

Notice of Exemption

Appendix E

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

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

From: (Public Agency): City of Los Angeles

Department of Cannabis Regulation

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

(Address)

Project Title: DCR CORE RECORD NO. 400854

Project Applicant: Canabuds LLC

Project Location - Specific:

4901 N. Topanga Canyon Blvd, Suite A, Woodland Hills, CA 91364 / Topanga Canyon

Project Location - City: Woodland Hills

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Non-Storefront 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: Canabuds LLC

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

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: CEQA Sections 15301 / Class 1

☐ 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 Categorical Exemption pursuant to CEQA Guidelines Section 15301 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

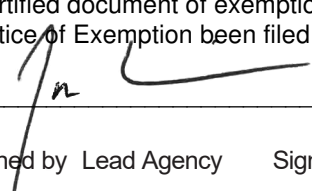
Contact Person: Jason Killeen

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: 1/14/2025 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: _____

COUNTY CLERK'S USE

THIS NOTICE WAS POSTED

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

2025 015718



FILED
Jan 31 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by SAVANNAH RODRIGUEZ

N January 31 2025

UNTIL March 03 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-S-24-400854-ANN / Non-Storefront Retail (Type 9)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 400854-ANN

PROJECT TITLE

DCR CORE RECORD NO. 400854

COUNCIL DISTRICT

3

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

4901 N. Topanga Canyon Blvd, Suite A Woodland Hills, CA 91364 / Topanga Canyon and Dumetz Rd

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Canabuds LLC

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 / Class 1☐ 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 Categorical Exemption pursuant to CEQA Guidelines Section 15301 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

Non-Storefront Retail (Type 9)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF
CANNABIS REGULATION**
-
**CANNABIS REGULATION
COMMISSION**

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PRESIDENT

DAVID NASH
VICE PRESIDENT

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SHI YOUNG LIM
MARIO MELENDEZ

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Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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

MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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 also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 1 categorical exemption.

DCR Record No.:	LA-S-24-400854-ANN
Applicant Name:	Canabuds LLC
Activities Requested:	Non-Storefront Retail (Type 9)
Proposed Project:	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	4901 N. Topanga Canyon Blvd, Suite A Woodland Hills, CA, 91364
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	3 Woodland Hills-Warner Center - Canoga Park - Winnetka - Woodland Hills - West Hills [Q]C1-1VL
LAMC Section / "Phase":	LAMC 104.06.1 / Phase 3 Delivery
Environmental Analysis/Clearance: ENV-400854-ANN	Notice of Exemption pursuant to the Class 1 categorical exemption (tit. 14, Cal. Code Regs., §§ 15301)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of May 17, 2022. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, [C9-0000517-LIC], to conduct Non-Storefront Retail, active through March 3, 2025.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 4901 N. Topanga Canyon Blvd., Suite A, Woodland Hills, CA 91364, a parcel zoned for Neighborhood Commercial purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- 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*; and,
- 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.

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks an Annual License for Cannabis non-store front delivery on an existing site zoned for light manufacturing, [Q]C1-1VL at 4901-A Topanga Canyon Boulevard, Los Angeles, CA 91364 (Assessor's Parcel Number 2170-011-007). The Project-Specific Information Form (LIC-4013-FORM) (Exhibit A) submitted by the Applicant indicates Cannabis non-storefront delivery is an existing condition that would continue, and existing structures would remain with minor interior improvements. Non-storefront delivery is where a retailer that sells cannabis goods to customers only through delivery to off-site locations. 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. Current and future operations would have two employees on site from Monday through Sunday from 10:00 a.m. to 7:00 p.m. with no activity on Sunday. 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 B). 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 Plan: Neighborhood Commercial; Zoning: Limited Commercial (C1-1VL).

Surrounding Land Use/Zoning Designations

General Plan: Neighborhood Commercial, Low Residential, Low Medium I Residential.

Zoning: Limited Commercial (C1-1VL), One-Family Zone (R1-1), Two-Family Zone (R2-1).

Subject Property

The subject site is a fully developed lot within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area. The project use is located in an approximately 700 square-foot suite within an existing 6,249 commercial building. The project site is currently developed and operates as a licensed cannabis business for non-storefront delivery.

The site has a Neighborhood Commercial land-use designation and is zoned C1-1VL. The site is located within Council District 3, Woodland Hills-Warner Center Neighborhood Council.

Abutting Properties

Abutting properties are developed with single-story buildings for residential one and two-family residences and commercial retail and restaurant uses.

CEQA Findings

Analysis of Exemption

The proposed project would qualify for a Class 1 Categorical Exemption since the project is seeking licensing for Cannabis non-storefront delivery. The project does not propose additions to existing structures, so it would involve no expansion for existing use. The project would therefore meet the criteria for a CEQA Class 1 Categorical Exemption as "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 existing or former use."

