

# 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. 402342

Project Applicant: HNA Brothers

Project Location - Specific:

8300 Tampa Avenue, Suite # C, Northridge, CA 91324 / Tampa Ave and Roscoe Blvd

Project Location - City: Northridge

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: HNA Brothers

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

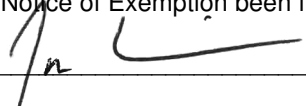
Contact Person: Jason Killeen

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: 02/04/2025 Title: Asst. Executive Director

■ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

ON February 12 2025

UNTIL 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 029039

FILED  
Feb 12 2025

Jean 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-24-402342-ANN / Non-Storefront Retail (Type 9)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 402342-ANN

PROJECT TITLE

DCR CORE RECORD NO. 402342

COUNCIL DISTRICT

12

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

8300 Tampa Avenue, Suite # C, Northridge, CA 91324 / Tampa Ave and Roscoe Blvd

☒ 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:

HNA Brothers

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

THRYERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

JOSIE TREVIZO  
Commission Executive Assistant  
(213) 978-0738

City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

EXECUTIVE OFFICES  
221 N. FIGUEROA STREET, SUITE 1245  
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MICHELLE GARAKIAN  
EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

## DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

<b>DCR Record No.:</b>	LA-S-24-402342-ANN
<b>Applicant Name:</b>	HNA Brothers
<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>	8300 Tampa Avenue, Suite# C Northridge, CA 91324
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	12 Northridge South - Northridge C2-1VL
<b>LAMC Section / "Phase":</b>	LAMC 104.06.1 / Phase 3 General Non-Retail
<b>Environmental Analysis/Clearance:</b> ENV-402342-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 June 13, 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, C9-0000573-LIC, to conduct Non-Storefront Retail (Type 9), active through May 21, 2025.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 8300 Tampa Avenue, Suite# C, Northridge, CA 91324 , 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 8300 Tampa Avenue, Suite# C, Northridge, CA 91324 (Assessor's Parcel Number 2784-019-004 ). 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 10:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

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

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

General Commercial / C2-1VL

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

General Commercial / C2-1VL

Low I Residential / RS-1

General Commercial / P-1VL

### **Subject Property**

The subject site is a fully developed lot within the Northridge Community Plan Area. The lot is approximately 125 feet deep and a width of 105 feet along Tampa Avenue. The site is currently developed with a Commercial - Store Combination - Wireless Communication Tower - One Story building, built in 1981 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 12, Northridge 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 Commercial and Residential uses within 200 feet of the site. The immediate area along Tampa Avenue is predominantly developed with General Commercial uses, zoned C2-1VL, Low I Residential, zoned RS-1 and, General Commercial uses, zoned P-1VL. (See Exhibit A)

### **CEQA Findings**

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value

as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 15,537 gross square feet, zoned C2-1VL with a Commercial - Store Combination - Wireless Communication Tower - One Story building originally constructed in 1981. 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 15,537 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, Low I Residential, zoned RS-1; and General Commercial, zoned P-1VL, and developed with a mix of Commercial and Residential buildings along Tampa Avenue between Roscoe Boulevard and Chase 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.

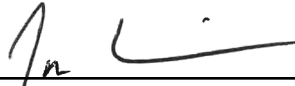
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further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

February 5, 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): 10/05/2023

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

DCR Record No.: LA-S-23-402342-ANN

Applicant Entity Name: HNA Brothers

License Type(s): non-storefront retailer (delivery only)-Type 9

Business Premises Location: 8300 Tampa Avenue, Suite C, Northridge, CA 91324

County: Los Angeles Assessor's Parcel Number (APN): 2784-019-004

Council District: Van Nuys Neighborhood Council: Northridge South

Community Plan Area: Northridge

Zoning: C2-1VL Specific Plan Area: None

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

Business Improvement District: None Promise Zone: None

State Enterprise Zone: None Historic Preservation Review: No

LAPD Division/Station: Devonshire LAFD District/Fire Station: 104

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

Department of Cannabis Regulation  
221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012  
(213) 978-0738 • [cannabis@lacity.org](mailto:cannabis@lacity.org)  
[www.cannabis.lacity.org](http://www.cannabis.lacity.org)



### Categorical Exemption Evaluation Form

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

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

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

There is only commercial cannabis non-storefront retail delivery occurring at the site. This project will not generate a significant adverse environmental impact because it will operate from a fully permitted existing building and there will be no or negligible expansion of an existing use. HNA Brothers will operate within the city parameters complying with all local and state rules and regulations. Additionally, it is located in an industrial zone, surrounded by other similar existing businesses and facilities. The project is not located near any stream bed, lake, river, nor has temporary or permanent impacts to channels or riparian habitat.

**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.*

Yes, as delivery only.

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.*

There is no expansion of existing use necessary.



3. Project Expansion: None  
Size of expansion in square feet: None

*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.*

Water, Sewer, and Electricity.

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

☐ Yes ☒ No

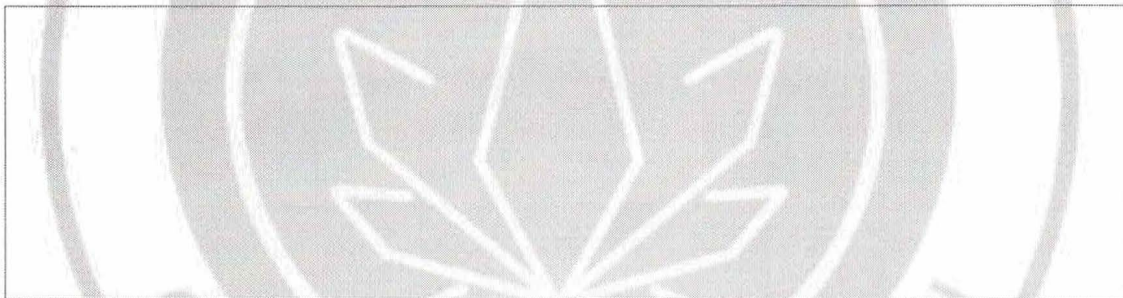
*Describe the environmentally sensitive area (if applicable). Cite source(s) of information, if available.*



