

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. 110067

Project Applicant: Resource Referral Services, Inc.

Project Location - Specific:

10842 West Magnolia Boulevard, North Hollywood, CA 91601 / Vineland Ave and Mag

Project Location - City: North Hollywood

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: Resource Referral Services, Inc.

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

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

Reasons why project is exempt:

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

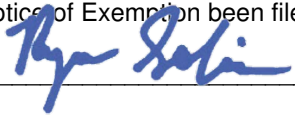
Lead Agency

Contact Person: Ryan Solis

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: 04/06/2026 Title: Sr. Management Analyst II

■ 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 April 09 2026

UNTIL May 11 2026

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)

2026 078884



FILED
Apr 09 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MAYA HEAD

REGISTRAR - RECORDER/COUNTY CLERK

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-R-26-110067-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 110067-ANN

PROJECT TITLE

DCR CORE RECORD NO. 110067

COUNCIL DISTRICT

2

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

10842 West Magnolia Boulevard, North Hollywood, CA 91601 / Vineland Ave and Magnolia Ave

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Resource Referral Services, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Ryan Solis

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Ryan Solis

STAFF TITLE

Sr. Management Analyst II

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail with on-site sales (Type 10)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

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PRESIDENT

DAVID NASH
VICE-PRESIDENT

ADAM BIERMAN
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Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

DCR Core Record No.:	110067
Applicant Name:	Resource Referral Services, Inc.
DCR Record No. / Activities Requested:	LA-R-26-110067-ANN / Retail w/ on-site sales (Type 10)
Proposed Project:	The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	10842 West Magnolia Boulevard North Hollywood, CA 91601
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	2 NoHo - North Hollywood - Valley Village C4-2D-CA
LAMC Section / "Phase":	LAMC 104.07 / Phase 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	No No
Social Equity Applicant / Ownership %:	No
Environmental Analysis/Clearance: ENV-110067-ANN	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 10842 Magnolia Boulevard, North Hollywood, CA 91601 a parcel zoned for Community Commercial purposes. After an ownership modification replacing the previous owners of Resource Referral Services, Inc. was completed, the Applicant was issued Temporary Approval by DCR with an effective date of September 22, 2025. 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 Annual License, #C10-0000130-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 4, 2026. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

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.

COMMUNITY INPUT:

On or about February 25, 2026, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on March 17, 2026. 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.

DCR received one (1) oral testimony on this application, which was in favor of the application. The one comment in favor of the application was from the owner of the business. The owner described the business as family owned and operated and very involved within its community of North Hollywood - from the nearby residents to municipal departments and staff, who they state have been very supportive and engaged.

DCR received zero (0) written testimony on this application.

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

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

COMPLIANCE REVIEW:

DCR has not recently performed a compliance inspection for this Applicant. However, this business shall be subject to multiple, future inspections by DCR and several other agencies prior to the receipt of an Operating Permit. An Operating Permit is the final authorization from DCR to conduct Commercial Cannabis Activity, and is issued only after a licensee has passed a Final Inspection by DCR, and obtained all permits, clearances, or other authorizations required by law, which may include a Certificate of Occupancy from the Los Angeles Department of Building and Safety, clearance from the Los Angeles Fire Department and/or permit from the Los Angeles County Department of Public Health.

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;
- 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.

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) Annual License Application to an Annual License to be located on an existing site zoned for Community Commercial, C4-2D-CA at 10842 West Magnolia Boulevard (Assessor's Parcel Number 2419-008-056). 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 7:00 a.m. to 9:45 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Community Commercial/C4-2D-CA

Surrounding Land Use/Zoning Designations

Community Commercial / C4-1-CA

Low Medium II Residential / RD1.5-1

Subject Property

The subject site is a fully developed lot within the North Hollywood - Valley Village Community Plan Area. The lot is approximately 292 feet deep and a width of 52 feet along Magnolia Boulevard. The site is currently developed with a 2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, CocktailLounge, Tavern - One Story building, built in 1951 proposed to be maintained.

The site has a Community Commercial land-use designation and is zoned C4-2D-CA. The site is located within Council District 2, NoHo 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 retail and restaurant uses within 200 feet of the site. The immediate area along Magnolia Boulevard is predominantly developed with Community Commercial uses, zoned C4-1-CA, Low Medium II Residential, zoned RD1.5-1 and, Low Medium II Residential uses, zoned RD1.5-1. (See Exhibit A)

CEQA Findings

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 15,060.9 gross square feet, zoned C4-2D-CA with a 2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, CocktailLounge, Tavern - One Story building originally constructed in 1951. 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 15,060.9 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Community Commercial, Low Medium II Residential; and, Low Medium II Residential, and developed with a mix of commercial retail and restaurant buildings, grocery, and mixed-use residential along Magnolia Boulevard between Vineland Avenue and Riverton Avenue.

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.

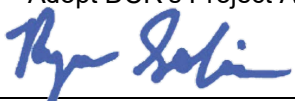
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further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



Ryan Solis, Senior Management Analyst II
Department of Cannabis Regulation

March 25, 2026
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): ~~XX/XX/XXXX~~ 09/23/2025Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: ~~LA-R-24-10067-ANN~~ LA-R-26-110067-ANNApplicant Entity Name: Resource Referral Services, Inc.License Type(s): RetailBusiness Premises Location: 10842 Magnolia Boulevard, N Hollywood, CA 91601County: Los Angeles Assessor's Parcel Number (APN): 2419008056Council District: CD 2 Neighborhood Council: NoHoCommunity Plan Area: North Hollywood - Valley VillageZoning: C4-2D-CA Specific Plan Area: NoneGeneral Plan Land Use: Community Commercial Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: None Historic Preservation Review: NoLAPD Division/Station: North Hollywood LAFD District/Fire Station: 60

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.orgwww.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.*

Project is a Class 1 exemption for an existing facility. The project is an existing cannabis business (cannabis retailer) in an entirely developed commercial building. Project is limited to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private developed commercial structure. No expansion of existing structures or development of new structures is contemplated.

Project is located in a community commercial area and is surrounded by other commercial and mixed uses.

Categorical Exemption Evaluation Form

Class 1: Existing Facilities

1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose? ☒ Yes ☐ No

Provide details of current or prior operation(s). Cite source(s) of information.

The project is an existing cannabis business in an entirely developed commercial building. Business has operated with this use at the same site for multiple years.

