

# 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. 402050

Project Applicant: Droopies, LLC

Project Location - Specific:

7302 N Sepulveda Blvd, Van Nuys, CA, 91405 / N Sepulveda Blvd and Valerio Street

Project Location - City: Van Nuys

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: Droopies, 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 & 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.

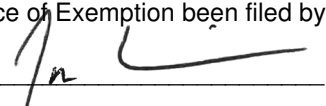
Lead Agency

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: \_\_\_\_\_

JN February 12 2025

JNT:L 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 029299



FILED

Feb 12 2025

Dean 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-24-402050-ANN / Non-Storefront Retail (Type 9)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 402050-ANN

PROJECT TITLE

DCR CORE RECORD NO. 402050

COUNCIL DISTRICT

6

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

7302 N Sepulveda Blvd, Van Nuys, CA, 91405 / N Sepulveda Blvd and Valerio Street

☒ 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:

Droopies, 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 &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

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

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

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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CALIFORNIA



Karen Bass  
MAYOR

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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 categorical exemptions under Class 1 and Class 32.

<b>DCR Record No.:</b>	LA-S-24-402050-ANN
<b>Applicant Name:</b>	Droopies, LLC
<b>Activity(ies) Requested:</b>	Non-Storefront Retail (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>	7302 N Sepulveda Blvd Los Angeles, CA 91405
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	6 Van Nuys - Van Nuys- North Sherman Oaks C2-1VL
<b>LAMC Section / "Phase":</b>	LAMC 104.06.1 / Phase 3 Delivery
<b>Environmental Analysis/Clearance:</b> ENV-402050-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 April 12, 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, C9-0000558-LIC, to conduct Non-Storefront Retail (Type 9), active through May 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 7302 North Sepulveda Boulevard, Los Angeles, CA 91305, 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 Retail (Type 9), Temporary Approval to an Annual License to be located on an existing site zoned for General Commercial , C2-1VL at 7302 North Sepulveda Boulevard, Los Angeles, CA 91305 (Assessor's Parcel Number 2221-017-015) The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 9:00 a.m. to 9:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

## **CEQA PROJECT ANALYSIS & FINDINGS:**

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

General Commercial / C2-1VL

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

General Commercial / C2-1VL

General Commercial / C1-1VL

Low Residential / R1-1

General Commercial/ (Q)P-1V

### **Subject Property**

The subject site is a fully developed lot within the Van Nuys- North Sherman Oaks Community Plan Area. The lot is approximately 163 feet deep and a width of 139 feet along Sepulveda Boulevard. The site is currently developed with a Commercial - Store - One Story building, built in 1967 proposed to be maintained.

The site has a General Commercial land-use designation and is zoned C2-1VL . The site is located within Council District 6, Van Nuys Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

### **Abutting Properties**

Abutting uses include general commercial and residential uses within 200 feet of the site. The immediate area along Sepulveda Boulevard is predominantly developed with General Commercial uses, zoned C2-1VL, General Commercial, zoned C1-1VL and, Low Residential uses, zoned R1-1. (See Exhibit A)

### **CEQA Findings**

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site

of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 19,038 gross square feet, zoned C2-1VL with a Commercial - Store - One Story building originally constructed in 1967. 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 19,038 gross square foot property (i.e., less than five acres), and is substantially surrounded by General Commercial uses. The surrounding area is General Commercial zoned C2-1VL, General Commercial, zoned C1-1VL; and Low Residential, zoned R1-1, and developed with a mix of general commercial and residential buildings along Sepulveda Boulevard between Wyandotte Street and Leadwell 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.

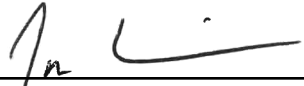
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further 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 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 28, 2025  
Date

**EXHIBITS:**

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



LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/4/2023

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

DCR Record No.: LA-S-23-402050-ANN

Applicant Entity Name: Droopies LLC

License Type(s): Type 9 - Non-Storefront Retail

Business Premises Location: 7302 Sepulveda Blvd., Van Nuys, CA 91405

County: Los Angeles Assessor's Parcel Number (APN): 2221-017-015  
CD 6 - Nury Martinez

Council District: Van Nuys Neighborhood Council: Van Nuys

Community Plan Area: Van Nuys - North Shermans Oaks

Zoning: C2-1VL Specific Plan Area: N/A

General Plan Land Use: General Commercial Redevelopment Project Area: N/A

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

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

LAPD Division/Station: 904 LAFD District/Fire Station: 90

**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 Site would permit a retail non-storefront delivery business, located at 7302 Sepulveda Boulevard (APN 2221-017-015) in the Van Nuys - North Sherman Oaks Community Plan Area of the City of Los Angeles. The approximately 19,038- square-foot (0.44-acre) parcel fronts Sepulveda Boulevard at the northeast corner of the intersection of Sepulveda Boulevard and Wyandotte Street and is developed with a 1-story, 7,380- square-foot commercial building. Refer to Appendix A for location maps and views/photos of the Site.



**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 Site is comprised of a retail non-storefront cannabis licensing application consisting of a (1) License Type 9, issued by the DCC. This license would permit the retail delivery of cannabis products from the Project Site, which is developed with a 1-story, 7,380- square-foot commercial building. Refer to Appendix A for location maps and views/photos of the Site.

Prior to 2021, this Project Site was operating as a restaurant.

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

☐ Yes ☒ No

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

N/A

3. Project Expansion: N/A  
Size of expansion in square feet: \_\_\_\_\_

*Cite source(s) of information.*

N/A

- 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.*

N/A

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

*Cite source(s) of information.*

N/A

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.*

N/A

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.*

N/A

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

*Describe size of structure to be demolished and location.*

N/A

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

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

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

N/A

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

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

N/A

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

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

N/A

**Categorical Exemption Evaluation Form****Class 3: New Construction or Conversion of Small Structures**

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

***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.*

N/A



**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.*

N/A

5. Is the parcel zoned for the proposed use?

☒ Yes ☐ No

*Cite source(s) of information.*

Zimas Map - Zoning C2- 1VL

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.*

N/A

7. Are all necessary public services and facilities available to the project?

☒ Yes ☐ No

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

LADWP provides electricity and water to the Project Site.

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.*

N/A

**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.*

N/A

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.*

N/A

**FOR ALL SITES**

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

☐ Yes ☒ No

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

N/A

**Categorical Exemption Evaluation Form****Class 4: Minor Alterations to Land**

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

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

N/A

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

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

N/A

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

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

N/A

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

*Cite source(s) of information.*

N/A

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

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

N/A

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

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

N/A

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

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

N/A

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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

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

N/A

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.*

N/A



## 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.*

Zoning C2-1VL and General Plan Land Use: General Commercial

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 an approximately 19,038- square-foot (0.44-acre) parcel.

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

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

The Project Site is located within an urbanized setting in the Van Nuys neighborhood of the City of Los Angeles and the surrounding area is predominantly characterized by commercial and residential uses.

Land uses immediately abutting the Site are as follows:

N: commercial building containing multiple tenants, including, Farmers Insurance, Hollywood Beauty Salon and Barber Shop, Oxy Medical Equipment and Supplies, KSB Orthopedic Medical Group, Fox Title Loan, Walter Barrera Tax Preparer, Oxia Sleep Center.

E: a single-family residence across an alley running north-south behind the commercial uses fronting Sepulveda Boulevard.

S: Alpine Motors across Wyandotte Street.

W: Surface parking and Teriyaki Plus (in a separate structure co-located on the same parcel as the Project) and a DOT Medical Testing commercial tenant and multiple-family housing across Sepulveda Boulevard.

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

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

N/A

4. Would the project have significant impacts related to traffic, noise, air quality, or water quality? ☐ Yes ☒ No

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

N/A

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

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

Los Angeles Department of Water and Power currently serves the Project Site.

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

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

N/A

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

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

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

N/A

- 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.*

N/A

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.*

As presented in the Zimas Parcel Profile Report included in Appendix C, the existing buildings at the Project Site were constructed in 1967. As reported in the Zimas Parcel Profile Report (see Appendix C) and the HistoricPlaceLA map (see Appendix D), the Project Site and the existing building are not listed or designated as eligible for listing on the National Register of Historic Places, the Built Environment Resource Directory, or the California Register of Historical Resources, and are not considered California Points of Historical Interest, California Historical Landmarks, or a Los Angeles Historic-Cultural Monument. In addition, the Project Site is not located within the boundaries of any Historic Preservation Overlay Zone and is not subject to Historic Preservation Review, and neither the Project Site nor the existing buildings were identified as individual historic resources or as contributors to any historic districts by SurveyLA.

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.*

N/A

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

**CEQA Exemption Petition**

Class: 1 Category: Existing Facility

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

Section 15301 of the CA CEQA guidelines state that a Class 1 CE is for 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 or use beyond that existing at the time of the lead agency's determination. The Project involves licensing of a cannabis testing business within an existing industrial building in an industrial area of the City. Approval of the licensing would not involve an expansion of the existing building at the Project Site. Therefore, the Project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the CA CEQA guidelines.

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

Appendix A: Graphics  
 Appendix B: Traffic Evaluation  
 Appendix C: City of Los Angeles ZIMAS Profile Report  
 Appendix D: Background Information and Maps

2. **Project Location and Surrounding Land Use.**

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

The Project Site is located at 7302 Sepulveda Boulevard (APN 2221-017-015) in the Van Nuys - North Sherman Oaks Community Plan Area of the City of Los Angeles. The approximately 19,038- square-foot (0.44-acre) parcel fronts Sepulveda Boulevard at the northeast corner of the intersection of Sepulveda Boulevard and Wyandotte Street and is developed with a 1-story, 7,380- square-foot commercial building. Refer to Appendix A for location maps and views/photos of the Site.

- (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 is located within an urbanized setting in the Van Nuys neighborhood of the City of Los Angeles and the surrounding area is predominantly characterized by commercial and residential uses. Land Uses and zoning within 0.5-mile are as follows:

- C2 developed with 1-story commercial uses; R1, RA developed with single and multiple- family residences; M2 developed with light manufacturing uses; [Q]PF developed with Valerio Street Elementary School 1,400 feet to the northeast.
- E: R1 developed with single and multiple-family residences.
- S: C2 developed with 1-story commercial uses; P developed with parking uses typically co-located with commercial uses; R1 developed with single- and multiple-family residences.
- W: C2 developed with 1-story commercial uses; R1 developed with single- and multiple-family residences; PF developed with Interstate 405.

Land uses immediately abutting the Site are as follows:

- N: commercial building containing multiple tenants, including, Farmers Insurance, Hollywood Beauty Salon and Barber Shop, Oxy Medical Equipment and Supplies, KSB Orthopedic Medical Group, Fox Title Loan, Walter Barrera Tax Preparer, Oxia Sleep Center.
  - E: a single-family residence across an alley running north-south behind the commercial uses fronting Sepulveda Boulevard.
  - S: Alpine Motors across Wyandotte Street.
  - W: Surface parking and Teriyaki Plus (in a separate structure co-located on the same parcel as the Project) and a DOT Medical Testing commercial tenant and multiple-family housing across Sepulveda Boulevard.
- Refer to Appendix D for a map of a 0.5-mile radius around the Project Site.



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

Prior to 2021, the Project Site served as a restaurant. These operations ceased around early 2021.

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

The Project Site building was built in 1967 and has not undergone any expansion of an 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 is comprised of a retail non-storefront cannabis licensing application consisting of a (1) License Type 9, issued by the DCC. This license would permit the retail delivery of cannabis products from the Project Site, which is developed with a 1-story, 7,380-square-foot commercial building. Refer to Appendix A for location maps and views/photos of the Site.



- (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.*

N/A

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

The Project occupies 753.4-square-feet of a 7,380-square-foot building on a 19,038-square-foot (0.44-acre) lot that also contains a second 784-square foot building.

- (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.*

The applicant currently holds a provisional non-storefront retail (Delivery) license (No. C9-0000558-LIC) issued by the California Department of Cannabis Control to engage in commercial cannabis activity at the Project Site.

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

Hours of Operation/Work Shifts:  
Hours of Operation: 9 AM to 9 PM, 7 days a week  
Work Shifts: 2 per day

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

Total Employees: 2  
Shift Employees: 1 per shift

- (g) Estimated Daily Trip Generation: *Estimate the frequency of deliveries or shipments originating from and/or arriving to the project site. Identify the approximate number of vehicle trips per day to be generated by the project and information regarding the days and times most trips are expected to occur.*

There are typically 50 deliveries per week, averaging 7 to 8 deliveries per day. Deliveries are conducted using a UPS-size truck or passenger vehicles. As detailed in the Traffic Evaluation included as Appendix B, the Project is not a typical land use; with no retail involved, it is a low trip-generator. Trip generation estimate based on Project details indicates daily trips for 2 employees in and out (4 trips) and up to 8 deliveries per day in and out (16 trips), for a total of 20 daily trips. A CEQA VMT daily trip estimate calculated by the VMT Calculator assuming manufacturing and office uses estimates that the Project generates 6 daily trips and 52 daily VMT within the South Valley Area Planning Commission; while a conservative assumption of manufacturing use only estimates that the Project generates 14 daily trips and 119 daily VMT. All scenarios are under the 250-daily-trip LADOT screening criterion. Employee trips occur during the start and end of operating hours presented above in response to Question 3(e) as well as during the one shift change. Deliveries occur during normal business hours for the delivery service(s).

- (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 currently supplies water to the Project Site and the existing business would continue to use water in the same manner and amounts as under existing conditions. No new or amended water right from the State Water Resources Control Board would be required or requested for the Project.

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

The City of Los Angeles Bureau of Sanitation provides sewer service to the Project area. An existing sewer wye connects the Project Site to a 12-inch vitrified clay secondary sewer pipe beneath Sepulveda Boulevard. Wastewater from the Project Site is conveyed southward through this pipe, through the City's sewer network, and ultimately to the Hyperion Water Reclamation Plant (see Appendix D for a sewer map of the Project area). There would be no change in the amount of wastewater generated at the Project Site over existing conditions.

