services, including fire protection by LAFD, water and power from DWP and the LA Sanitation Department provides general trash removal and sewage/wastewater treatment. (Online DWP account, pw.lacounty.gov/general/servicelocator/)

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

Exceptions to Exemptions

1. Scenic Highways

2.

3.

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.

	N/A (Zimas, Google Maps.)	M
b.	If yes, would the project result in damage to scenic resources?	<mark>□ Yes</mark> ■ No
	Describe scenic resources and potential damage (if applicable). Cite source(s) of information.	
	N/A	
Go	the project located on a site included on any list compiled pursuant to overnment Code § 65962.5 (Cortese List)?	<mark>□ Yes</mark> ■ No
	scribe the type of hazardous site (if applicable). Cite source(s) of information.	-/
	ould the project result in a substantial adverse change in the significance a historical resource?	<mark>□ Yes</mark> ■ No
	t the historic resource(s) potentially affected and describe the potential effects applicable). Cite source(s) of information.	
N	A (Zimas and historicalplacesla.org.)	

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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.



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	
	1

Would the project impact an environmental resource of hazardous or critical concern?
 Yes ■ No

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

The project must operate entirely indoors and is located within an urban and highly commercial area surrounded by concrete, parking lots. There is thus no environmental resources of hazardous or critical concern. (Zimas, Google Maps, LAMC 104.06(d)(1)(vi); 4 CCR 15300 et seq and 4 CCR 15400 et seq.)

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.

No trees have been or will be removed.

CEQA Exemption Petition

Class: <u>1 & 32</u> Category: Existing building & in-fill development

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

Exemption #1: This project will not generate a significant adverse environmental impact because it will operate from within an existing building and there will be no expansion of an existing use. GE will operate within the city parameters complying with all local and state rules and regulations. Additionally, it is located in an urban, commercial zone, surrounded by other similar existing businesses and facilities. The project is not located near any stream bed, lake, river, nor does it have any temporary or permanent impacts to channels or riparian habitat.

Exemption #32: This projects is consistent with local general plan and zoning requirements. It will not result in any significant traffic, noise, air quality, or water quality effects. The project site has no value as habitat for endangered, rare or threatened species, it is located in a highly urbanized area used for industrial and commercial purposes. The site is already adequately served by all required utilities and public services.

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

LA Zimas, LAFD and LAPD websites, DCR Cannabis Maps, Google Maps, LA County Assessor, LAMC, Business and Professions Code section 26000 et. seq and 4 CCR 15000 et. seq.; Public Resources Code section 21000 et. seq. (PRC); Online DWP account, historicalplacesla.org, pw.lacounty.gov/general/servicelocator/)

2. Project Location and Surrounding Land Use.

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

The project is located at 5324 York Blvd., Los Angeles, CA 90042, Los Angeles County, APN 5478004023. The cross street(s) are York Blvd. and Avenue 54 Blvd. and are zoned [Q]C2-1XI. The legal description of the property is EX of STS lot 1 TR=6719 and EX of ST LOT 9 BLK F MB 7-17. The project is surrounded by other commercial businesses, concrete and parking areas.

(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 surrounding zoning within a one-half mile radius is are RD2-1, [Q]C2-1XI and R1-1. The abutting land uses include 711 and a mechanic.

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

The site was previously used by a potential lottery applicant who also used it to sell protective equipment. GE does not know when such 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, GE has possession of the site for a retail dispensary.

- (e) Maps to be Included: Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).
- 3. Project Operations/Description. Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information.
 - (a) Activities Occurring Onsite: Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).

Retail dispensary activities are included in the project application. No other activities will occur at the premises. Security will be located at the front of the premises during operations and will confirm that only adults 21 and over or medicinal patients 18 and over enter the premises. All product will be received from a third party distributor after it passes regulatory testing by a licensed testing lab.

(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.



(c) Project Size: Quantify the project size (total floor area of the project), and the lot size on which the project is located, in square feet.

The first floor is 960 sq. ft. and the second floor is 1,183 sq. ft., totaling 2,143 sq. ft. on a 5,967 sq. ft. lot with parking.

(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.

GE is applying for its provisional retail dispensary license with the DCC, now available to social equity retail applicants as of January 1, 2024.

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

The hours of operation will be 9 am to 10 pm, Monday through Sunday. The shifts will take place from 9 am to 3 pm and 3 pm to 10 pm.

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

Five employees will be on site during operating hours. During operating hours, occupancy will be approximately five to seven people at any given time.