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

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

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

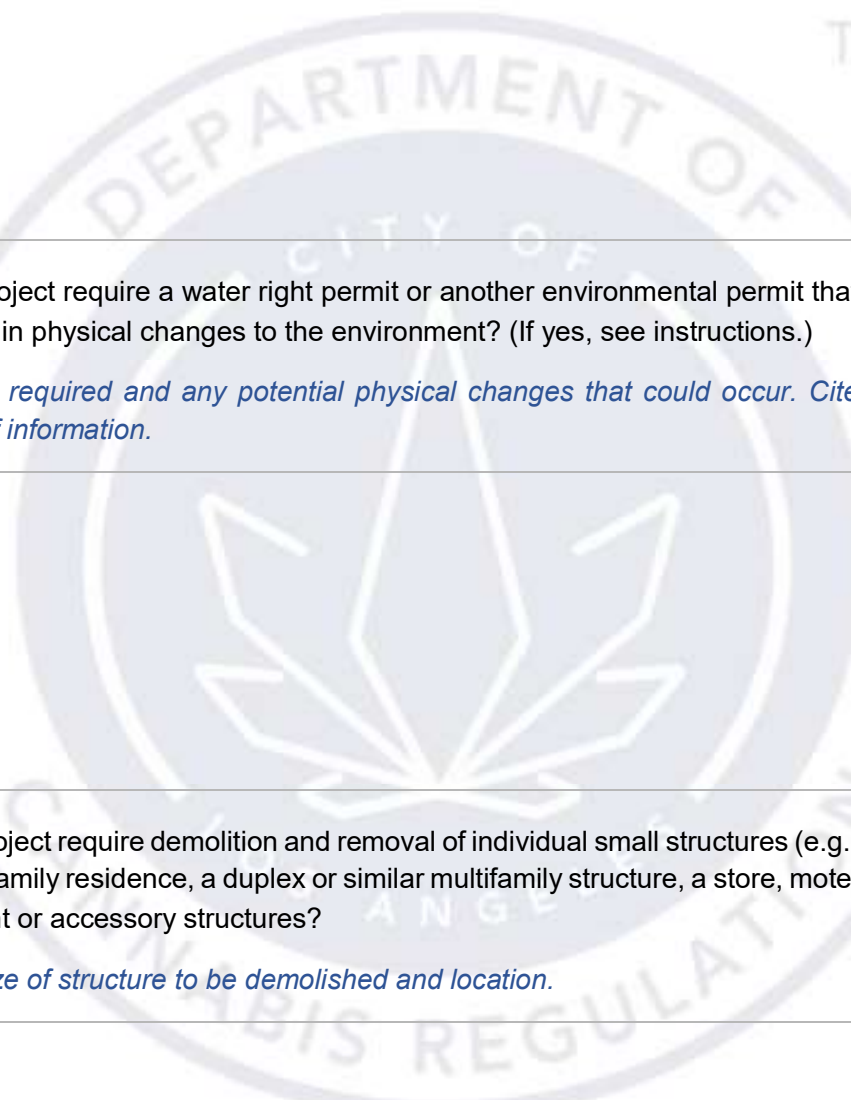
4. Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)? ☐ Yes ☐ No

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

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

☐ Yes ☐ No

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



TM

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

Describe size of structure to be demolished and location.

N/A

Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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

N/A

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

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

N/A

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

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

N/A

Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

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

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

☐ Yes ☒ No

Cite source(s) of information.

FOR SITES IN URBANIZED AREAS

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less?

☐ Yes ☐ No

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



5. Is the parcel zoned for the proposed use?

☐ Yes ☐ No

Cite source(s) of information.



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

☐ Yes ☐ No

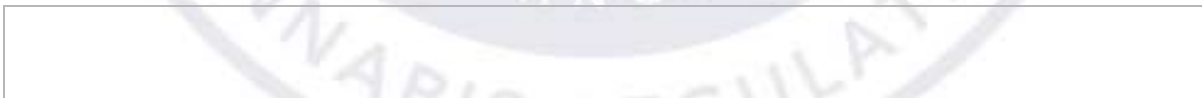
Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.



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

☐ Yes ☐ No

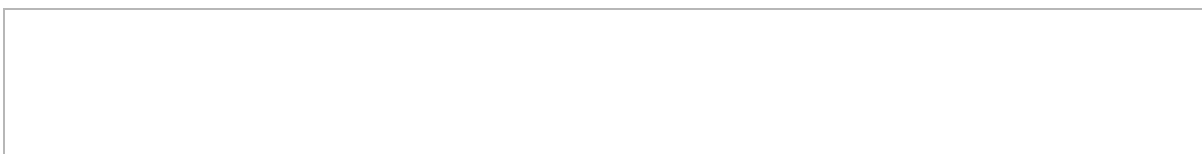
List all services and facilities provided. Cite source(s) of information.



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.

N/A

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

☐ Yes ☒ No

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

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.

N/A

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

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

N/A

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

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

N/A

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

Cite source(s) of information.

N/A

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

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

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.



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.



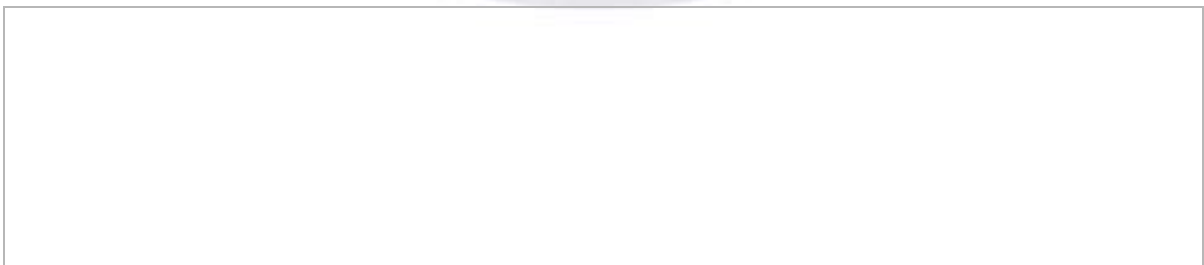
- b. Is the project site substantially surrounded by urban uses? ☐ Yes ☒ No

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

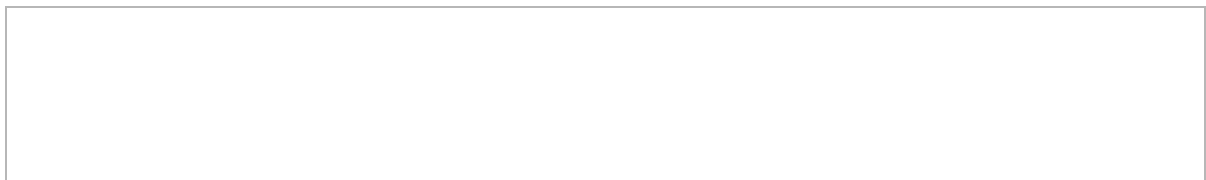
Describe the type of hazardous site (if applicable). Cite source(s) of information.



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

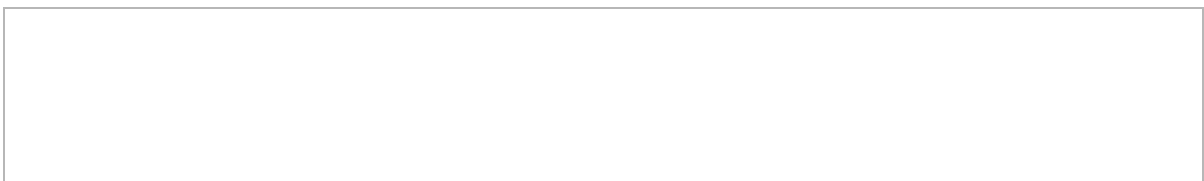
Provide details, if needed. Cite source(s) of information.



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 PetitionClass: 1 Category: Existing Facility

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

Project is a Class 1 Category Existing Facilities. The site is an existing, operational licensed cannabis retailer in an entirely developed commercial building. Scope of project limited to operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structure.

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

BCC-LIC-025; Assessor's website and parcel information, utility information and bills for site, existing permits.

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

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

Project is located at 10842 Magnolia Boulevard, N Hollywood, CA 91601. The parcel number is 2419-008-056. The legal description for the property is: TR=4466 E 12 FT EX OF ST LOT 8 AND EX OF ST LOT 9

- (b) Existing Land Uses/Zoning: *Describe the current land uses on the project site and any existing buildings and structures. Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

The project is located in a C4-2D-CA zoning district and has a commercial use. The project is located in a shopping area adjacent to a grocery store and other retail/general commercial uses.

- (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.

Site is an active retail cannabis facility and has been for multiple years.

- (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.

Site is an active, currently operational cannabis retailer. No expansion of this use, or the existing structure is anticipated or pursued as part of project.

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

3. Project Operations/Description. Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information.

- (a) Activities Occurring Onsite: *Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).*

The project is an existing cannabis business in an entirely developed commercial building. Cannabis activities are solely the retail sale of commercial cannabis and the site operates between the hours of 7 am to 9:45pm each day.

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

There are no additional cannabis operations existing or proposed by the same or different business on the existing property.

- (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 existing building is 3,640 sq. ft., and the lot on which the project is located is 15,090 sq ft.

