

# 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. 401796

Project Applicant: CS Group Operation, Inc.

Project Location - Specific:

1728 N Glendale Blvd, Los Angeles, CA 90026 / Aaron St & Effie St

Project Location - City: Los Angeles

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: CS Group Operation, Inc.

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: CEQA Sections 15301 & 15332/Class 1 & 32
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

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

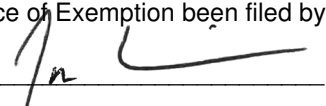
Lead Agency

Contact Person: Jason Killeen

Area Code/Telephone/Extension: (213) 978-0738

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes    No

Signature:  Date: 01/28/2025 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: \_\_\_\_\_

ON February 12 2025UNTIL March 14 2025

REGISTRAR - RECORDER/COUNTY CLERK

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

**2025 029287**

**FILED**  
Feb 12 2025

Dea. C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

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-24-401796-ANN / Non-Storefront Retail (Type 9)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 401796-ANN

PROJECT TITLE

DCR CORE RECORD NO. 401796

COUNCIL DISTRICT

13

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

1728 N Glendale Blvd, Los Angeles, CA 90026 / Aaron St &amp; Effie St

☒ 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:

CS Group Operation, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

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

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Non-Storefront Retail (Type 9)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF  
CANNABIS REGULATION  
-  
CANNABIS REGULATION  
COMMISSION

THRYERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

JOSIE TREVIZO  
Commission Executive Assistant  
(213) 978-0738

City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

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 and Class 32 categorical exemptions.

<b>DCR Record No.:</b>	LA-S-24-401796-ANN
<b>Applicant Name:</b>	CS Group Operation, Inc.
<b>Activities Requested:</b>	Non-Storefront Retailer (Type 9)
<b>Proposed Project:</b>	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	1728 N Glendale Blvd Los Angeles, CA 90026
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	13 Echo Park - Silver Lake - Echo Park - Elysian Valley [Q]C2-1VL
<b>LAMC Section / "Phase":</b>	LAMC 104.06.1 / Phase 3 Delivery
<b>Environmental Analysis/Clearance:</b> ENV-401796-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

**BACKGROUND:**

The Applicant was issued Temporary Approval by DCR with an effective date of February 1, 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, C9-0000552-LIC, to conduct Non-Storefront Retailer (Type 9), active through April 25, 2025.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 1728 North Glendale Boulevard, Los Angeles, CA 90026, a parcel zoned for General 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.
- **(Social Equity only):** 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;
- **(Social Equity Only)** 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 conversion of an existing Non-Storefront Retailer (Type 9); Temporary Approval to an Annual License to be located on an existing site zoned for [Q]CM-1VL at 1728 North Glendale Boulevard, Los Angeles, CA 90026 (Assessor's Parcel Number 5423-008-013). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 a.m. to 9:15 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]C2-1VL

### **Surrounding Land Use/Zoning Designations**

Commercial Manufacturing / [Q]CM-1VL

General Commercial / [Q]C2-1VL

Low Medium II Residential / RD2-1VL

### **Subject Property**

The subject site is a fully developed lot within the Silver Lake - Echo Park - Elysian Valley Community Plan Area. The lot is approximately 127 feet deep and a width of 47 feet along Glendale Boulevard. The site is currently developed with a commercial building, built in 1949 proposed to be maintained.

The site has a General Commercial land-use designation and is zoned [Q]C2-1VL. The site is located within Council District 13, Echo Park Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

### **Abutting Properties**

Abutting uses include commercial and residential uses within 200 feet of the site. The immediate area along Glendale Boulevard is predominantly developed with Commercial Manufacturing uses, zoned [Q]CM-1VL, General Commercial, zoned [Q]C2-1VL and, Low Medium II Residential uses, zoned RD2-1VL. (See Exhibit A)

### **CEQA Findings**

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in

any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 5,826 gross square feet, zoned [Q]C2-1VL with a commercial building originally constructed in 1949. 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 5,826 gross square foot property (i.e., less than five acres), and is substantially surrounded by General Commercial uses. The surrounding area is Commercial Manufacturing zoned [Q]CM-1VL, General Commercial, zoned [Q]C2-1VL; and Low Medium II Residential, zoned RD2-1VL, and developed with a mix of commercial and residential buildings along Glendale Boulevard between Aaron Street and Effie Street.

c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within an established, fully developed, neighborhood. The project site has no value as habitat for endangered, rare or threatened species. The project does not propose the removal of any trees on-site and/or within the adjacent public right-of-way.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. Compliance with Regulatory Compliance Measures as enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made in order to provide adequate delivery of utilities and services to the proposed project.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions. The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use and reliance on the categorical exemptions. None of the exceptions are triggered. As the proposed project will result in no physical changes to the site, the project would not have physical impacts to the environment. As such, it would not have a combined impact with other projects in the area that would result in cumulative impacts. There are no unusual circumstances associated with the project, which is proposed in general plan designation and zoning classification that allow the proposed use. The project will not physically change the site or the existing structures. Therefore, the project would have no impact on scenic resources, historic building(s), and the site is not on the lists 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.

