

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. 320013

Project Applicant: KJA Granada Hills LLC

Project Location - Specific:

10721 N. Lindley Ave., Los Angeles, CA 91344 / Lindley Ave and Chatsworth St

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: KJA Granada Hills 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.

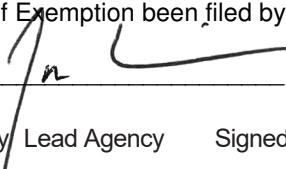
Lead Agency

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: 02/19/2025 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: _____

THIS NOTICE WAS POSTED

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

2025 037843



FILED

Feb 24 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by VERONICA HEAD

ON February 24 2025

UNTIL March 26 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

REGISTRAR - RECORDER/COUNTY CLERK

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-R-24-320013-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 320013-ANN

PROJECT TITLE

DCR CORE RECORD NO. 320013

COUNCIL DISTRICT

12

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

10721 N. Lindley Ave., Los Angeles, CA 91344 / Lindley Ave and Chatsworth St

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

KJA Granada Hills LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail with on-site sales (Type 10)

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

ANTON FARMBY
SHI YOUNG LIM
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Commission Executive Assistant
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City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

| | |
|--|---|
| DCR Core Record No.: | 320013 |
| Applicant Name: | KJA Granada Hills LLC |
| DCR Record No. / Activities Requested: | LA-R-24-320013-ANN / Retail w/ on-site sales (Type 10) |
| Proposed Project: | The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al. |
| Business Premises Address/ Project Location: | 10721 N. Lindley Ave. Los Angeles, CA 91344 |
| Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning: | 12 Granada Hills South Old Granada Village Granada Hills - Knollwood C2-1VL; P-1VL |
| LAMC Section / "Phase": | LAMC 104.06.1 / Phase 3 Retail Round 2 |
| Evidence of Offer to Meet with NC: | Yes |
| Complaint Portal Entry: Recent Compliance Inspection: | Yes Yes |
| Social Equity Applicant / Ownership %: | Yes / 51% |
| Environmental Analysis/Clearance: ENV-320013-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 December 6, 2023. 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, C10-0001318-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 05, 2025. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 10721 N. Lindley Ave, Los Angeles, CA 91344 , a parcel zoned for community commercial purposes.

Social Equity Applications are evaluated for compliance with the Equity Share requirements under LAMC 104.20. To comply with the Equity Share requirements, Social Equity Individual Applicants (SEIAs) must possess unrestricted ownership of their share of the Social Equity Applicant (business), a proportional right to vote and to the profits, and include certain language mandated by LAMC 104.20 in their agreements, among other requirements. As part of the application process, DCR reviewed the corporate and ownership documentation provided for this Applicant and determined that the Applicant met the minimum Equity Share requirements at that time.

DEPARTMENT ANNUAL LICENSING RECOMMENDATION:

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- The Applicant has met the requirements under LAMC Section 104.20.

COMMUNITY INPUT:

On or about August 8, 2024, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on August 29, 2024 and December 19, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. In general, the oral comment provided by a representative of the business described how the organization has remained in compliance with the requirements of DCR and other agencies.

| | |
|--|----------|
| Number of Comments In Favor of the Application | 1 |
| Number of Comments Against the Application | 0 |
| Total Number of Comments | 1 |

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

COMPLAINT PORTAL REVIEW:

In April 2024, DCR received a complaint from a representative of Council District 12 of a large party hosted by Elevate on its Business Premises. DCR investigated the matter and found that Elevate hosted a special event called "Cars and Cannabis" on January 28, 2024, and a 4/20 party on April 20, 2024. Based on the investigation, DCR determined several violations of the Rules and Regulations occurred, including: (1) an unlicensed special or temporary event relating to cannabis on January 28, 2024; (2) an unlicensed special or temporary event relating to cannabis on April 20, 2024; (3) loud music was played on the Business Premises on January 28, 2024; (4) loitering occurred on the Business Premises on January 28, 2024; (5) failure to comply with CED inspection requests for video surveillance from January 2024; and (6) failure to comply with CED inspection requests for video surveillance from April 2024. Thus, on July 24, 2024, DCR issued a Notice of Violation (ENF-R-24-320013.01-NOV) to Elevate. The total NOV administrative penalty was \$196,121.