- (d) State License: *Identify whether the applicant is licensed by, or has applied for licensure from, the California Department of Cannabis Control to engage in commercial cannabis activity at the proposed premises.*

Yes, Department of Cannabis Control license no. C10-0000130-LIC & C10-18-0000367-APP

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

Hours of operations are 7 am to 9:45pm each day.

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

The site employees approximately 20 total employees - with 9-12 employee on the clock throughout out the day; approx. 4-6 employees will be present during a single shift depending on hours and customer demand. Over the past 120 days, store has experienced average of 250 customer visits per day.

- (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.*

Deliveries to the project site are expected to occur four times per week (Monday-Thursday) during operating business hours.

- (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 is the Los Angeles Department of Water & Power. Average usage is 70 gallons per day. Waste water treatment is provided via the municipal utility provider, with no special septic aerobic, or lagoons used on the project site. No new or amended water rights need to be obtained.

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

City waste water collection facilities

4. Environmental Setting:

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

N/A

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

N/A

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

N/A

- (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):

N/A

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

N/A

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

N/A

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

N/A

- (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:

No hazardous materials to 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:

No, the project is not expected to increase the quality and type of solid waste.

- 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:

Power is supplied through the Los Angeles Department of Power and Water. Anticipated energy usage per day is 184kWh. The project's anticipate energy needs are consistent with it's retail use, and no more energy is expected for the project site than a traditional retail business.

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, the project will not result in the expansion of the existing footprint, which is a developed and operational private commercial development.

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.*

N/A

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).*

N/A

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.

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

Bureau of Cannabis Control
Project-Specific Information Form

(To be completed by applicant – attach additional sheets as needed)

If a previously certified or adopted environmental document is not available or does not exist, you must submit a completed Project-Specific Information Form. The Bureau of Cannabis Control (Bureau) will use this form to determine whether the project has the potential to generate significant adverse environmental impacts that might require preparation of a CEQA document or the need for additional information. (Cal. Code Regs., tit. 14, § 15060(a) [CEQA Guidelines].).

Please provide detailed responses to the items below. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your application. Applicants must complete this form when the local jurisdiction from which they received authorization to conduct commercial cannabis activity did not certify a CEQA document.

Applicant Name: Resource Referral Services Inc.
Application Number: C10-18-0000367-APP
Local jurisdiction (city/county): North Hollywood / Los Angeles

SECTION A. PROJECT LOCATON AND SURROUNDING USES

1. Describe the project location including street address, city, county, Assessor's Parcel Number, major cross streets, general plan designation, zoning designation, and any other physical description that clearly indicates the project site location.

The project is located at 10842 Magnolia Blvd., N Hollywood, CA, 91601. The parcel number is 2419-008-056. The project is located in a C4-2D-CA zoning district and has a commercial use.
The legal description for the property is: TR=4466 E 12 FT EX OF ST LOT 8 AND EX OF ST LOT 9

2. Describe the surrounding land uses and zoning designations within one-half mile radius of the project and list the abutting land uses.

The property is located in a commercial area along a thoroughfare. The abutting land uses are commercial and residential, with a Ralphs on one side and an apartment complex on the other.
The surrounding area consists of a mix of commercial and residential uses.

3. Provide a vicinity map and aerial image to show the project location.

See attached.

4. Provide photographs, not larger than 8 ½ by 11 inches, of the of existing visual conditions as observed from the publicly accessible vantage point(s).

SECTION B: PROJECT DESCRIPTION

1. Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises.

The commercial cannabis activities occurring at the proposed premises consist of an
an adult-use and medicinal cannabis retailer.

2. Quantify the project size (total floor area of the project) in square feet and the lot size on which the project is located, in square feet.

The existing building is 3,640 sq. ft., and the lot on which the project is located is 15,090 sq ft.

3. List and describe any other related public agency permits and approvals, including any entitlements required for this project (e.g., those required by a planning commission, city council, board of supervisors, local air district, or regional water board).

Los Angeles DCR
Los Angeles Building and Safety
Los Angeles Fire Department
Water Control Resources Board

4. Identify whether the applicant is licensed by, or has applied for licensure from, the California Department of Food and Agriculture or the State Department of Public Health to engage in commercial cannabis activity at the proposed premises.

No, the applicant is not licensed by CDFA or CDPH. The applicant is licensed by BCC.

5. Explain whether any of the project activities will expand the existing footprint of the 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, the project activities will not expand the footprint of the existing facility nor will the project increase the amount of impervious surface or reduce any natural habitat.

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

The project will not increase the quantity and type of solid waste or hazardous waste that is generated or stored on-site.

7. 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.
N/A

8. List the water source(s) and amount, in gallons, supplied for each indoor and outdoor commercial cannabis activity at the project site. Identify the wastewater treatment system (e.g., septic, aerobic or lagoons) used for the project site.

The water source is the Los Angeles Department of Water & Power. Average usage is 70 gallons per day. Waste water treatment is provided via the municipal utility provider, with no special septic aerobic, or lagoons used on the project site.

9. Estimate the number of anticipated employees onsite, occupancy during operating hours, frequency of deliveries or shipments originating to and from the project site, describe the anticipated transportation activity at the project site including the effects of the project related to public transit, bicycle, or pedestrian facilities.

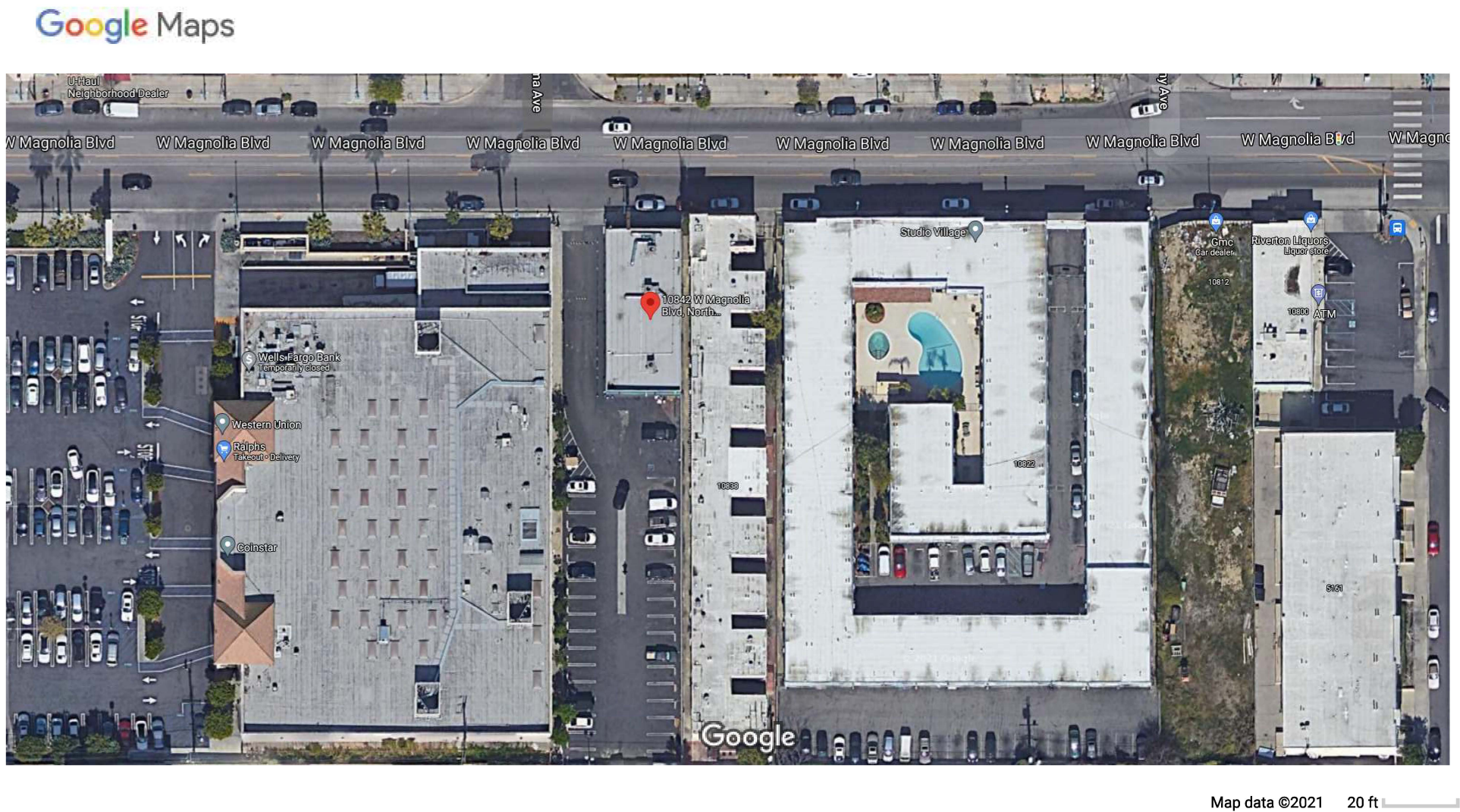
The project involves an anticipate 20 employees on-site, with expected capacity of an additional 20 customers at a time or 330 customers daily. Deliveries to the project site will occur four times per week(Monday-Thursday) and will consist of retail inventory. The project is not anticipate to effect public transit, bikes, or pedestrian facility.