#### 4. Environmental Setting:

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

The Project Site is fully developed with existing buildings and surface parking. There are no natural characteristics on or adjacent to the Project Site, including landscaping or street trees.

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

The Project Site has been graded as part of development of the existing buildings and parking and both the Site and the surrounding vicinity are flat.

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

The Project Site is fully developed with existing buildings and surface parking. There is no vegetation, including trees, on or adjacent to the Site. The Project Site appears to surface drain towards the adjacent streets and alley. There is no exposed soil or plant/animal habitat at the Site.

- (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):

As presented in the Zimas Parcel Profile Report included as Appendix C, the Project Site is not located within the River Implementation Overlay, the coastal zone, or a flood zone, and does not contain a watercourse. As shown on the U.S. Fish and Wildlife Service's National Wetlands Inventory Map and the 150-Foot Radius Map in Appendix D, there are no watercourses or riparian habitats, including estuarine or marine deepwaters, estuarine or marine wetlands, freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, lakes, riverine, or other wetlands, 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 Project Site is fully developed with two 1-story commercial buildings and surface parking. The Project Site is not located within a hillside area or ridgeline protection area, and the Site and surrounding area are located within a developed, urban area of the City with no rock outcroppings or scenic viewsheds or vista points. No natural features of scenic value or rare or unique characteristics exist on or in the vicinity of the Site. The Project would continue existing Site activities and would not require or propose the removal of any Site features.

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

As presented in the Zimas Parcel Profile Report included in Appendix C, the existing buildings at the Project Site were constructed in 1967. As reported in the Zimas Parcel Profile Report (see Appendix C) and the HistoricPlaceLA map (see Appendix D), the Project Site and the existing building are not listed or designated as eligible for listing on the National Register of Historic Places, the Built Environment Resource Directory, or the California Register of Historical Resources, and are not considered California Points of Historical Interest, California Historical Landmarks, or a Los Angeles Historic-Cultural Monument. In addition, the Project Site is not located within the boundaries of any Historic Preservation Overlay Zone and is not subject to Historic Preservation Review, and neither the Project Site nor the existing buildings were identified as individual historic resources or as contributors to any historic districts by SurveyLA.

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

The Project Site is fully developed with two existing 1-story commercial buildings and surface parking within an urbanized area of the City. According to Exhibit C-3 of the L.A. CEQA Threshold Guide, the Project Site and immediately surrounding area are not identified as a biological resource area. Moreover, the Project Site is not within a designated or proposed Significant Ecological Area (see Appendix D).

- (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:

The Project is a non-storefront retail (e.g. delivery only) business for cannabis sales. No hazardous materials are currently used, stored, or disposed of at the Project Site and none would be used, stored, or disposed of under the Project. Any potentially hazardous materials that would be required for normal operations of a commercial business (i.e., cleaning solutions, batteries, printer toners, etc.) would be used, stored, and disposed of in accordance with City requirements and manufacturers' recommendations.

- (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 non-storefront retail (e.g. delivery only) business for cannabis sales and no hazardous waste would be generated. The Project would not increase the quantity or type of solid waste generated at the Site over existing conditions.

- 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:

Electricity is currently provided to the Project Site by LADWP. Because the Project is an existing business and proposes no expansion of operating hours, footprint, or services, the Project would not change the energy demand at the Project Site. As such, the Project's energy demands are part of the total load of the City that has been accounted for in energy provider's generation/source and system planning.

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

N/A

6. Environmental Commitments: *List any environmental commitments agreed to by the applicant to the protection of biological or cultural resources, energy efficiency, water efficiency, noise abatement, lighting, or other aspects of the project that may reduce impacts on the environment.*

The Project is an existing non-storefront retail (e.g. delivery only) business on a fully developed parcel in an urbanized area of the City, consistent with current zoning. No biological or cultural resources exist at the Site, no land use conflicts (noise, light/glare, etc.) exist and none would be created under the Project, and energy and water efficiency of the existing building and features would continue consistent with applicable Building Code requirements. No environmental commitments are required.

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).*

See attached Appendices.

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.

## **Appendices**

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### **Droopies**



## **Appendix A**

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### **Project Graphics**

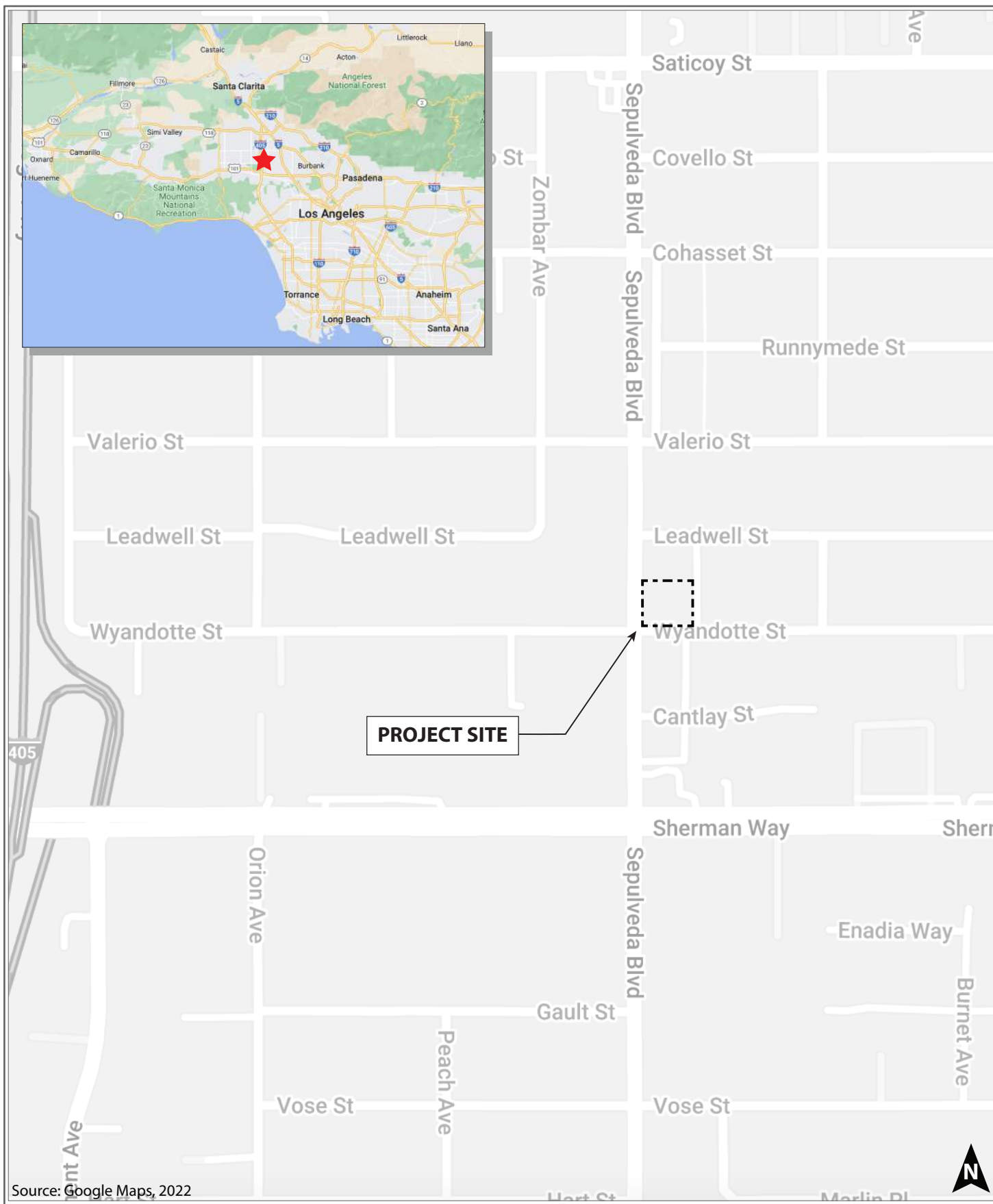


Figure 1  
Regional Vicinity and Project Location Map



Figure 2  
Project Vicinity Aerial

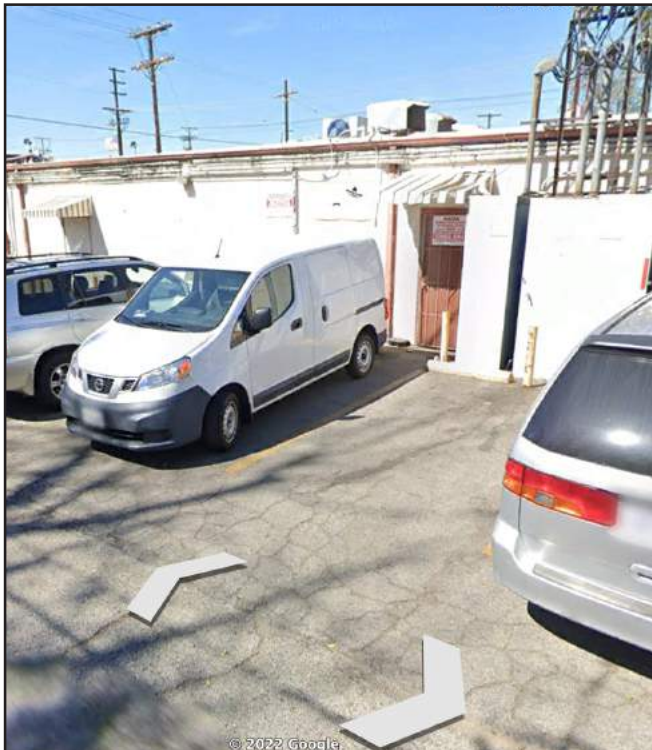




**View 1:** Looking northeast toward the Project



**View 2:** Looking east toward the Project



**View 3:** Looking southwest toward the Project



**KEY DIAGRAM**

 Project Site

 View Angle

Source: EcoTierra Consulting, 2022

**Figure 3**  
Views of the Project Site



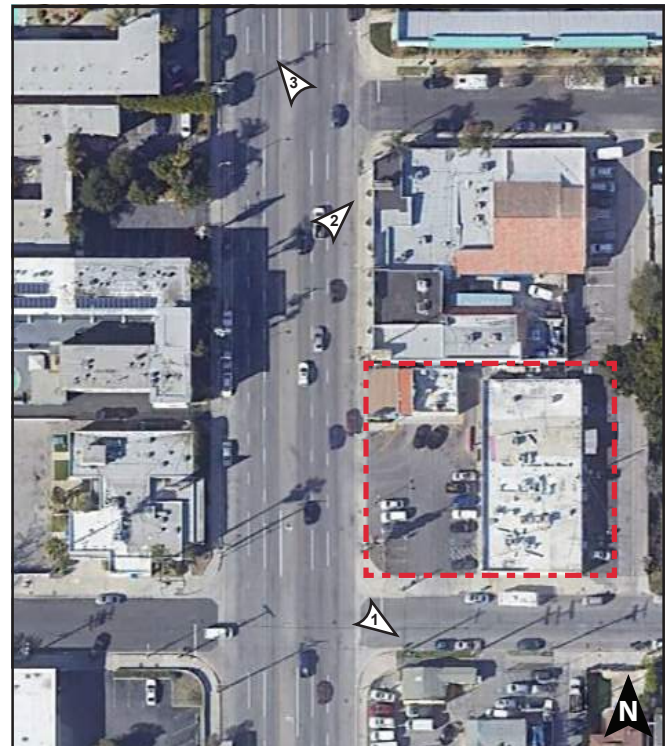
**View 1:** Looking northwest toward commercial and multi-family uses located west of the Project across Sepulveda Boulevard



**View 2:** Looking southwest toward commercial and multi-family uses located west of the Project across Sepulveda Boulevard



**View 3:** Looking southeast toward commercial uses located north of the Project



**KEY DIAGRAM**

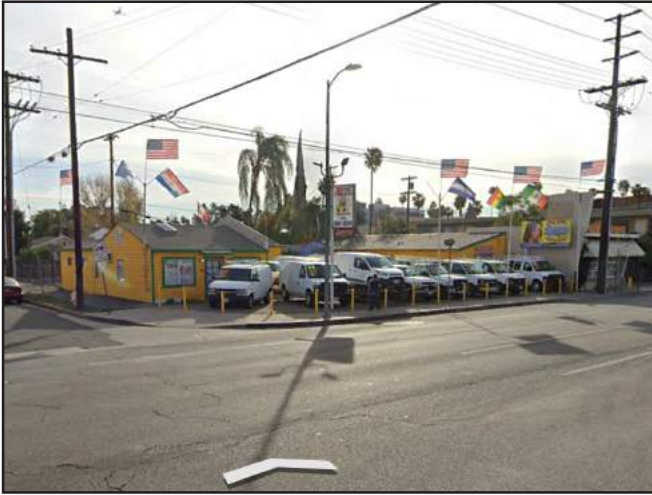
 Project Site

 View Angle

Source: EcoTierra Consulting, 2022

**Figure 4**  
Views of the Surroundings (View 1, View 2, View 3)

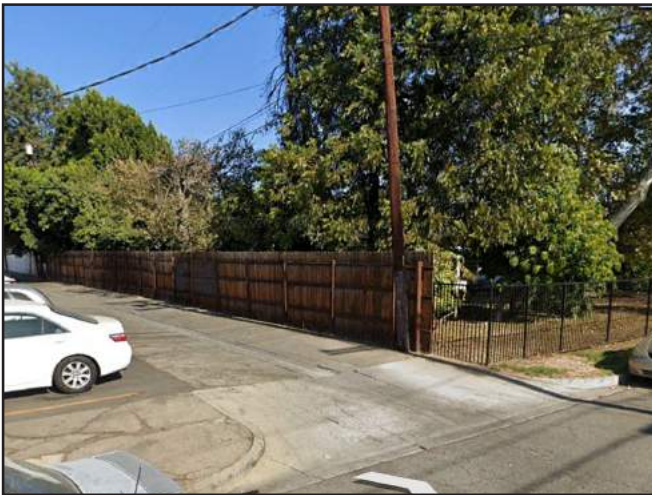




**View 4:** Looking southeast toward commercial use located south of the Project across Wyandotte Street



**View 5:** Looking southwest toward single-family and commercial uses located south of the Project across Wyandotte Street