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.*



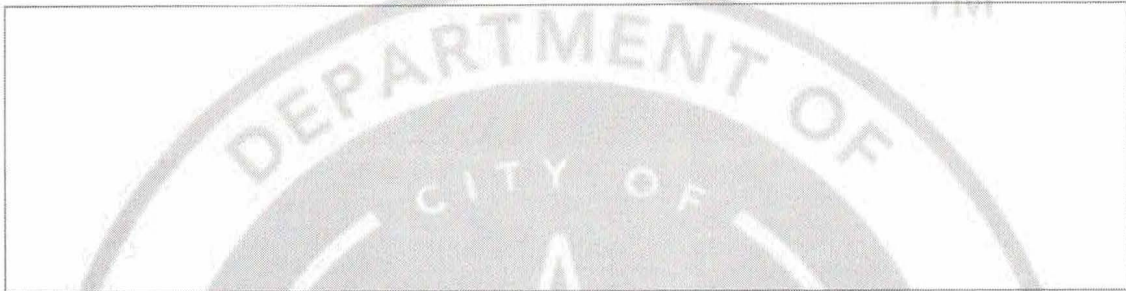


**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

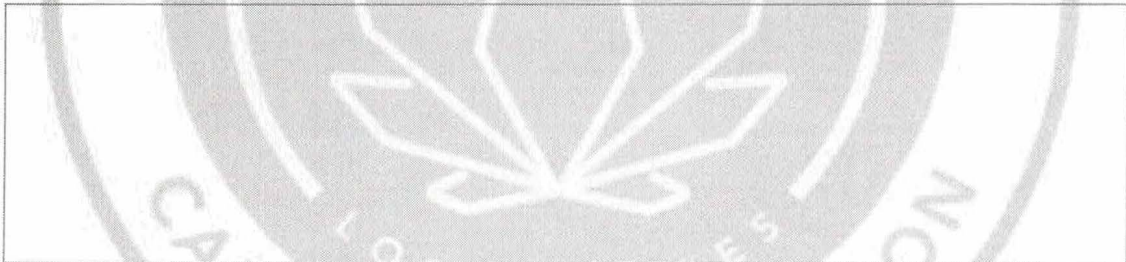
1. Does the project involve the replacement or reconstruction of an existing structure on the same site as the structure being replaced or reconstructed? ☐ Yes ☐ No

*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.*



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.*



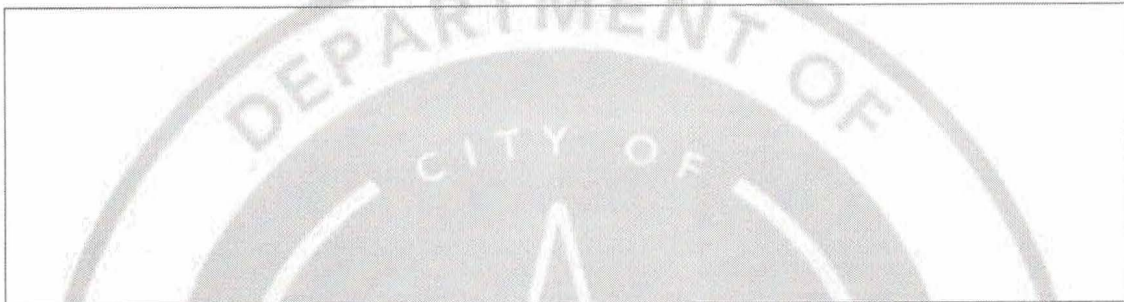
**Categorical Exemption Evaluation Form**

**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.*





**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.*

TM

5. Is the parcel zoned for the proposed use?

☐ Yes ☐ No

*Cite source(s) of information.*

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.*

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

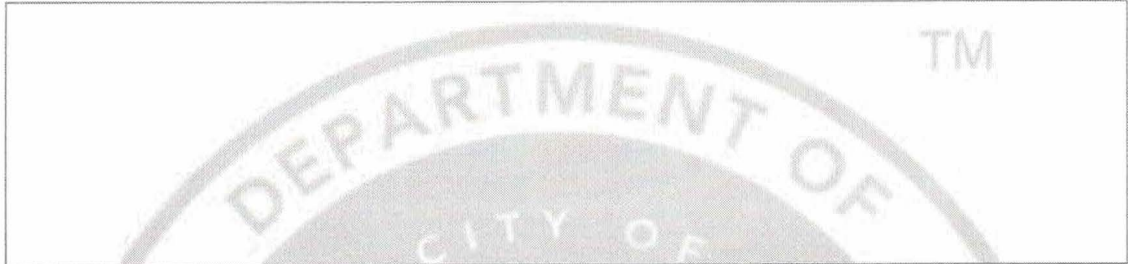
☐ Yes ☐ No

*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**

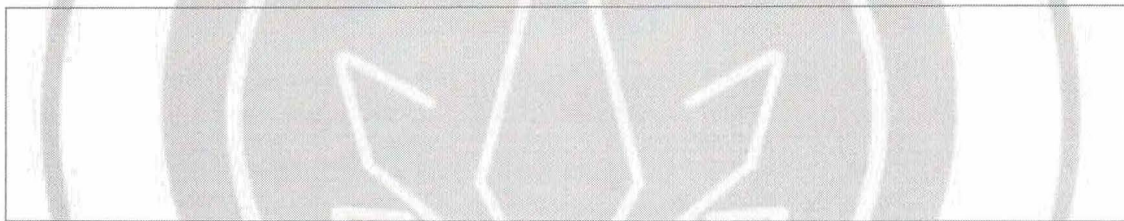
1. Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)? ☐ Yes ☐ No

