

# 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. 320033

Project Applicant: Glenoaks Retailer LLC

Project Location - Specific:

13567 Glenoaks Blvd, Sylmar, CA 91342 / Glenoaks Blvd and Roxford St

Project Location - City: Sylmar

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: Glenoaks Retailer 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.

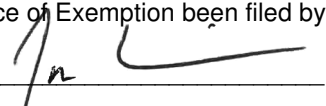
Lead Agency

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: 02/27/2025 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

ON March 07 2025UNTIL April 07 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 047022



FILED

Mar 07 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by VERONICA HEAD

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-24-320033-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 320033-ANN

PROJECT TITLE

DCR CORE RECORD NO. 320033

COUNCIL DISTRICT

7

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

13567 Glenoaks Blvd, Sylmar, CA 91342 / Glenoaks Blvd and Roxford St

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Glenoaks Retailer LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

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

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

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

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ANTON FARMBY  
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Commission Executive Assistant  
(213) 978-0738

**City of Los Angeles**  
CALIFORNIA



Karen Bass  
MAYOR

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

MICHELLE GARAKIAN  
EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

## 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.

<b>DCR Core Record No.:</b>	320033
<b>Applicant Name:</b>	Glenoaks Retailer LLC
<b>DCR Record No. / Activities Requested:</b>	LA-R-24-320033-ANN / Retail w/ on-site sales (Type 10)
<b>Proposed Project:</b>	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.
<b>Business Premises Address/ Project Location:</b>	13567 Glenoaks Blvd Sylmar, CA 91342
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	7 Sylmar None Sylmar C1-1VL-K-CPIO
<b>LAMC Section / "Phase":</b>	LAMC 104.06.1 / Phase 3 Retail Round 2
<b>Evidence of Offer to Meet with NC:</b>	Yes
<b>Complaint Portal Entry: Recent Compliance Inspection:</b>	No Yes
<b>Social Equity Applicant / Ownership %:</b>	Yes / 62%
<b>Environmental Analysis/Clearance: ENV-320033-ANN</b>	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

**BACKGROUND:**

The Business Premises is located at 13567 Glenoaks Blvd, Sylmar, CA 91342, a parcel zoned for Neighborhood Commercial purposes. The Applicant was issued Temporary Approval by DCR with an effective date of January 16, 2024. Since that time, the Applicant has completed all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant currently possesses a State provisional License, C10-0001361-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 28, 2025. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

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 October 17, 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 meetings were held on November 14 and November 18, 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 and written comments provided by the public were mixed. Comments in favor of the application mentioned good security measures. Comments in opposition stated that the business exposes high school students to marijuana, fumes, and dangerous traffic conditions.

Number of Comments In Favor of the Application	1
Number of Comments Against the Application	2
<b>Total Number of Comments</b>	<b>3</b>

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).

**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 October 17, 2024. During the compliance check, DCR discovered a number of violations, including:

1. **Regulation 5(A)(2)(i) - Display of License.** The designated Neighborhood Liaison contact information on-site, is different from the contact information on file with DCR. (VT Minor) - *CORRECTED*
2. **Regulation 5(A)(2)(ii) - Identification of Employees.** The employee personnel files did not include the employee number (exclusively assigned to that employee for identification purposes). (VT Minor) - *CORRECTED*
3. **Regulation 5(A)(2)(v) - Graffiti.** Graffiti was identified on the exterior wall of the building frontage. (VT Minor) - *CORRECTED*
4. **Regulation 5(A)(6)(iv) - Loitering.** The "No Loitering, Public Drinking, or Public Smoking/Consumption of Cannabis" sign was not posted on the inside and outside of the business premises. (VT Minor) - *CORRECTED*
5. **Regulation 5(C)(9) - Product Inventory and Sales.** Inventory discrepancies found for two products. In Metrc, there should be a total of 2 'Sugar Sweeties' Pre Rolls on the business premises under 2 different UIDs; only 1 unit was found. Additionally in Metrc, there should be a total of 10 'Canabotanica' under 2 different UIDs; only 1 unit found on site. (VT Minor) - *CORRECTED*