**View 6:** Looking northeast toward alley and residential parcel (obscured by trees) located east of the Project



**KEY DIAGRAM**

 Project Site

 View Angle

Source: EcoTierra Consulting, 2022

**Figure 5**  
Views of the Surroundings (View 4, View 5, View 6)

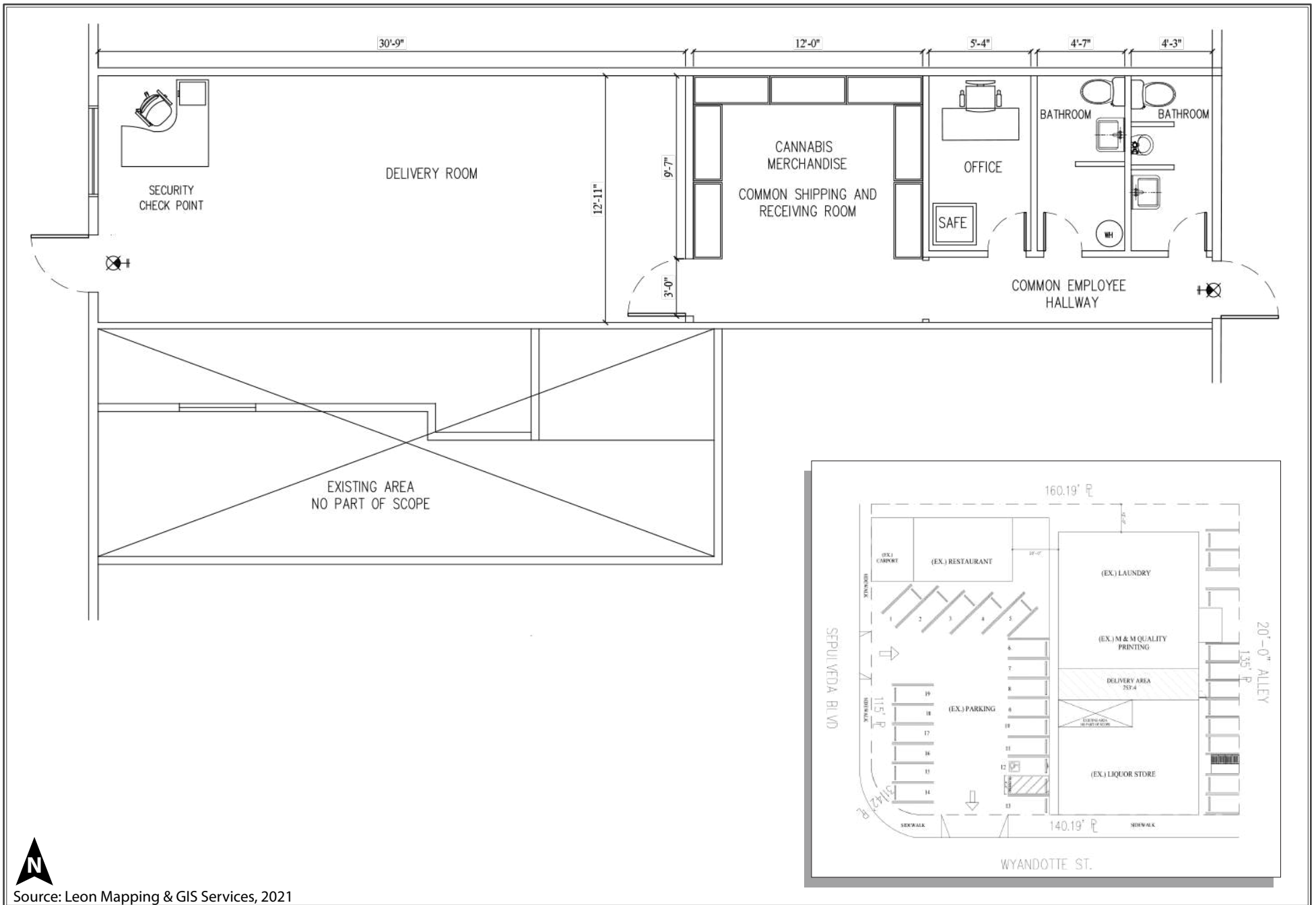


Figure 6  
Site Plan



## **Appendix B**

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### **Traffic Evaluation**



## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

### SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- ☐ Copy of Department of City Planning Application (CP-7771.1).
- ☒ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- ☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- ☒ Copy of project-specific VMT Calculator<sup>1</sup> analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES:** Please route this form for processing to the appropriate LADOT Office as follows:

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: Droopies, LLC

Address: 7302 Sepulveda Boulevard, Van Nuys 91405

Project Description: 910sf cannabis business with 210 sf of processing area & 700sf office No retail

Seeking Existing Use Credit (will be calculated by LADOT): Yes \_\_\_\_\_ No ☒ Not sure \_\_\_\_\_

Applicant Name: Droopies, LLC, Traffic Consultant Liz Fleming, Overland Traffic Consultants

Applicant E-mail: liz@overlandtraffic.com Applicant Phone: (310) 545-1235

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Processing	210 sf	
	Office/Restrooms/Delivery Room	700 sf	
	Total trips <sup>1</sup> :		6
<p><b>a.</b> Does the proposed project involve a discretionary action? <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <b>Yes</b> <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/></p> <p><b>c.</b> If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station<sup>3</sup>? <b>Yes</b> <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: _____ Phone: _____</p> <p>Signature: _____ Date: _____</p>			

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips
Proposed			
	Total new trips:		
Existing			
	Total existing trips:		
	Net Increase / Decrease (+ or -)		

- a. Is the project a single retail use that is less than 50,000 square feet? Yes ☐ No ☐
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes ☐ No ☐
- c. Would the project result in a net increase in daily VMT? Yes ☐ No ☐
- d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? Yes ☐ No ☐
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes ☐ No ☐
- f. Project size:
- i. Would the project generate a net increase of 1,000 or more daily vehicle trips? Yes ☐ No ☐
- ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐
- iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐

**VMT Analysis (CEQA Review)**

If **YES** to a. and **NO** to d. a VMT analysis is **NOT** required.

If **YES** to both b. and c.; or to d. a VMT analysis **is** required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If **YES** to b., a project access, safety, and circulation evaluation may be required.

If **YES** to e. and either f.i., f.ii., or f.iii., an access assessment may be required.

LADOT Comments:

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*Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.*

**4. Specific Plan with Trip Fee or TDM Requirements:** **Yes** ☐ **No** ☐

Fee Calculation Estimate: \_\_\_\_\_

VMТ Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): **Yes** ☐ **No** ☐

Prepared by DOT Staff Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transportation Evaluation  
Droopies, LLC Cannabis Processing & Office Project at  
7302 Sepulveda Boulevard

**Project Location:** 7302 Sepulveda Boulevard in the Van Nuys Community of the City of Los Angeles. The Project is located on the northeast corner of Sepulveda Boulevard and Wyandotte Street.

**Project Description:** The 910 square foot Project is currently active and is seeking new Department of Cannabis Control license. A 210 square foot processing center and 700 square feet of office, restrooms, and delivery area are provided. The business is operational from 9 AM to 9 PM 7 days per week. There are two work shifts per day and approximately 50 deliveries per week, averaging 7 to 8 deliveries per day. Deliveries are conducted using UPS size trucks or passenger vehicles. There is no retail component to this project. A copy of the site plan is attached. (Attachment A);

**Transit:** The Project is located on Sepulveda Boulevard north Sherman Way. Metro Route 234 operates along Sepulveda Boulevard with a bus stop for north and southbound travel at Sherman Way approximately 650 feet south of the site and at Valerio Street approximately 620 feet north of the site.. Metro Route 162 operates along Sherman Way with bus stops for east and westbound travel at Sepulveda Boulevard approximately 650 feet south of the site.

**Vehicle Parking:** Vehicle parking is existing and accessed from a single one-way entry driveway on Sepulveda Boulevard, and single one-way exit to Wyandotte Street and parking along the north-south alley parallel to Sepulveda Boulevard along the eastern boundary of the site.

Street Classification along Frontage

Sepulveda Boulevard is designated as a Boulevard II roadway in the Mobility Plan 2035. Wyandotte Street is designated as a Local Street in the Mobility Plan 2035. The Project is a tenant in an existing center and does not have control of the site's existing street frontage right-of-way.

**Daily Trips Per Vehicle Miles Traveled (VMT) Calculation Version 1.3:**

Project is within the South Valley Area Planning Commission (APC)

APC Significant VMT Impact Thresholds: Household = above 9.4 VMT per Capita &  
Work = above 11.6 VMT per Employee

### Project Evaluation:

The Project is not a typical land use. With no retail involved, this appears to be a low trip generator and appears to operate similar to manufacturing for the processing and office for the remainder. There is an Institute of Transportation Engineers (ITE) land use in the Trip Generation Manual, 11<sup>th</sup> Edition, for a marijuana cultivation and processing facility (Land Use 190) but it only has an evaluation of one site for daily trips and this site does provide any cultivation. Trip generation estimate based on this use indicates daily trips for 2 employees in and out (4 trips) if both drive without using another mode of transportation and up to 8 deliveries per day in and out (16 trips). It is not likely the one employee on site at a time would make errands in and out throughout the day. The full trip generation equates to a total of 20 daily trips (4+16). A CEQA VMT daily trip estimate was conducted using available manufacturing and office and uses in the VMT Calculator and a second time using a custom land use for the cannabis processing and office. The manufacturing land use trip purpose assumptions were used in the calculator for the custom land use.

### VMT Worksheet Summary & Findings (without credits for Project featured TDM measures):

#### **Scenario 1 – Using Manufacturing & Office**

Project Daily Trips:	6 daily trips
Daily VMT =	52 daily VMT
Household VMT Impact =	Not Applicable, less than 250 daily trips
Work VMT Impact =	Not Applicable, less than 250 daily trips

**Household VMT per capita impact is not significant.**

**Work VMT per employee impact is not significant**

#### **Scenario 2 – Using Custom Land Use**

Project Daily Trips:	14 daily trips
Daily VMT =	119 daily VMT
Household VMT Impact =	Not Applicable, less than 250 daily trips
Work VMT Impact =	Not Applicable, less than 250 daily trips

**Household VMT per capita impact is not significant.**

**Work VMT per employee impact is not significant**

As shown above, the results are show a more conservative estimate of trips using the custom land use based on operations at the site. The Project will not have any household or work significant impacts as shown on attached VMT main calculator page (Attachment B).



Attachment A

Site Plan

BCC-LIC-011 (Rev. 7/18)  
**Bureau of Cannabis Control**  
[www.bcc.ca.gov](http://www.bcc.ca.gov)

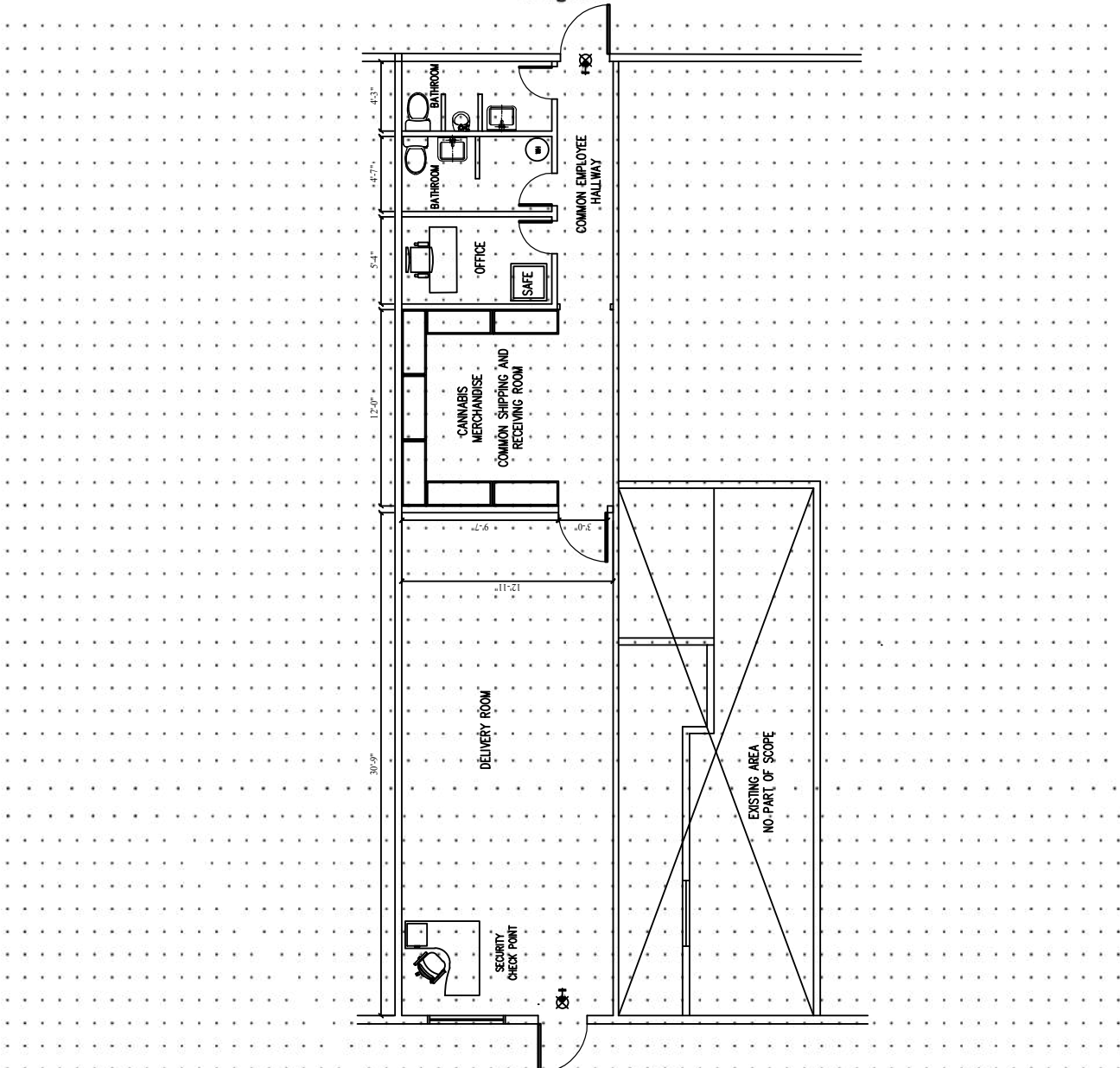
State of California  
 Gavin Newsom, Governor

## PREMISES DIAGRAM

The premises diagram must be drawn to scale and clearly identify property boundaries, entrances, exits, interior partitions, walls, rooms, windows and doorways. The activities in each room and the location of all cameras must be identified on the diagram. For more detailed information see the instructions on the back.