*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.*

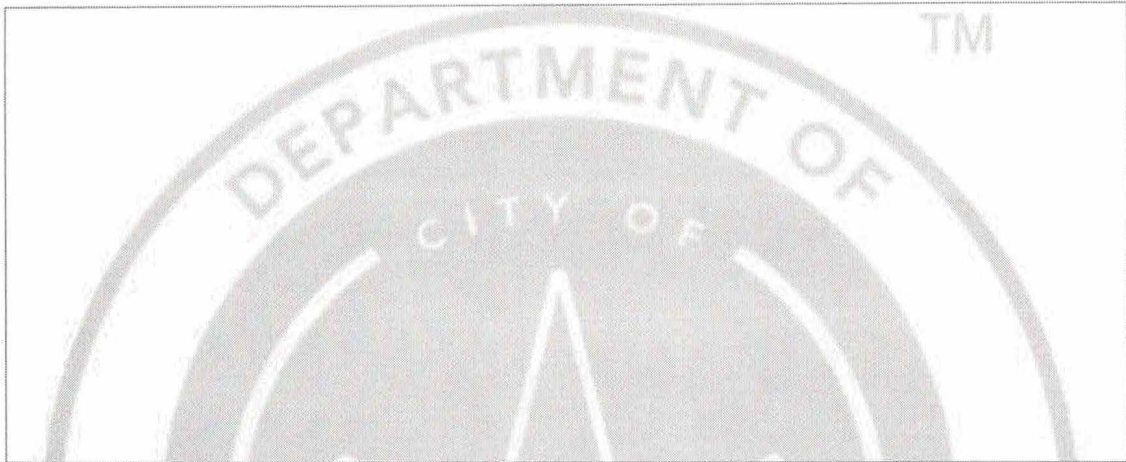


**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

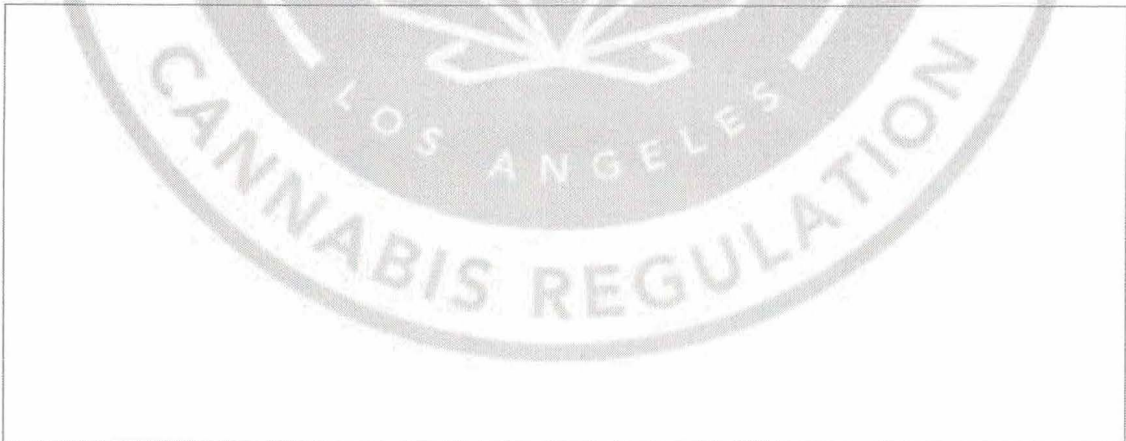
1. Does the project include the construction or placement of accessory structures? ☐ Yes ☐ No

*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.*



TM

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.*

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

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

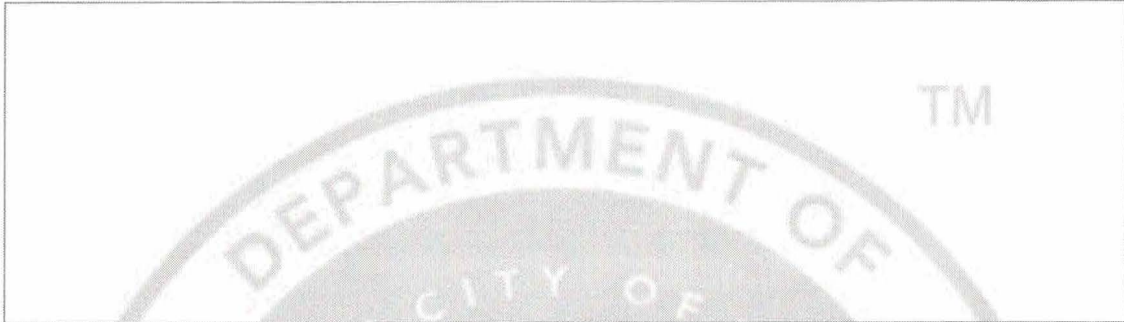
3. Does the project site have value as habitat for endangered, rare, or threatened species? ☐ Yes ☐ No

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



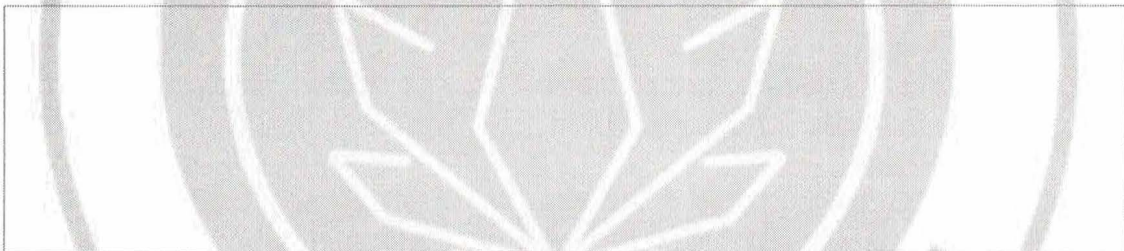
4. Would the project have significant impacts related to traffic, noise, air quality, or water quality? ☐ Yes ☐ No