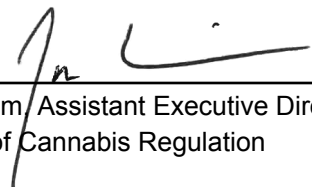
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further 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 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, 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), approved the Annual License for Non-Storefront Retailer (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 28, 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): \_\_\_\_\_

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

DCR Record No.: LA-S-23-401796-ANN

Applicant Entity Name: CS Group Operation, Inc.

License Type(s): Delivery Only - Type 9 / Cannabis Retailer Nonstorefront License

Business Premises Location: 1728 N Glendale Blvd., Los Angeles, CA 90026

County: Los Angeles Assessor's Parcel Number (APN): 5423008013

Council District: CD 13 Neighborhood Council: Echo Park

Community Plan Area: Silver Lake - Echo Park - Elysian Valley

Zoning: C2 - Commercial Zone Specific Plan Area: None

General Plan Land Use: General Commercial Redevelopment Project Area: none

Business Improvement District: N/A Promise Zone: N/A

State Enterprise Zone: Los Angeles State Enterprise Zone Historic Preservation Review: N/A

LAPD Division/Station: LAPD Northeast Division LAFD District/Fire Station: Fire Station 20

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

Department of Cannabis Regulation

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

(213) 978-0738 • [cannabis@lacity.org](mailto:cannabis@lacity.org)

[www.cannabis.lacity.org](http://www.cannabis.lacity.org)



### Categorical Exemption Evaluation Form

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

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

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

The project is located at 1728 N Glendale Blvd., Los Angeles CA 90026, occupying a single building and a driveway/parking lot area. The project has operated as a Type-9 non-storefront dispensary and cannabis delivery depot since 04/25/2022. the project entails storing cannabis and cannabis products, compiling online delivery orders from such, and dispatching delivery drivers to deliver the ordered products. The project is anticipated to continue in this capacity.

**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.*

The project has operated as a Type-9 non-storefront dispensary and cannabis delivery depot since 04/25/2022. the project entails storing cannabis and cannabis products, compiling online delivery orders from such, and dispatching delivery drivers to deliver the ordered products. The project is anticipated to continue in this capacity.

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.*

The project involves no expansion of existing or former use.

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.*



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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.*

The project does not require any environmental permits that could result in physical changes to the environment.

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.*

The project does not require demolition and removal of individual small structures.

**Categorical Exemption Evaluation Form****Class 2: Replacement or Reconstruction**

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

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

The project does not involve the replacement or reconstruction of an existing structure.

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. There is no new structure.

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.*

The project does not require any environmental permits that could result in physical changes to the environment.

**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.*

The project does not involve the conversion of existing small structures or the installation of small equipment and facilities in small structures.

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.*

The project does not involve the construction of new small structures.

**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.*

The Project is located in Los Angeles. The definition of "Urbanized Area" is "an area with a population of 50,000 or more designated by the Census Bureau, within boundaries to be fixed by responsible State and local officials in cooperation with each other, subject to approval by the Secretary." (23 U.S.C. 101(a)(36)). Los Angeles has a population of 3,822,238 as of 7/1/22, therefore making it an urbanized area. (<https://www.census.gov/quickfacts/fact/table/losangelescalitycalifornia/PST045222>)



**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.*

The project does not involve the construction of any new structures.

5. Is the parcel zoned for the proposed use? ☒ Yes ☐ No

*Cite source(s) of information.*

The project is located in a C2 Commercial Zone. (<http://zimas.lacity.org/>). Under LA Municipal Code Sec. 105.02 (a)(1)(A)(1) Type 9 non-storefront dispensaries are permitted in C2 Commercial Zones.

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.*

The project does not use significant amounts of hazardous substances.

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.*

The project has 1.) water ;2.) electricity; 3.) sewage (included in water); and 4.) sanitation (including recycling and green waste). This information is from our Accounting Clerk who handles our utilities.

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.*

The project is not in a sensitive environmental area.

**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.*

The project does not require any permits that could result in physical changes to the environment.

**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.*

This project does not involve the removal of any healthy, mature trees.

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.*

The project does not involve any alterations to land, water, or vegetation.

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.*

This project involves no alterations.

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

*Cite source(s) of information.*

This project involves no alterations.

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.*

This project does not involve any alterations.

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.*

This project does not involve any alterations.

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.*

The project does not require any permits that could result in physical changes to the environment.

**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.*

The project does not include the construction or placement of any accessory structures.

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.*

The project does not require any permits that could result in physical changes to the environment.