Full Name of Applicant				License Type Applied For	
Proposed Premises Street Address	City	State	ZIP	Nearest Cross Street	

Diagram

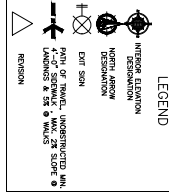


Applicant Signature		Date Signed
BCC Use Only (Signature/Certified Correct)	Printed Name	Inspection Date

PROJECT DESCRIPTION

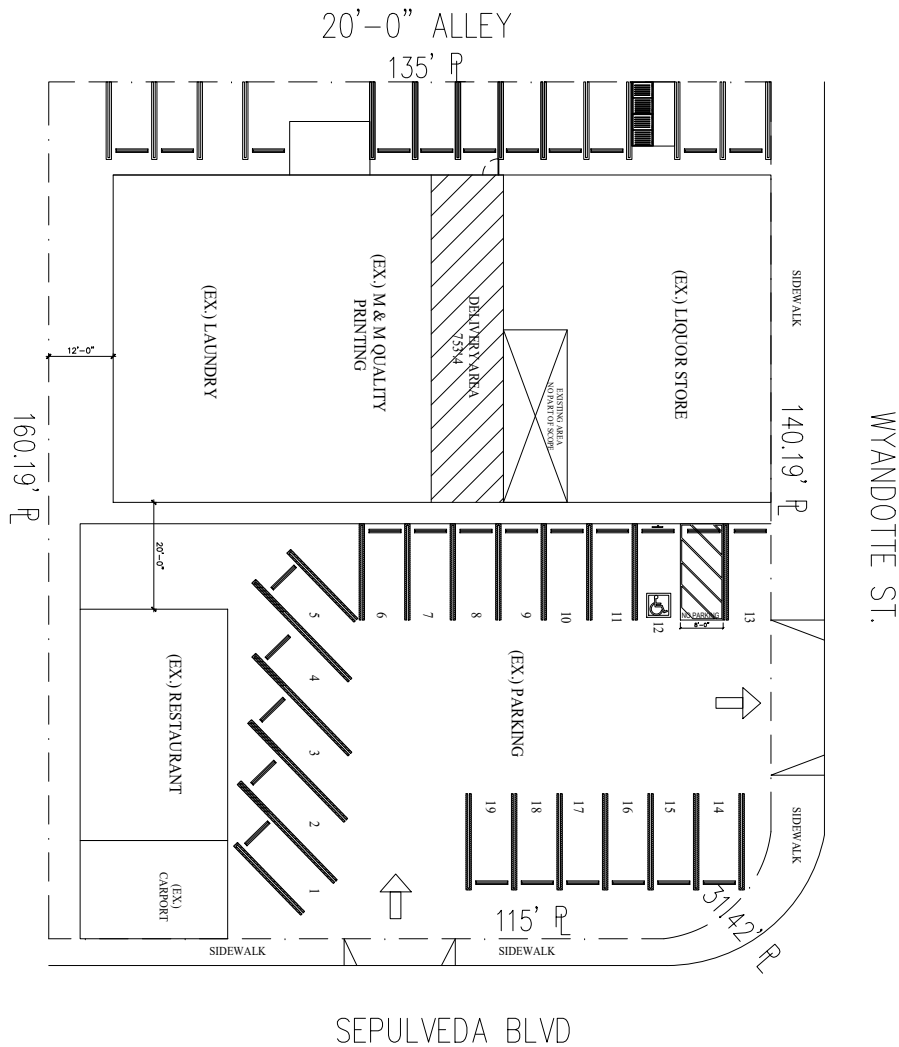
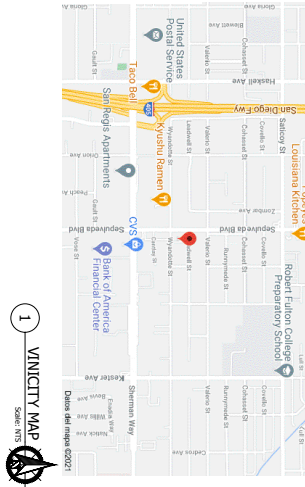
ASSESSOR PARCEL No#: 2221-017-016  
LEGAL DESC.: LOT 2, BLOCK NONE, TRACT 10204, MB79-3839  
AREA OF WORK: 753.4 SQ. FT.  
LOT / PARCEL AREA: 19,008 SQ. FT.  
# OF STORIES: 1  
TYPE OF CONSTRUCTION: VAB (NON-SPRINKLERED)

LEGEND



INDEX

A-0 SITE PLAN  
A-1-0 PROPOSED FLOOR PLAN  
A-1-0 CAMERA FLOOR PLAN



MAP PREPARED BY:

LEON MAPPING & GIS SERVICES  
15031 CHATSWORTH ST., SITE 17  
MISSION HILLS, CA 91345  
818-235-7649  
leonmapping@hotmail.com  
WWW.LEONMAPPING.COM

DATE: 03/27/2021  
CONTACT: ANTONIO PUERTAS  
PHONE: 818-235-7649

7302 SEPULVEDA BLVD.  
VAN NUYS, CA 91405

SHEET  
A-0

REVISION:

## Attachment B

### VMT Calculator Sheets & Results

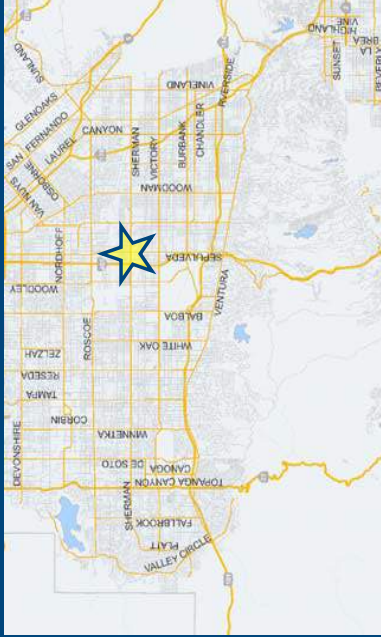
## CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project: Droopies, LLC  
 Scenario: [www](#)  
 Address: 7302 N SEPULVEDA BLVD, 91405



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

☒ Yes ☐ No

## Existing Land Use

Land Use Type: Housing | Multi-Family  
 Value:   
 Unit: DU

[Click here to add a single custom land use type \(will be included in the above list\)](#)

## Proposed Project Land Use

Land Use Type: Industrial | Manufacturing  
 Value: 0.21  
 Unit: ksf

[Click here to add a single custom land use type \(will be included in the above list\)](#)

## Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	6 Daily Vehicle Trips
0 Daily VMT	52 Daily VMT

## Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

## Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	6 Net Daily Trips
The net increase in daily VMT ≤ 0	52 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is not required to perform VMT analysis.



# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



## Project Information

**Project:** Droopies, LLC  
**Scenario:**  
**Address:** 7302 N SEPULVEDA BLVD, 91405



Proposed Project Land Use Type	Value	Unit
Office   General Office	0.7	ksf
Industrial   Manufacturing	0.21	ksf

## TDM Strategies

Select each section to show individual strategies  
Use ☒ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

**Max Home Based TDM Achieved?** ☐ **Proposed Project** ☐ **With Mitigation** ☐  
**Max Work Based TDM Achieved?** ☐ **Proposed Project** ☐ **With Mitigation** ☐

**A**

**Parking**

☐ Reduce Parking Supply ☐ city code parking provision for the project site  
☐ Proposed Prj ☐ Mitigation ☐ actual parking provision for the project site

☐ Unbundle Parking ☐ monthly parking cost (dollar) for the project site  
☐ Proposed Prj ☐ Mitigation ☐

☐ Parking Cash-Out ☐ percent of employees eligible  
☐ Proposed Prj ☐ Mitigation ☐

☐ Price Workplace Parking ☐ daily parking charge (dollar)  
☐ Proposed Prj ☐ Mitigation ☐ percent of employees subject to priced parking

☐ Residential Area Parking ☐ cost (dollar) of annual permit  
☐ Proposed Prj ☐ Mitigation ☐

- B** Transit
- C** Education & Encouragement
- D** Commute Trip Reductions
- E** Shared Mobility
- F** Bicycle Infrastructure
- G** Neighborhood Enhancement

## Analysis Results

Proposed Project	With Mitigation
6 Daily Vehicle Trips	6 Daily Vehicle Trips
52 Daily VMT	52 Daily VMT
N/A Household VMT per Capita	N/A Household VMT per Capita
N/A Work VMT per Employee	N/A Work VMT per Employee

Significant VMT Impact?	
Household: N/A Threshold = 9.4 15% Below APC	Household: N/A Threshold = 9.4 15% Below APC
Work: N/A Threshold = 11.6 15% Below APC	Work: N/A Threshold = 11.6 15% Below APC



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 24, 2022

Project Name: Droopies, LLC

Project Scenario:

Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	0.000	kSF
	Furniture Store	0.000	kSF
	Pharmacy/Drugstore	0.000	kSF
	Supermarket	0.000	kSF
	Bank	0.000	kSF
	Health Club	0.000	kSF
	High-Turnover Sit-Down Restaurant	0.000	kSF
	Fast-Food Restaurant	0.000	kSF
	Quality Restaurant	0.000	kSF
	Auto Repair	0.000	kSF
	Home Improvement	0.000	kSF
	Free-Standing Discount	0.000	kSF
	Movie Theater	0	Seats
Office	General Office	0.700	kSF
	Medical Office	0.000	kSF
Industrial	Light Industrial	0.000	kSF
	Manufacturing	0.210	kSF
	Warehousing/Self-Storage	0.000	kSF
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

Project and Analysis Overview



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 24, 2022

Project Name: Droopies, LLC

Project Scenario:

Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

Analysis Results			
Total Employees: N/A			
Total Population: N/A			
Proposed Project		With Mitigation	
6	Daily Vehicle Trips	N/A	Daily Vehicle Trips
N/A	Daily VMT	N/A	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: South Valley			
Impact Threshold: 15% Below APC Average			
Household = 9.4			
Work = 11.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 9.4	N/A	Household > 9.4	N/A
Work > 11.6	N/A	Work > 11.6	N/A

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 24, 2022  
Project Name: Droopies, LLC  
Project Scenario:  
Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

TDM Strategy Inputs			
Strategy Type	Description	Proposed Project	Mitigations
Parking	Reduce parking supply	0	0
	City code parking provision (spaces)		
	Actual parking provision (spaces)	0	0
	Monthly cost for parking (\$)	\$0	\$0
	Employees eligible	0%	0%
	Daily parking charge (\$)	\$0.00	\$0.00
	Employees subject to priced parking (%)	0%	0%
	Cost of annual permit (\$)	\$0	\$0
	Price workplace parking		
	Residential area parking permits		
(cont. on following page)			

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 24, 2022  
Project Name: Droopies, LLC  
Project Scenario:  
Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
Transit	Reduce transit headways	0%	0%
	Reduction in headways (increase in frequency) (%)		
	Existing transit mode share (as a percent of total daily trips)	0%	0%
	(%)		
	Lines within project site improved (<50%, >=50%)	0	0
Transit	Implement neighborhood shuttle	0	0
	Degree of implementation (low, medium, high)		
	Employees and residents eligible (%)	0%	0%
Transit subsidies	Employees and residents eligible (%)	0%	0%
	Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00
Education & Encouragement	Voluntary travel behavior change program	0%	0%
	Employees and residents participating (%)		
	Promotions and marketing	0%	0%
(cont. on following page)			

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 24, 2022  
 Project Name: Droopies, LLC  
 Project Scenario:  
 Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
Commuter Trip Reductions	Required commute trip reduction program	0%	0%
	Alternative Work Schedules and Telecommute	0%	0%
	Employees participating (%)	0	0
	Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	0%	0%
Shared Mobility	Ride-share program	0	0
	Employees eligible (%)	0%	0%
	Car share project setting (Urban, Suburban, All Other)	0	0
	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	0	0
(cont. on following page)			

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 24, 2022  
Project Name: Droopies, LLC  
Project Scenario:  
Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
<b>Bicycle Infrastructure</b>	Implement/Improve on-street bicycle facility	0	0
	Include Bike parking per LAMC	0	0
	Include secure bike parking and showers	0	0
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0%	0%
		0%	0%
	Pedestrian network improvements	0	0

Date: June 24, 2022  
Project Name: Droopies, LLC

Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

**Place type: Compact Infill**

	Home Based Work			Home Based Other			Non-Home Based Other			Source		
	Production		Attraction	Production		Attraction	Production		Attraction	Production		Attraction
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: June 24, 2022  
 Project Name: Droopies, LLC  
 Project Scenario:  
 Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy, Cont.