(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.

GE estimates two to three deliveries or shipments to and from the premises per day, with about seven vehicle trips per day to the and from the premises. Such deliveries and shipments will occur between 7:00 am and 6:00 pm, Monday through Friday and 10:00 am to 4:00 pm on Saturdays. No deliveries or shipments will be made on Sundays.

(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.

Public utility: DWP, no water rights are required.

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

Public utility: Los Angeles Sanitation Wastewater Collection Facilities

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

GE is located in the Hollywood community plan area, which is completely surrounded by other urban uses, businesses, paved streets, concrete and alleys.

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

The land is relatively flat and entirely surrounded by urban development. It is not located in a high fire severity zone, wind velocity area or special grading area.

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

There is no surrounding vegetation or soil. GE is located in a commercial and highly urban area.

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(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):

The premises are not within 150 feet or near any stream bed, lake, river, nor will the project have temporary or permanent impacts to channels or riparian habitat.

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

No

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

No	
Identify whether the property contains habitat for spe	cial status species:
No	

(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:

One gallon of bleach for cleaning will be onsite, which is located in the storage supply closet for cleaning supplies. A HMBP will be not be required due to the type and quantity of hazardous materials.

() 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:

This project will not increase the quantity or type of solid waste that is generated or stored onsite.

(g)

() 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:

DWP will supply energy for the project. The project will not require an increase in energy demand or additional energy resources or an upgrade by DWP. The project will use an average of 57 kwh daily.

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 will occur. There will also be no increase in the amount of impervious surface or reduced natural habitat.

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.

GE will institute a recycling program for recyclable plastic and paper waste and perform regular maintenance to ensure all systems are in good working order to reduce energy and water waste. All regular lighting will utilize LED bulbs. The project will not cause any increase in noise in the surrounding area consisting entirely of an urban, industrialized area.

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

Project-Specific Information Form

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- 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.	



Address/I

PROPERTY ADDRESSES

5324 201 E YORK BLVD 5326 E YORK BLVD

ZIP CODES 90042

None

RECENT ACTIVITY

CASE NUMBERS CPC-1989-22490 CPC-1989-177 CPC-1986-826-GPC ORD-173540-SA3227 ORD-172316

ORD-165351-SA1608

ORD-129279 ENV-2013-3392-CE AFF-38700 AFF-24095 CFG-1500

City of Los Angeles Department of City Planning

10/29/2024 PARCEL PROFILE REPORT

Address/Legal Information	
PIN Number	156A227 462
Lot/Parcel Area (Calculated)	5,967.6 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID B1
	PAGE 595 - GRID C1
Assessor Parcel No. (APN)	5478004023
Tract	TR 6719
Map Reference	M B 70-94
Block	None
Lot	FR 1
Arb (Lot Cut Reference)	None
Map Sheet	154-5A227
	156A227
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Historic Highland Park
Council District	CD 14 - Kevin de León
Census Tract #	1833.00
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	tion
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C2-1XL
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2441 Alquist-Priolo Earthquake Fault Zone
General Plan Land Use	General 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	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	None

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	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	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)	5478004023
APN Area (Co. Public Works)*	0.256 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$788,913
Assessed Improvement Val.	\$482,229
Last Owner Change	08/11/2023
Last Sale Amount	\$9
Tax Rate Area	4
Deed Ref No. (City Clerk)	0533909
Building 1	
Year Built	1973
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,500.0 (sq ft)
Building 2	
Year Built	1962
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,080.0 (sq ft)
Building 3 Year Built	1072
	1973 C6A
Building Class Number of Units	
Number of Bedrooms	0 0
Number of Bethrooms	0
Building Square Footage	2,212.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5478004023]
Additional Information	
Airport Hazard	None
Coastal Zone	None

Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A- 13372)	Yes
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)	Raymond Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	В
Slip Rate (mm/year)	1.5000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Туре	Moderately Constrained
Down Dip Width (km)	13.0000000
Rupture Top	0.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	-75.0000000
Maximum Magnitude	6.5000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive	None
Zone (JEDI)	
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST 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: 5478004023]
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	1.1 Units, Above Moderate
Housing Use within Prior 5 Years	No

Public Safety Police Information Bureau Central **Division / Station** Northeast **Reporting District** 1126 Fire Information Bureau Central Battallion 2 District / Fire Station 55 Red Flag Restricted Parking No