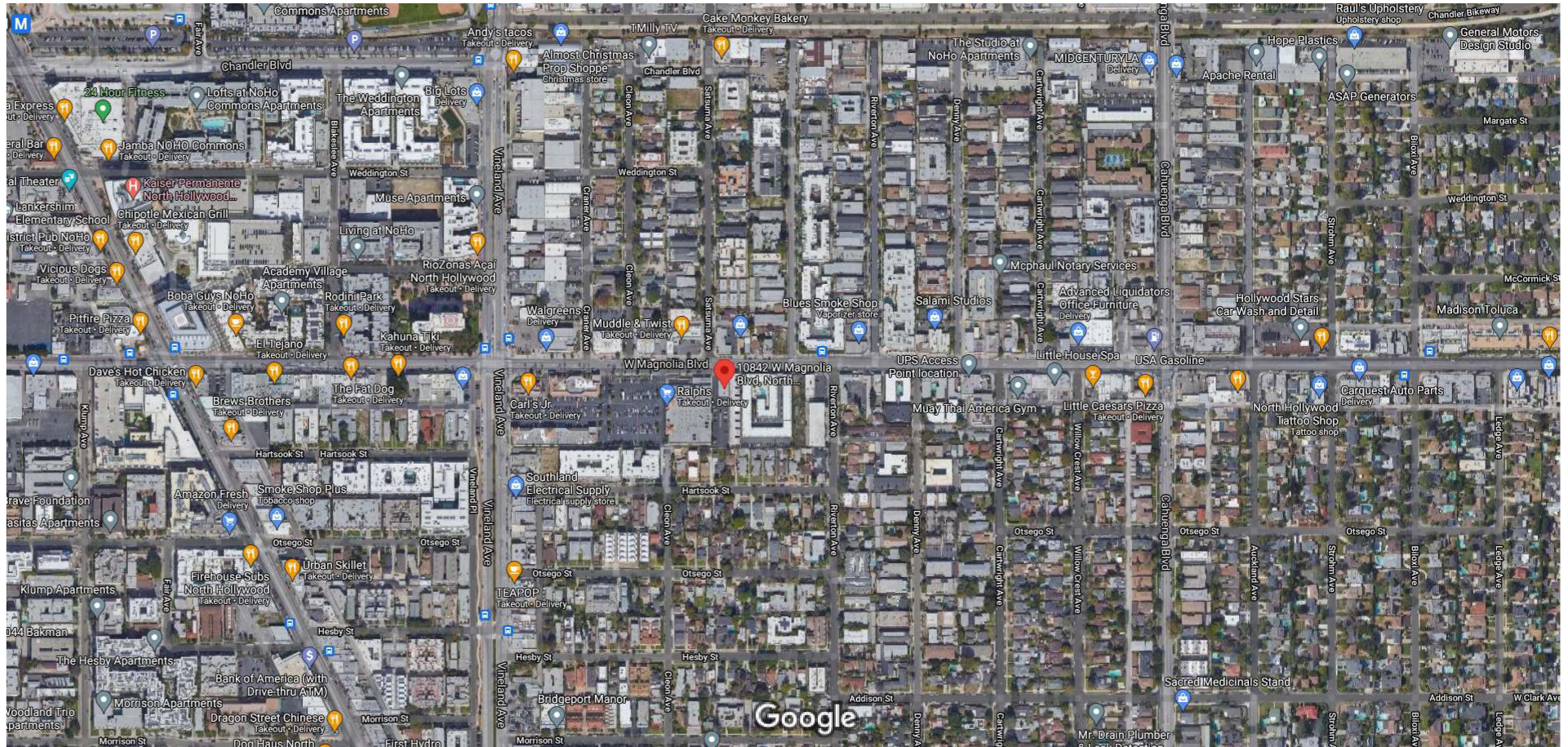
10. Describe the project’s anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resources.

Power is supplied through the Los Angeles Department of Power and Water. Anticipated energy usage per day is 184kWh. The project's anticipate energy needs are consistent with it's retail use, and no more energy is expected for the project site than a traditional retail business.

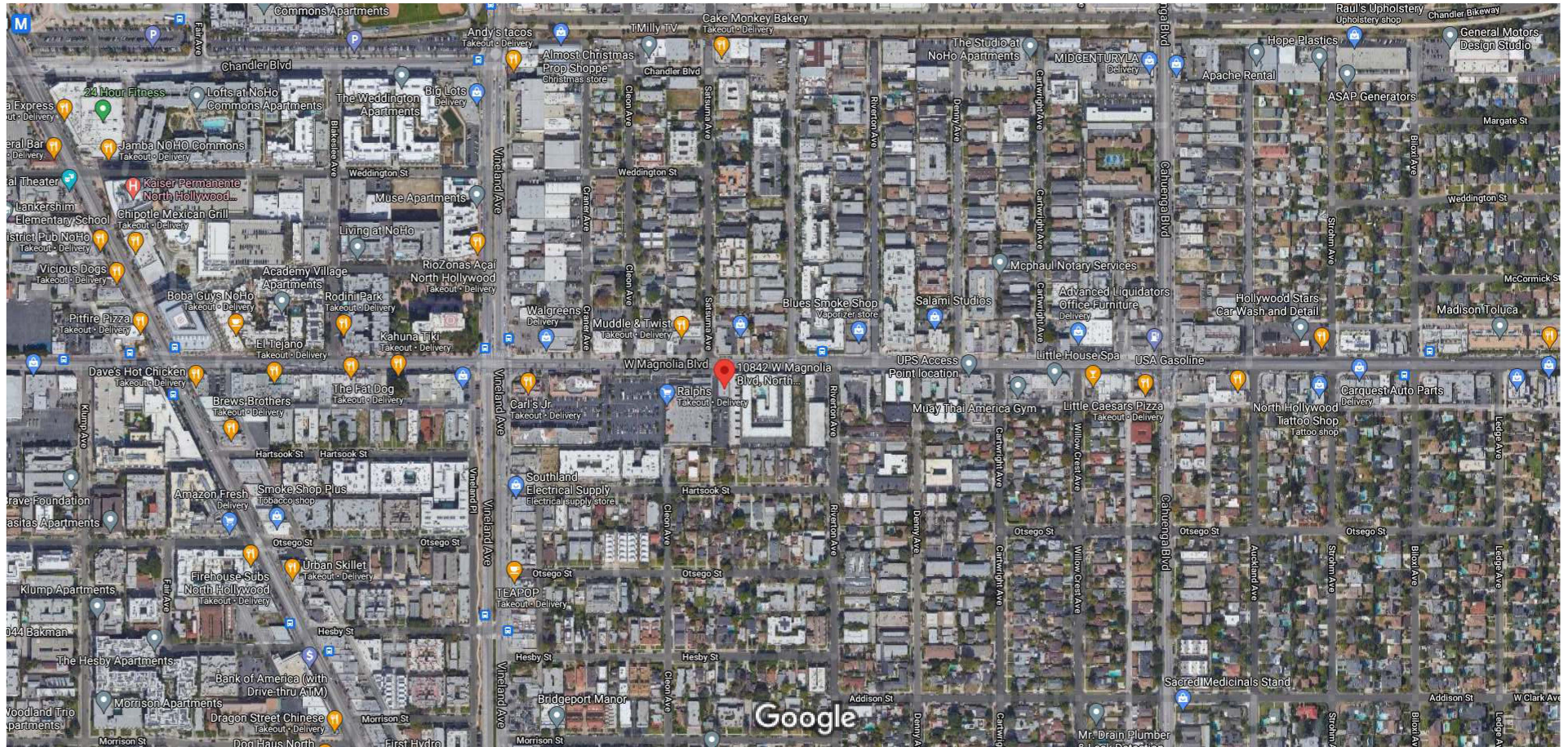
SECTION C: OTHER RELEVANT CEQA INFORMATION