Elevate administratively appealed the NOV. Although some delay occurred, the parties were able to resolve the NOV by settlement without an administrative appeal.

COMPLIANCE REVIEW:

As part of its progressive enforcement strategy, DCR performs compliance checks and/or inspections of Applicants and Licensees for operational compliance under the Rules and Regulations for Cannabis Procedures ("Regulations"). There are at least 85 potential violations in the Regulations. For most of these violations, DCR's compliance program aims to provide Licensees with the opportunity to cure before facing significant penalties, denial, suspension, or revocation. DCR's discovery of violations of the Regulations may result in a Notice to Correct ("NTC"), Notice of Violation ("NOV") with administrative penalties, Notice of Suspension ("NOS"), Notice of Revocation ("NOR"), or Notice of Administrative Hold, depending on the severity of the findings. (LAMC § 104.13.)

In most circumstances, when a violation is discovered, DCR's first step is to issue a NTC. If, after the issuance of a NTC, an applicant does not correct violations, DCR may issue a NOV with significant administrative penalties. (LAMC § 104.013(c)(2).) Failure to comply with a NOV may result in a second escalating NOV, denial of a License renewal, imposition of more restrictive License conditions or suspension or revocation of a license. (LAMC §§ 104.13(d)(5), 104.13(e)(2).) DCR may also immediately suspend a business without a hearing if there is an imminent threat to life or public safety, the Applicant operates without all necessary permits or clearances from another agency, or the Applicant does not have an active State license for that Commercial Cannabis Activity.

For this Applicant, DCR performed a compliance check of the Business Premises on or about August 26, 2024. During the compliance check, DCR discovered a number of violations, including:

1. **Regulation 5(A)(2)(i) - Display of License.** The Neighborhood Liaison contact information is not prominently displayed to be viewed by the public, state, and local agencies. (VT Minor)
2. **Regulation 5(A)(2)(ii) - Identification of Employees.** Employee identification badges do not include the DCR record number. (VT Minor)
3. **Regulation 5(A)(2)(v) - Graffiti.** Vehicles were parked on the sidewalk obstructing the pedestrian public right-of-way. (VT Minor)
4. **Regulation 5(A)(4)(vi) - Access to Limited-Access Areas.** Licensee did not have a written log that tracks non-employee access to each Limited-Access Area. (VT Moderate)
5. **Regulation 5(A)(4)(iii)(A-E) - Security Plan.** Licensee does not have a written Security Plan. (VT Moderate)
6. **Regulation 5(B)(1) - Record Retention.** Employee training and/or training records are not provided or maintained. (VT Minor)

The Licensee's representative was debriefed by DCR following the inspection and was informed of the deficiencies found.

The Applicant has 30 days to correct the violations and/or deficiencies listed in the NTC. DCR anticipates the Applicant will continue to be forthcoming and cooperative, but reserves the right to take escalating enforcement action, if necessary. The Licensee's representative was debriefed by DCR following the inspection and was informed of the deficiencies found.

Therefore, it is DCR's position that this compliance check did not reveal any serious concerns that impacted DCR's ability to recommend this Applicant for licensure. The violations may be remedied within 30 days without jeopardizing public safety. Moreover, this Applicant shall be subject to multiple, further inspections by DCR and other agencies prior to the receipt of an Operating Permit.

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;
- Revocation of Temporary Approval;
- Failing a Business Premises inspection by DCR, another City agency, or the Los Angeles County Department of Public Health; or
- Failing to comply with any requirement in LAMC Section 104.20;
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 *et seq.*;
- An Owner is an individual who holds office in, is employed by any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity; and,
- An Owner is an entity incorporated outside of the United States.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing site zoned for community commercial, C2-1VL; P-1VL at 10721 N. Lindley Ave, Los Angeles, CA 91344 (Assessor's Parcel Number 2715-012-040). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 9:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

community commercial/C2-1VL; P-1VL

Surrounding Land Use/Zoning Designations

open space /OS-1

open space / A2-1

community commercial / (Q)C2-1L

Subject Property

The subject site is a fully developed lot within the Granada Hills - Knollwood Community Plan Area. The lot is approximately 178 feet deep and a width of 301 feet along Lindley Avenue . The site is currently developed with a Commercial - one-story, building, built in 1970 proposed to be maintained.