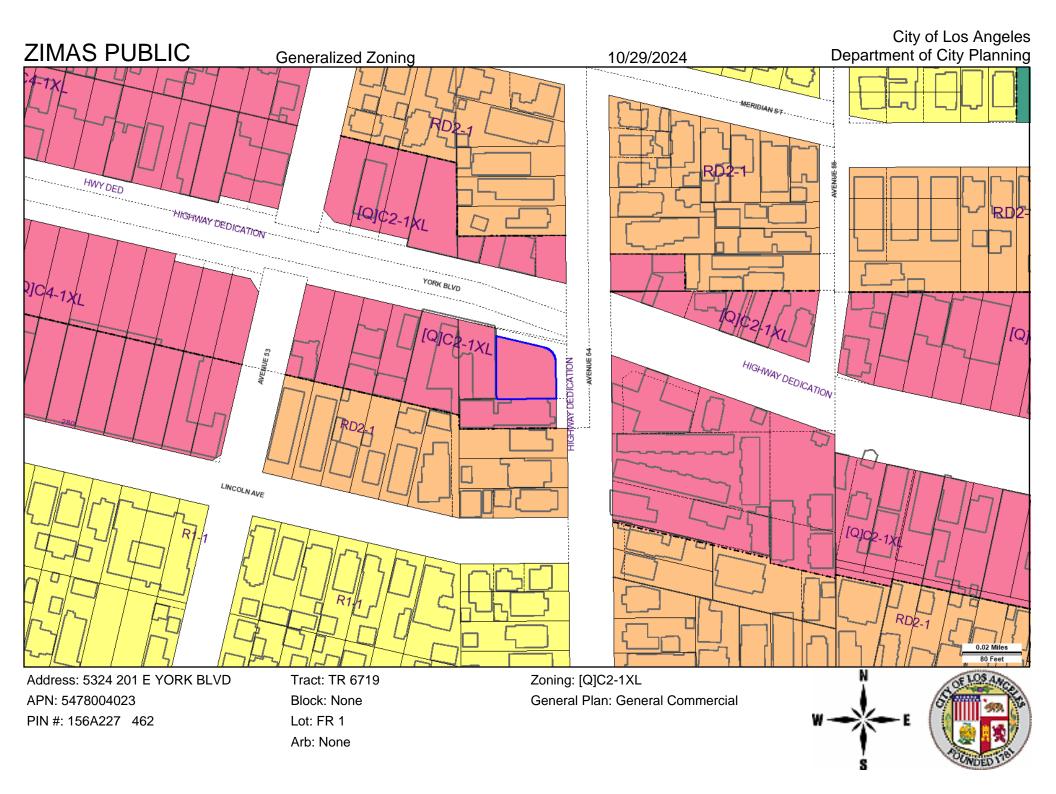
CASE SUMMARIES

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

Case Number:	CPC-1989-22490
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

DATA NOT AVAILABLE

ORD-173540-SA3227 ORD-172316 ORD-165351-SA1608 ORD-129279 AFF-38700 AFF-24095 CFG-1500



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 Residential	INDUSTRIAL
Very Low II Residential	Commercial Manufacturing
Low / Low I Residential	Limited Manufacturing
Low II Residential	Light Manufacturing
Low Medium / Low Medium I Residential	Heavy Manufacturing
Low Medium II Residential	Hybrid Industrial
Medium Residential	PARKING
High Medium Residential	Parking Buffer
High Density Residential	PORT OF LOS ANGELES
Very High Medium Residential	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
COMMERCIAL	General / Bulk Cargo - Hazard
Limited Commercial	Commercial Fishing
Limited Commercial - Mixed Medium Residential	Recreation and Commercial
Highway Oriented Commercial	Intermodal Container Transfer Facility Site
Highway Oriented and Limited Commercial	LOS ANGELES INTERNATIONAL AIRPORT
Highway Oriented Commercial - Mixed Medium Residential	Airport Landside / Airport Landside Support
Neighborhood Office Commercial	Airport Airside
Community Commercial	LAX Airport Northside
Community Commercial - Mixed High Residential	OPEN SPACE / PUBLIC FACILITIES
Regional Center Commercial	Open Space
	Public / Open Space
FRAMEWORK	Public / Quasi-Public Open Space
	Other Public Open Space
COMMERCIAL	Public Facilities
Neighborhood Commercial	
General Commercial	
Community Commercial	Limited Industrial
🗱 Regional Mixed Commercial	Light Industrial