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 of 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 Neighborhood Commercial, C1-1VL-K-CPIO at 13567 Glenoaks Blvd, Sylmar, CA 91342 (Assessor's Parcel Number 2501-016-015). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 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**

Neighborhood Commercial/C1-1VL-K-CPIO

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

Low III Residential / (T)(Q)RD6-1-K

Very Low I Residential / RA-1-K

Low Medium II Residential / RD2-1-K

#### **Subject Property**

The subject site is a fully developed lot within the Sylmar Community Plan Area. The lot is approximately 148 feet deep and a width of 154 feet along Glenoaks Blvd. The site is currently developed with a commercial store one-story building, built in 1986 proposed to be maintained.

The site has a Neighborhood Commercial land-use designation and is zoned C1-1VL-K-CPIO. The site is located within Council District 7, Sylmar 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 one-story uses within 200 feet of the site. The immediate area along Glenoaks Blvd is predominantly developed with Low III Residential uses, zoned (T)(Q)RD6-1-K, Very Low I Residential, zoned RA-1-K and, Low Medium II Residential uses, zoned RD2-1-K. (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 22,412.7 gross square feet, zoned C1-1VL-K-CPIO with a commercial store one-story building originally constructed in 1986. 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 22,412.7 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Low III Residential, Very Low I Residential; and, Low Medium II Residential, and developed with a mix of commercial one-story buildings, and residential buildings along Glenoaks Blvd between Roxford Street and Olden 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

February 13, 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): 12/20/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-R-23-320033-ANNApplicant Entity Name: Glenoaks Retailer LLCLicense Type(s): Type 10 - Storefront Retail (A&M)Business Premises Location: 13567 Glenoaks Blvd, Sylmar, CA 91342County: Los Angeles Assessor's Parcel Number (APN): 2501-016-015Council District: CD 7 Neighborhood Council: SylmarCommunity Plan Area: SylmarZoning: C1-1VL-K-CPIO Specific Plan Area: NoneGeneral Plan Land Use: Neighborhood Commercial Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: None Historic Preservation Review: NoLAPD Division/Station: Mission LAFD District/Fire Station: 91

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.*

Glenoaks Retailer LLC dba Rebud Sylmar has a state license at the premises to operate a medical and adult-use retail storefront. The project's activities are comprised of a retail facility selling medical and adult-use cannabis products. Rebud Sylmar's retail facility will receive finished cannabis products from licensed distributors and will offer in-store shopping for retail customers, and direct delivery to customers and patients.

Upon arrival to the premises, the security guard or retail staffer confirms the customer or patient visiting the storefront is at least 21 years of age, or if a patient, at least 18. Once customers are properly checked in, the customer is granted access to the retail sales area. Retail employees process customer sales at the registers in the retail area under full video surveillance. At each point-of-sale location, camera placement allows for the recording of the facial features of any person purchasing or selling cannabis goods, or any person in the retail area, with sufficient clarity to determine identity. All cannabis goods purchased by a customer are then placed in opaque exit packaging prior to leaving the premises.

Incoming shipments of products are inspected by retail employees in the intake area before moving accepted inventory into a separate, secured storage room. The loading and unloading area is monitored and recorded 24 hours per day by the video surveillance system.

**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.*

Rebud Sylmar is currently preparing for operations as an adult-use and medical cannabis retailer.

Prior to Rebud Sylmar's lease and occupation of the premises, the site has been used for other retail purposes, including, most recently, a Type 9: non-storefront cannabis retailer (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.*

No expansion of existing structures and no expansion of existing or former use.



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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

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

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

☐ Yes ☐ No

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



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.*

As this project does not include a commercial cultivation component, registration with or obtaining a water right from the State Water Resources Control Board is not required.



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.*

No replacement or reconstruction.

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.*

No conversion of existing small structures or the installation of small equipment and facilities in small structures.