Analysis of Exceptions

a) Location. The CEQA Guidelines establish that the locational exception does not apply to a Class 1 Categorical Exemption and thus would not be applicable to the project.

b) Cumulative Impact. The project does not propose demolition or construction or substantive modifications to the existing facilities. As the project itself would have no impacts (as determined in this CEQA evaluation), it would not contribute a cumulatively considerable effect to a cumulative impact.

c) Significant Effect. The project is seeking approval for an Annual License from the Department of Cannabis Regulation and the project would be consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for commercial cannabis activity at the site. There are no known unusual circumstances on or around the project site that would warrant environmental analysis.

d) Scenic Highways. Based on Caltrans California State Highways Maps, Route 27 approximately 0.5 miles south of the project site is designated an eligible State Scenic Highway; however, the project does not propose exterior renovations so the viewshed would remain the same. In addition, the project area has no resources, and therefore would not damage mature, scenic trees, or scenic rock outcropping.

e) Hazardous Waste Sites. The project site is not located within a site which is included in any list compiled pursuant to Section 65962.5 of the Government Code, commonly referred to as the Cortese List, as shown below:

- The California Department of Toxic Substances Control EnviroStor Hazardous Waste and Substances Site List;
- The State Water Resources Control Board GeoTracker;
- Solid waste disposal sites identified by State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit;
- The State Water Resources Control Board list of Cease-and-Desist Orders and Cleanup and Abatement Orders; and
- Hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, as identified by the California Department of Toxic Substances Control.

Therefore, the project site is not identified as a hazardous waste site and would not be in conflict within exception.

f) Historical Resources. The project site is currently developed with buildings and hardscaped features, and used for commercial cannabis activities. The City ZIMAS system identifies no historic designations or overlay for the site and indicates no historic preservation review is required (Exhibit B). Further, the project would not demolish nor modify the building. Therefore, implementation of the project would not cause substantial adverse change the significance of a historical resource.


Based on the discussion above, the proposed project is not 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 exemption. Thus, project use of the exemption would not be precluded by Section 15300.2. As the proposed project would 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 would 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.

Conclusion Findings. Based on the analysis above, the proposed project is consistent with the criteria for a Class 1 Categorical Exemption (tit. 14, Cal. Code Regs., §§ 15301) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that this project is categorically exempt from the requirements of CEQA.

DEPARTMENT OF CANNABIS REGULATION ACTIONS:

The Department of Cannabis Regulation:

1. Determined, 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 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301), 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), approved the Annual License for Non-Storefront Retail (Type 9) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



Jason Killeen
Assistant Executive Director,
Department of Cannabis Regulation

January 14, 2025
Date

EXHIBITS:

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



CITY OF LOS ANGELES DEPARTMENT OF™

**CANNABIS
REGULATION****PROJECT-SPECIFIC INFORMATION FORM**

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/10/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-S-23-400854-ANNApplicant Entity Name: CANABUDS, LLCLicense Type(s): 9Business Premises Location: 4901-A TOPANGA CANYON BLVD, WOODLAND HILLS, CA 91364County: Los Angeles Assessor's Parcel Number (APN): 2170011007Council District: 3 Neighborhood Council: Woodland Hills-warner CenterCommunity Plan Area: Canoga Park Winnetka-Woodland Hills-West HillsZoning: [Q]C1-1VL Specific Plan Area: Mulholland Scenic Parkway (outer corridor)General Plan Land Use: Neighborhood Commercial Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: None Historic Preservation Review: NoLAPD Division/Station: Topanga LAFD District/Fire Station: 84

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 Applicant, Canabuds, LLC is proposing to occupy the existing on-site commercial building suite (approximately 700 sf) as a cannabis delivery. No sales on-site. The delivery of cannabis related products would occur at the Project Site. No exterior improvements to the building or parking areas are being proposed. Minor interior tenant improvements only would occur. Occupation of the building would average approximately five (5) employees per shift during the operating hours of 10:00 AM to 8:00 PM Monday through Saturday. Project operations would involve approximately 20 vehicle trips per day during regular business hours. Delivery equipment and materials would include POS system, computer equipments, printers, product freezer units.

The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.).

CEQA Guidelines Section 15301 (Class 1 categorical exemption).

The Project includes the leasing of an commercial building to be occupied with a commercial use. No exterior improvements to the building or parking areas are being proposed.

As such, aside from minor interior tenant improvements, the building would remain in its current existing condition. Consistent with CEQA Guidelines Section 15301, Class 1 facilities determined to categorically exempt from additional CEQA review, include 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 existing or former use.

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.

Similar use in that the premise was a retail use. Zimas, Use code: 1200 commercial-Store combination-Store and Office combination-one story

2. Does the project involve an expansion of existing structures that would be considered negligible or no expansion of existing or former use? (If no, skip to Question 6)

☐ Yes ☒ No

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

3. Project Expansion: _____
Size of expansion in square feet: _____

Cite source(s) of information.

- a. Would the expansion be less than or equal to 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to Question 6.) ☐ Yes ☐ No

Cite source(s) of information.