CIRCULATION

STREET

Arterial Mountain Road Major Scenic Highway Collector Scenic Street Major Scenic Highway (Modified) Collector Street Major Scenic Highway II ----- Collector Street (Hillside) ----- Mountain Collector Street ----- Collector Street (Modified) ---- Park Road ----- Collector Street (Proposed) ——- Parkway Country Road Principal Major Highway — Divided Major Highway II ____ ---- Private Street Divided Secondary Scenic Highway Scenic Divided Major Highway II Local Scenic Road Scenic Park Local Street Scenic Parkway Major Highway (Modified) — Secondary Highway Major Highway I Secondary Highway (Modified) Major Highway II Secondary Scenic Highway Major Highway II (Modified) ---- Special Collector Street Super Major Highway

FREEWAYS

Freeway

- Interchange
- —— On-Ramp / Off- Ramp
- Hailroad
- Scenic Freeway Highway

MISC. LINES

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

POINTS OF INTEREST

- 🗊 Alternative Youth Hostel (Proposed)
- Animal Shelter
- 📩 Area Library
- 庙 Area Library (Proposed)
- 🕾 Bridge
- ▲ Campground
- Campground (Proposed)
- 👻 Cemetery
- HW Church
- 🛓 City Hall
- 🕅 Community Center
- M Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- XX Community Park
- 🕱 Community Park (Proposed Expansion)
- XX Community Park (Proposed)
- 🚔 Community Transit Center
- 🛉 Convalescent Hospital
- 🕱 Correctional Facility
- 🛠 Cultural / Historic Site (Proposed)
- 🛠 Cultural / Historical Site
- 🗰 Cultural Arts Center
- DMV DMV Office
- DWP DWP
- 💤 DWP Pumping Station
- 🐆 Equestrian Center
- Fire Department Headquarters
- 🖛 Fire Station
- 🖶 Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- 🞄 Fire Training Site
- 🛳 Fireboat Station
- + Health Center / Medical Facility
- 🖛 Helistop
- Historic Monument
- n Historical / Cultural Monument
- 🔭 Horsekeeping Area
- 🔭 Horsekeeping Area (Proposed)
- Horticultural Center 📕 Hospital Hospital (Proposed) HW House of Worship C Important Ecological Area Important Ecological Area (Proposed) e ☺ Interpretive Center (Proposed) JC Junior College MTA / Metrolink Station M MTA Station MTA Stop MWD MWD Headquarters 🖛 Maintenance Yard Municipal Office Building P Municipal Parking lot X. Neighborhood Park X Neighborhood Park (Proposed Expansion) X Neighborhood Park (Proposed) 1 Oil Collection Center Parking Enforcement P Police Headquarters 8 **Police Station** Police Station (Proposed Expansion) Police Station (Proposed) Police Training site Ê. PO Post Office ŧ Power Distribution Station ŧ Power Distribution Station (Proposed) **Power Receiving Station** ŧ Power Receiving Station (Proposed) 3 С Private College Private Elementary School Е $|\lambda|$ Private Golf Course (Proposed) JH Private Junior High School **PS** Private Pre-School **XXI** Private Recreation & Cultural Facility SH Private Senior High School SF Private Special School
- 宦 Public Elementary (Proposed Expansion)
- Public Elementary School F 全 Public Elementary School (Proposed) Public Golf Course 1 Public Golf Course (Proposed) Public Housing Public Housing (Proposed Expansion) Π. Public Junior High School 前 Public Junior High School (Proposed) ms Public Middle School SH Public Senior High School ईंगे Public Senior High School (Proposed) Pumping Station Pumping Station (Proposed) * Refuse Collection Center 💼 Regional Library Regional Library (Proposed Expansion) Regional Library (Proposed) 🐔 Regional Park 蔬 Regional Park (Proposed) **RPD** Residential Plan Development Scenic View Site Scenic View Site (Proposed) ADM School District Headquarters sc School Unspecified Loc/Type (Proposed) 🗰 Skill Center ss Social Services Special Feature \star 😥 Special Recreation (a) ŜF Special School Facility sF Special School Facility (Proposed) Steam Plant (sm) Surface Mining Trail & Assembly Area 📥 Trail & Assembly Area (Proposed) UTL Utility Yard
- Water Tank Reservoir
- 😽 🛛 Wildlife Migration Corridor
- 🕋 Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER



COASTAL ZONE

TRANSIT ORIENTED COMMUNITIES (TOC)



WAIVER OF DEDICATION OR IMPROVEMENT

Public Work Approval (PWA)

Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS