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

☐ Yes ☒ No

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

No construction of new small structures.

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

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

☒ Yes ☐ No

*Cite source(s) of information.*

Per the City's Biological Resource Area map, the property is within an urbanized area.

**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.*

No construction of new small structures.

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

*Cite source(s) of information.*

LAMC 105.02(a)(1)(A)(1) permits retailers in C1 zones.

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

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

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

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

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

LADWP provides municipal water and power.

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

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

The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site.

**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.*

LAMC 105.02(a)(1)(A)(1) permits retailers in C1 zones and retail uses are consistent with the general commercial general plan designation.

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 consists of a retail space of approximately 1,800 square feet in an existing freestanding commercial shopping center of approximately 11,922 square feet situated on a 22,412.7 square foot parcel.

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

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

The abutting land uses include commercial and residential which are designated as Neighborhood Office Commercial, Low III Residential and Medium Residential. The project site is located in a commercial zoned trade area abutted by commercial businesses and surrounded by a residential neighborhood. The surrounding zoning designations within a one-half mile radius [see the attached map showing this area outlined in blue] include: (F)RE11-1; (Q)C1-1; (Q)C1-1XL; (Q)RD3-1; (Q)RD6-1-K; (Q)RE11-1; (T)(Q)RD3-1; (T)(Q)RD6-1-K; (T)(Q)RE11-1; (T)RS-1; [Q]A1-1; [Q]A1-2; [Q]CM-1VL; [Q]M1-1; [Q]MR1-1; [Q]P-1; [T][Q]M1-1; A1-1; A2-1XL; C1-1-SN-CPIO; C1-1VL-K-CPIO; C2-1VL; C2-1XL-K-CPIO; M2-1; OS-1XL; P-1; PF-1VL; PF-1VL-K; QRD6-1; R1-1; RA-1; RA-1-K; RD2-1-K; RD3-1XL-CPIO; RD6-1XL-K; RE11-1; RE11-1-K; RMP-1; and RS-1. The surrounding land uses within a one-half mile radius are: Community Commercial; Light Manufacturing; Limited Industrial; Low II Residential; Low III Residential; Low Medium / Low Medium I Residential; Low Medium II Residential; Medium Residential; Minimum Residential; Neighborhood Office Commercial; Open Space; Public Facilities; and Very Low / Very Low I Residential. The land uses/business in the surrounding area include: residences, offices, restaurants, shopping mall, religious institutions, public university, furniture store, plumber, HVAC contractor; tattoo shop, dentist, flooring store, beauty store, park, clothing store, office supply store, juice shop, book store, candy store, fitness center, coffee shops, metro station; county court; cannabis retailer; supermarket; nursery; emergency room; credit union; auto repair shop, library, preschool, middle school, elementary school, middle school, high school, library, grocery store; park; shoe repair store, gas station, banks, parks, shipping and mailing services.

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.*

Per the City's Biological Resource Area map, the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. The activities at the project site would not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.

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.*

Daily trip generation to the site is consistent with other retail uses. The number of employees anticipated to be on-site is 9 during operating hours. Occupancy during operating hours is estimated to be between 12-16 persons per hour on average (7-9 employees and 5-7 customers). No loud activities occur as part of the retail operations so the project will not have any noise impact. No potential impacts to air quality or water quality. Hazardous materials will not be stored or used on site and water usage at the facility is limited to domestic uses and hand-washing.

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.*

LADWP provides municipal water and power.

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.*

As this project does not include a commercial cultivation component, registration with or obtaining a water right from the State Water Resources Control Board is not required. No other environmental permits are required.

**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.*

The project address does not appear on any compiled list pursuant to the Cortese List found at <https://calepa.ca.gov/SiteCleanup/CorteseList/>.

**3. Would the project result in a substantial adverse change in the significance of a historical resource?**

☐ Yes ☒ No

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

The property and existing building do not have historic designations. The site was not listed on the California Office of Historic Preservation's Built Environment Resource Directory (BERD) or the National Register Database. Further, the site is not listed as a historical resource in the LA City Historic Resources Inventory.