*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.*



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.*

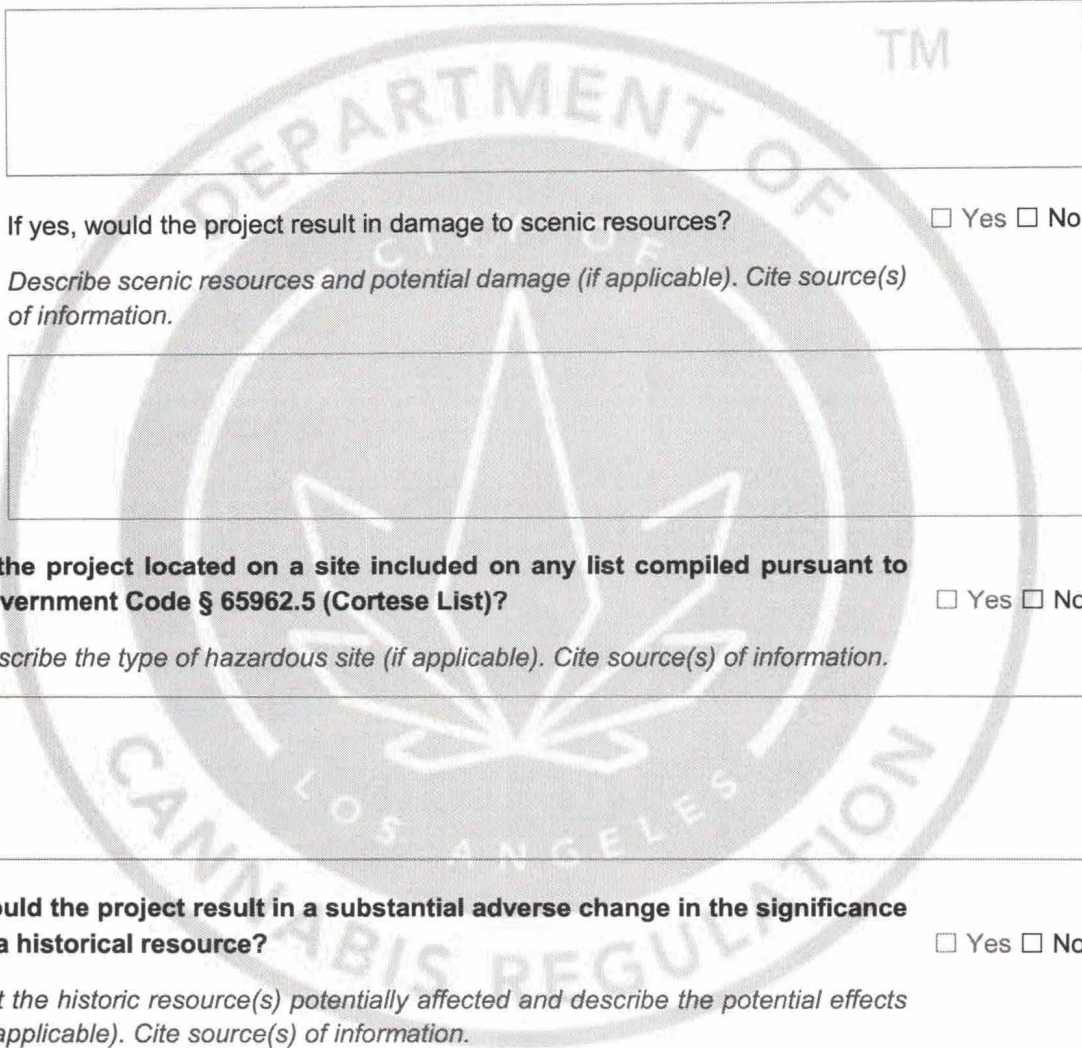


**Exceptions to Exemptions****1. Scenic Highways**

- 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

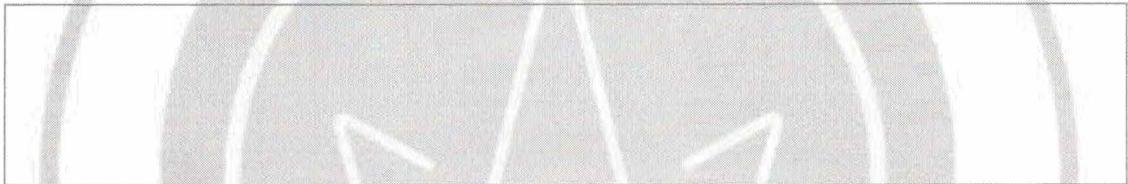
*Describe the potential cumulative impact(s) and evidence (if applicable). Cite source(s) of information.*



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 Petition**Class: 1 Category: Existing Facilities

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

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

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

A Zimas, LAFD and LAPD websites, DCR Cannabis Maps, Google Maps, LA County Assessor, Land Use Survey

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

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

The project is located at 8300 Tampa Avenue, Suite C, Northridge, CA 91324. The assessor parcel number is 2784-019-004. The cross streets are Tampa Avenue and Rosco Boulevard.

- (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 abutting zoning designation is C2 and land use is commercial zoning. The surrounding zoning designations are the following: C2, C2-1, P1, RA1, RS1, and R11. The surrounding land uses are the following: commercial, parking, residential agricultural, residential single family.



- (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.

Unknown.

- (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.

Unknown.

- (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).*

There is only commercial cannabis non-storefront retail delivery occurring at 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.*

None.

- (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 square footage is around 1,000. The lot square footage is 1,200.

- (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.*

Yes, Applicant is licensed by California Department of Cannabis Control to engage in commercial cannabis activity at the premises.

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

We estimate two work shifts during the operating hours of 10 am to 10 pm.

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

We estimate 1 employee will be on site during operating hours.



- (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.*

We estimate three deliveries and one shipments per day. Deliveries will happen every day of the week. No shipments will be received on Sundays and Saturdays.

- (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.*

Los Angeles Department of Water and Power ("DWP"), no new or amended water rights are required.

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

Los Angeles County wastewater treatment facilities.

**4. Environmental Setting:**

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

We are located in the Northridge community plan area, which is completely surrounded by other commercial use businesses, concrete, parking lots, and alleys.

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

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

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

here is no surrounding vegetation or soil. We are located in a industrial zone and highly urban area.

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

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

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

No.

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

No.

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

No.

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

There will be no hazardous materials stored, used, or disposed 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:

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



- 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:

LADWP is supplying energy for the project, which will amount to roughly 1,000 kWh per month. The project will not require an increase in energy demand or 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 is a very small 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.*

We will use regular maintenance to ensure there are no leaks or other issues to confirm the most efficient use of water in the premises. We will use LED lighting. The project will not cause any increase in noise in the surrounding area.

7. **Other Relevant CEQA Information:** *Submit any other relevant CEQA documentation or information that will assist the Department in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant).*

Please see the attached Land Use Survey.