Submit any other relevant CEQA documentation or information that will assist the Bureau in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant).





Map data ©2021 200 ft



Map data ©2021 200 ft

Google Maps 10843 W Magnolia Blvd

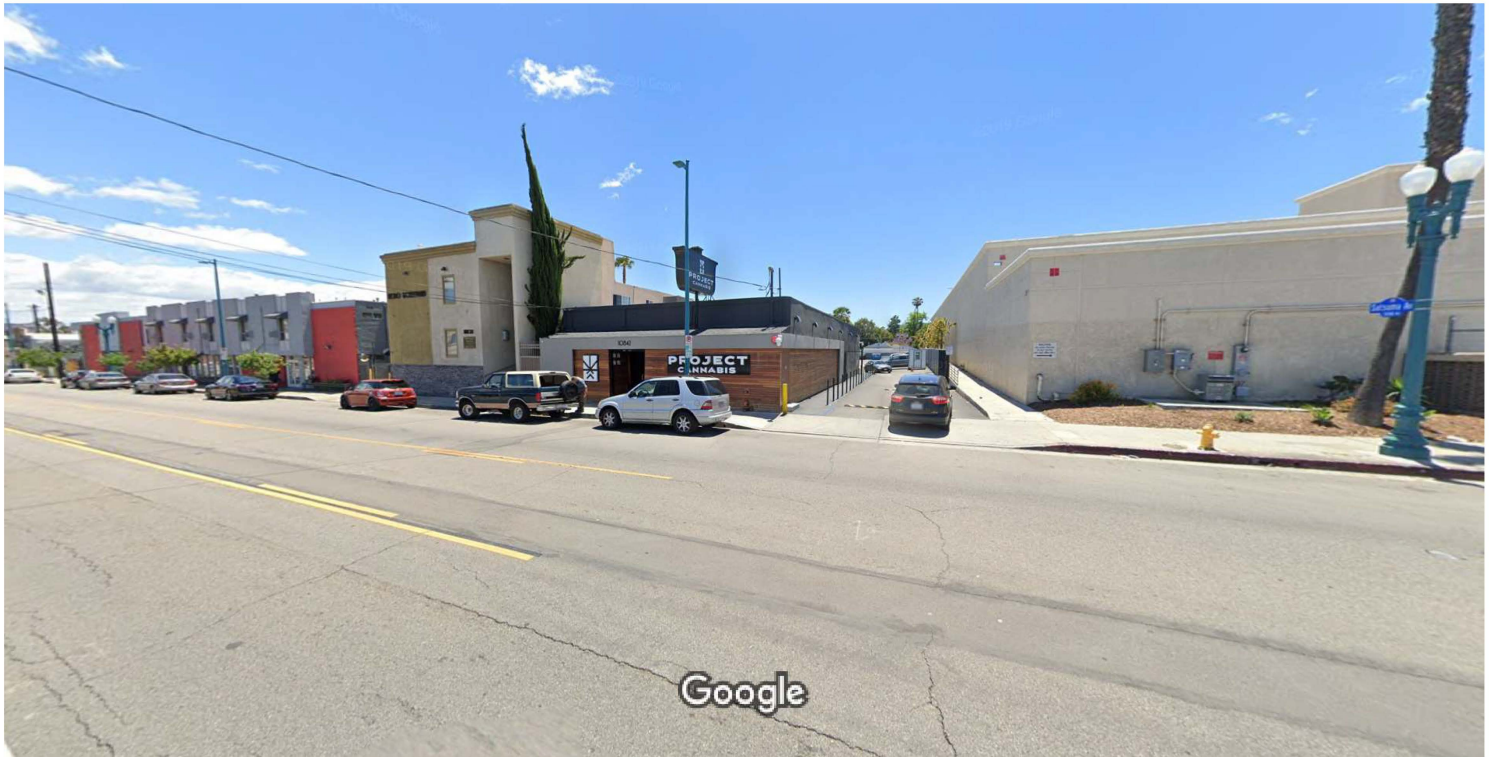
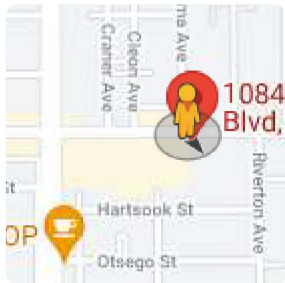


Image capture: May 2019 © 2021 Google

Los Angeles, California



Street View



Google Maps 10839 W Magnolia Blvd

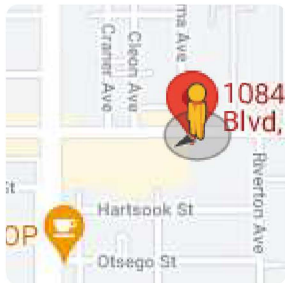


Image capture: May 2019 © 2021 Google

Los Angeles, California



Street View



**Bureau of Cannabis Control
CEQA Exemption Petition Form**

(To be completed by applicant – attach additional sheets as needed)

If a previously certified or adopted environmental document is not available or does not exist, you must submit a completed CEQA Exemption Petition Form to request that the Bureau of Cannabis Control (Bureau) consider whether the project is exempt from further CEQA review. You must also submit a completed Project-Specific Information Form to facilitate the processing of your application. The Bureau will use the Project-Specific Information Form to determine whether the project has the potential to generate significant adverse environmental impacts that may require preparation of a CEQA document or the need for additional information. (Cal. Code Regs., tit. 14, § 15060(a) [CEQA Guidelines]).

Please provide detailed responses to the items below. If more space is needed, additional pages may be added. Submit the completed form, attachments, and additional documents with your application for annual licensure. Missing, incomplete, or inconsistent information may delay the processing of your application. Applicants must complete this form to request the Bureau of Cannabis Control (Bureau) to consider whether the project is exempt from further California Environmental Quality Act (CEQA) review when the local jurisdiction from which they received authorization to conduct commercial cannabis activity did not certify a CEQA document.

Applicant Name: C10-18-0000367-APP

Application Number: North Hollywood / Los Angeles

Local jurisdiction (city/county): North Hollywood/ Los Angeles

Justification for categorical exemption (refer the partial list of categorical exemptions provided below)

Class: 1 Category: Existing Facilities

Explanation of how the project fits the exemption indicated above:

The project site consists of an existing facility that complies with all current city rules and regulations for zoning, permitting, and use. No expansion of the building or use beyond the building structure is contemplated.

The undersigned hereby requests that the Bureau consider whether the proposed activities are exempt from further environmental review pursuant to the California Environmental Quality Act, as amended. In completing this request, the applicant is affirming the applicant's belief that no significant environmental impact will result from the proposed project.

Cameron Wald

Applicant Signature

Cameron Wald

(Applicant Printed Name)

7/22/21

(Date)

Partial List of Categorical Exemptions under CEQA

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

Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 2	Replacement or Reconstruction	Consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced with a new structure of substantially the same size, purpose, and capacity. (Cal. Code Regs., tit. 14, § 15302.)
Class 3	New Construction or Conversion of Small Structures	Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 5	Minor Alterations in Land Use Limitations	Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. (Cal. Code Regs., tit. 14, § 15305.)
Class 15	Minor Land Divisions	Consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. (Cal. Code Regs., tit. 14, § 15315.)
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

3/19/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10842 W MAGNOLIA BLVD
10844 W MAGNOLIA BLVD

ZIP CODES

91601

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2018-3723-GPA-ZC-CDO-BL-CA
CPC-2013-3169
CPC-2003-3256-ICO
CPC-1994-42-SUD
ORD-175631
ORD-170549
ORD-162937-SA640
ZA-1985-117
ZA-14074
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2018-3724-EIR
ENV-2013-3170-CE
CPC-2003-3256-ICO

Address/Legal Information

PIN Number	171B173 641
Lot/Parcel Area (Calculated)	15,060.9 (sq ft)
Thomas Brothers Grid	PAGE 563 - GRID A2
Assessor Parcel No. (APN)	2419008056
Tract	TR 4466
Map Reference	M B 48-36
Block	None
Lot	FR 9
Arb (Lot Cut Reference)	None
Map Sheet	171B173

Jurisdictional Information

Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley APC
Neighborhood Council	NOHO NC
Council District	CD 2 - Adrin Nazarian
Census Tract #	1255.01000000
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	C4-2D-CA
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2512 Housing Element Sites ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval ZI-2535 Prior Housing Element Sites - Ministerial Approval
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	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
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	OC-3
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
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
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2419008056
APN Area (Co. Public Works)*	0.425 (ac)
Use Code	2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story
Assessed Land Val.	\$3,756,038
Assessed Improvement Val.	\$1,048,875
Last Owner Change	03/24/2025
Last Sale Amount	\$1,100,000
Tax Rate Area	42
Deed Ref No. (City Clerk)	4-213
	306381-2
	2565538
	2220972
	1968910
	1448299
	1176122-23
	1089277
Building 1	
Year Built	1951

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Building Class	D5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,640.0 (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: 2419008056]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.2394144
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No

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Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 2419008056]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.59
	Rezoning Sites 41
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1557
Fire Information	
Bureau	Valley
Battalion	14
District / Fire Station	60
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-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2018-3723-GPA-ZC-CDO-BL-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE CDO-COMMUNITY DESIGN OVERLAY DISTRICT BL-BUILDING LINE CA-CODE AMENDMENT
Project Description(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2003-3256-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	AN INTERIM CONTROL ORDINANCE (ICO) TO PROHIBIT THE ISSUANCE OF PERMITS FOR ALL NEW AND/OR EXPANDING AUTO-RELATED USES FOR COMMERCIAL ZONED PROPERTIES WITHIN THE NORTH HOLLYWOOD ICO AREA (SEE MAP).
Case Number:	CPC-1994-42-SUD
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
Project Description(s):	ESTABLISH A COMMERCIAL AND ARTCRAFT DISTRICT WITHIN THE NORTH HOLLYWOOD COMMUNITY FOR THE AREAS GENERALLY BOUNDED BY CUMPTON STREET TO THE NORTH, CAHUENGA BOULEVARD TO THE EAST, CAMARILLO STREET TO THE SOUTH, AND TUJUNGA AVENUE TO THE WEST
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-3724-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2003-3256-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	AN INTERIM CONTROL ORDINANCE (ICO) TO PROHIBIT THE ISSUANCE OF PERMITS FOR ALL NEW AND/OR EXPANDING AUTO-RELATED USES FOR COMMERCIAL ZONED PROPERTIES WITHIN THE NORTH HOLLYWOOD ICO AREA (SEE MAP).

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DATA NOT AVAILABLE

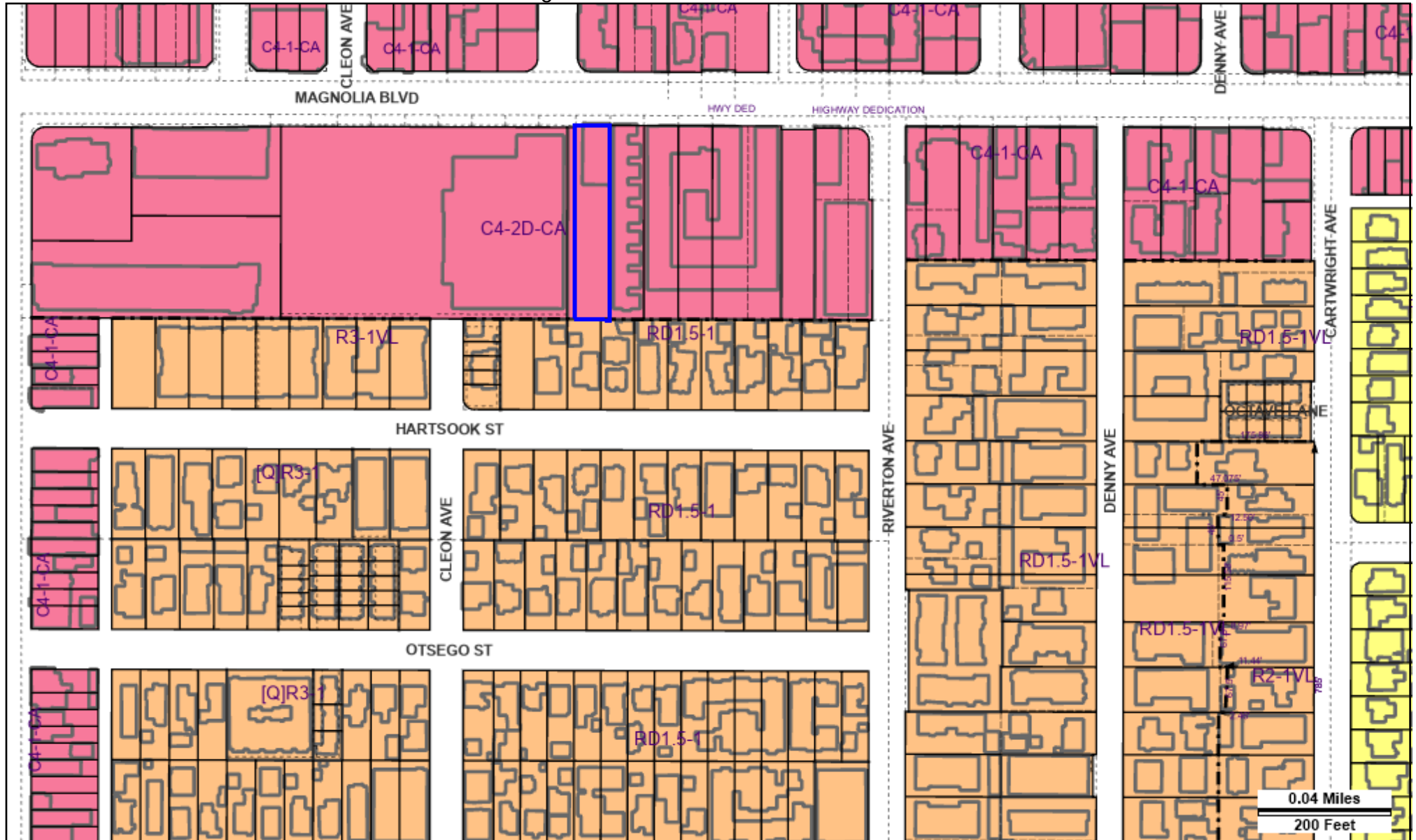
ORD-175631

ORD-170549

ORD-162937-SA640

ZA-1985-117

ZA-14074



Address: 10842 W MAGNOLIA BLVD

Tract: TR 4466

Zoning: C4-2D-CA

APN: 2419008056

Block: None

General Plan: Community Commercial

PIN #: 171B173 641

Lot: FR 9

Arb: None



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

PARKING

	Parking Buffer
---	----------------

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

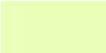
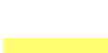
	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