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.*

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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.*

The project consists of a retail space of approximately 1,800 square feet in an existing freestanding commercial shopping center of approximately 11,922 square feet situated on a 22,412.7 square foot parcel. The use and project is consistent with the building's use and the surrounding commercial corridor.

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

☐ Yes ☒ No

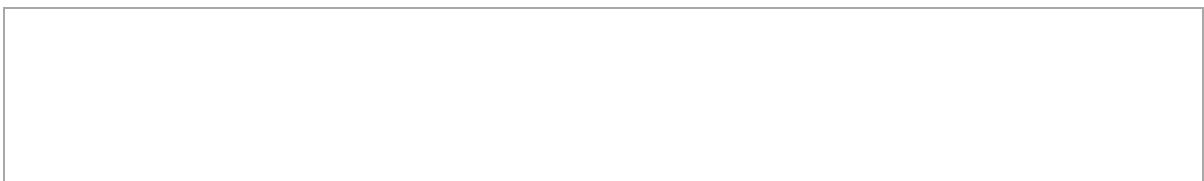
*Provide details, if needed. Cite source(s) of information.*

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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.*

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

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

A compliant, licensed adult-use and medical cannabis retail storefront in an eligible commercial zone is consistent with the applicable general plan designations, all applicable general plan policies, and applicable zoning designation and regulations. The retail storefront is within an urbanized area within Los Angeles city limits on a project site less than five acres and is substantially surrounded by other urban, retail, and commercial uses. The project site has no value, as habitat for endangered, rare or threatened species. Further, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

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

Zimas; Google Maps; Los Angeles County Assessor's Office; California Office of Historic Preservation's Built Environment Resource Directory (BERD); Cortese List, National Register of Historic Places; Community Plan Area Plan; CalTrans State Scenic Highway Map; LA Municipal Code; LA CEQA Thresholds Guide; LA Historic Resources Inventory; US Energy Information Administration.

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 13567 Glenoaks Blvd, Sylmar, CA 91342; APN: 2501-016-015; Cross streets are Glenoaks Blvd and Roxford St. The parcel is on the corner of Glenoaks Blvd and Roxford St. The project consists of a retail space of approximately 1,800 square feet in an existing freestanding commercial shopping center of approximately 11,922 square feet situated on a 22,412.7 square foot parcel.

- (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 land uses include commercial and residential which are designated as Neighborhood Office Commercial, Low III Residential and Medium Residential. The project site is located in a commercial zoned trade area abutted by commercial businesses and surrounded by a residential neighborhood. The surrounding zoning designations within a one-half mile radius [see the attached map showing this area outlined in blue] include: (F)RE11-1; (Q)C1-1; (Q)C1-1XL; (Q)RD3-1; (Q)RD6-1-K; (Q)RE11-1; (T)(Q)RD3-1; (T)(Q)RD6-1-K; (T)(Q)RE11-1; (T)RS-1; [Q]A1-1; [Q]A1-2; [Q]CM-1VL; [Q]JM1-1; [Q]MR1-1; [Q]P-1; [T]J[Q]M1-1; A1-1; A2-1XL; C1-1-SN-CPIO; C1-1VL-K-CPIO; C2-1VL; C2-1XL-K-CPIO; M2-1; OS-1XL; P-1; PF-1VL; PF-1VL-K; QRD6-1; R1-1; RA-1; RA-1-K; RD2-1-K; RD3-1XL-CPIO; RD6-1XL-K; RE11-1; RE11-1-K; RMP-1; and RS-1. The surrounding land uses within a one-half mile radius are: Community Commercial; Light Manufacturing; Limited Industrial; Low II Residential; Low III Residential; Low Medium / Low Medium I Residential; Low Medium II Residential; Medium Residential; Minimum Residential; Neighborhood Office Commercial; Open Space; Public Facilities; and Very Low / Very Low I Residential. The land uses/business in the surrounding area include: residences, offices, restaurants, shopping mall, religious institutions, public university, furniture store, plumber, HVAC contractor, tattoo shop, dentist, flooring store, beauty store, park, clothing store, office supply store, juice shop, book store, candy store, fitness center, coffee shops, metro station, county court, cannabis retailer, supermarket, nursery, emergency room, credit union, auto repair shop, library, preschool, middle school, elementary school, middle school, high school, library, grocery store, park, shoe repair store, gas station, banks, parks, shipping and mailing services.