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:*

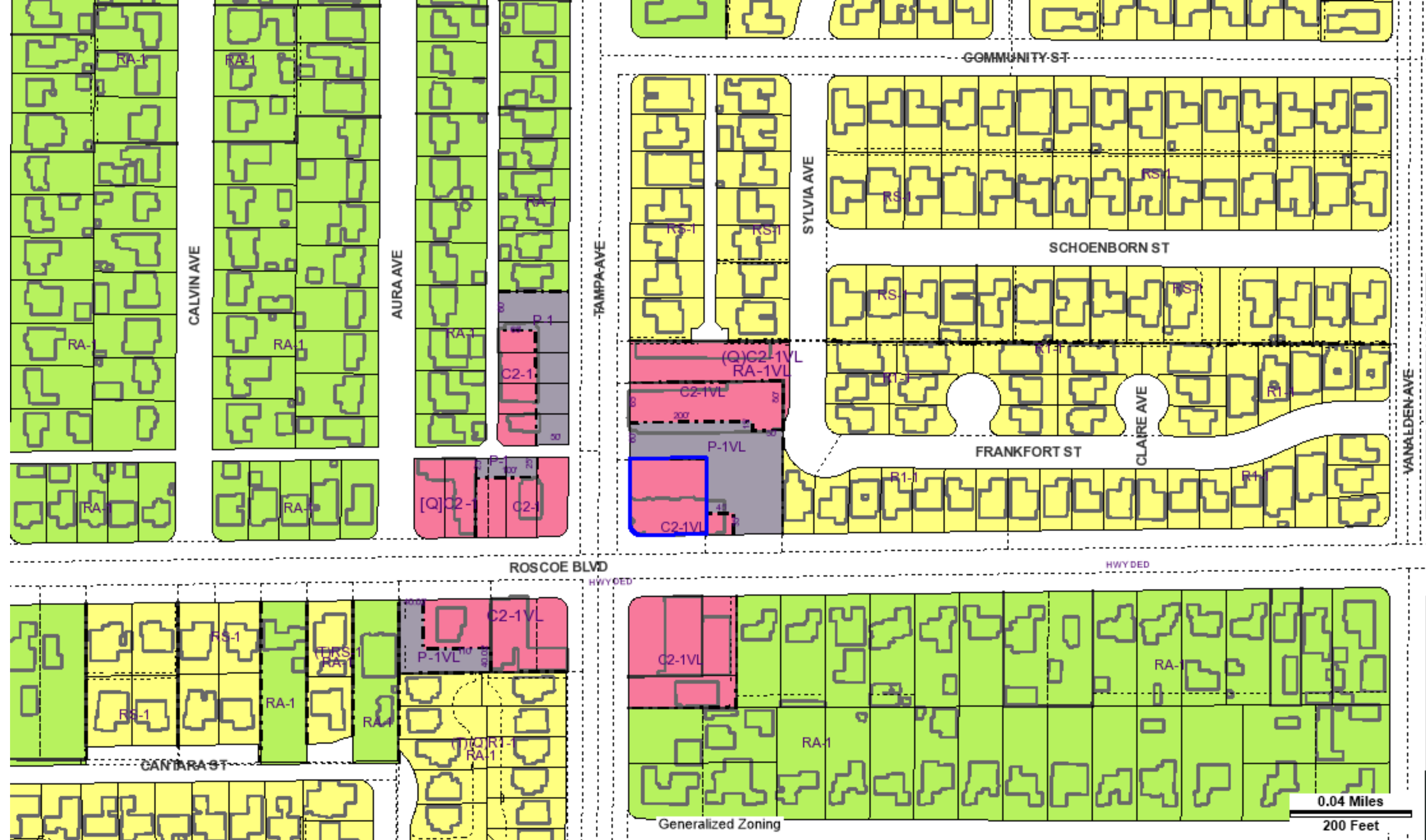
- ☒ California Department of Cannabis Control
- ☒ Los Angeles Fire Department
- ☒ Los Angeles Department of Building and Safety
- ☐ California Department of Fish and Wildlife
- ☐ State Water Resources Control Board / Regional Water Quality Control Board
- ☒ County of Los Angeles Public Health Permit
- ☐ 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.





**PREMISES: 8300 TAMPA AVE 07/08/2021**

**600' RADIUS LAND USE SURVEY.**

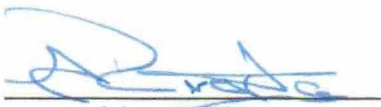
**SURVEY PURPOSE;** To provide relevant information as whether subject property is outside of a sensitive use

- Delivery. Buffer from schools required – 600'

**Data Collection Findings**

1. **ZONING** ..... 2  
Zoning: C2-1VL . Zoning allows Retail – Non-storefront (Type 9)
2. **SCHOOLS AND PARKS WITHIN 600Ft**.....3  
Los Angeles City Planning data extract used to determine school zones or park zones.  
School data as provided by the Los Angeles Unified School District.
3. **CITY OF LOS ANGELES. DEPARTMENT OF CANNABIS REGULATION**.....4  
Licensing Map. Retail Licenses Authorized and Sensitive Uses Proximity.
5. **SENSITIVE USES WITHIN 600'**.....5-6  
Field data collection results. Report shows facilities that could affect compliance. .
6. **RADIUS 600'** .....7  
Graphic display of 600Ft radius, lot boundaries and addresses.  
Map generated to help determine exact locations of previously reported sensitive uses, if any.
7. **AERIAL RADIUS 600'** .....8  
Graphic display of 600Ft radius, lot boundaries and addresses.  
Map generated to help determine exact locations of previously reported sensitive uses, if any.

LEON MAPPING & GIS SERVICES  
15031 CHATSWORTH ST # 17  
MISSION HILLS, CA 91345  
PHONE 818-235-7649  
e-mail: leonmapping@hotmail.com  
www.laradiusmaps.com

  
(signature)  
Antonio Puertas 07/08/2021

Disclaimer: Survey of specified kinds of properties or uses showing that they are present or absent within specified radius of the proposed or pending project is to provide relevant information to the lead or local agency's decision makers, and does not assure that they will reach decisions based upon that information.