#### Place type: Compact Infill

	Home Based Work Production		Home Based Other Attraction		Home Based Production		Home Based Other Attraction		Non-Home Based Production		Non-Home Based Other Attraction		Source
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
<b>Bicycle Infrastructure</b>	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LA/MC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

### Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Other Attraction		Home Based Production		Home Based Other Attraction		Non-Home Based Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>MAX. TDM EFFECT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B)...])$$

where X% =

<b>PLACE</b>	urban	75%
<b>TYPE</b>	compact infill	40%
<b>MAX:</b>	suburban center	20%
	suburban	15%

Note:  $(1 - [(1-A) * (1-B)...])$  reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: June 24, 2022  
 Project Name: Droopies, LLC  
 Project Scenario:  
 Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	N/A	N/A	N/A
Home Based Other Production	0	0.0%	0	N/A	N/A	N/A
Non-Home Based Other Production	1	0.0%	1	N/A	N/A	N/A
Home-Based Work Attraction	4	-25.0%	3	N/A	N/A	N/A
Home-Based Other Attraction	2	-50.0%	1	N/A	N/A	N/A
Non-Home Based Other Attraction	1	0.0%	1	N/A	N/A	N/A

### MXD Methodology with TDM Measures

	Proposed Project			Project with Mitigation Measures		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	N/A	N/A	N/A	N/A	N/A	N/A
Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Work Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A

### MXD VMT Methodology Per Capita & Per Employee

Total Population: N/A Total Employees: N/A APC: South Valley		Project with Mitigation Measures	
Proposed Project		Project with Mitigation Measures	
Total Home Based Production VMT	N/A	N/A	
Total Home Based Work Attraction VMT	N/A	N/A	
Total Home Based VMT Per Capita	N/A	N/A	
Total Work Based VMT Per Employee	N/A	N/A	

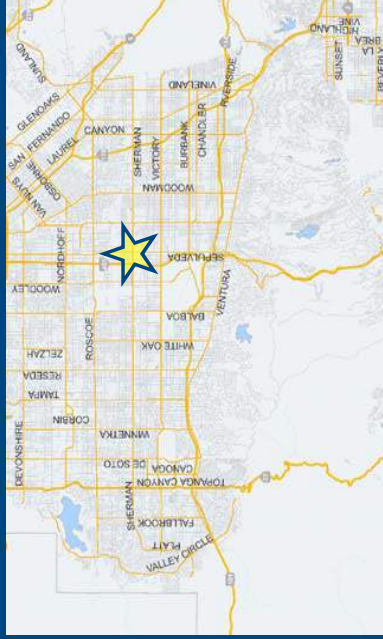
## CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project: Droopies, LLC  
 Scenario: Custom Land Use  
 Address: 7302 N SEPULVEDA BLVD, 91405



## Existing Land Use

Land Use Type: Housing | Multi-Family  
 Value:   
 Unit: DU

☐ Click here to add a single custom land use type (will be included in the above list)

## Proposed Project Land Use

Land Use Type: Office | General Office  
 Value:   
 Unit: ksf

Office	General Office	Value	Unit
(custom)	Cannabis Office & Processing	Retai	LU type
(custom)	Cannabis Office & Processing	Resit	Person
(custom)	Cannabis Office & Processing	Empl	Person
(custom)	Cannabis Office & Processing	Daily	Trips
(custom)	Cannabis Office & Processing	HBW	Percent
(custom)	Cannabis Office & Processing	HBO	Percent
(custom)	Cannabis Office & Processing	NHB	Percent
(custom)	Cannabis Office & Processing	HBW	Percent
(custom)	Cannabis Office & Processing	HBO	Percent
(custom)	Cannabis Office & Processing	NHB	Percent

☒ Click here to add a single custom land use type (will be included in the above list)

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

☒ Yes ☐ No

## Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	14 Daily Vehicle Trips
0 Daily VMT	119 Daily VMT

## Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

## Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	14 Net Daily Trips
The net increase in daily VMT ≤ 0	119 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is not required to perform VMT analysis.

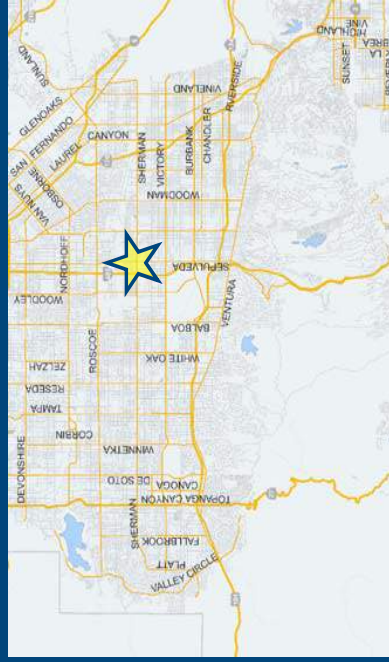


# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



## Project Information

**Project:** Droopies, LLC  
**Scenario:** Custom Land Use  
**Address:** 7302 N SEPULVEDA BLVD, 91405



Proposed Project Land Use Type	Value	Unit
(custom) Cannabis Office & Processing   Retail	Non-Retail	LU type
(custom) Cannabis Office & Processing   Residential	0	Person
(custom) Cannabis Office & Processing   Employment	2	Person
(custom) Cannabis Office & Processing   Daily	20	Trips
(custom) Cannabis Office & Processing   HBW	0	Percent
(custom) Cannabis Office & Processing   HBO	20	Percent
(custom) Cannabis Office & Processing   NHB	0	Percent
(custom) Cannabis Office & Processing   HBW	19	Percent
(custom) Cannabis Office & Processing   HBO	41	Percent
(custom) Cannabis Office & Processing   NHB	20	Percent

## TDM Strategies

Select each section to show individual strategies  
Use ☒ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

**Max Home Based TDM Achieved?** ☐ **Proposed Project** ☐ **With Mitigation** ☐  
**Max Work Based TDM Achieved?** ☐ **Proposed Project** ☐ **With Mitigation** ☐

**A****Parking**

Reduce Parking Supply

☐ city code parking provision for the project site  
☐ actual parking provision for the project site

Unbundle Parking

☐ monthly parking cost (dollar) for the project site  
☐ percent of employees eligible

Parking Cash-Out

☐ daily parking charge (dollar)  
☐ percent of employees subject to priced parking

Price Workplace Parking

☐ cost (dollar) of annual permit

Residential Area Parking

☐ cost (dollar) of annual permit

**B****Transit**

**C****Education & Encouragement**

**D****Commute Trip Reductions**

**E****Shared Mobility**

**F****Bicycle Infrastructure**

**G****Neighborhood Enhancement**

## Analysis Results

Proposed Project	With Mitigation
14 Daily Vehicle Trips	14 Daily Vehicle Trips
119 Daily VMT	119 Daily VMT
N/A Household VMT per Capita	N/A Household VMT per Capita
N/A Work VMT per Employee	N/A Work VMT per Employee

Significant VMT Impact?	
Household: N/A Threshold = 9.4 15% Below APC	Household: N/A Threshold = 9.4 15% Below APC
Work: N/A Threshold = 11.6 15% Below APC	Work: N/A Threshold = 11.6 15% Below APC



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 24, 2022

Project Name: Droopies, LLC

Project Scenario: Custom Land Use

Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	0.000	kSF
	Furniture Store	0.000	kSF
	Pharmacy/Drugstore	0.000	kSF
	Supermarket	0.000	kSF
	Bank	0.000	kSF
	Health Club	0.000	kSF
	High-Turnover Sit-Down Restaurant	0.000	kSF
	Fast-Food Restaurant	0.000	kSF
	Quality Restaurant	0.000	kSF
	Auto Repair	0.000	kSF
	Home Improvement	0.000	kSF
	Free-Standing Discount	0.000	kSF
	Movie Theater	0	Seats
Office	General Office	0.000	kSF
	Medical Office	0.000	kSF
Industrial	Light Industrial	0.000	kSF
	Manufacturing	0.000	kSF
	Warehousing/Self-Storage	0.000	kSF
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other	Cannabis Office & Processing	20	Trips

Project and Analysis Overview

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: June 24, 2022

Project Name: Droopies, LLC

Project Scenario: Custom Land Use

Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

Analysis Results			
Total Employees: N/A			
Total Population: N/A			
Proposed Project		With Mitigation	
14	Daily Vehicle Trips	N/A	Daily Vehicle Trips
N/A	Daily VMT	N/A	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: South Valley			
Impact Threshold: 15% Below APC Average			
Household = 9.4			
Work = 11.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 9.4	N/A	Household > 9.4	N/A
Work > 11.6	N/A	Work > 11.6	N/A



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 24, 2022  
Project Name: Droopies, LLC  
Project Scenario: Custom Land Use  
Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

TDM Strategy Inputs			
Strategy Type	Description	Proposed Project	Mitigations
Parking	Reduce parking supply	0	0
	City code parking provision (spaces)		
	Actual parking provision (spaces)	0	0
	Monthly cost for parking (\$)	\$0	\$0
	Employees eligible	0%	0%
	Daily parking charge (\$)	\$0.00	\$0.00
	Employees subject to priced parking (%)	0%	0%
	Cost of annual permit (\$)	\$0	\$0
(cont. on following page)			

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 24, 2022  
 Project Name: Droopies, LLC  
 Project Scenario: Custom Land Use  
 Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
Transit	Reduce transit headways	0%	0%
	Reduction in headways (increase in frequency) (%)		
	Existing transit mode share (as a percent of total daily trips)	0%	0%
	(%)		
	Lines within project site improved (<50%, >=50%)	0	0
Transit	Implement neighborhood shuttle	0	0
	Degree of implementation (low, medium, high)		
	Employees and residents eligible (%)	0%	0%
Transit subsidies	Employees and residents eligible (%)	0%	0%
	Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00
Education & Encouragement	Voluntary travel behavior change program	0%	0%
	Employees and residents participating (%)		
	Promotions and marketing	0%	0%
	Employees and residents participating (%)		
(cont. on following page)			

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 24, 2022

Project Name: Droopies, LLC

Project Scenario: Custom Land Use

Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
Commuter Trip Reductions	Required commute trip reduction program	0%	0%
	Alternative Work Schedules and Telecommute	0%	0%
	Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	0%	0%
	Employer size (small, medium, large)	0	0
Shared Mobility	Ride-share program	0%	0%
	Car share project setting (Urban, Suburban, All Other)	0	0
	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	0	0
(cont. on following page)			

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: June 24, 2022  
Project Name: Droopies, LLC  
Project Scenario: Custom Land Use  
Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
<b>Bicycle Infrastructure</b>	Implement/Improve on-street bicycle facility	0	0
	Include Bike parking per LAMC	0	0
	Include secure bike parking and showers	0	0
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0%	0%
	Traffic calming improvements with intersections with traffic calming improvements (%)	0%	0%
	Pedestrian network improvements	0	0

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: June 24, 2022  
Project Name: Droopies, LLC  
Project Scenario: Custom Land Use  
Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy

#### Place type: Compact Infill

	Home Based Work Production			Home Based Work Attraction			Home Based Other Production			Home Based Other Attraction			Non-Home Based Other Production			Non-Home Based Other Attraction			Source
	Proposed	Mitigated		Proposed	Mitigated		Proposed	Mitigated		Proposed	Mitigated		Proposed	Mitigated		Proposed	Mitigated		
Parking	Reduce parking supply	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
	Parking cash-out	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
	Price workplace parking	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
Transit	Residential area parking permits	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%		0.00%	0.00%		0.00%	0.00%		0.00%	0.00%		TDM Strategy Appendix, Transit sections 1 - 3
	Reduce transit headways	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
	Implement neighborhood shuttle	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
	Transit subsidies	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
	Ride-share program	0%	0%	0%	0%		0%	0%		0%	0%		0%	0%		0%	0%		
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%		0.0%	0.0%		0.0%	0.0%		TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%		0.00%	0.00%		0.00%	0.00%		0.00%	0.00%		
	School carpool program	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%		0.0%	0.0%		0.0%	0.0%		



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: June 24, 2022  
 Project Name: Droopies, LLC  
 Project Scenario: Custom Land Use  
 Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy, Cont.

#### Place type: Compact Infill

	Home Based Work Production		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
<b>Bicycle Infrastructure</b>	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LA/MC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

### Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>MAX. TDM EFFECT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

$$= \text{Minimum} (X\%, 1 - [(1-A) * (1-B)...])$$

where X% =

<b>PLACE</b>	urban	75%
<b>TYPE</b>	compact infill	40%
<b>MAX:</b>	suburban center	20%
	suburban	15%

Note:  $(1 - [(1-A) * (1-B)...])$  reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: June 24, 2022  
 Project Name: Droopies, LLC  
 Project Scenario: Custom Land Use  
 Project Address: 7302 N SEPULVEDA BLVD, 91405



Version 1.3

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	4	-25.0%	3	N/A	N/A	N/A
Home Based Other Production	8	-37.5%	5	N/A	N/A	N/A
Non-Home Based Other Production	4	0.0%	4	N/A	N/A	N/A
Home-Based Work Attraction	0	0.0%	0	N/A	N/A	N/A
Home-Based Other Attraction	4	-50.0%	2	N/A	N/A	N/A
Non-Home Based Other Attraction	0	0.0%	0	N/A	N/A	N/A

### MXD Methodology with TDM Measures

	Proposed Project			Project with Mitigation Measures		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	N/A	N/A	N/A	N/A	N/A	N/A
Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Work Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A

### MXD VMT Methodology Per Capita & Per Employee

Total Population: N/A  
 Total Employees: N/A  
 APC: South Valley

	Proposed Project	Project with Mitigation Measures
Total Home Based Production VMT	N/A	N/A
Total Home Based Work Attraction VMT	N/A	N/A
Total Home Based VMT Per Capita	N/A	N/A
Total Work Based VMT Per Employee	N/A	N/A

## VMT Calculator User Agreement

The Los Angeles Department of Transportation (LADOT), in partnership with the Department of City Planning and Fehr & Peers, has developed the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This application, the VMT Calculator, has been provided to You, the User, to assess vehicle miles traveled (VMT) outcomes of land use projects within the City of Los Angeles. The term “City” as used below shall refer to the City of Los Angeles. The terms “City” and “Fehr & Peers” as used below shall include their respective affiliates, subconsultants, employees, and representatives.