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

Prior to Rebud Sylmar's lease and occupation of the premises, the site was used for other retail purposes including, most recently, a Type 9: non-storefront cannabis retailer (delivery only).

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

The site was used for other retail purposes including, most recently, a Type 9: non-storefront cannabis retailer (delivery only).

- (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).

Rebud Sylmar's project's activities are comprised of a retail facility selling medical and adult-use cannabis products. Rebud Sylmar's retail facility will receive finished cannabis products from licensed distributors and will offer in-store shopping for retail customers, and direct delivery to customers and patients. There are no cultivation, manufacturing, or distribution operations occurring at the site. There are no other commercial cannabis licensees or activities occurring at the property besides those to be operated by licensee, Glenoaks Retailer LLC.

An employee inspects received shipments of products in the intake area before moving accepted inventory into a separate, secured storage room. The loading and unloading area is monitored and recorded 24 hours per day by the video surveillance system.

- (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.*

Rebud Sylmar does not propose any additional commercial cannabis activities at the site. There are no other commercial cannabis licensees or activities occurring at the property besides those operated by licensee, Glenoaks Retailer LLC.

- (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 consists of a retail space of approximately 1,800 square feet in an existing freestanding commercial shopping center of approximately 11,922 square feet situated on a 22,412.7 square foot parcel.

- (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.*

Glenoaks Retailer LLC holds a state provisional license from the DCC which expires on June 28, 2024.

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

The project will be open to the general public between the hours of 8:00am and 10:00pm Monday through Sunday. There are two work shifts per day: 7:00am to 3:00pm and 3:00pm to 11:00pm.

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

The number of employees anticipated to be on-site is 9 during operating hours. Occupancy during operating hours is estimated to be between 12-16 persons per hour on average (7-9 employees and 5-7 customers).

- (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.*

Cannabis products are scheduled to be received a minimum of 24 hours ahead of time and may be limited to one hour before opening, as many as three times per week, or as necessary for operations. Cannabis sale orders are scheduled for delivery to customers by Rebud Sylmar in batches of four or more, and 40 cannabis sale orders are anticipated per day (approximately 10 delivery trips originating from the project site per day). Implementing batch deliveries significantly reduces the frequency of deliveries from the project site.

- (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 municipal, LADWP. As this project does not include a commercial cultivation component, registration with or obtaining a water right from the State Water Resources Control Board is not required.

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

Wastewater is disposed of in the municipal wastewater treatment facility, City of Los Angeles' wastewater system. Activities that produce wastewater will be limited to domestic uses including hand-washing.

#### 4. Environmental Setting:

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

The front of the shopping center has a grass area.

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

The property is flat and has a slope of approximately 0.

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

The front of the shopping center has a grass 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):

There are no watercourses and riparian habitats within 150-feet of the proposed premises. The activities at the project site would not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.

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

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

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

The property and existing building do not have historic designations. The site was not listed on the California Office of Historic Preservation's Built Environment Resource Directory (BERD) or the National Register Database. Further, the site is not listed as a historical resource in the LA City Historic Resources Inventory.

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

Per the City's Biological Resource Area map, the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site.

- (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:

Provided the previous use of the site was other similar retail uses and a general retail store, the types of solid waste produced by Glenoaks Retailer LLC is likely similar to the solid waste produced by the previous occupant of the facility. The project will not increase the quantity or 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 on-site.