The site has a community commercial land-use designation and is zoned C2-1VL; P-1VL. The site is located within Council District 12, Granada Hills South Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include auto body repair, recreation equipment, restaurant, construction equipment sales and services uses within 200 feet of the site. The immediate area along Lindley Avenue is predominantly developed with open space uses, zoned OS-1, open space, zoned A2-1 and, community commercial uses, zoned (Q)C2-1L. (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 33,350 gross square feet, zoned C2-1VL; P-1VL with a Commercial - one-story, building originally constructed in 1970. 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 33,350 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned open space and, community commercial, and developed with a mix of auto body repair, recreation equipment, restaurant, construction equipment sales and services, commercial one-story buildings along Lindley Avenue between Chatsworth Street and Tribune Street.

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

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

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

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions. The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use and reliance on the categorical exemptions. None of the exceptions are triggered. As the proposed project will result in no physical changes to the site, the project would not have

physical impacts to the environment. As such, it would not have a combined impact with other projects in the area that would result in cumulative impacts. There are no unusual circumstances associated with the project, which is proposed in general plan designation and zoning classification that allow the proposed use. The project will not physically change the site or the existing structures. Therefore, the project would have no impact on scenic resources, historic building(s), and the site is not on the lists that satisfy Government Code Section 65962.5, commonly referred to as the "Cortese List," as being affected by hazardous wastes or clean-up problems.

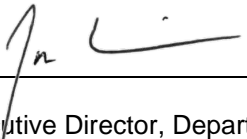
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further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

In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Sections 15301 & 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

DEPARTMENT OF CANNABIS REGULATION RECOMMENDED ACTIONS:

That the Cannabis Regulation Commission:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approve the Annual License for Type 10 Storefront Retail Commercial Cannabis Activity at the Business Premises location; and,
3. Adopt DCR's Project Analysis & Findings as the Commission's report on the subject.



Jason Killeen
Assistant Executive Director, Department of Cannabis Regulation

January 9, 2025
Date

EXHIBITS:

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



CITY OF LOS ANGELES DEPARTMENT OF™

CANNABIS REGULATION

PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/23/2023

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

DCR Record No.: LA-S-23-320013-ANN / LA-R-23-320013-ANN

Applicant Entity Name: KJA Granada Hills LLC

License Type(s): Retail Storefront

Business Premises Location: 10721 Lindley Ave., Granada Hills, CA 91344

County: Los Angeles Assessor's Parcel Number (APN): 2715012040

Council District: CD 12 Neighborhood Council: Granada Hills South

Community Plan Area: Granada Hills - Knollwood

Zoning: C2-1VL Specific Plan Area: Granada Hills

General Plan Land Use: Community Commercial Redevelopment Project Area: None

Business Improvement District: Old Granada Village Promise Zone: None

State Enterprise Zone: None Historic Preservation Review: No

LAPD Division/Station: Devonshire LAFD District/Fire Station: 70

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

Department of Cannabis Regulation

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

(213) 978-0738 • cannabis@lacity.org

www.cannabis.lacity.org

Categorical Exemption Evaluation Form

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

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

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

The project involves minor modifications to an existing building and site, consisting of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements in order to operate a commercial cannabis storefront retail business. No demolition of buildings or other features is proposed. The project is consistent with the general plan designation and zoning designation and distance requirements from sensitive uses for commercial cannabis retail activity at the site. The site is entirely developed with buildings and hardscape features within the limits of the City of Los Angeles and is substantially surrounded by urban uses.

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 was previously used to operate a fitness center. Applicant is in the process of obtaining all of the required licenses to operate a cannabis retail facility at the project cite.

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

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

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

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

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

☐ Yes ☐ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

Describe size of structure to be demolished and location.



Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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



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

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

N/A No replacement or reconstruction of any structures planned

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

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

Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

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

☒ Yes ☐ No

Cite source(s) of information.

City of Los Angeles Zone Information and Map Access System (ZIMAS)

FOR SITES IN URBANIZED AREAS

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less? ☐ Yes ☒ No

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

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

Cite source(s) of information.