## Categorical Exemption Evaluation Form

## Class 32: Infill Development Projects

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

*Cite source(s) of information.*

The general plan designation for the project is General Commercial. The zoning designation is C2 - Commercial Zone. The Project is located in a C2 commercial zone and meets all zoning requirements. The location also meets all other zoning regulations including remaining at least 600 feet away from any school per California Health & Safety Code Sec. 11362.768. The project is roughly 1584 feet from the closest school, Clifford Street Elementary School at 2150 Duane St.

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.*

The project site is 5,826.3 square feet, or 0.13375344 acres.  
(<http://zimas.lacity.org/>).

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

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

Surrounding uses include a fast food restaurant, a storage facility, radio broadcasting, a window treatment store, a moving van rental location, and a veterinary hospital.

- Jack in the Box (fast food restaurant), 1710 Glendale Blvd, Los Angeles, CA 90026. ([https://locations.jackinthebox.com/us/ca/echo-park/1710-glendale-blvd?utm\\_source=bing&utm\\_medium=local&utm\\_campaign=bing-local; http://zimas.lacity.org/](https://locations.jackinthebox.com/us/ca/echo-park/1710-glendale-blvd?utm_source=bing&utm_medium=local&utm_campaign=bing-local; http://zimas.lacity.org/))
- Thriftee Mini Storage (storage facility), 1717 Glendale Blvd., Los Angeles, CA 90026. ([https://locations.jackinthebox.com/us/ca/echo-park/1710-glendale-blvd?utm\\_source=bing&utm\\_medium=local&utm\\_campaign=bing-local; http://zimas.lacity.org/](https://locations.jackinthebox.com/us/ca/echo-park/1710-glendale-blvd?utm_source=bing&utm_medium=local&utm_campaign=bing-local; http://zimas.lacity.org/))
- KBLA-AM (radio broadcasting), 1745 N Alvarado St, Los Angeles, CA 90026. (<https://kbla1580.com/>; <http://zimas.lacity.org/>)
- Motif Window Coverings (window treatment store), 1729 Glendale Blvd, Los Angeles, CA 90026 (<http://zimas.lacity.org/>)
- U-Haul Neighborhood Dealer (moving van rental), 1717 N Glendale Blvd, Los Angeles, CA 90026. ([https://www.uhaul.com/Locations/Truck-Rentals-near-Los-Angeles-CA-90026/089027?utm\\_source=gmb&utm\\_medium=primary&utm\\_campaign=listingmanagement&utm\\_content=089027; http://zimas.lacity.org/](https://www.uhaul.com/Locations/Truck-Rentals-near-Los-Angeles-CA-90026/089027?utm_source=gmb&utm_medium=primary&utm_campaign=listingmanagement&utm_content=089027; http://zimas.lacity.org/))
- Echo Park Veterinary Hospital (veterinary hospital), 1739 Glendale Blvd, Echo Park, CA 90026. ([https://www.echoparkvethospital.com/site/home?y\\_source=1\\_MTIzNjUxMjltNzE1LWxvY2F0aW9uLndiYnNpdGU%3D; http://zimas.lacity.org/](https://www.echoparkvethospital.com/site/home?y_source=1_MTIzNjUxMjltNzE1LWxvY2F0aW9uLndiYnNpdGU%3D; http://zimas.lacity.org/))

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 does not have value as habitat for endangered, rare, or threatened species.



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 not have any significant impacts on traffic, noise, air quality, or water quality. There is some impact on traffic as this is a delivery only dispensary (Type 9 - non-storefront), but this is minor and will not increase from the prior existing use.

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

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

The project site is already served by all required utilities and public services. It has 1.) water ;2.) electricity; 3.) sewage (included in water); and 4.) sanitation (including recycling and green waste). This information is from our Accounting Clerk who handles our utilities.

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.*

This project does not require any permits that could result in physical changes to the environment.

**Exceptions to Exemptions****1. Scenic Highways**

- a. Is the project visible from an official State Scenic Highway? ☐ Yes ☒ No

*List State Scenic Highway(s) from which the project is visible (if applicable).  
Cite source(s) of information.*

The project is not visible from an officially designated scenic highway.

- 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.*

The project site is not listed on any of the lists located at <https://calepa.ca.gov/sitecleanup/corteselist/>.

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

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

The project would not result in a substantial adverse change in the significance of a historical resource.

4. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?**

☐ Yes ☒ No

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

There is no evidence of the potential for the project to contribute to a significant cumulative impact.

5. **Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?**

☐ Yes ☒ No

*Describe the potential impact(s), circumstances, and evidence (if applicable). Cite source(s) of information.*

There is no evidence of a significant environmental impact due to unusual circumstances with this project.

6. **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 will not impact an environmental resource of hazardous or critical concern.

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.*

The project does not involve the removal of any trees.

**CEQA Exemption Petition**Class: 1 Category: Existing facilities

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

This facility has existed and been in operation since 04/25/2022. There are no planned expansions or other developments that would change the nature of the project during 2024. The facility will continue to operate as it has, as a Type-9 non-storefront retail dispensary.