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

The project's operational energy needs and the amount of energy required per day are anticipated to be equivalent to the operational energy needs and the average amount required per day by general retail uses. Per the Energy Information Administration, a retail store uses an average of 14.3 kWh per square foot per year. Assuming the project uses the average amount for a project of this size (1,800 sq. ft.), the project anticipates using 71 kWh of electricity per day. Presumably, Rebud Sylmar's energy use for their retail store will likely be similar to the energy used by the prior retail occupants.

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.

No, Rebud Sylmar is occupying an existing freestanding retail suite in an existing freestanding commercial building. No expansion of the existing footprint or reduction of any natural habitat has occurred at the project site as a result of Rebud Sylmar's retail storefront.

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

The project includes installation of LED lighting to increase efficiencies and decrease energy use.

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).*

Not applicable.

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.





# City of Los Angeles Department of City Planning

## 11/19/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

13577 N GLENOAKS BLVD  
13575 N GLENOAKS BLVD  
13573 N GLENOAKS BLVD  
13571 N GLENOAKS BLVD  
13569 N GLENOAKS BLVD  
13567 N GLENOAKS BLVD  
13565 N GLENOAKS BLVD  
13563 N GLENOAKS BLVD  
13561 N GLENOAKS BLVD

### ZIP CODES

91342

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2006-5569-CPU  
CPC-19XX-19617  
CPC-19XX-19616  
CPC-19XX-19615  
CPC-19XX-15359  
CPC-1978-27866  
ORD-184269-SA700  
ORD-184266-SA700  
ORD-153386  
ORD-133257  
ORD-133256  
ORD-133255  
ORD-125981  
ORD-113157  
ORD-113064  
ZA-2020-5453-CUB  
ZA-2008-1275-CUB  
ZA-2004-7332-CUB  
ZA-1987-314-CCR  
ENV-2020-5454-CE  
ENV-2008-1276-MND  
ENV-2006-5624-EIR  
ENV-2004-7333-ND  
ND-87-315-CUB-CCR  
OB-15393  
FG

### Address/Legal Information

PIN Number	228B145 438
Lot/Parcel Area (Calculated)	22,412.7 (sq ft)
Thomas Brothers Grid	PAGE 481 - GRID H2
Assessor Parcel No. (APN)	2501016015
Tract	P M 427
Map Reference	BK 3-72
Block	None
Lot	A
Arb (Lot Cut Reference)	None
Map Sheet	228B145

### Jurisdictional Information

Community Plan Area	Sylmar
Area Planning Commission	North Valley
Neighborhood Council	Sylmar
Council District	CD 7 - Monica Rodriguez
Census Tract #	1065.10
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	C1-1VL-K-CPIO
Zoning Information (ZI)	ZI-2438 Equine Keeping in the City of Los Angeles 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-2512 Housing Element Inventory of Sites ZI-2445 Community Plan Implementation Overlay: Sylmar
General Plan Land Use	Neighborhood 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	Sylmar
Subarea	Neighborhood Commercial
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	Alcohol Sensitive Use Zone (RBPB): Beer and Wine Only
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	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	2501016015
APN Area (Co. Public Works)*	0.515 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$1,479,540
Assessed Improvement Val.	\$1,214,182
Last Owner Change	10/02/2012
Last Sale Amount	\$2,300,023
Tax Rate Area	16
Deed Ref No. (City Clerk)	65386
	2209009
	211865
	156377
	1479870
	1358074-7
	1298924
	1290020
	1256804
	1224651
	1159046
	1047703-4
Building 1	
Year Built	1986
Building Class	C6C
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	11,922.0 (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: 2501016015]

#### Additional Information

Airport Hazard	None
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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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	YES
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.055674768
Nearest Fault (Name)	Sierra Madre Fault Zone (San Fernando)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	2.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### Economic Development Areas

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

#### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2501016015]
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	0.01 Units, Lower

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Housing Use within Prior 5 Years	No
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<b>Public Safety</b>
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Police Information
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Bureau	Valley
Division / Station	Mission
Reporting District	1912

Fire Information
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Bureau	Valley
Battalion	12
District / Fire Station	91
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.