- b. Would the expansion be more than 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to Question 4.) ☐ Yes ☐ No

Cite source(s) of information.

- c. Would the expansion be greater than 10,000 square feet? ☐ Yes ☐ No

Cite source(s) of information.

4. Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)? ☐ Yes ☐ No

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

5. Is there evidence that the project site is located in an environmentally sensitive area?

☐ Yes ☐ No

Describe the environmentally sensitive area (if applicable). Cite source(s) of information, if available.



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

☐ Yes ☒ No

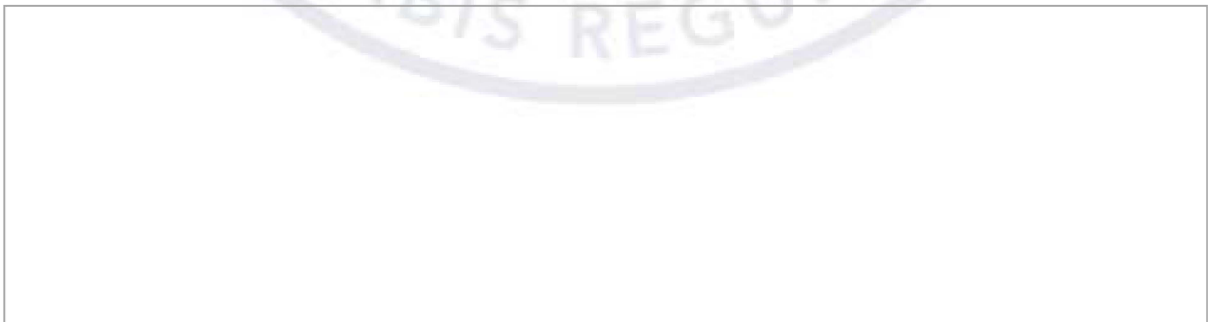
List permits required and any potential physical changes that could occur. Cite source(s) of information.



7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures)?

☐ Yes ☒ No

Describe size of structure to be demolished and location.



Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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



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

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

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.

Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures?

☐ Yes ☒ No

Provide information regarding the nature of modifications to existing small structures, if applicable. Cite source(s) of information.



2. Does the project involve the construction of new small structures?

☐ Yes ☒ No

Provide information regarding the size and purpose of the proposed new structures, if applicable. Cite source(s) of information.



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

3. Is the project within an urbanized area? (If no, skip to Question 9.)

☒ Yes ☐ No

Cite source(s) of information.

Environmental Protection Agency (EPA) or Federal Highway Administration (FHWA), Zimas Lacity, the California Department of Transportation (Caltrans), U.S. Census Bureau: The Census Bureau defines "urbanized areas" (UAs) as areas with 50,000 or more people.

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.

Assessor Report : LADBS, Zimas. lacity.org, Continental Mapping Company

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.

No hazardous substances used

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.

water, electricity, heat. LADWP, SoCal Gas. Co. Bills

8. Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to Question 11.)

☐ Yes ☒ No

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

FOR SITES NOT IN URBANIZED AREAS

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less?

☐ Yes ☐ No


Provide information regarding size of new structure, if applicable. Cite source(s) of information.



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

☐ Yes ☐ No

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



FOR ALL SITES

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

☐ Yes ☒ No

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



Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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



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

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



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

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



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

Cite source(s) of information.



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

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

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

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

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

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

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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



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

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



Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

1. Is the project consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for the site? ☒ Yes ☐ No

Cite source(s) of information.

zimas, LADBS

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.

.016-acre Project Site is located in the City of Los Angeles, Woodland Hills community, Los Angeles County, at 4901-A Topanga Canyon Blvd. The Project Site is located within the Woodland Hills Neighborhood Council. Located in a commercial plaza

- 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 currently improved with an Approx 6, 249 sq ft. commercial building divided into 4 units, surrounding use are commercial and residential. The Project's zoning designation and General Plan land designation is commercial residential. The surrounding areas are similarly designated for and consist of commercial land uses. The Project site and surrounding area are flat and there are no water courses or natural features in the local Project vicinity

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

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

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

☐ Yes ☒ No

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

The Project would have only five (5) employees per shift that generate approximately 20 vehicle trips per day during regular business hours, which would not result in a significant vehicle miles travelled (VMT) impact. Therefore, there is no reasonable possibility that the Project would have a significant effect on the environment

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.

gas, water , electricity, LADWP

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.*

According to the City of Los Angeles Mobility Plan 2035 and California Department of Transportation (Caltrans) State Scenic Highway Map, there are no state scenic highways in the vicinity of the Project Site. Therefore, the Project would not damage any scenic resources.

- 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.

n/a

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.

According to the Department of Toxic Substances Control EnviroStor database and the California State Water Resources Control Board Geotracker database, the Project Site is not on any list of hazardous waste sites

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 building was constructed in 1963 and is not eligible to be considered a historic resource. Thus, there is no potential for the Project to impact a historic 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.