The City is pleased to be able to provide this information to the public. The City believes that the public is most effectively served when they are provided access to the technical tools that inform the public review process of private and public land use investments. However, in using the VMT Calculator, You agree to be bound by this VMT Calculator User Agreement (this Agreement).

**VMT Calculator Application for the City of Los Angeles.** The City’s consultant calibrated the VMT Calculator’s parameters in 2018 to estimate travel patterns of locations in the City, and validated those outcomes against empirical data. However, this calibration process is limited to locations within the City, and practitioners applying the VMT Calculator outside of the City boundaries should not apply these estimates without further calibration and validation of travel patterns to verify the VMT Calculator’s accuracy in estimating VMT in such other locations.

**Limited License to Use.** This Agreement gives You a limited, non-transferrable, non-assignable, and non-exclusive license to use and execute a copy of the VMT Calculator on a computer system owned, leased or otherwise controlled by You in Your own facilities, as set out below, provided You do not use the VMT Calculator in an unauthorized manner, and that You do not republish, copy, distribute, reverse-engineer, modify, decompile, disassemble, transfer, or sell any part of the VMT Calculator, and provided that You know and follow the terms of this Agreement. Your failure to follow the terms of this Agreement shall automatically terminate this license and Your right to use the VMT Calculator.

**Ownership.** You understand and acknowledge that the City owns the VMT Calculator, and shall continue to own it through Your use of it, and that no transfer of ownership of any kind is intended in allowing You to use the VMT Calculator.

**Warranty Disclaimer.** In spite of the efforts of the City and Fehr & Peers, some information on the VMT Calculator may not be accurate. The VMT Calculator, OUTPUTS AND ASSOCIATED DATA ARE PROVIDED “as is” WITHOUT WARRANTY OF ANY KIND, whether expressed, implied, statutory, or otherwise including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

**Limitation of Liability.** It is understood that the VMT Calculator is provided without charge. Neither the City nor Fehr & Peers can be responsible or liable for any information derived from its use, or for any delays, inaccuracies, incompleteness, errors or omissions arising out of your use of the VMT Calculator or with respect to the material contained in the VMT Calculator. You understand and agree that Your sole remedy against the City or Fehr & Peers for loss or damage caused by any defect or failure of the

VMT Calculator, regardless of the form of action, whether in contract, tort, including negligence, strict liability or otherwise, shall be the repair or replacement of the VMT Calculator to the extent feasible as determined solely by the City. In no event shall the City or Fehr & Peers be responsible to You or anyone else for, or have liability for any special, indirect, incidental or consequential damages (including, without limitation, damages for loss of business profits or changes to businesses costs) or lost data or downtime, however caused, and on any theory of liability from the use of, or the inability to use, the VMT Calculator, whether the data, and/or formulas contained in the VMT Calculator are provided by the City or Fehr & Peers, or another third party, even if the City or Fehr & Peers have been advised of the possibility of such damages.

This Agreement and License shall be governed by the laws of the State of California without regard to their conflicts of law provisions, and shall be effective as of the date set forth below and, unless terminated in accordance with the above or extended by written amendment to this Agreement, shall terminate on the earlier of the date that You are not making use of the VMT Calculator or one year after the beginning of Your use of the VMT Calculator.

By using the VMT Calculator, You hereby waive and release all claims, responsibilities, liabilities, actions, damages, costs, and losses, known and unknown, against the City and Fehr & Peers for Your use of the VMT Calculator.

Before making decisions using the information provided in this application, contact City LADOT staff to confirm the validity of the data provided.

Print and sign below, and submit to LADOT along with the transportation assessment Memorandum of Understanding (MOU).

You, the User	
By:	_____
Print Name:	<u>LIZ FLEMING</u>
Title:	<u>V.P.</u>
Company:	<u>OVERLAND TRAFFIC CONSULTANTS</u>
Address:	<u>952 MANHATTAN BCH BL #100</u>
Phone:	<u>310 545-1235</u>
Email Address:	<u>liz@overlandtraffic.com</u>
Date:	<u>6-24-22</u>

## **Appendix C**

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### **City of Los Angeles ZIMAS Parcel Profile Report**



# City of Los Angeles Department of City Planning

## 6/24/2022 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

7314 N SEPULVEDA BLVD  
7312 N SEPULVEDA BLVD  
7310 N SEPULVEDA BLVD  
7308 N SEPULVEDA BLVD  
7306 N SEPULVEDA BLVD  
7304 N SEPULVEDA BLVD  
7302 N SEPULVEDA BLVD  
7300 N SEPULVEDA BLVD  
15247 W WYANDOTTE ST

### ZIP CODES

91405

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-19XX-29376  
CPC-19XX-1485  
CPC-1986-784-GPC  
CPC-13792-BZA  
ORD-167939-AREA4-SA5050AC  
ORD-158361-AREA4-SAH50  
ORD-130250  
ZAI-1981-258-E  
ZA-1987-154-CCR  
MND-84-198-CUZ  
CND-83-27-ZC-HD

### Address/Legal Information

PIN Number	186B145 744
Lot/Parcel Area (Calculated)	19,038.0 (sq ft)
Thomas Brothers Grid	PAGE 531 - GRID H4
Assessor Parcel No. (APN)	2221017015
Tract	TR 10204
Map Reference	M B 179-38/39
Block	None
Lot	2
Arb (Lot Cut Reference)	1
Map Sheet	186B145

### Jurisdictional Information

Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley
Neighborhood Council	Van Nuys
Council District	CD 6 - Nury Martinez
Census Tract #	1272.10
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

### Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL
Zoning Information (ZI)	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)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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



Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	4
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	2221017015
APN Area (Co. Public Works)*	0.494 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$653,816
Assessed Improvement Val.	\$432,422
Last Owner Change	05/02/2016
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	6-85
	4-40
	230921
	2-85
Building 1	
Year Built	1967
Building Class	D55B
Number of Units	5
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	7,380.0 (sq ft)
Building 2	
Year Built	1967
Building Class	CX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	784.0 (sq ft)
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: 2221017015]

#### Additional Information

Airport Hazard	Horizontal Surface Area
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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

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

Wells None

#### Seismic Hazards

##### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	7.1030592
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

#### Economic Development Areas

Business Improvement District None

Hubzone Redesignated until Dec 2021

Jobs and Economic Development Incentive Zone (JEDI) None

Opportunity Zone Yes

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: 2221017015]

Ellis Act Property No

AB 1482: Tenant Protection Act No

#### Public Safety

##### Police Information

Bureau Valley

Division / Station Van Nuys

Reporting District 904

##### Fire Information

Bureau Valley

Batallion 10

District / Fire Station 90

Red Flag Restricted Parking No

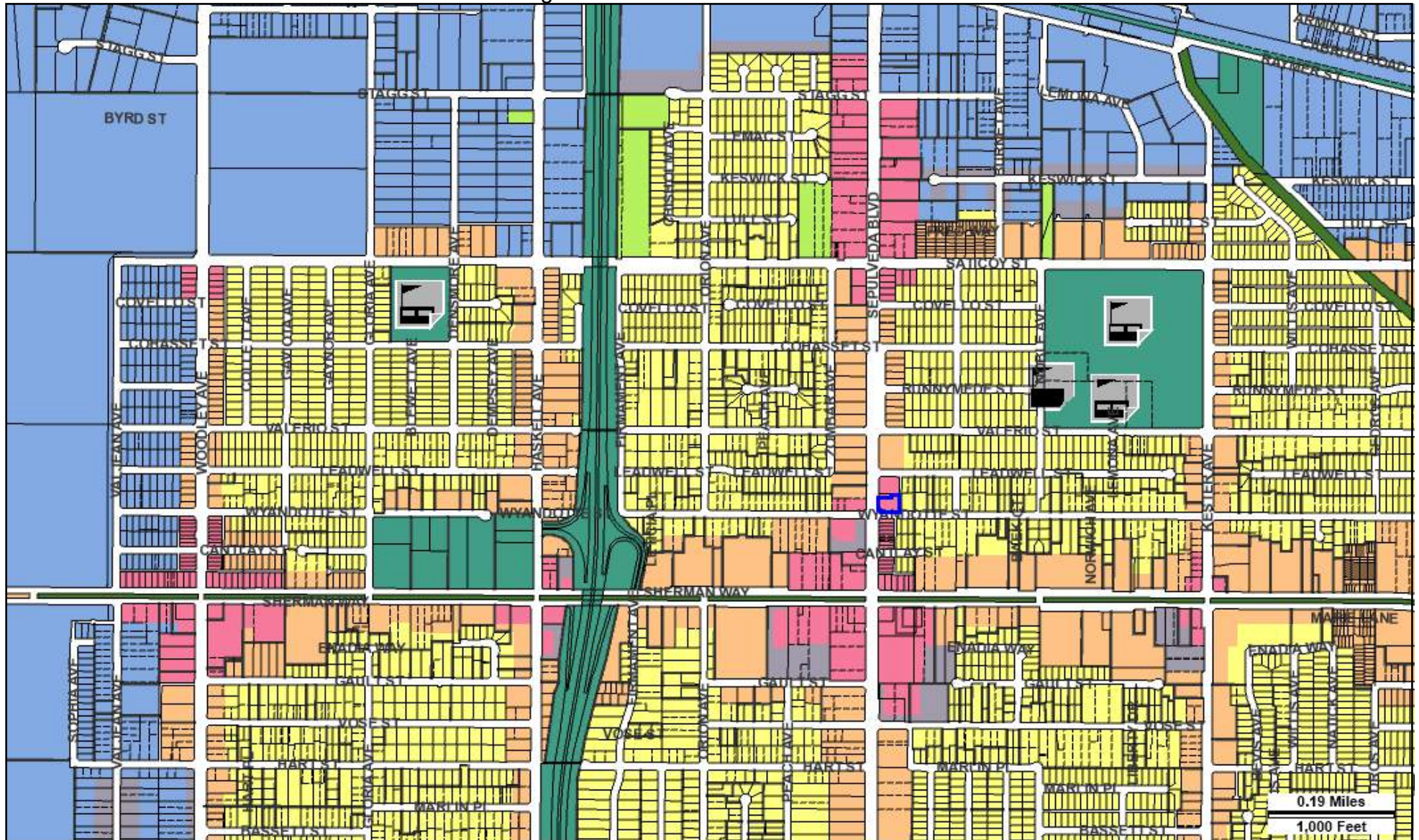
## CASE SUMMARIES

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

Case Number:	CPC-19XX-29376
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-1485
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1986-784-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING 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. (MIKE YOUNG)
Case Number:	ZAI-1981-258-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1987-154-CCR
Required Action(s):	CCR-COMMERCIAL CORNER REVIEW
Project Descriptions(s):	RECONSTRUCTION, USE AND MAINTENANCE OF A PROPOSED APPROX. 1,680 SQUARE-FOOT TACOBELL RESTAURANT WITH ALL INSIDE SEATING AND ADRIVE THROUGH WINDOW IN AN APPROX.0.5-ACRE SHOPPING CENTER IN THE C2-1 ZONE.
Case Number:	MND-84-198-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	CND-83-27-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

CPC-13792-BZA  
ORD-167939-AREA4-SA5050AC  
ORD-158361-AREA4-SAH50  
ORD-130250



Address: 7302 N SEPULVEDA BLVD

Tract: TR 10204

Zoning: C2-1VL

APN: 2221017015

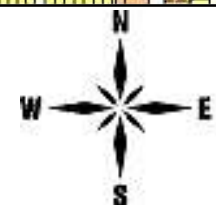
Block: None

General Plan: General Commercial

PIN #: 186B145 744

Lot: 2









Arb: 1





# 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	 e Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 JH Public Junior High School
 Cemetery	 JC Junior College	 JH Public Junior High School (Proposed)
 HW Church	 M MTA / Metrolink Station	 MS Public Middle School
 City Hall	 M MTA Station	 SH Public Senior High School
 Community Center	 MTA Stop	 SH 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)	 HQ Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 ADM School District Headquarters
 DMV DMV Office	 Police Station (Proposed)	 SC School Unspecified Loc/Type (Proposed)
 DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	 PO Post Office	 SS Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 HQ Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 SF Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 SF Special School Facility (Proposed)
 Fire Station (Proposed)	 C Private College	 Steam Plant
 Fire Supply & Maintenance	 E Private Elementary School	 SM 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)	 E Public Elementary (Proposed Expansion)	



## SCHOOLS/PARKS WITH 500 FT. BUFFER

	Existing School/Park Site		Planned School/Park Site		Inside 500 Ft. Buffer
	Aquatic Facilities		Other Facilities		Opportunity School
	Beaches		Park / Recreation Centers		Charter School
	Child Care Centers		Parks		Elementary School
	Dog Parks		Performing / Visual Arts Centers		Span School
	Golf Course		Recreation Centers		Special Education School
	Historic Sites		Senior Citizen Centers		High School
	Horticulture/Gardens				Middle School
	Skate Parks				Early Education Center

## COASTAL ZONE



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

## TRANSIT ORIENTED COMMUNITIES (TOC)




	Tier 1		Tier 3
	Tier 2		Tier 4

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

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

	Lot Line		Airport Hazard Zone		Flood Zone
	Tract Line		Census Tract		Hazardous Waste
	Lot Cut		Coastal Zone		High Wind Zone
	Easement		Council District		Hillside Grading
	Zone Boundary		LADBS District Office		Historic Preservation Overlay Zone
	Building Line		Downtown Parking		Specific Plan Area
	Lot Split		Fault Zone		Very High Fire Hazard Severity Zone
	Community Driveway		Fire District No. 1		Wells
	Building Outlines 2014		Tract Map		
	Building Outlines 2008		Parcel Map		