Address: 8300 N TAMPA AVE

APN: 2784019004

PIN #: 192B117 733

Tract: ZELZAH

Block: None

Lot: FR 235

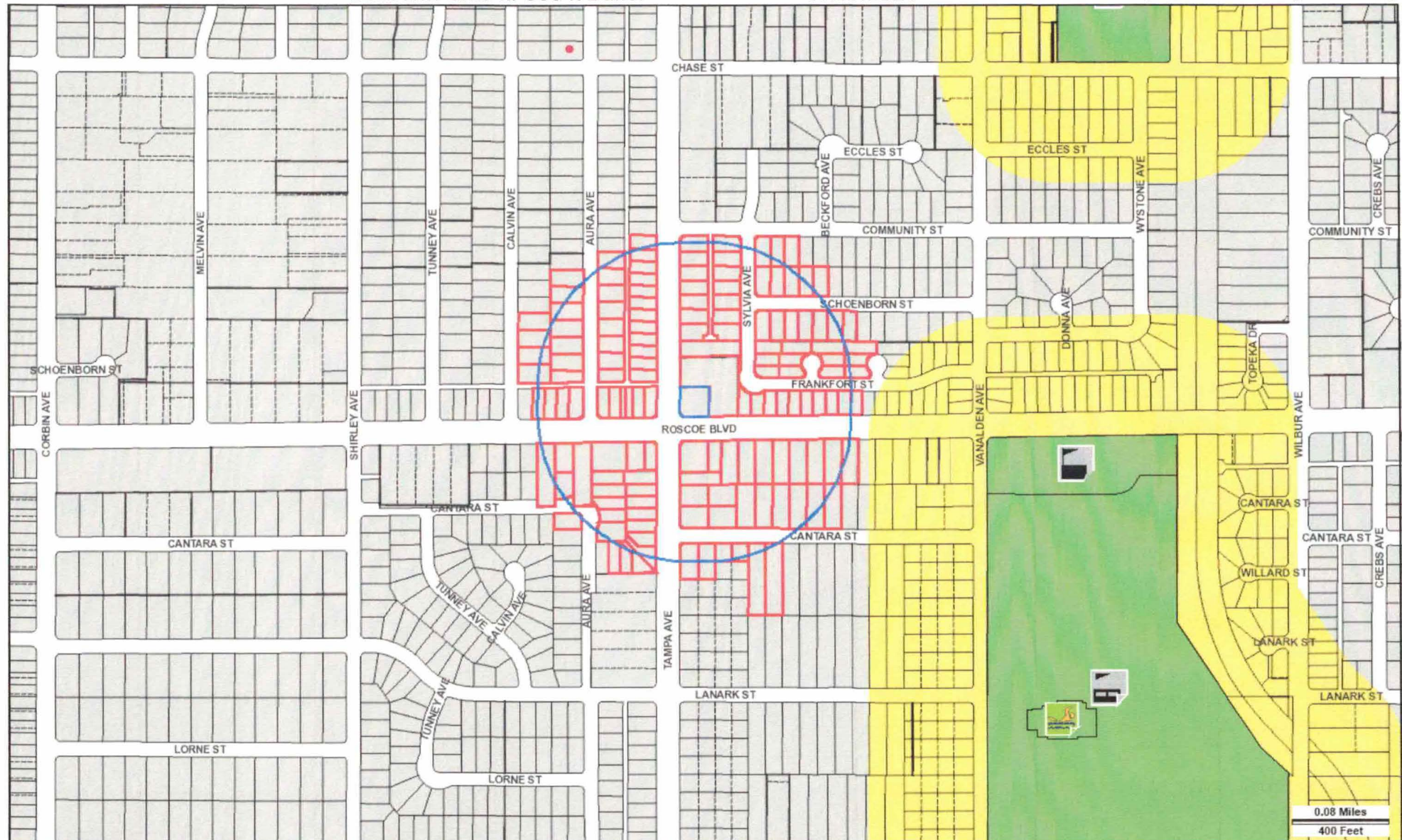
Arb: None

Zoning: C2-1VL

General Plan: General Commercial







Address: 8300 N TAMPA AVE

APN: 2784019004

PIN #: 192B117 733

Tract: ZELZAH

Block: None

Lot: FR 235

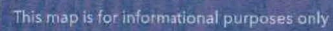
Arb: None

Zoning: C2-1VL

General Plan: General Commercial









PREMISES: 8300 TAMPA AVE 07/08/2021



**Land use survey requirement.**


Delivery distancing requirements.

- Buffer from schools required – 600'

Survey of specified kinds of properties or uses showing that they are present or absent within specified radius of the proposed or pending project is to provide relevant information to the lead or local agency's decision makers, and does not assure that they will reach decisions based upon that information.

Data sources are businesses currently registered with the Office of Finance, school data as provided to City Planning Department by the Los Angeles Unified School District as well as visual inspection in the field while surveying the subject property and surrounding area within the radius. Inconsistencies, if any, between different sources is reported to the best of our knowledge.

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(signature)  
Antonio Puertas 07/08/2021

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**LIST OF SCHOOLS 600Ft RADIUS**

No Public or Private elementary or secondary schools located within 600' of site.

- School data as provided to City Planning Department by the Los Angeles Unified School District.
- California Department of Education, School and District Data Directory July 08, 2021 does not show any nearby private school.

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(signature)