: The Project is not related to any other "successive projects of the same kind in the same place over time," thus, no significant cumulative impacts would occur

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.

As stated above, the Project Site is located in an urbanized, industrial area and the Project would not increase the intensity of commercial uses on the Project Site. There are no sensitive natural resources of any kind on the Project Site or in the surrounding area, as the Project Site and surrounding area are fully developed with industrial buildings, and there are no "unusual circumstances" that would indicate a potential for any significant environmental effects. Operation of the Project would comply with all City of Los Angeles code requirements as applicable. Also, the Project would have only five (5) employees per shift that generate approximately 20 vehicle trips per day during regular business hours, which would not result in a significant vehicle miles travelled (VMT) impact. Therefore, there is no reasonable possibility that the Project would have a significant effect on the environment due to unusual circumstances

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

☐ Yes ☒ No

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

7. **Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)?**

☐ Yes ☒ No

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

CEQA Exemption PetitionClass: 1 Category: Existing Facilities

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

The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.).

CEQA Guidelines Section 15301 (Class 1 categorical exemption).

The Project includes the leasing of an industrial building to be occupied with an commercial use. No exterior improvements to the building or parking areas are being proposed. As such, aside from minor interior tenant improvements, the building would remain in its current existing condition. Consistent with CEQA Guidelines Section 15301, Class 1 facilities determined to categorically exempt from additional CEQA review, include 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 existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The Project would in fact result in no changes to the exterior of the building or parking areas. Occupation levels would be similar or less than former on-site uses. The proposed uses are allowed per the site' s zoning and land use designations.

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

CEQA Guidelines Section 15301 (Class 1 categorical exemption)

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.*

016-acre Project Site is located in the City of Los Angeles, Woodland Hills community, Los Angeles County, at 4901-A Topanga Canyon Blvd. The Project Site is located within the Woodland Hills Neighborhood Council. Located in a commercial plaza

- (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 current use is commercial store for all buildings which are adjacent. See attached Zimas mapping for all zoning designation in the 1/2 mile radius circle all zoning is as stated above

- (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.

Commerical store

- (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, as stated above

- (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).*

The cannabis commercial activities is that of cannabis delivery only. As stated above, Canabuds delivery approach is summarized as follows: we call it Dynamic approach. Dynamic Delivery allows vehicles to become independent inventory locations that roam within a geographic zone, taking orders as they are placed. With just a vehicle, a driver, and a few clicks, Canabuds users can create a fully compliant, customized mobile dispensary anywhere in California.

A key component of Canabuds' s Dynamic Delivery is customizable delivery zones that can be drawn to exact specifications — as large or as small as a retailer likes, meaning you can easily target the entire next county over or just a few key zip codes a bit further out than you would serve with a hub-and-spoke model

- (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.*

The property consist of non-retail and retail cannabis operations on the property existing in different premises owned by differencnt firms.

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

Lot size is 6, 249.6 sq. ft, the Project Size is 700 sq.ft. (see premise diagram)

- (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.*

DCC licensed,

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

work shifts are 10 am- 7 pm. M-S,

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

3-5

- (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.*

As stated above, . Project operations would involve approximately 20 vehicle trips per day during regular business hours.

- (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.*

LADWP

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

City wastewater collection

4. Environmental Setting:

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

As stated above, The Project Site and surrounding area are flat and there are no water courses or natural features in the local Project vicinity

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

n/a

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

n/a

- (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 Project Site and surrounding area are flat and there are no water courses or natural features in the local Project vicinity

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

None

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

None

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

None

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

None

- (i) Discuss whether the project will increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite:

No increase

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

The project will not require any increase in energy, energy source: LADWP usage anticipated: Lighting & HVAC 125 kWh/day: Delivery Operations: 17 kWh/day., Totalling 142kWh/day.

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.

The purposed project will not expand the existing footprint .

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.*

None

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).*

The 0.16-acre Project Site is improved with an approximate 17,064 sf commercial building constructed in 1963 . Similar commercial uses and structures are located in the local project vicinity. The Project Site's zoning designation and the General Plan land designation is commercial /residential I. The surrounding land uses are similarly designated for and consist of commercial/residential land uses. The Project Site and surrounding area are flat and there are no water courses or natural features in the local Project vicinity. No known hazardous or other adverse environmental conditions occur on the Project Site or immediate surrounding area