City of Los Angeles Zone Information and Map Access System (ZIMAS)

6. Does the project involve the use of significant amounts of hazardous substances? ☐ Yes ☒ No

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

7. Are all necessary public services and facilities available to the project? ☒ Yes ☐ No

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

Water and power are provided by the Los Angeles Department of Water and Power. Waste services are provided by LA Sanitation.

8. Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to [Question 11](#).) ☐ Yes ☒ No

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

FOR SITES NOT IN URBANIZED AREAS

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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

FOR ALL SITES

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

☐ Yes ☒ No

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

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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



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

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



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

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



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

Cite source(s) of information.



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

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

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

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

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

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

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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



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

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



Categorical Exemption Evaluation Form**Class 32: Infill Development Projects**

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

Cite source(s) of information.

ZIMAS, Los Angeles Municipal Code (LAMC) Article 5

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 about 0.77 acres (33,350.6 (sq ft)). Calculation is based on the lot square footage listed on ZIMAS.

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

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

ZIMAS shows the following surrounding uses:

Agricultural, Commercial, Residential, Open Space, Parking, and Public Facilities.

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

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

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

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



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.

Water and power - LADWP

Waste - LA Sanitation

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

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

Exceptions to Exemptions**1. Scenic Highways**

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

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



- b. If yes, would the project result in damage to scenic resources? ☐ Yes ☒ No

Describe scenic resources and potential damage (if applicable). Cite source(s) of information.



2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?

☐ Yes ☒ No

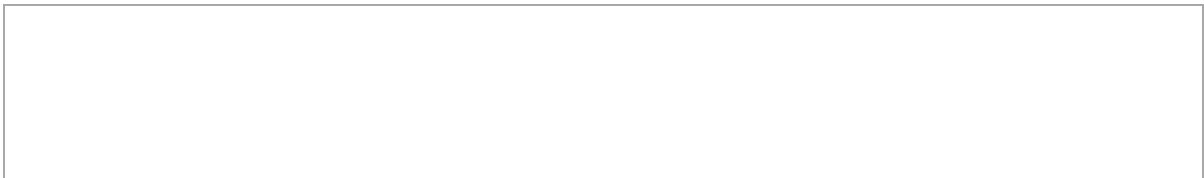
Describe the type of hazardous site (if applicable). Cite source(s) of information.



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.



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

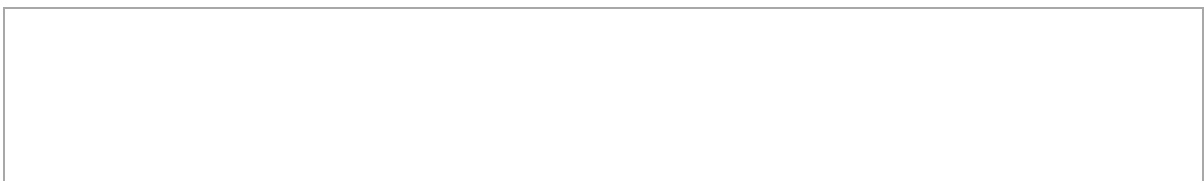
Provide details, if needed. Cite source(s) of information.



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

☐ Yes ☒ No

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



CEQA Exemption PetitionClass: 1 and 32 Category: Existing Facilities + In-Fill Development Projects

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

The project is consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for commercial cannabis activity at the site. The project site is less than 5 acres in size and is substantially surrounded by urban uses within the limits of the City of Los Angeles. The project involves minor modifications to an existing building and site, consisting of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements to operate a commercial cannabis storefront retail business. No demolition of buildings or other features is proposed.

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

ZIMAS (City of Los Angeles Zone Information and Map Access System); property records; premises diagrams and site plans of the property; Department of Cannabis Regulation application for a commercial cannabis license; Department of Cannabis Regulation's draft Notice of Exemption sent August 12, 2023; google 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.*

Project is located at 10721 Lindley Ave., Los Angeles, CA 91344, on the corner of Chatsworth St. and Lindley Ave. It is located in an urban area and surrounded by other commercial businesses such as: Jersey Mike's Subs, Jamba, T.J. Maxx and Famous Footwear.