Antonio Puertas 07/08/2021



8300 TAMPA AVE

600' RADIUS. SENSITIVE USES  
DELIVERY



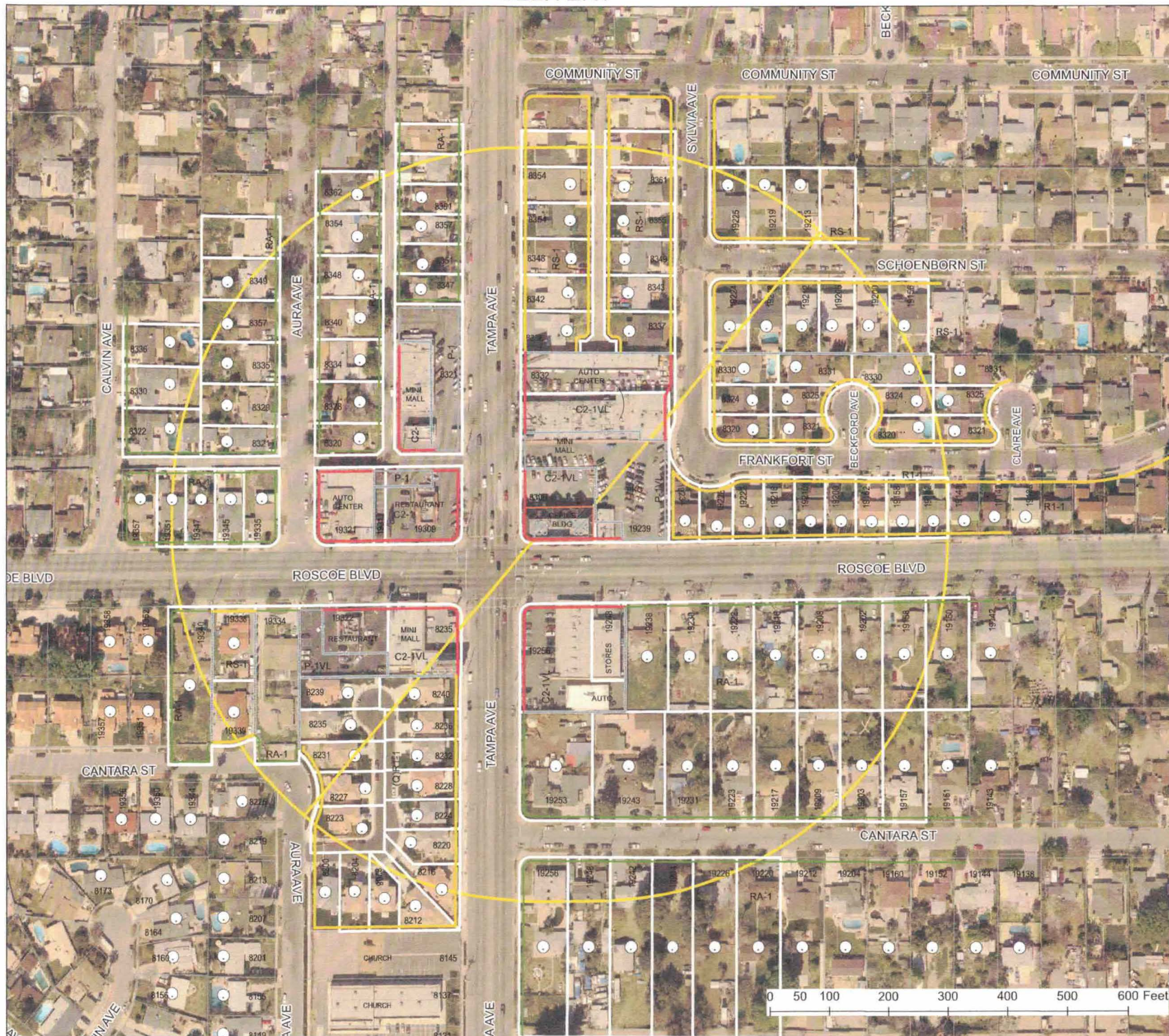
Map Prepared by:  
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15031 Chatsworth St, Ste 17  
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leonmapping@hotmail.com  
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CASE #  
Date: 7/8/2021  
UPDATE:  
USFS FIELD  
CONTACT:  
PHONE:



8300 TAMPA AVE

600' RADIUS. SENSITIVE USES  
DELIVERY



Map Prepared by:  
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UPDATE:  
USES: FIELD  
CONTACT:  
PHONE:





# City of Los Angeles Department of City Planning

## 1/22/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

8300 N TAMPA AVE

### ZIP CODES

91324

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1986-253-GPC

ORD-96753

ORD-163915-SA2000

ORD-105340

ZAI-1980-39

ZA-2013-1170-ZV

ZA-2011-1276-CUB

ZA-2005-8576-CU

ZA-1990-580-CUB

ENV-2013-1171-CE

ENV-2011-1277-MND

ENV-2005-8577-CE

### Address/Legal Information

PIN Number	192B117 733
Lot/Parcel Area (Calculated)	15,537.3 (sq ft)
Thomas Brothers Grid	PAGE 530 - GRID G2
Assessor Parcel No. (APN)	2784019004
Tract	ZELZAH
Map Reference	M B 16-94/95
Block	None
Lot	FR 235
Arb (Lot Cut Reference)	None
Map Sheet	192B117

### Jurisdictional Information

Community Plan Area	Northridge
Area Planning Commission	North Valley
Neighborhood Council	Northridge South
	Reseda
Council District	CD 12 - John Lee
Census Tract #	1153.02
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-2512 Housing Element Inventory of Sites 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
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

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.



RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 2
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	2784019004
APN Area (Co. Public Works)*	0.357 (ac)
Use Code	12T0 - Commercial - Store Combination - Wireless Communication Tower - One Story
Assessed Land Val.	\$2,122,416
Assessed Improvement Val.	\$1,307,087
Last Owner Change	12/09/2016
Last Sale Amount	\$3,085,030
Tax Rate Area	16
Deed Ref No. (City Clerk)	979499
	366374
	3-807
	1973096
	180898
Building 1	
Year Built	1981
Building Class	D75B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	11,479.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2784019004]
<b>Additional Information</b>	
Airport Hazard	450' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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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

Monarch Butterfly Potential No

#### Seismic Hazards

##### Active Fault Near-Source Zone

Nearest Fault (Distance in km) 8.8297512

Nearest Fault (Name) Santa Susana

Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Rate (mm/year) 5.00000000

Slip Geometry Reverse

Slip Type Poorly Constrained

Down Dip Width (km) 16.00000000

Rupture Top 0.00000000

Rupture Bottom 13.00000000

Dip Angle (degrees) 80.00000000

Maximum Magnitude 6.70000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction Yes

Preliminary Fault Rupture Study Area None

Tsunami Hazard Area No

#### Economic Development Areas

Business Improvement District None

Hubzone 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: 2784019004]