## **Appendix D**

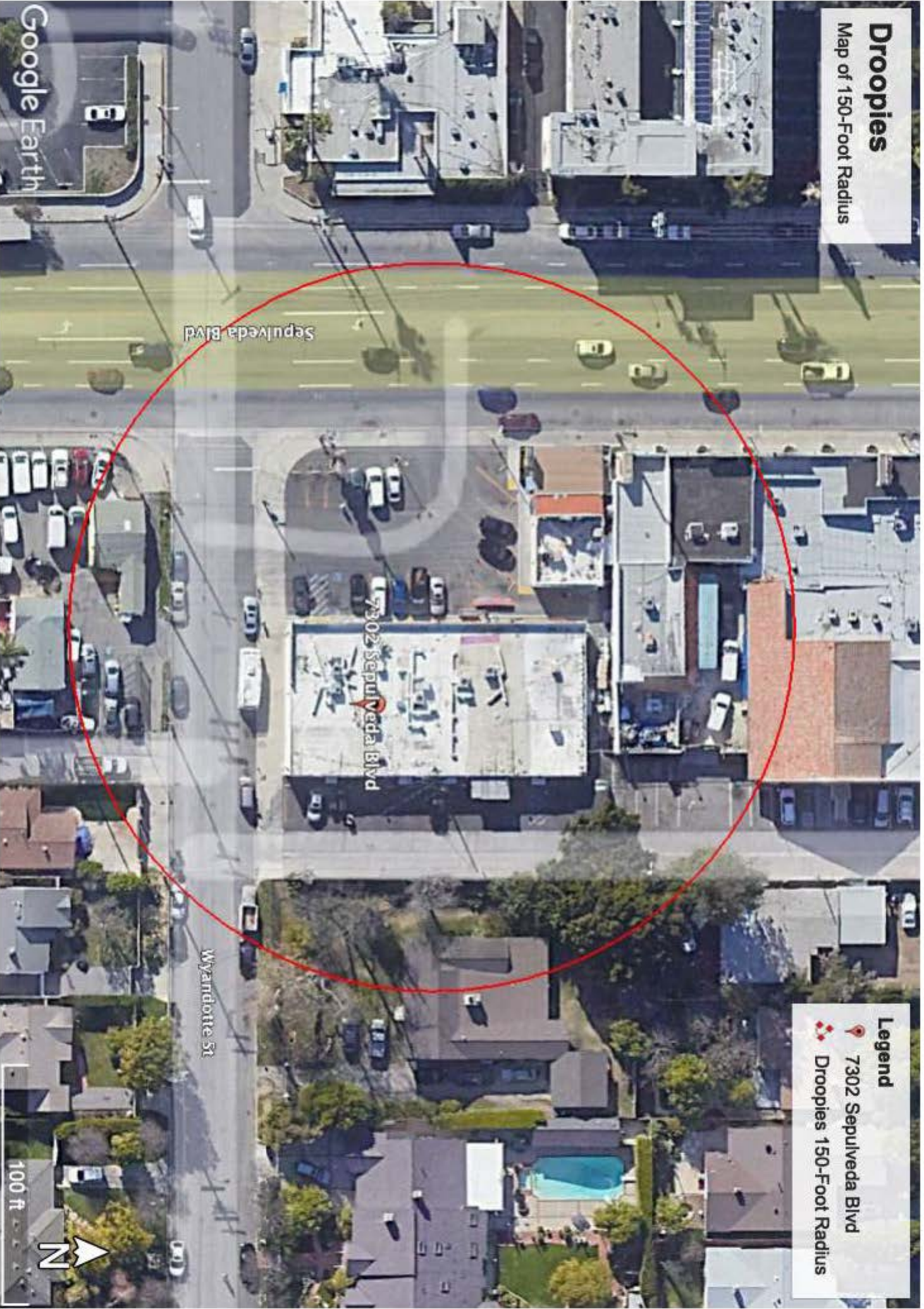
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### **Background Information and Maps**

# Droopies

Map of 150-Foot Radius

- Legend**
- 7302 Sepulveda Blvd
  - Droopies 150-Foot Radius



Google Earth

Sepulveda Blvd

7302 Sepulveda Blvd

Wyandotte St

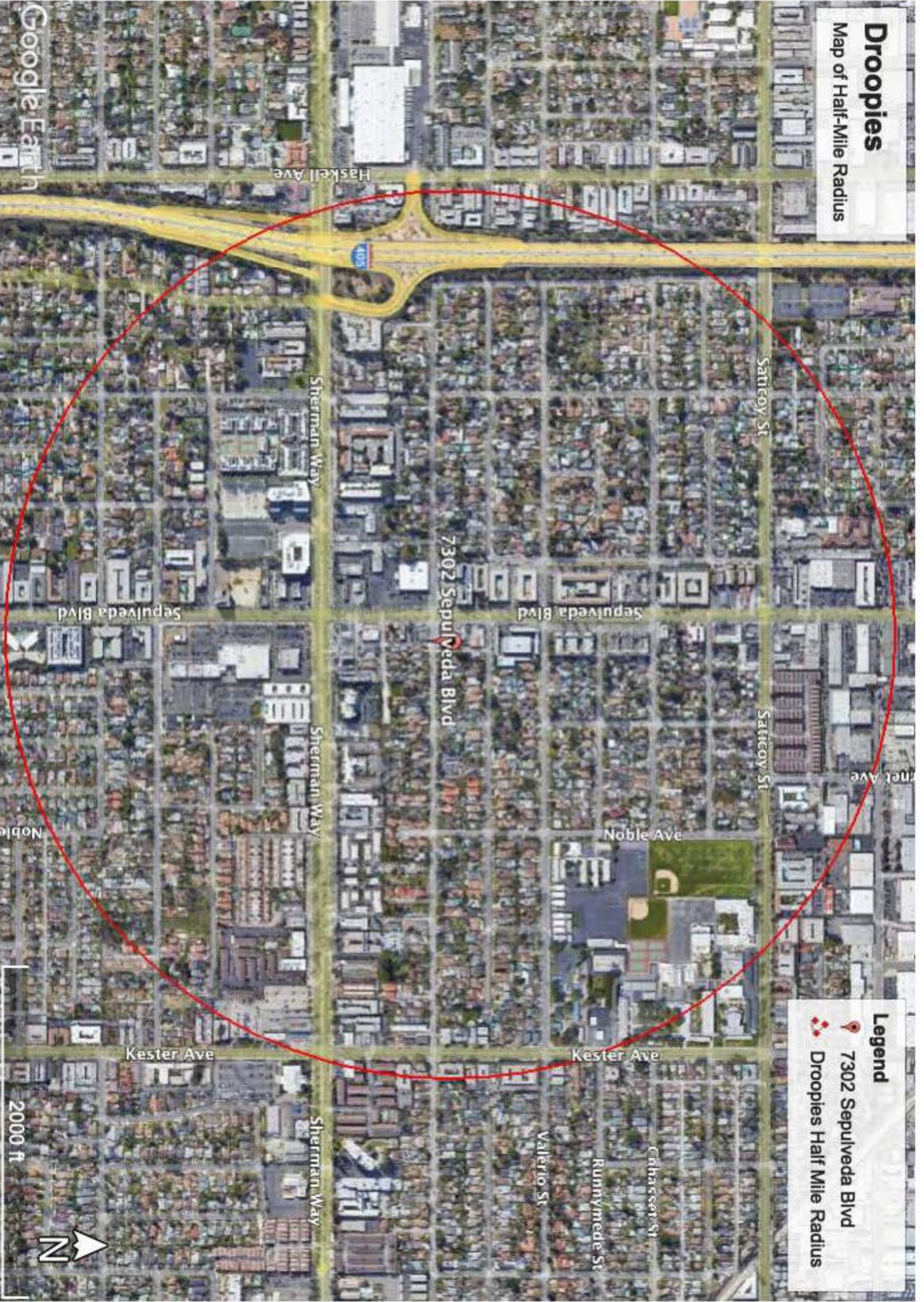
100 ft





# Droopies

Map of Half-Mile Radius



## Legend

- 7302 Sepulveda Blvd
- Droopies Half Mile Radius





186B145-NW

186B145-NW

183B145-NW

183B145-NW

186B145-SE

186B145-SE



NOTES:

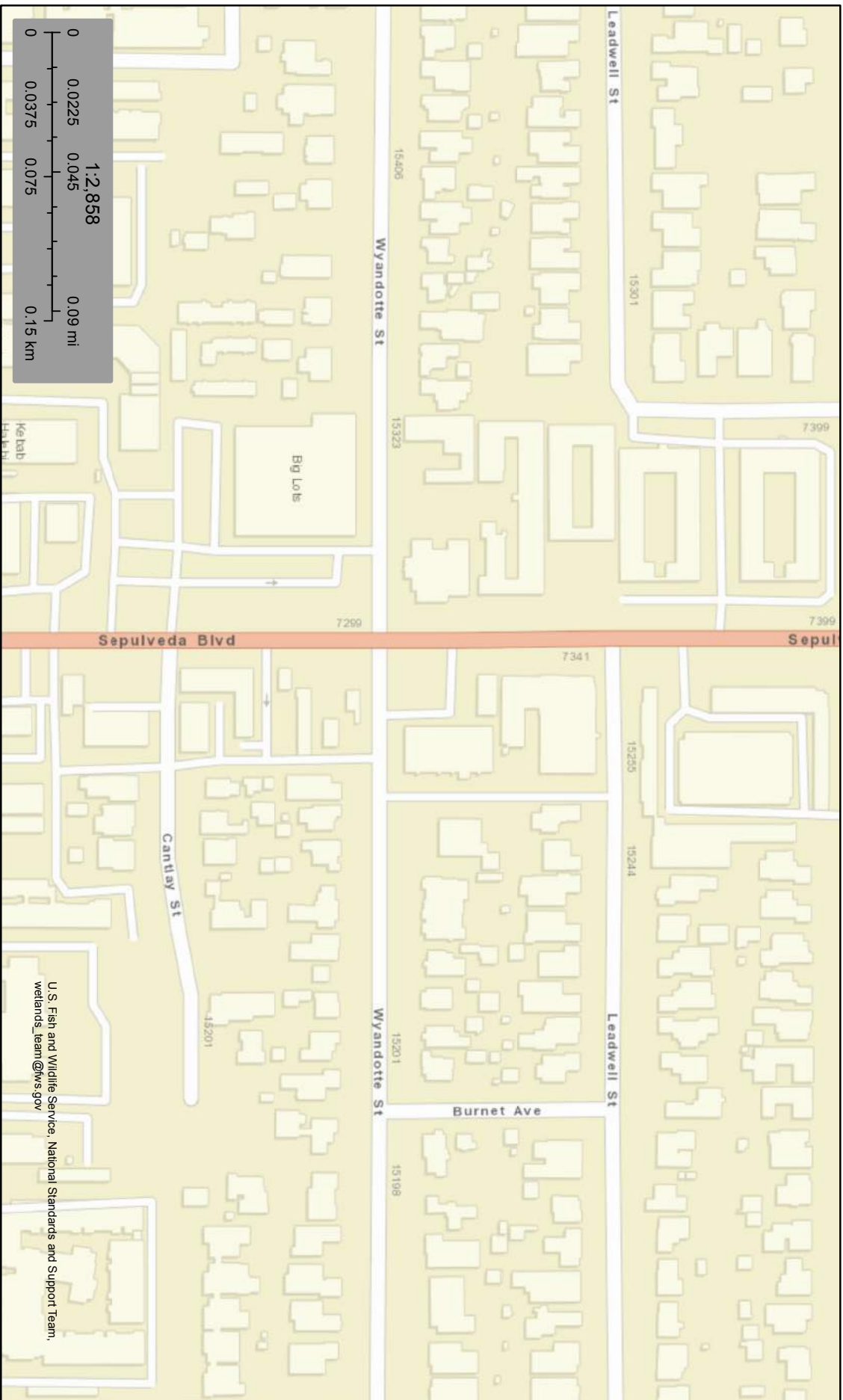
ENGINEERING  
CITY OF LOS ANGELES  
VALLEY DISTRICT SEWER WYE MAP

- Legend for sewer lines and manholes.
- Legend for street names and boundaries.
- Legend for other map features.