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

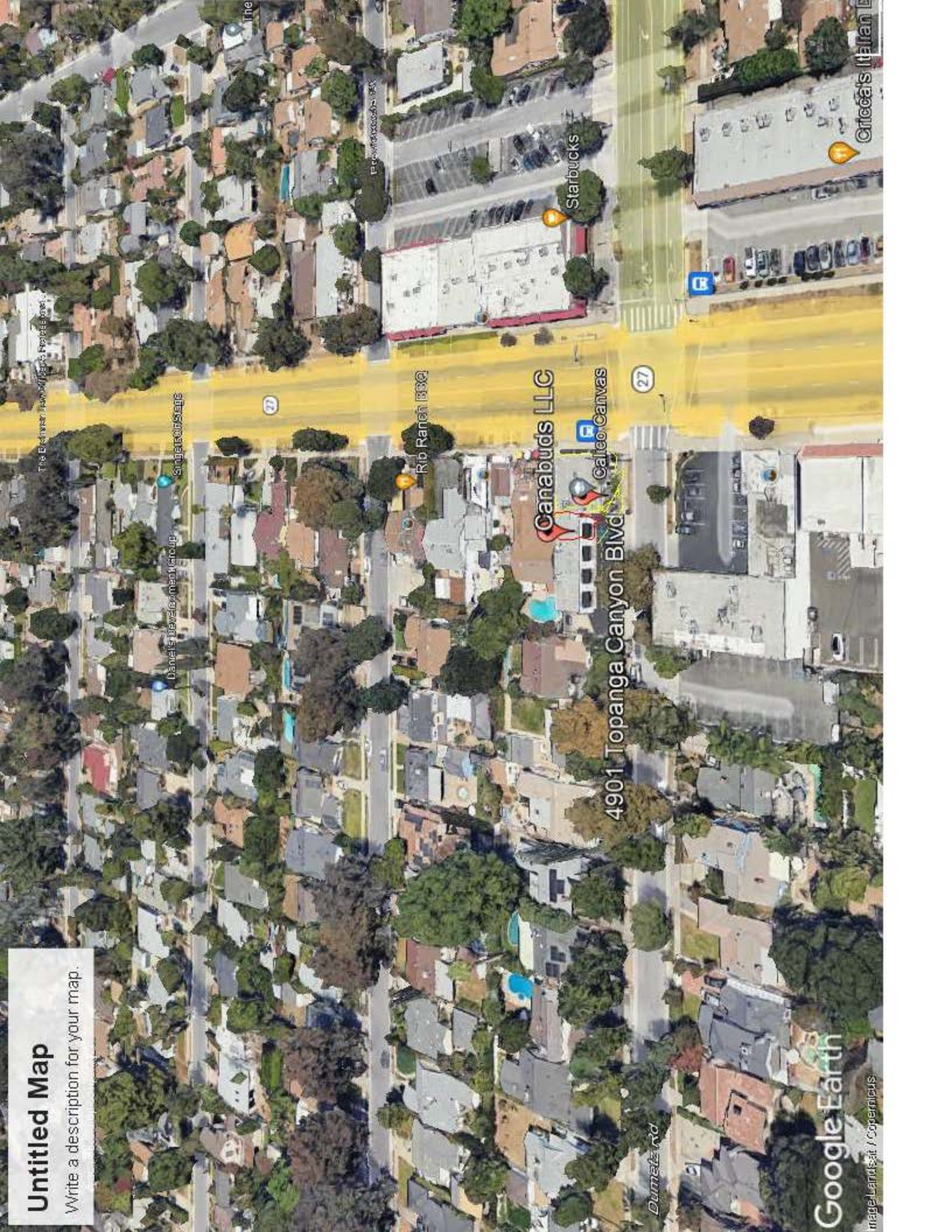
Partial List of Categorical Exemptions under CEQA

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.