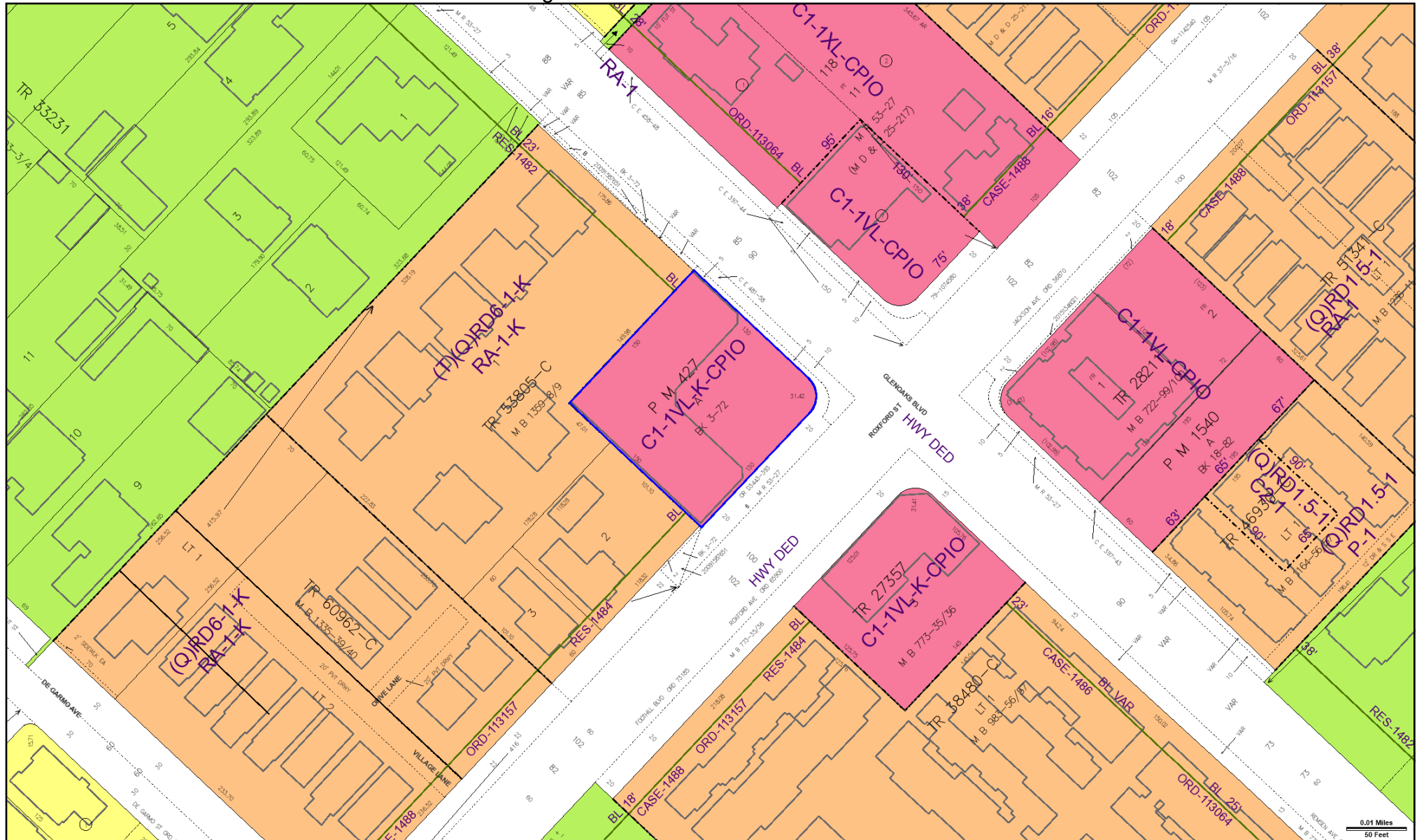
Case Number:	CPC-2006-5569-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE
Case Number:	CPC-19XX-19617
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-19616
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-19615
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-15359
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1978-27866
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-2020-5453-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24 W.1 OF THE LOS ANGELES MUNICIPAL CODE, TO ALLOW THE SALE AND DISPENSING OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 2,465 SQ. FT. RESTAURANT WITH 97 SEATS IN THE C1-1VL-K-CPIO ZONE.  A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24 W.27, TO ALLOW A DEVIATION FROM THE MINI-SHOPPING CENTER/COMMERCIAL CORNER DEVELOPMENT PROVISIONS TO ALLOW THE HOURS OF OPERATION FROM 9:00 AM TO 2:00 AM IN LIEU OF THE PERMITTED HOURS BETWEEN 7:00 AM AND 11:00 PM, DAILY.
Case Number:	ZA-2008-1275-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CUB TO ALLOW THE SALE OF BEER & WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION W/ AN EXISTING MINI-MART W/ HOURS OF OPERATION FROM 7AM-9PM SUN-THUR & 7AM-10PM FRI-SAT.
Case Number:	ZA-2004-7332-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE TO PERMIT THE SALE AND DISPENSING OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 1,356-SQAURE-FOOT MARKET, HAVING HOURS OF OPERATION FROM 7:00 A.M. TO 10:00 P.M., DAILY, IN THE C2-1-K ZONE.
Case Number:	ZA-1987-314-CCR
Required Action(s):	CCR-COMMERCIAL CORNER REVIEW
Project Descriptions(s):	CONDITIONAL USE - TO ALLOW SALE OF BEER AND WINE IN A MINI-MARKET FOR OFF-SITE CONSUMPTION, HAVING 24 ON-SITE PARKING SPACES, ZONED C2-1