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

23 U.S.C. 101(a)(36); <https://www.census.gov/quickfacts/fact/table/losangelescitycalifornia/PST045222>; <http://zimas.lacity.org/>; LA Municipal Code Sec. 105.02(a)(1)(A)(1); California Health & Safety Code Sec. 11362.768; [https://locations.jackinthebox.com/us/ca/echo-park/1710-glendale-blvd?utm\\_source=bing&utm\\_medium=local&utm\\_campaign=bing-local;%20https://locations.jackinthebox.com/us/ca/echo-park/1710-glendale-blvd?utm\\_source=bing&utm\\_medium=local&utm\\_campaign=bing-local;%20https://kbla1580.com/%20https://www.uhaul.com/Locations/Truck-Rentals-near-Los-Angeles-CA-90026/089027/?utm\\_source=gmb&utm\\_medium=primary&utm\\_campaign=listingmanagement&utm\\_content=089027;%20https://www.echoparkvethospital.com/site/home?y\\_source=1\\_MTIzNjUxMjItNzE1LWxvY2F0aW9uLndiYnNpdGU%3D](https://locations.jackinthebox.com/us/ca/echo-park/1710-glendale-blvd?utm_source=bing&utm_medium=local&utm_campaign=bing-local;%20https://locations.jackinthebox.com/us/ca/echo-park/1710-glendale-blvd?utm_source=bing&utm_medium=local&utm_campaign=bing-local;%20https://kbla1580.com/%20https://www.uhaul.com/Locations/Truck-Rentals-near-Los-Angeles-CA-90026/089027/?utm_source=gmb&utm_medium=primary&utm_campaign=listingmanagement&utm_content=089027;%20https://www.echoparkvethospital.com/site/home?y_source=1_MTIzNjUxMjItNzE1LWxvY2F0aW9uLndiYnNpdGU%3D); <https://calepa.ca.gov/sitecleanup/corteseclist/>; employees with access to information required in this form; <https://homemetry.com/ng/house/1728+GLENDALE+BLVD,+Los+Angeles+CA/Resident-History>; <https://councildistrict13.lacity.gov/resources-services/residents>; <https://geohub.lacity.org/datasets/b3453bb13a2e43fc917afb8f829341ef/explore?location=34.045692%2C-118.513481%2C10.84>; <https://www.lapdonline.org/lapd-contact/central-bureau/northeast-community-police-station/?zip=1728%20N%20Glendale%20Blvd.%20Los%20Angeles%2090026>; <https://www.lafd.org/fire-stations/station-results>

**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.*

1728 N Glendale Blvd., Los Angeles, Los Angeles County, CA 90026; APN #: 5423008013 ; General Plan Designation: General Commercial; Zoning Designation: C2 - Commercial Zone; corner lot located at the corner of N Glendale Blvd. and Aaron St..

- (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 project site occupies a corner lot with a large driveway/parking area in the front (eastern portion of the parcel). Behind the parking area/driveway is a light colored building surrounded by a privacy fence. The building has been used as used as, and will continue to be used as, a Type-9 non-storefront cannabis dispensary.

The lots along N Glendale Blvd. are designated as primarily C2 - Commercial Zones, with a few lots that are designated as CM - Commercial Manufacturing Zone, PF - Public Facilities, and R2 - Two Family Residential. The radius also includes combination P - Automobile Parking Zone and C2 - Commercial Zone, R4 - Multiple Dwelling Zone, R1 - One Family Home, and OS - Open Space.

Surrounding uses include a fast food restaurant, a storage facility, radio broadcasting, a window treatment store, a moving van rental location, and a veterinary hospital. There are also restaurants, an auto parts store, a charter school, an elementary school, and supermarkets.

- (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.

Before we began operation out of the project site it was used for the site of used car dealerships including "Cars for Less," "H & S Auto Sales," and "Millenium Car Co Sale," as well as for car rental businesses including "Exclusive Car Rental" and "Luxury on Demand." (<https://homemetry.com/ng/house/1728+GLENDALE+BLVD,+Los+Angeles+CA/Resident-History>)

- (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.

We have been operating out of the site since 2022 and do not anticipate any expansion of our existing use.

- (e) Maps to be Included: *Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).*

**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 project site will continue to operate as a Type-9 non-storefront dispensary. The location operates as a delivery-only depot location that stores cannabis and cannabis products, compiles delivery orders, and has delivery drivers pick orders up to deliver them.



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

There are no other existing or proposed cannabis operation activities at the project site, either owned by the same or a different business.

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

Project Size: 975 SF; Lot Size: 5,826 SF

- (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.*

Applicant holds a Cannabis Retailer Nonstorefront License for Adult Use and Medicinal operations. License #: C9-0000552-LIC. Valid from 04/25/2022 through 04/25/2024.

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

The online menu is open from 9:00am - 9:15pm. Deliveries start after 9:00am as the orders come in and the final deliveries must be made by 10:00pm sharp or the orders are canceled. Employees are on-site 1 hour before opening and 90 minutes after close.