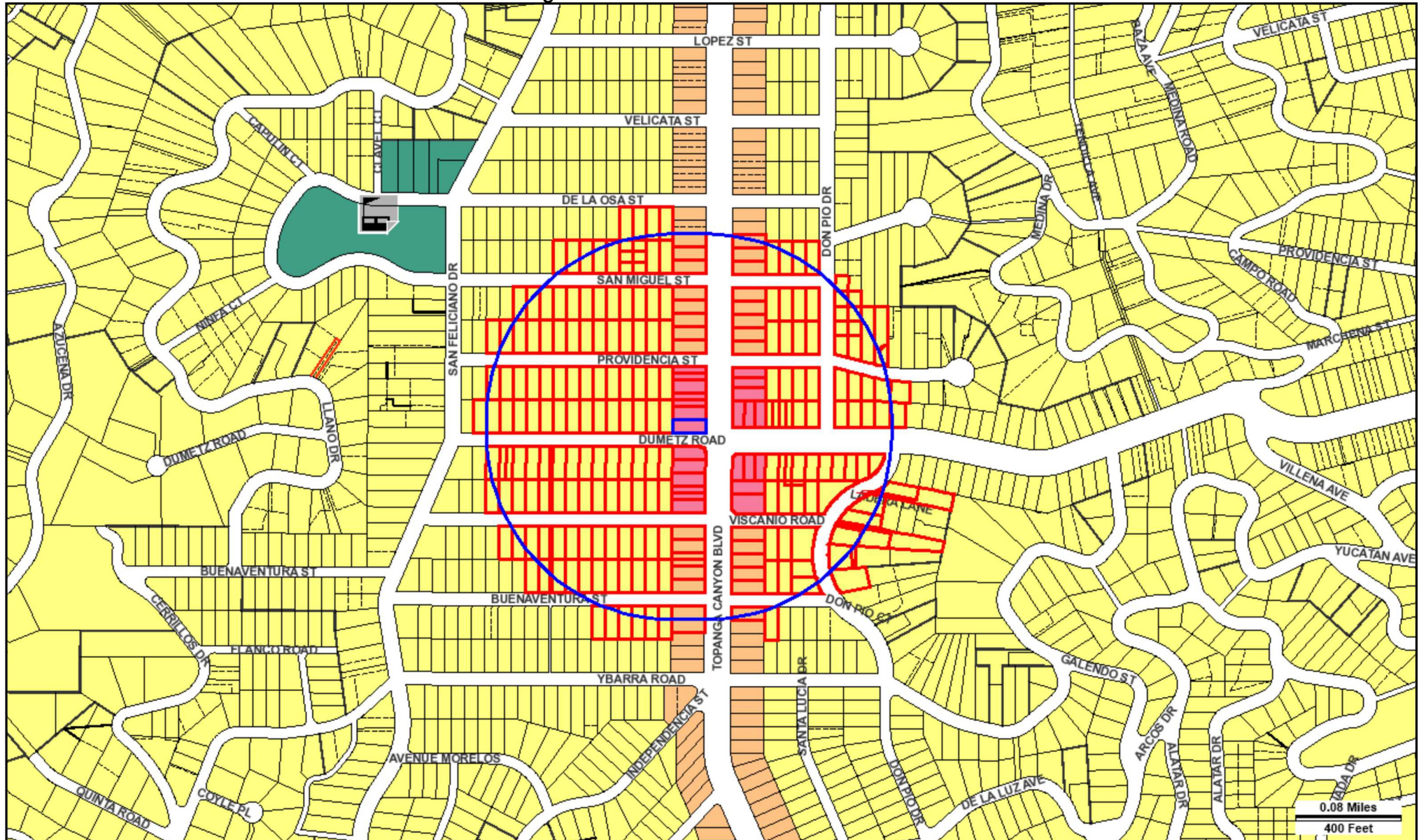
Untitled Map

Write a description for your map.



Google Earth

Image Landsat / Copernicus



Address: 4901 A-B N TOPANGA CANYON BLVD Tract: TR 6170

Zoning: [Q]C1-1VL

APN: 2170011007

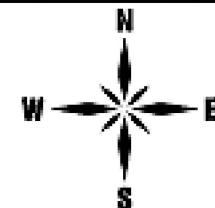
Block: None

General Plan: Neighborhood Commercial

PIN #: 168B101 482









Lot: 685

Arb: None



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


 Beaches


 Child Care Centers


 Dog Parks


 Golf Course


 Historic Sites


 Horticulture/Gardens


 Skate Parks


 Other Facilities


 Park / Recreation Centers


 Parks


 Performing / Visual Arts Centers


 Recreation Centers


 Senior Citizen Centers


 Opportunity School


 Charter School


 Elementary School

 Span School


 Special Education School


 High School


 Middle School


 Early Education Center

COASTAL ZONE

 Coastal Commission Permit Area

 Dual Permit Jurisdiction Area

 Single Permit Jurisdiction Area

 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1


 Tier 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


 Tract Line


 Lot Cut


 Easement


 Zone Boundary


 Building Line


 Lot Split


 Community Driveway


 Building Outlines 2020


 Building Outlines 2017


 Airport Hazard Zone


 Census Tract


 Coastal Zone


 Council District


 LADBS District Office


 Downtown Parking


 Fault Zone


 Fire District No. 1


 Tract Map


 Parcel Map


 Flood Zone


 Hazardous Waste


 High Wind Zone


 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active

 Wells - Inactive



City of Los Angeles Department of City Planning

1/6/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4905 N TOPANGA CANYON BLVD
4903 N TOPANGA CANYON BLVD
4901 A-B N TOPANGA CANYON
BLVD

ZIP CODES

91364

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9708
CPC-2019-1742-CPU
CPC-2005-8252-CA
CPC-2002-6583-SP
CPC-1998-170-DRB
CPC-1997-41-CPU
CPC-1986-609-GPC
ORD-173518-SA50
ORD-167943
ORD-165479-SA6990
ORD-129279
ENV-2019-1743-EIR
ENV-2009-832-CE
ENV-2005-8253-ND
ENV-2003-2626-CE
ENV-1985-67-SP

Address/Legal Information

PIN Number	168B101 482
Lot/Parcel Area (Calculated)	6,249.6 (sq ft)
Thomas Brothers Grid	PAGE 560 - GRID A4
Assessor Parcel No. (APN)	2170011007
Tract	TR 6170
Map Reference	M B 65-58/62 (SHTS 1-5)
Block	None
Lot	685
Arb (Lot Cut Reference)	None
Map Sheet	168B101

Jurisdictional Information

Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	Woodland Hills-Warner Center
Council District	CD 3 - Bob Blumenfield
Census Tract #	1374.01
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	[Q]C1-1VL
Zoning Information (ZI)	ZI-1224 Specific Plan: Mulholland Scenic Parkway (Outer Corridor) ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	MULHOLLAND SCENIC PARKWAY (OUTER CORRIDOR)
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
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)	2170011007
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$241,534
Assessed Improvement Val.	\$264,150
Last Owner Change	05/12/1998
Last Sale Amount	\$9
Tax Rate Area	37
Deed Ref No. (City Clerk)	793840
	7-180
	652972
	591496
	2214
	21192
	1313924
Building 1	
Year Built	1963
Building Class	D5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,420.0 (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: 2170011007]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No

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.