- (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.*

Project Site: Commercial
Surrounding Land Uses: Agricultural, Commercial, Residential, Open Space, Parking, and Public Facilities.
Abutting Land Uses: Open Space; Parking, Commercial.

- (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.

CrossFit Granada Hills, a fitness center.

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

Yes, the site was previously used for a similar use and there is no expansion of 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 commercial cannabis activities occurring at the premises include adult-use and medicinal retail sales.

- (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.*

Project size: 3,576 sq.ft.
Lot Size: 33,350.6 sq.ft.

- (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 holds a Type 10 provisional license (C10-0001318-LIC).

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

Hours of operation are Monday - Friday 9am to 10pm. There is two work shifts per day.

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

Total number of Employees: 12 Employees
Monday - Sunday 9AM-5:30PM: 3 Employees,
Monday - Friday 2PM-10:30PM: 3 Employees,
Saturday - Sunday 2PM-10:30PM: 4 Employees

- (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.*

Frequency of deliveries and transportation activity at the site will be typical of any retail use. Usually, there are approximately 1 to 3 daily shipments from vendors between 10am and 4:30PM Monday through Friday. We anticipate making approximately 20 to 25 daily deliveries to customers between 9AM and 8:30PM everyday.

- (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.*

The water source for the project site is the Los Angeles Department of water and power. No new or amended water right needs to be obtained from the State Water Resources Control Board.

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

Los Angeles Department of Sanitation. The facility does not utilize any other wastewater treatment system.

4. Environmental Setting:

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

Industrial area and flat land.

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

Paved, flat land.

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

The Aliso Canyon-Wash drainage canal is located within 150 feet of the project

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

The Aliso Canyon-Wash drainage canal is located within 150 feet of the project

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

None

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

None

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

None

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

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

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

Project will not increase the quantity and type of solid waste or hazardous waste, that is generated or stored on-site. No hazardous waste will be generated or stored on site and the amount of solid waste generated will be minimal. All cannabis waste shall disposed of in accordance with all applicable waste management laws.

- ① Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resource:

The energy for the project is supplied by Los Angeles Department of Water and Power. The anticipated amount of energy used per day is approximately 210 kWh per day. Applicant does not expect an increase in energy demand or need for additional energy resources

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

The project activities will not 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.

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.*

Applicant will develop and implement an Odor Management Plan ("OMP") to mitigate any potential odors. The OMP shall include odor mitigation practices, procedure for logging and addressing odor complaints, maintenance of records relating to odor management, and odor-equipment installation and maintenance.