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

There are 54 employees.  
The average number of employees per shift is 10.  
The average number of employees in the morning shift is 7.  
The average number of employees in the evening shift is 18.



- (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.*

- (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.*

All water to the project site is obtained from water hookups operated by the city of Los Angeles.

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

The project site's sewage is included in its water utility service and therefore goes to city wastewater collection facilities.

#### 4. Environmental Setting:

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

The project site is located on the corner of N Glendale Blvd. and Aaron St. On Glendale, it is next to a Jack in the Box and on Aaron it is next to a storage facility. The premises is paved and has very little vegetation aside from a few small palm trees. On the opposite side of the sidewalks along Glendale and Aaron there are some palm trees and flowering bushes. From Glendale, the front of the plot is a parking area and the rear contains a building. A white fence with a gate surrounds the parking area and a privacy fence surrounds the building.

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

The project site is located on relatively flat, paved land with no notable topographic features.

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

There is little to no soil located on the project site. On the corner of the plot are a few small palm trees.

- (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):

There are no watercourses or riparian habitats within 150-feet of the project site.

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

The property does not contain any natural features of scenic value or rare or unique characteristics.

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

The project site has no historic designations or archaeological remains onsite.

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

The project site does not contain any habitats for special status species.

- (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:

There are no hazardous materials stored, used, or disposed of on the project site.

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

The project is a continuation of an existing use of the premises and therefore does not involve any anticipated increase in either solid waste or hazardous waste from its current use.

- 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 anticipated operational energy needs are roughly 40.7kWh per day and the source of the energy will be the Los Angeles Department of Water and Power. The project will not require an increase in energy demand as it is an existing use. This information was gathered by dividing the kWh used for the one month period of 09/07/23 - 10/06/23 by 30. The information used was obtained from our Accounting Clerk who handles our utilities accounts.

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 project will inhabit the same parcel it has been inhabiting and there is no anticipated expansion of the footprint of the facility, increase in the amount of impervious surface, or reduction of any 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.*

There are internal policies committed to limiting water and electricity usage as well as encouraging delivery employees to use fuel efficient vehicles.

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).*

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

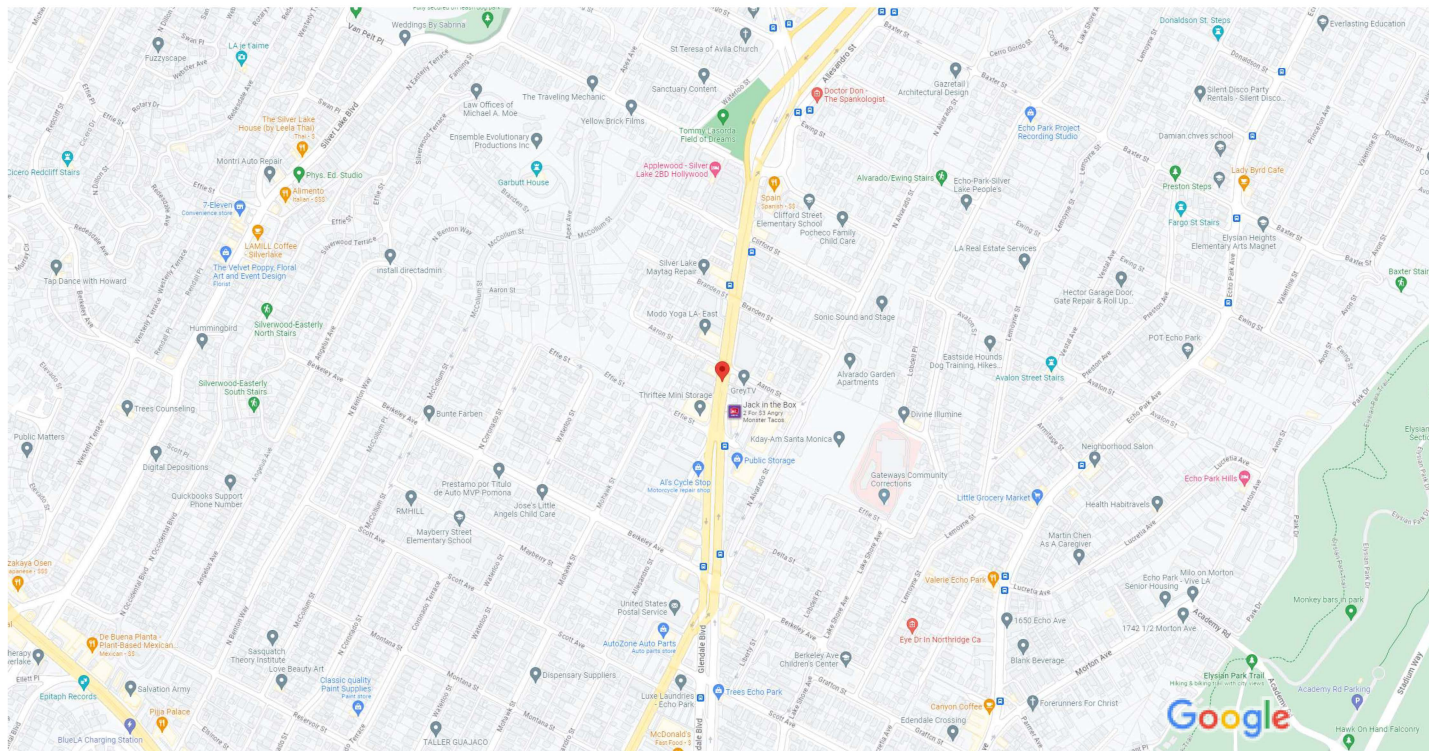
**Partial List of Categorical Exemptions under CEQA**