MIXED INCOME INCENTIVE PROGRAM (MIIP)

- TRANSIT ORIENTED INCENTIVE AREAS (TOIA)**
-  T-1
-  T-2
-  T-3
-  Outside of TOIA
- OPPORTUNITY CORRIDORS (OC)**
-  OC-1
-  OC-2
-  OC-3
- CORRIDOR TRANSITION INCENTIVE AREAS (CT)**
-  CT-1
-  CT-2
-  CT-3

OTHER SYMBOLS

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

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE-PRESIDENT

ADAM BIERMAN
ANTON FARMBY
OLIVIA MCGOVERN

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

DCR Core Record No.:	110067
Applicant Name:	Resource Referral Services, Inc.
DCR Record No. / Activities Requested:	LA-R-26-110067-ANN / Retail w/ on-site sales (Type 10)
Proposed Project:	The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	10842 West Magnolia Boulevard North Hollywood, CA 91601
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	2 NoHo - North Hollywood - Valley Village C4-2D-CA
LAMC Section / "Phase":	LAMC 104.07 / Phase 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	No No
Social Equity Applicant / Ownership %:	No
Environmental Analysis/Clearance: ENV-110067-ANN	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 10842 Magnolia Boulevard, North Hollywood, CA 91601 a parcel zoned for Community Commercial purposes. After an ownership modification replacing the previous owners of Resource Referral Services, Inc. was completed, the Applicant was issued Temporary Approval by DCR with an effective date of September 22, 2025. 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 Annual License, #C10-0000130-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 4, 2026. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

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.

COMMUNITY INPUT:

On or about February 25, 2026, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on March 17, 2026. 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.

DCR received one (1) oral testimony on this application, which was in favor of the application. The one comment in favor of the application was from the owner of the business. The owner described the business as family owned and operated and very involved within its community of North Hollywood - from the nearby residents to municipal departments and staff, who they state have been very supportive and engaged.

DCR received zero (0) written testimony on this application.

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

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

COMPLIANCE REVIEW:

DCR has not recently performed a compliance inspection for this Applicant. However, this business shall be subject to multiple, future inspections by DCR and several other agencies prior to the receipt of an Operating Permit. An Operating Permit is the final authorization from DCR to conduct Commercial Cannabis Activity, and is issued only after a licensee has passed a Final Inspection by DCR, and obtained all permits, clearances, or other authorizations required by law, which may include a Certificate of Occupancy from the Los Angeles Department of Building and Safety, clearance from the Los Angeles Fire Department and/or permit from the Los Angeles County Department of Public Health.

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;
- 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.

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) Annual License Application to an Annual License to be located on an existing site zoned for Community Commercial, C4-2D-CA at 10842 West Magnolia Boulevard (Assessor's Parcel Number 2419-008-056). 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 7:00 a.m. to 9:45 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Community Commercial/C4-2D-CA

Surrounding Land Use/Zoning Designations

Community Commercial / C4-1-CA

Low Medium II Residential / RD1.5-1

Subject Property

The subject site is a fully developed lot within the North Hollywood - Valley Village Community Plan Area. The lot is approximately 292 feet deep and a width of 52 feet along Magnolia Boulevard. The site is currently developed with a 2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, CocktailLounge, Tavern - One Story building, built in 1951 proposed to be maintained.

The site has a Community Commercial land-use designation and is zoned C4-2D-CA. The site is located within Council District 2, NoHo 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 retail and restaurant uses within 200 feet of the site. The immediate area along Magnolia Boulevard is predominantly developed with Community Commercial uses, zoned C4-1-CA, Low Medium II Residential, zoned RD1.5-1 and, Low Medium II Residential uses, zoned RD1.5-1. (See Exhibit A)

CEQA Findings

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 15,060.9 gross square feet, zoned C4-2D-CA with a 2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, CocktailLounge, Tavern - One Story building originally constructed in 1951. 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 15,060.9 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Community Commercial, Low Medium II Residential; and, Low Medium II Residential, and developed with a mix of commercial retail and restaurant buildings, grocery, and mixed-use residential along Magnolia Boulevard between Vineland Avenue and Riverton Avenue.

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.

Ryan Solis, Senior Management Analyst II
Department of Cannabis Regulation

March 25, 2026
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): ~~XX/XX/XXXX~~ 09/23/2025Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: ~~LA-R-24-10067-ANN~~ LA-R-26-110067-ANNApplicant Entity Name: Resource Referral Services, Inc.License Type(s): RetailBusiness Premises Location: 10842 Magnolia Boulevard, N Hollywood, CA 91601County: Los Angeles Assessor's Parcel Number (APN): 2419008056Council District: CD 2 Neighborhood Council: NoHoCommunity Plan Area: North Hollywood - Valley VillageZoning: C4-2D-CA Specific Plan Area: NoneGeneral Plan Land Use: Community Commercial Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: None Historic Preservation Review: NoLAPD Division/Station: North Hollywood LAFD District/Fire Station: 60

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.orgwww.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.*

Project is a Class 1 exemption for an existing facility. The project is an existing cannabis business (cannabis retailer) in an entirely developed commercial building. Project is limited to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private developed commercial structure. No expansion of existing structures or development of new structures is contemplated.

Project is located in a community commercial area and is surrounded by other commercial and mixed uses.

Categorical Exemption Evaluation Form

Class 1: Existing Facilities

1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose? ☒ Yes ☐ No

Provide details of current or prior operation(s). Cite source(s) of information.

The project is an existing cannabis business in an entirely developed commercial building. Business has operated with this use at the same site for multiple years.