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).*

None

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:*

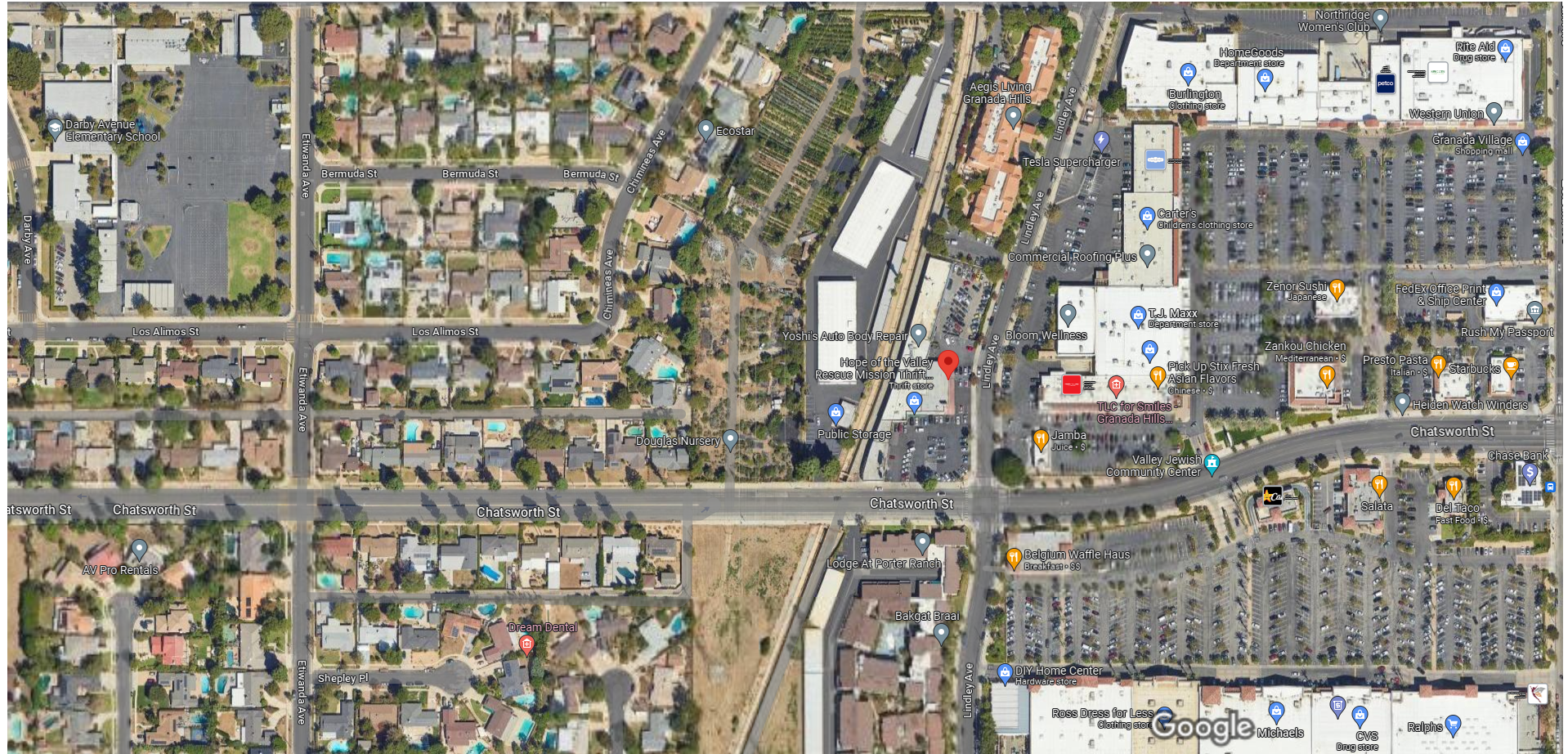
- ☒ California Department of Cannabis Control - **provisional license issued**
- ☒ Los Angeles Fire Department
- ☒ Los Angeles Department of Building and Safety - **in process**
- ☐ California Department of Fish and Wildlife
- ☐ State Water Resources Control Board / Regional Water Quality Control Board
- ☒ County of Los Angeles Public Health Permit - **in process**
- ☐ Local Air District
- ☐ Streambed Alteration Agreement
- ☐ Water quality protection program
- ☒ Los Angeles Department of Water and Power
- ☒ Los Angeles Department of Public Works, Bureau of Sanitation

Partial List of Categorical Exemptions under CEQA

Certain commercial cannabis activities (projects) may be exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) because they fall within a class of projects determined not to have significant effect on the environment. (Cal. Code Regs., tit. 14, § 15300 et seq.) Common exemptions that may apply have been identified below.

| Class | Category | Description |
|--------------|--|---|
| Class 1 | Existing Facilities | Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.) |
| Class 2 | Replacement or Reconstruction | Consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced with a new structure of substantially the same size, purpose, and capacity. (Cal. Code Regs., tit. 14, § 15302.) |
| Class 3 | New Construction or Conversion of Small Structures | Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.) |
| Class 4 | Minor Alterations to Land | Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.) |
| Class 11 | Accessory Structures | Consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. (Cal. Code Regs., tit. 14, § 15311.) |
| Class 32 | In-Fill Development Projects | Consists of projects characterized as in-fill development meeting the conditions described in Cal. Code Regs., tit. 14, § 15332. |






Google Maps 10721 Lindley Ave




Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo, Map data ©2023 Google 100 ft