*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.*

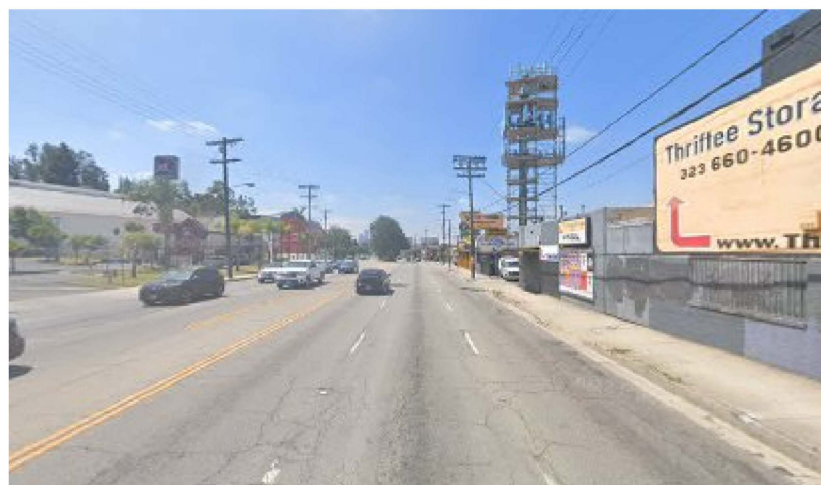
<b>Class</b>	<b>Category</b>	<b>Description</b>
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or 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.