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	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	10.3790496
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
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 Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2170011007]
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	14.4 Units, Above Moderate
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2185
Fire Information	

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Bureau	Valley
Battalion	17
District / Fire Station	84
Red Flag Restricted Parking	No

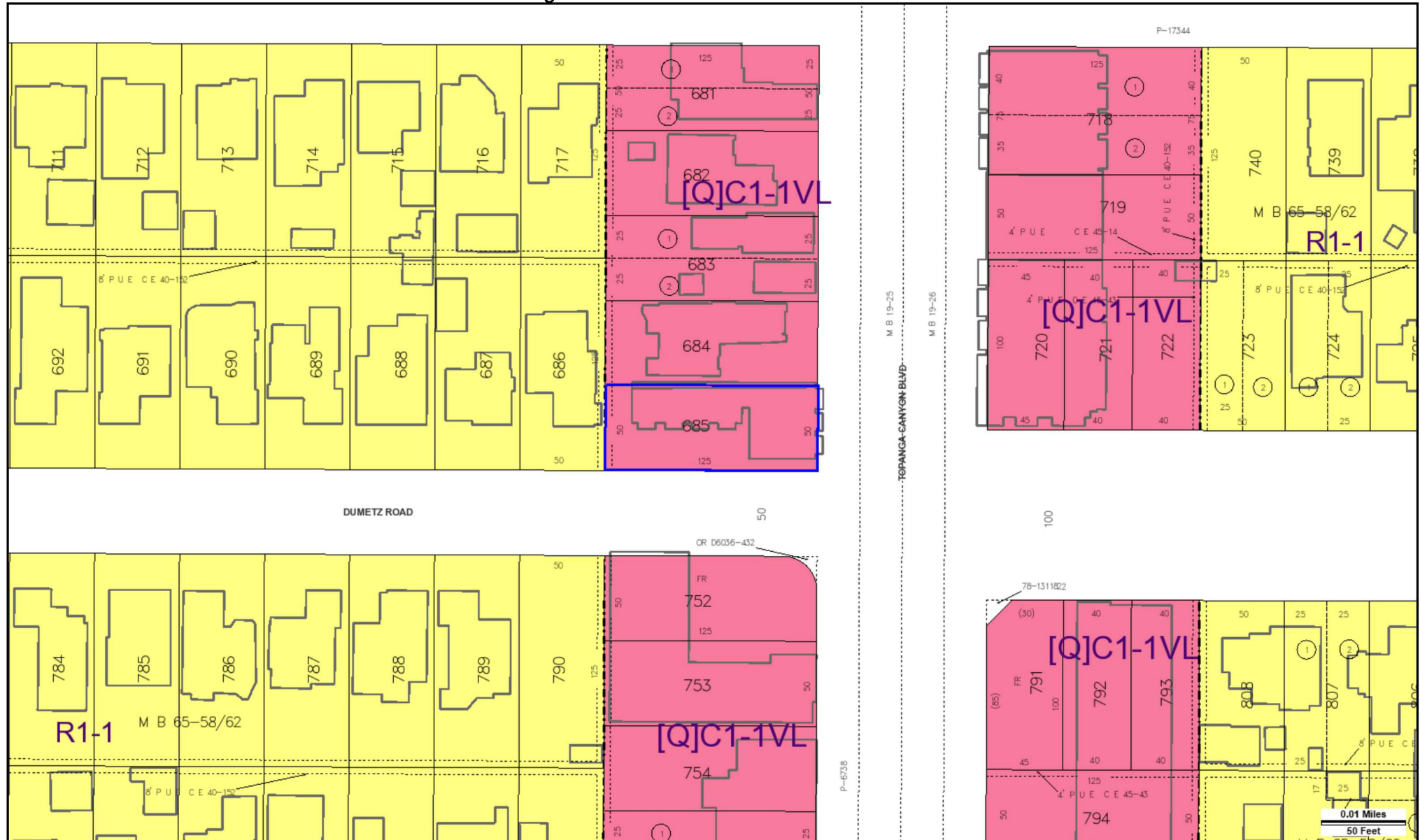
CASE SUMMARIES

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

Case Number:	CPC-2019-1742-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-1998-170-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	DESIGN REVIEW BOARD APPEAL.
Case Number:	CPC-1997-41-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR CANOGA PARK-WINNETKA-WOODLAND HILLS WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-609-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CANOGA PARK AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (BARR/FERGUSON)\
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2009-832-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENT CLEARANCE TO ADD SUSTAINIBILITY GUIDELINES TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2003-2626-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	ENV-1985-67-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT FOR THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AND ASSOCIATED RECREATIONAL AND ROADWAY IMPROVEMENTS.