10721 Lindley Ave

- 
Directions
- 
Save
- 
Nearby
- 
Send to
phone
- 
Share

 10721 Lindley Ave, San Fernando, CA 91344

7F8F+32 San Fernando, California

Photos



At this place



City of Los Angeles Department of City Planning

8/6/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10721 N LINDLEY AVE
18167 W CHATSWORTH ST
18173 W CHATSWORTH ST

ZIP CODES

91344

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2006-5568-CPU
CPC-1986-785-GPC
CPC-1985-564-SP
CPC-1966-20418
ORD-184296-SAA
ORD-183955-SA1516
ORD-173265-SAA
ORD-167555-SAA
ORD-163637-SA1890
ORD-163637-SA1880
ORD-134213
DIR-2012-1575-SPP
ZA-19XX-2642
ZA-1995-880-CUB
ZA-1994-813-CUB
ENV-2012-1574-CE
ENV-2006-5623-EIR
CND-78-538-CUZ-V
AFF-56457
AFF-44553
FG
CUZ-1978-492

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 207B125 224 |
| Lot/Parcel Area (Calculated) | 33,350.6 (sq ft) |
| Thomas Brothers Grid | PAGE 501 - GRID A3 |
| Assessor Parcel No. (APN) | 2715012040 |
| Tract | P M 4992 |
| Map Reference | BK 161-9/11 |
| Block | None |
| Lot | B |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 207B125 |

Jurisdictional Information

| | |
|--------------------------|---------------------------|
| Community Plan Area | Granada Hills - Knollwood |
| Area Planning Commission | North Valley |
| Neighborhood Council | Granada Hills South |
| Council District | CD 12 - John Lee |
| Census Tract # | 1112.02 |
| LADBS District Office | Van Nuys |

Permitting and Zoning Compliance Information

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

Planning and Zoning Information

| | |
|--|---|
| Special Notes | None |
| Zoning | C2-1VL P-1VL |
| Zoning Information (ZI) | ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-1586 Specific Plan: Granada Hills |
| General Plan Land Use | Community Commercial |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | GRANADA HILLS |
| Subarea | Sector A |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | General (RBPA) |

| | |
|--------------------------------------|--------------------|
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas | No |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Low |
| Non-Residential Market Area | Low |
| Transit Oriented Communities (TOC) | Not Eligible |
| ED 1 Eligibility | Review Eligibility |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | No |
| 500 Ft Park Zone | No |

Assessor Information

| | |
|------------------------------|--|
| Assessor Parcel No. (APN) | 2715012040 |
| APN Area (Co. Public Works)* | 0.767 (ac) |
| Use Code | 2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story |
| Assessed Land Val. | \$547,505 |
| Assessed Improvement Val. | \$1,369,773 |
| Last Owner Change | 07/28/1997 |
| Last Sale Amount | \$1,380,013 |
| Tax Rate Area | 16 |
| Deed Ref No. (City Clerk) | 571948 |
| | 454647 |
| | 3-841 |
| | 22216 |
| | 1910098 |
| | 1146246 |
| | 1-893 |
| Building 1 | |
| Year Built | 1971 |
| Building Class | CX |
| Number of Units | 1 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 3,576.0 (sq ft) |
| Building 2 | |
| Year Built | 1978 |
| Building Class | DX |
| Number of Units | 1 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 9,521.0 (sq ft) |
| Building 3 | |
| Year Built | 1970 |
| Building Class | C65B |
| Number of Units | 1 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |

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

| | |
|------------------------------------|------------------------|
| Building Square Footage | 3,830.0 (sq ft) |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 2715012040] |

Additional Information

| | |
|---|-------------------------|
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Urban and Built-up Land |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | Yes |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | YES |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |

Environmental

| | |
|-------------------------------|------|
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |

Seismic Hazards

| | |
|--------------------------------------|---------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 3.8106096 |
| 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 Hazard Area | No |

Economic Development Areas

| | |
|---|---------------------|
| Business Improvement District | OLD GRANADA VILLAGE |
| Hubzone | Not Qualified |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | None |
| State Enterprise Zone | None |

Housing

| | |
|------------------------------------|---|
| Direct all Inquiries to | Los Angeles Housing Department |
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | No [APN: 2715012040] |

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

| | |
|---------------------------------------|----------------------|
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | N/A |
| SB 166 Units | 58.4 Units, Very Low |
| | 58.4 Units, Low |
| Housing Use within Prior 5 Years | Yes |

Public Safety

| | |
|-----------------------------|------------|
| Police Information | |
| Bureau | Valley |
| Division / Station | Devonshire |
| Reporting District | 1735 |
| Fire Information | |
| Bureau | Valley |
| Battalion | 15 |
| District / Fire Station | 70 |
| Red Flag Restricted Parking | No |