# Google Maps 1728 N Glendale Blvd



Map data ©2023 Google 200 ft



## 1728 N Glendale Blvd



Directions



Save



Nearby



Send to  
phone



Share

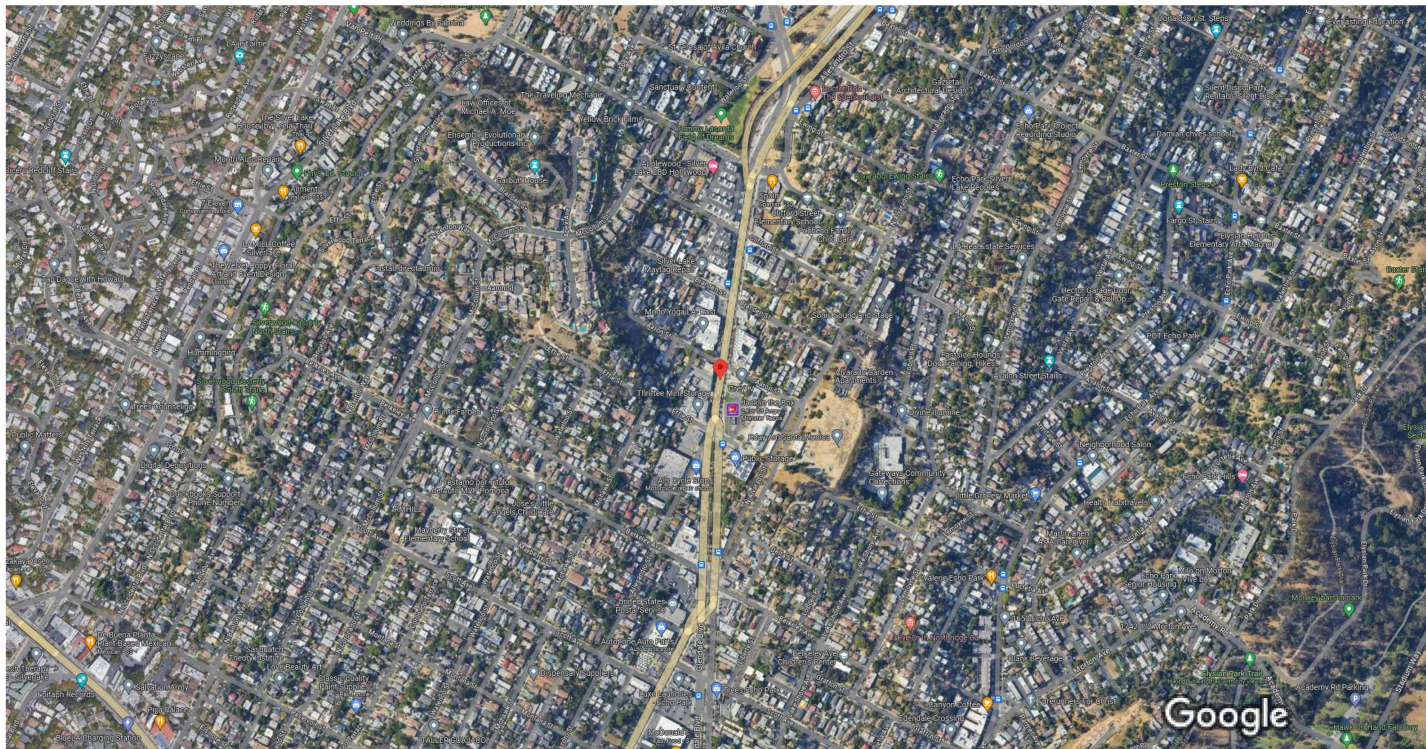


1728 N Glendale Blvd, Los Angeles, CA 90026

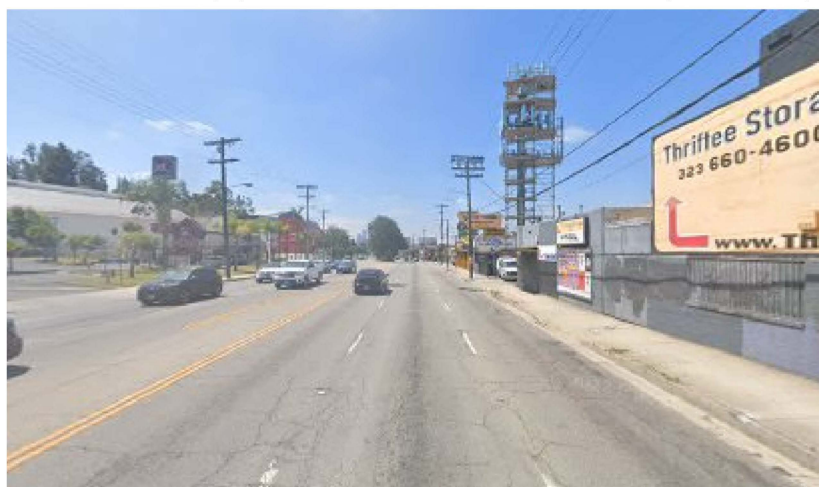


Confirm or fix this location  
The location shown is not precise





Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 200 ft



## 1728 N Glendale Blvd



Directions



Save



Nearby



Send to  
phone



Share

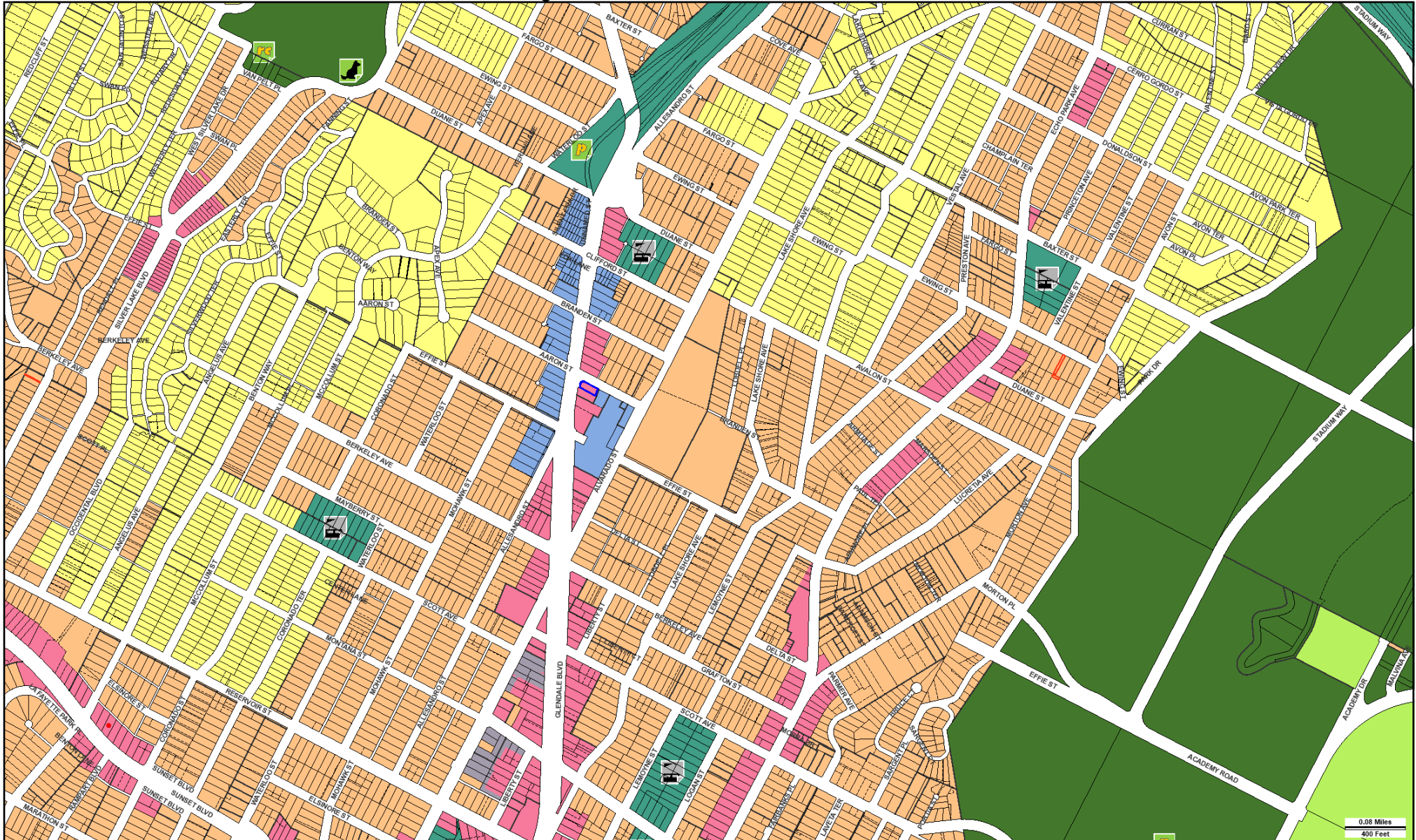


1728 N Glendale Blvd, Los Angeles, CA 90026



Confirm or fix this location  
The location shown is not precise





Address: 1728 N GLENDALE BLVD

APN: 5423008013

PIN #: 142-5A209 30

Tract: EDENDALE TRACT

Block: None

Lot: FR 387

Arb: 1

Zoning: [Q]C2-1VL

General Plan: General Commercial



# LEGEND

## GENERALIZED ZONING

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

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

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

#### COMMERCIAL






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

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




#### PARKING

	Parking Buffer
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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
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- 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)
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- Special Collector Street
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FREEWAYS

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

MISC. LINES

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





# City of Los Angeles Department of City Planning

## 1/14/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1728 N GLENDALE BLVD

### ZIP CODES

90026

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2008-4683-CA

CPC-1995-357-CPU

CPC-1986-255

CPC-1985-465-PWA

ORD-181128

ORD-176825-SA19A

ORD-165167-SA3735

ORD-129279

ENV-2008-4684-ND

ENV-2003-7281-MND

### Address/Legal Information

PIN Number	142-5A209 30
Lot/Parcel Area (Calculated)	5,826.3 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID E6
Assessor Parcel No. (APN)	5423008013
Tract	EDENDALE TRACT
Map Reference	M B 2-81/82
Block	None
Lot	FR 387
Arb (Lot Cut Reference)	1
Map Sheet	142-5A209

### Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Echo Park
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1974.20
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2512 Housing Element Inventory of Sites ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None

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