DATA NOT AVAILABLE

CPC-9708
ORD-173518-SA50
ORD-167943
ORD-165479-SA6990
ORD-129279



Address: 4901 A-B N TOPANGA CANYON BLVD Tract: TR 6170

Zoning: [Q]C1-1VL

APN: 2170011007

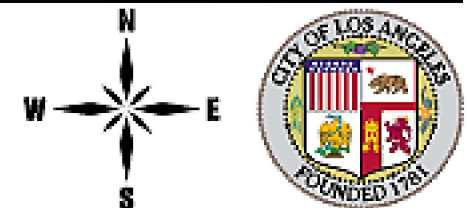
Block: None

General Plan: Neighborhood Commercial

PIN #: 168B101 482









Lot: 685

Arb: None



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

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






PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES


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


INDUSTRIAL


	Limited Industrial
	Light Industrial


CIRCULATION


STREET


- 


Arterial Mountain Road
- 


Collector Scenic Street
- 


Collector Street
- 


Collector Street (Hillside)
- 


Collector Street (Modified)
- 


Collector Street (Proposed)
- 


Country Road
- 


Divided Major Highway II
- 


Divided Secondary Scenic Highway
- 


Local Scenic Road
- 


Local Street
- 


Major Highway (Modified)
- 


Major Highway I
- 


Major Highway II
- 


Major Highway II (Modified)
- 


Major Scenic Highway
- 


Major Scenic Highway (Modified)
- 


Major Scenic Highway II
- 


Mountain Collector Street
- 


Park Road
- 


Parkway
- 


Principal Major Highway
- 


Private Street
- 


Scenic Divided Major Highway II
- 


Scenic Park
- 

Scenic Parkway
- 

Secondary Highway
- 


Secondary Highway (Modified)
- 


Secondary Scenic Highway
- 


Special Collector Street
- 


Super Major Highway


FREEWAYS

- 

Freeway
- 


Interchange
- 

On-Ramp / Off- Ramp
- 


Railroad
- 


Scenic Freeway Highway


MISC. LINES

- 

Airport Boundary
- 


Bus Line
- 

Coastal Zone Boundary
- 


Coastline Boundary
- 


Collector Scenic Street (Proposed)
- 

Commercial Areas
- 


Commercial Center
- 


Community Redevelopment Project Area
- 

Country Road
- 


DWP Power Lines
- 


Desirable Open Space
- 


Detached Single Family House
- 

Endangered Ridgeline
- 


Equestrian and/or Hiking Trail
- 


Hiking Trail
- 

Historical Preservation
- 


Horsekeeping Area
- 

Local Street
- 


MSA Desirable Open Space
- 


Major Scenic Controls
- 


Multi-Purpose Trail
- 


Natural Resource Reserve
- 


Park Road
- 


Park Road (Proposed)
- 


Quasi-Public
- 


Rapid Transit Line
- 


Residential Planned Development
- 


Scenic Highway (Obsolete)
- 

Secondary Scenic Controls
- 

Secondary Scenic Highway (Proposed)
- 

Site Boundary
- 

Southern California Edison Power
- 

Special Study Area
- 

Specific Plan Area
- 


Stagecoach Line
- 


Wildlife Corridor


POINTS OF INTEREST


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


SCHOOLS/PARKS WITH 500 FT. BUFFER


 Existing School/Park Site


 Planned School/Park Site


 Inside 500 Ft. Buffer


 Aquatic Facilities


 Beaches


 Child Care Centers


 Dog Parks


 Golf Course


 Historic Sites


 Horticulture/Gardens


 Skate Parks


 Other Facilities


 Park / Recreation Centers


 Parks


 Performing / Visual Arts Centers


 Recreation Centers


 Senior Citizen Centers


 Opportunity School


 Charter School


 Elementary School

 Span School


 Special Education School


 High School


 Middle School


 Early Education Center

COASTAL ZONE

 Coastal Commission Permit Area

 Dual Permit Jurisdiction Area

 Single Permit Jurisdiction Area

 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1


 Tier 2


 Tier 3

 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)

 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line

 Tract Line

 Lot Cut

 Easement

 Zone Boundary

 Building Line

 Lot Split

 Community Driveway

 Building Outlines 2020

 Building Outlines 2017

 Airport Hazard Zone

 Census Tract

 Coastal Zone

 Council District

 LADBS District Office

 Downtown Parking

 Fault Zone

 Fire District No. 1

 Tract Map

 Parcel Map

 Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active

 Wells - Inactive