CASE SUMMARIES

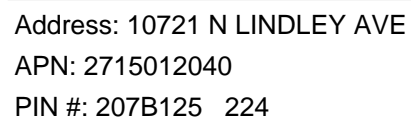
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

| | |
|--------------------------|---|
| Case Number: | CPC-2006-5568-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | GRANADA HILLS - KNOLLWOOD COMMUNITY PLAN UPDATE |
| Case Number: | CPC-1986-785-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | GENERAL PLAN CONSISTENCY - GRANADA HILLS - KNOLLWOOD DISTRICT PLAN AMENDMENT AS PART OF GENERAL PLAN. |
| Case Number: | CPC-1985-564-SP |
| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) |
| Project Descriptions(s): | SPECIFIC PLAN FOR THE GRANADA HILLS-KNOLLWOOD DISTRICT ALONG CHATSWORTH ST, BALBOA BL, FOR THE AREA BOUNDED BY ALISO CREEK ON THE WEST, PETIT AV, N THE EAST RINALDI ST ON THE NORTH AND MAYALL ST ON THE SOUTH ESTABLISHMENT OF GRANADA HILLS SPECIFIC PLAN |
| Case Number: | CPC-1966-20418 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | |
| Case Number: | DIR-2012-1575-SPP |
| Required Action(s): | SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE |
| Project Descriptions(s): | SPECIFIC PLAN PROJECT PERMIT COMPLIANCE TO ALLOW THE INSTALLATION OF A 2 SIGNS WITH AN OVERALL AREA OF APPROXIMATELY 176 SQ FT. |
| Case Number: | ZA-19XX-2642 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | |
| Case Number: | ZA-1995-880-CUB |
| Required Action(s): | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL |
| Project Descriptions(s): | CONDITIONAL USE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION IN A CONVENIENCE STORE OPERATING BETWEEN THE HOURS OF 7 A.M. TO 10 P.M. SUN- THUR AND 7 A.M. TO 11 P.M. FRI-SAT IN THE C2-1L ZONE. |
| Case Number: | ZA-1994-813-CUB |
| Required Action(s): | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL |
| Project Descriptions(s): | TO PERMIT THE SALE OF ALCOHOL WITH FOOD SERVICE IN A COMMUNITYTHEATRE IN THE C2-1L ZONE. |
| Case Number: | ENV-2012-1574-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | SPECIFIC PLAN PROJECT PERMIT COMPLIANCE TO ALLOW THE INSTALLATION OF A 2 SIGNS WITH AN OVERALL AREA OF APPROXIMATELY 176 SQ FT. |
| Case Number: | ENV-2006-5623-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | GRANADA HILLS - KNOLLWOOD COMMUNITY PLAN UPDATE |
| Case Number: | CND-78-538-CUZ-V |
| Required Action(s): | CUZ-ALL OTHER CONDITIONAL USE CASES |
| Project Descriptions(s): | Data Not Available |

DATA NOT AVAILABLE

ORD-184296-SAA
ORD-183955-SA1516
ORD-173265-SAA
ORD-167555-SAA
ORD-163637-SA1890
ORD-163637-SA1880
ORD-134213
AFF-56457
AFF-44553
FG
CUZ-1978-492

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Zoning: C2-1VL, P-1VL
General Plan: Community 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 |
|---|----------------|


PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

| | |
|---|---|
|  | Airport Landside / Airport Landside Support |
|  | Airport Airside |
|  | LAX Airport Northside |

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

| | |
|---|--------------------|
|  | Limited Industrial |
|  | Light Industrial |

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

- | | | |
|----------------------|----------------------------------|--------------------------|
| Aquatic Facilities | Other Facilities | Opportunity School |
| Beaches | Park / Recreation Centers | Charter School |
| Child Care Centers | Parks | Elementary School |
| Dog Parks | Performing / Visual Arts Centers | Span School |
| Golf Course | Recreation Centers | Special Education School |
| Historic Sites | Senior Citizen Centers | High School |
| Horticulture/Gardens | | Middle School |
| Skate Parks | | Early Education Center |

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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