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 0.02 Units, Lower

Housing Use within Prior 5 Years No

#### Public Safety

##### Police Information

Bureau Valley

Division / Station Devonshire

Reporting District 1793

##### Fire Information

Bureau Valley

Battalion 17

District / Fire Station	104
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-1986-253-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	NORTHRIDE DISTRICT PLAN AMENDMENTS - GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	ZA-2013-1170-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	ZONE VARIANCE - THE REQUEST IS FOR THE REDUCTION OF PARKING SPACES FOR NEW RESTAURANT. THE NUMBER OF SPACES REQUIRED IS 36, AND THE REQUEST IS TO PROVIDE 25 SPACES.
Case Number:	ZA-2011-1276-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO PERMIT THE SALE OF DISTILLED SPIRITS FOR ON-SITE CONSUMPTION AT A UPSCALE BISHOP LOUNGE AND LIVE ENTERTAINMENT FROM 12 NOON TO 2 AM SEVEN DAYS A WEEK.
Case Number:	ZA-2005-8576-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	A CONDITIONAL USE TO PERMIT THE ESTABLISHMENT, USE AND MAINTENANCE OF A WIRELESS TELECOMMUNICATIONS FACILITY, WHICH CONSISTS TO SIX (6) PANEL ANTENNAS, ONE (1) GPS ANTENNA, AND FOUR (4) EQUIPMENT CABINETS, IN THE C2-1VL ZONE.
Case Number:	ZA-1990-580-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	TO PERMIT THE ON-SITE SALE OF BEER AND WINE IN RESTAURANT WITHA SEATING CAPACITY OF 40 PATRONS IN THE C2-1VL AND P-1VL ZONE.
Case Number:	ENV-2013-1171-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ZONE VARIANCE - THE REQUEST IS FOR THE REDUCTION OF PARKING SPACES FOR NEW RESTAURANT. THE NUMBER OF SPACES REQUIRED IS 36, AND THE REQUEST IS TO PROVIDE 25 SPACES.
Case Number:	ENV-2011-1277-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE TO PERMIT THE SALE OF DISTILLED SPIRITS FOR ON-SITE CONSUMPTION AT A UPSCALE BISHOP LOUNGE AND LIVE ENTERTAINMENT FROM 12 NOON TO 2 AM SEVEN DAYS A WEEK.
Case Number:	ENV-2005-8577-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE TO PERMIT THE ESTABLISHMENT, USE AND MAINTENANCE OF A WIRELESS TELECOMMUNICATIONS FACILITY, WHICH CONSISTS TO SIX (6) PANEL ANTENNAS, ONE (1) GPS ANTENNA, AND FOUR (4) EQUIPMENT CABINETS, IN THE C2-1VL ZONE.

## DATA NOT AVAILABLE

ORD-96753

ORD-163915-SA2000

ORD-105340

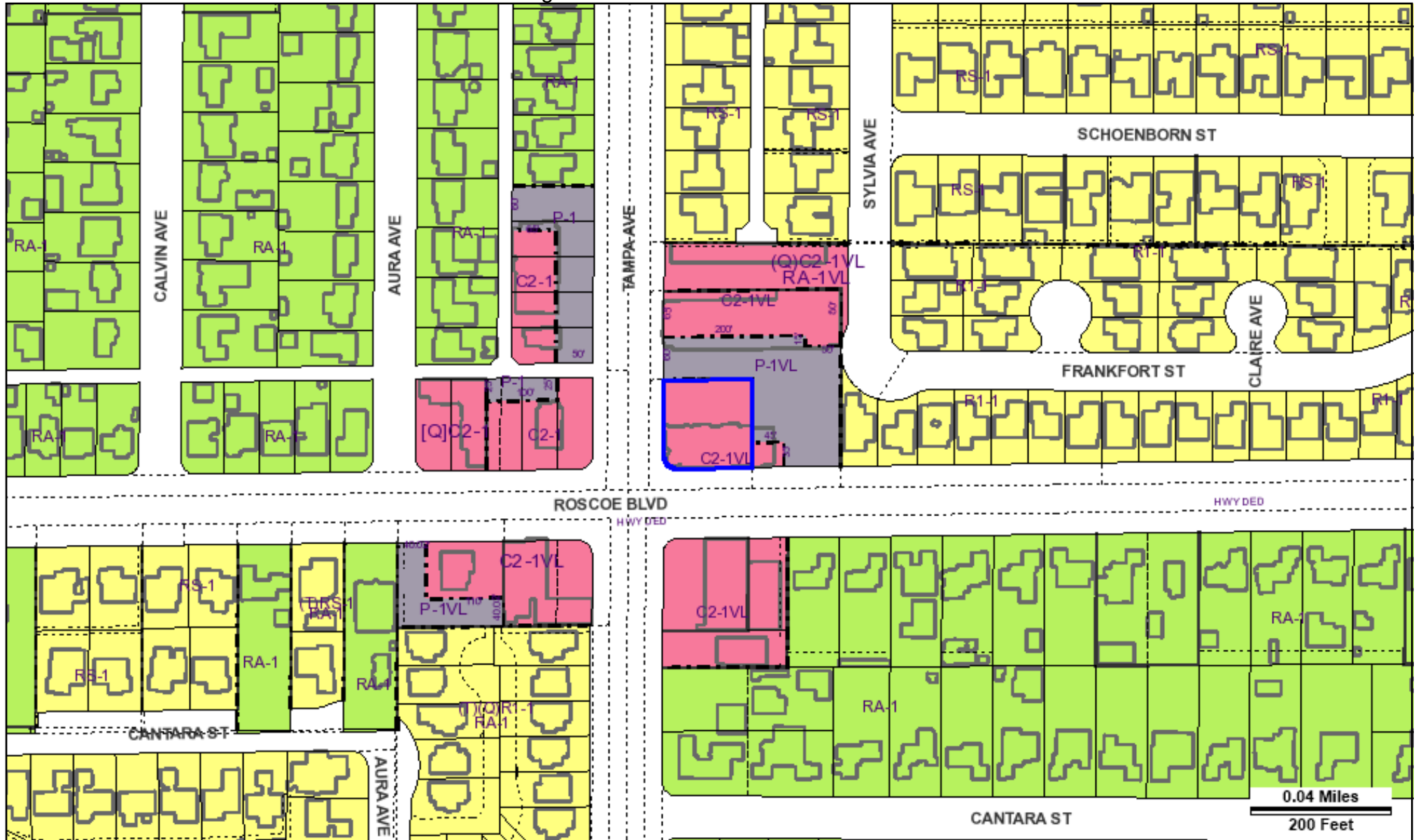
ZAI-1980-39

# ZIMAS PUBLIC

Generalized Zoning

01/22/2025

City of Los Angeles  
Department of City Planning



Address: 8300 N TAMPA AVE

APN: 2784019004

PIN #: 192B117 733

Tract: ZELZAH

Block: None

Lot: FR 235

Arb: None

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	<b>e</b> 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	<b>P</b> 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   | 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            |                                     |