Case Number:	ENV-2020-5454-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24 W.1 OF THE LOS ANGELES MUNICIPAL CODE, TO ALLOW THE SALE AND DISPENSING OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 2,465 SQ. FT. RESTAURANT WITH 97 SEATS IN THE C1-1VL-K-CPIO ZONE.  A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24 W.27, TO ALLOW A DEVIATION FROM THE MINI-SHOPPING CENTER/COMMERCIAL CORNER DEVELOPMENT PROVISIONS TO ALLOW THE HOURS OF OPERATION FROM 9:00 AM TO 2:00 AM IN LIEU OF THE PERMITTED HOURS BETWEEN 7:00 AM AND 11:00 PM, DAILY.
Case Number:	ENV-2008-1276-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CUB TO ALLOW THE SALE OF BEER & WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION W/ AN EXISTING MINI-MART W/ HOURS OF OPERATION FROM 7AM-9PM SUN-THUR & 7AM-10PM FRI-SAT.
Case Number:	ENV-2006-5624-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE
Case Number:	ENV-2004-7333-ND
Required Action(s):	ND-NEGATIVE DECLARATION

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Project Descriptions(s):	A CONDITIONAL USE TO PERMIT THE SALE AND DISPENSING OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 1,356-SQAURE-FOOT MARKET, HAVING HOURS OF OPERATION FROM 7:00 A.M. TO 10:00 P.M., DAILY, IN THE C2-1-K ZONE.
Case Number:	ND-87-315-CUB-CCR
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CCR-COMMERCIAL CORNER REVIEW
Project Descriptions(s):	Data Not Available

**DATA NOT AVAILABLE**

- ORD-184269-SA700
- ORD-184266-SA700
- ORD-153386
- ORD-133257
- ORD-133256
- ORD-133255
- ORD-125981
- ORD-113157
- ORD-113064
- OB-15393
- FG



Address: 13567 N GLENOAKS BLVD

APN: 2501016015

PIN #: 228B145 438

Tract: P M 427

Block: None

Lot: A

Arb: None

Zoning: C1-1VL-K-CPIO









General Plan: Neighborhood 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            |                                     |