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5423008013
APN Area (Co. Public Works)*	0.134 (ac)
Use Code	2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story
Assessed Land Val.	\$521,993
Assessed Improvement Val.	\$54,121
Last Owner Change	02/24/2021
Last Sale Amount	\$1,300,013
Tax Rate Area	13
Deed Ref No. (City Clerk)	766424
	762909-10
	639642-44
	634606
	246900
	2078866
	207385
	1930165
	1528264
	1041031
Building 1	
Year Built	1949
Building Class	D45A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	975.0 (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: 5423008013]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes

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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
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5423008013]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.24 Units, Lower
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	Central

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Division / Station	Northeast
Reporting District	1183
Fire Information	
Bureau	Central
Battalion	11
District / Fire Station	20
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-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	CPC-1995-357-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SILVERLAKE/ECHO PARK COMMUNITY PLAN UPDATE PROGRAM (CPU) - THESILVERLAKE/ECHO PARK COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II(7-1-95 TO 12-31-96)
Case Number:	CPC-1986-255
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1985-465-PWA
Required Action(s):	PWA-PUBLIC WORKS APPROVAL
Project Descriptions(s):	RESOLUTIONS OF ACCEPTANCE - FOR IRREVOCABLE OFFERS TO DEDICATE(50 SEPARATE LOCATIONS) 5270 AVALON BOULEVARD ETAL
Case Number:	ENV-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	ENV-2003-7281-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Silver Lake-Echo Park Community Plan Update

## DATA NOT AVAILABLE

ORD-181128

ORD-176825-SA19A

ORD-165167-SA3735

ORD-129279



Address: 1728 N GLENDALE BLVD

APN: 5423008013

PIN #: 142-5A209 30

Tract: EDENDALE TRACT

Block: None

Lot: FR 387

Arb: 1

Zoning: [Q]C2-1VL

General Plan: General Commercial





# LEGEND

## GENERALIZED ZONING

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

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

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

#### COMMERCIAL

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

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

#### PARKING

	Parking Buffer
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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)
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