Plotted Date: 2/9/2017  
Revised:

186B145-SW

# Droopies



June 24, 2022

## Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

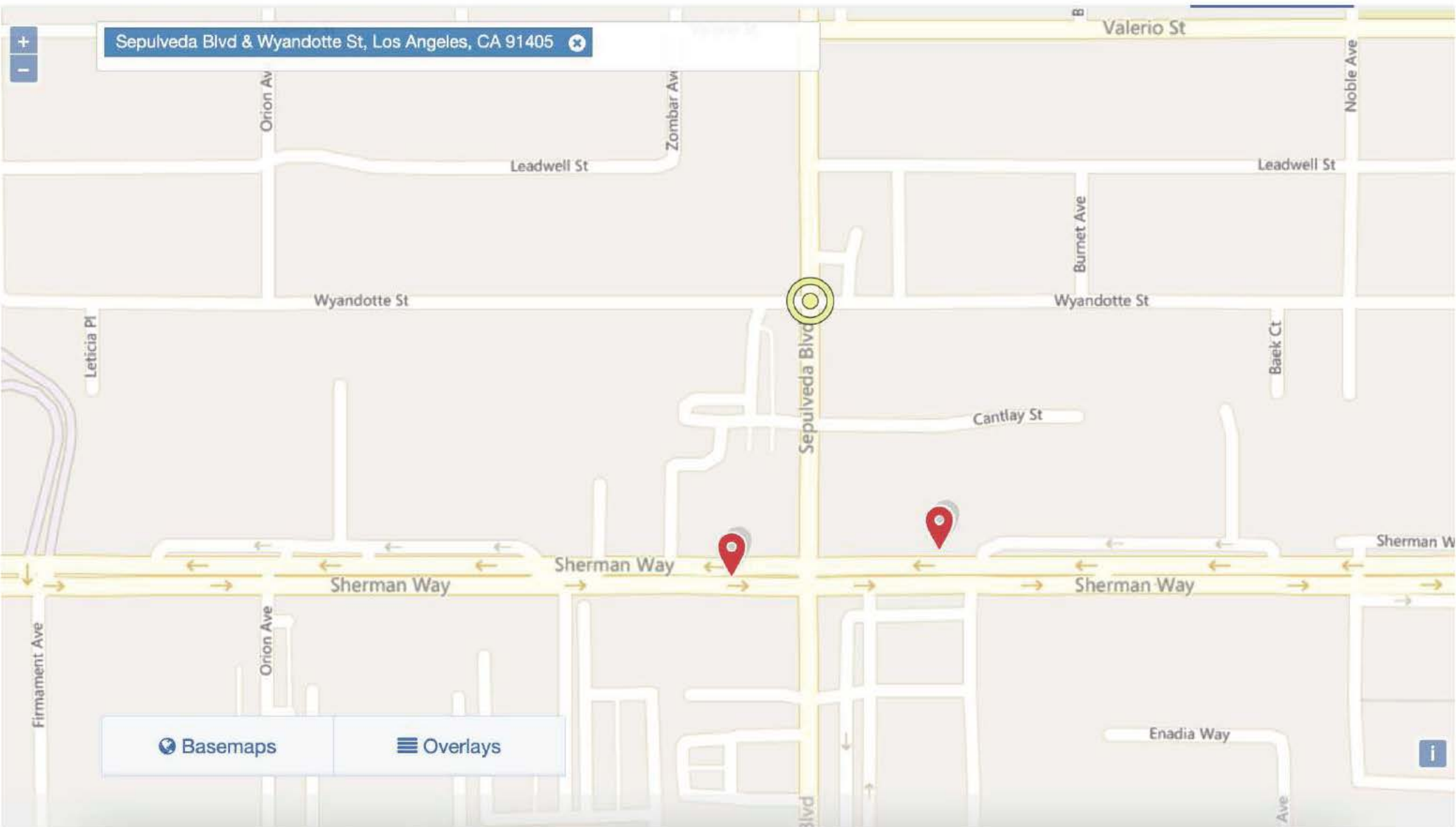
HOME

ABOUT ▾

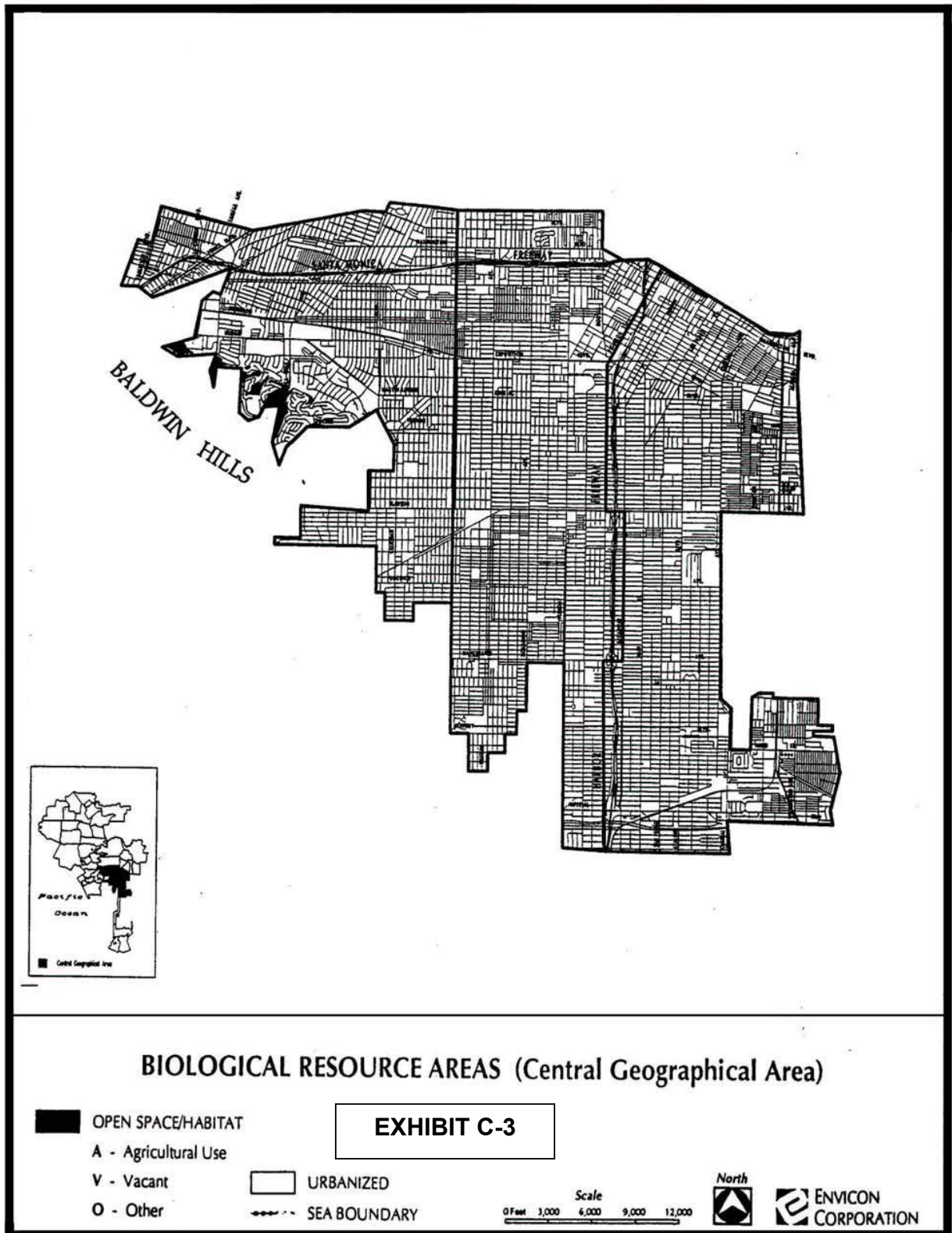
SEARCH

MAP VIEW

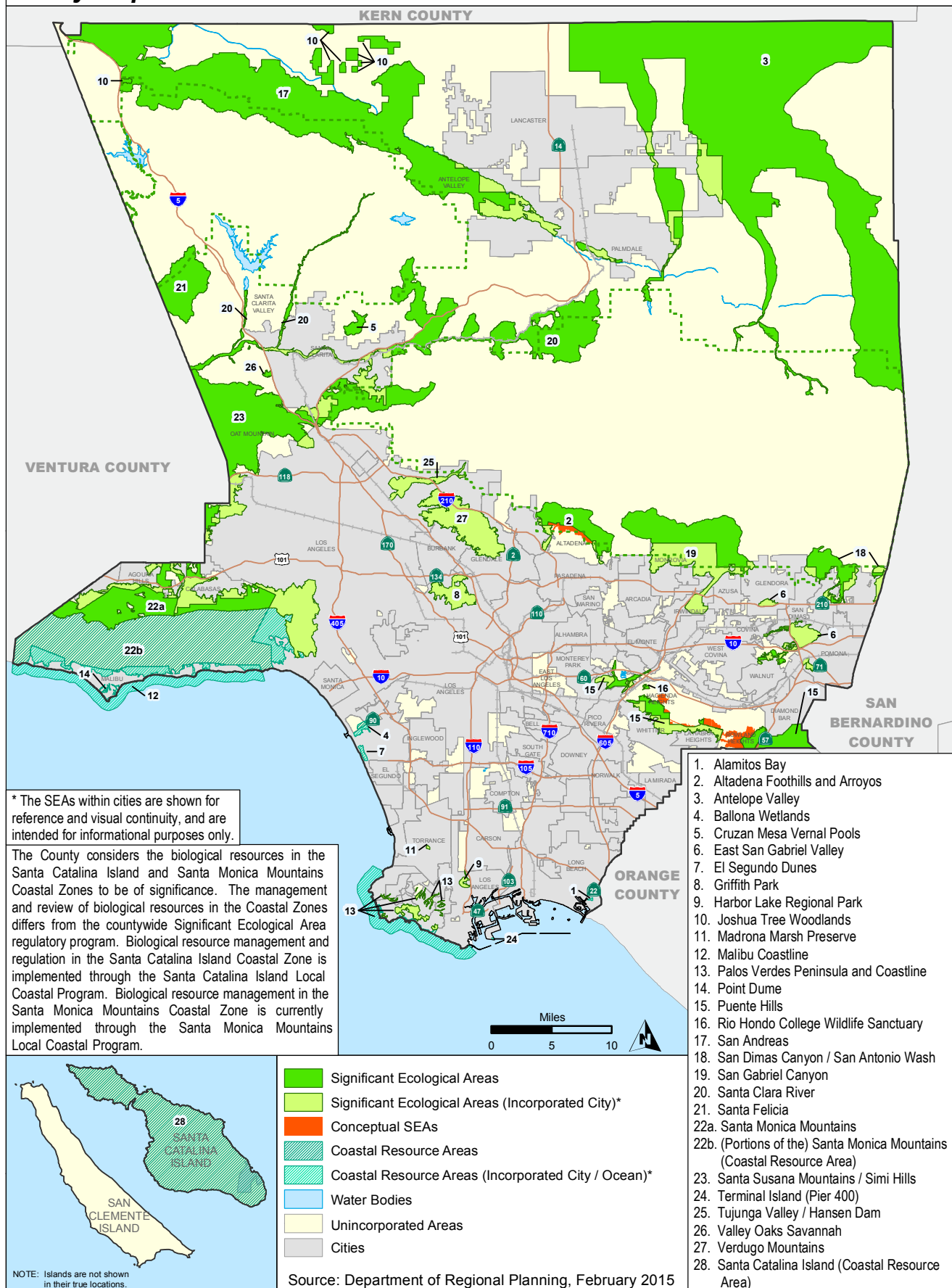
Sepulveda Blvd & Wyandotte St, Los Angeles, CA 91405 







**Figure 9.3**





# City of Los Angeles Department of City Planning

## 1/16/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

7308 N SEPULVEDA BLVD  
7306 N SEPULVEDA BLVD  
7304 N SEPULVEDA BLVD  
7302 N SEPULVEDA BLVD  
7300 N SEPULVEDA BLVD  
15247 W WYANDOTTE ST  
7314 N SEPULVEDA BLVD  
7312 N SEPULVEDA BLVD  
7310 N SEPULVEDA BLVD

### ZIP CODES

91405

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-19XX-29376  
CPC-19XX-1485  
CPC-1986-784-GPC  
CPC-13792-BZA  
ORD-167939-AREA4-SA5050AC  
ORD-158361-AREA4-SAH50  
ORD-130250  
ZAI-1981-258-E  
ZA-1987-154-CCR  
MND-84-198-CUZ  
CND-83-27-ZC-HD

### Address/Legal Information

PIN Number	186B145 744
Lot/Parcel Area (Calculated)	19,038.0 (sq ft)
Thomas Brothers Grid	PAGE 531 - GRID H4
Assessor Parcel No. (APN)	2221017015
Tract	TR 10204
Map Reference	M B 179-38/39
Block	None
Lot	2
Arb (Lot Cut Reference)	1
Map Sheet	186B145

### Jurisdictional Information

Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley
Neighborhood Council	Van Nuys
Council District	CD 6 - Imelda Padilla
Census Tract #	1272.10
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

### Planning and Zoning Information

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

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

SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	4
500 Ft School Zone	None
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	2221017015
APN Area (Co. Public Works)*	0.494 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$653,816
Assessed Improvement Val.	\$458,888
Last Owner Change	04/19/2024
Last Sale Amount	\$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	6-85
	4-40
	230921
	2-85
Building 1	
Year Built	1967
Building Class	D55B
Number of Units	5
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	7,380.0 (sq ft)
Building 2	
Year Built	1967
Building Class	CX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	784.0 (sq ft)
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: 2221017015]

#### Additional Information

Airport Hazard	Horizontal Surface Area
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone

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](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	7.1030592
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	None
<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: 2221017015]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.32 Units, Lower
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	Valley
Division / Station	Van Nuys
Reporting District	904

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](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Fire Information

Bureau	Valley
Battalion	10
District / Fire Station	90
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-19XX-29376
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-1485
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1986-784-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING 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. (MIKE YOUNG)
Case Number:	ZAI-1981-258-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1987-154-CCR
Required Action(s):	CCR-COMMERCIAL CORNER REVIEW
Project Descriptions(s):	RECONSTRUCTION, USE AND MAINTENANCE OF A PROPOSED APPROX. 1,680 SQUARE-FOOT TACOBELL RESTAURANT WITH ALL INSIDE SEATING AND ADRIVE THROUGH WINDOW IN AN APPROX.0.5-ACRE SHOPPING CENTER IN THE C2-1 ZONE.
Case Number:	MND-84-198-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	CND-83-27-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-13792-BZA  
ORD-167939-AREA4-SA5050AC  
ORD-158361-AREA4-SAH50  
ORD-130250



# ZIMAS PUBLIC

Generalized Zoning

01/16/2025

City of Los Angeles  
Department of City Planning



Address: 7302 N SEPULVEDA BLVD

APN: 2221017015

PIN #: 186B145 744

Tract: TR 10204

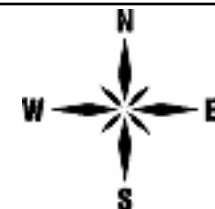
Block: None

Lot: 2

Arb: 1

Zoning: 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
- 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)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	 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)
<b>HW</b> 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	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 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	<b>RPD</b> 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
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> 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)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> 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	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> 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