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

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

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

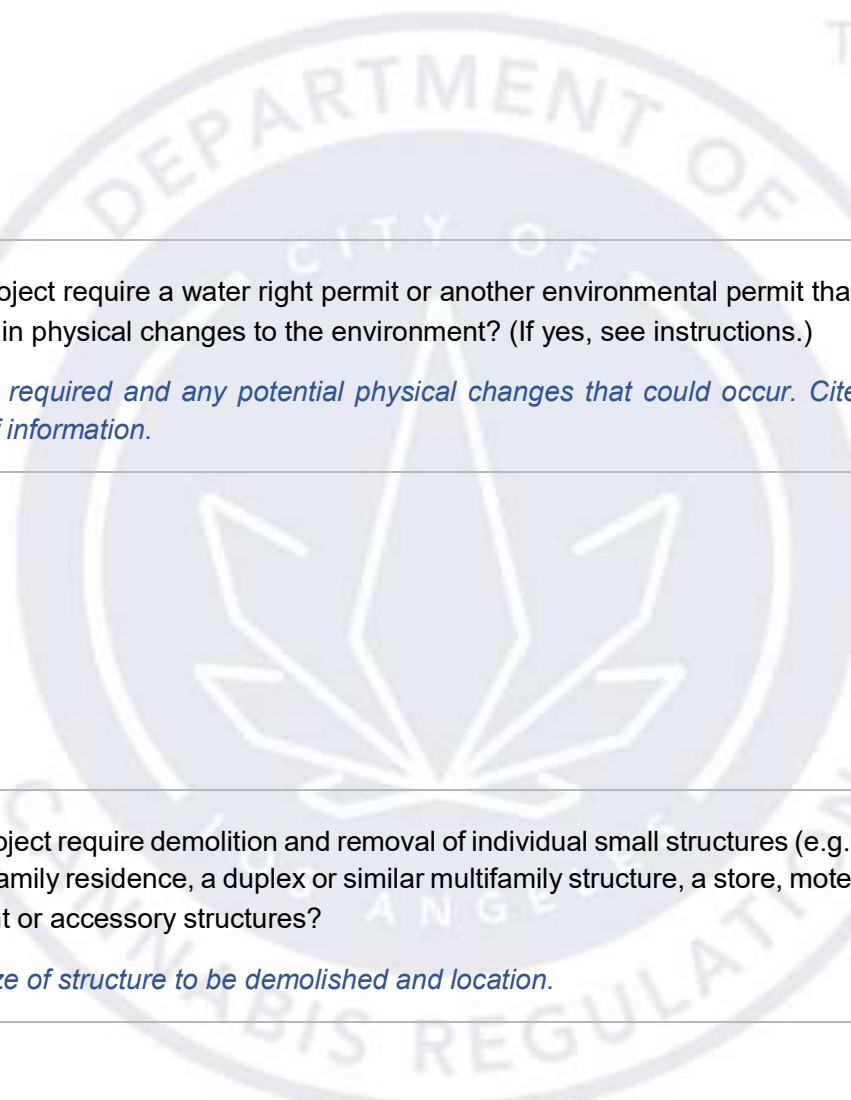
4. Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)? ☐ Yes ☐ No

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

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

☐ Yes ☐ No

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



TM

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

Describe size of structure to be demolished and location.

N/A

Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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

N/A

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

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

N/A

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

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

N/A

Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

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

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

☐ Yes ☒ No

Cite source(s) of information.

FOR SITES IN URBANIZED AREAS

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less?

☐ Yes ☐ No

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



5. Is the parcel zoned for the proposed use?

☐ Yes ☐ No

Cite source(s) of information.



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

☐ Yes ☐ No

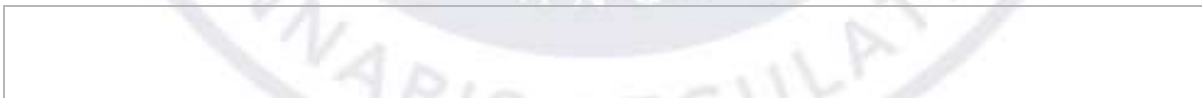
Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.



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

☐ Yes ☐ No

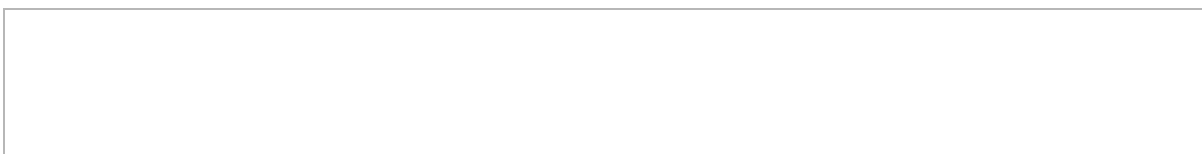
List all services and facilities provided. Cite source(s) of information.



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.

N/A

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

☐ Yes ☒ No

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

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.

N/A

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

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

N/A

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

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

N/A

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

Cite source(s) of information.

N/A

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

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

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.



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.



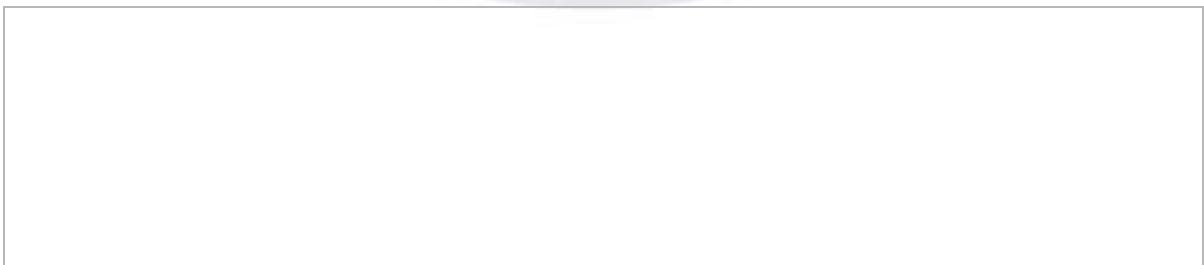
- b. Is the project site substantially surrounded by urban uses? ☐ Yes ☒ No

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

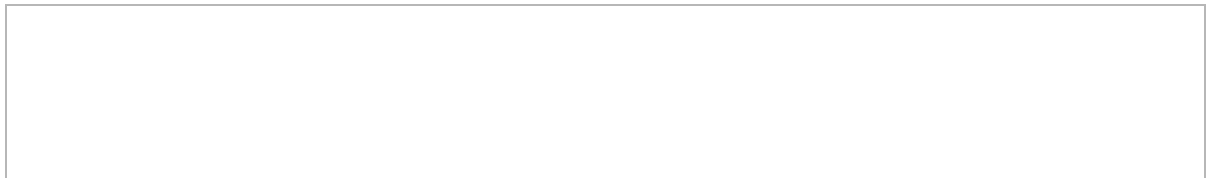
Describe the type of hazardous site (if applicable). Cite source(s) of information.



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

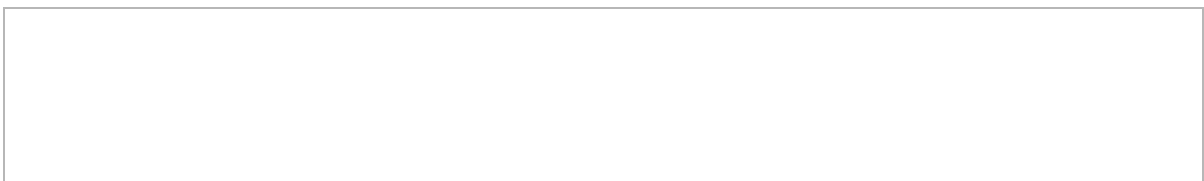
Provide details, if needed. Cite source(s) of information.



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 PetitionClass: 1 Category: Existing Facility

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

Project is a Class 1 Category Existing Facilities. The site is an existing, operational licensed cannabis retailer in an entirely developed commercial building. Scope of project limited to operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structure.

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

BCC-LIC-025; Assessor's website and parcel information, utility information and bills for site, existing permits.

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

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

Project is located at 10842 Magnolia Boulevard, N Hollywood, CA 91601. The parcel number is 2419-008-056. The legal description for the property is: TR=4466 E 12 FT EX OF ST LOT 8 AND EX OF ST LOT 9

- (b) Existing Land Uses/Zoning: *Describe the current land uses on the project site and any existing buildings and structures. Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

The project is located in a C4-2D-CA zoning district and has a commercial use. The project is located in a shopping area adjacent to a grocery store and other retail/general commercial uses.

- (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.

Site is an active retail cannabis facility and has been for multiple years.

- (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.

Site is an active, currently operational cannabis retailer. No expansion of this use, or the existing structure is anticipated or pursued as part of project.

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

3. Project Operations/Description. Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information.

- (a) Activities Occurring Onsite: *Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).*

The project is an existing cannabis business in an entirely developed commercial building. Cannabis activities are solely the retail sale of commercial cannabis and the site operates between the hours of 7 am to 9:45pm each day.

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

There are no additional cannabis operations existing or proposed by the same or different business on the existing property.

- (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 existing building is 3,640 sq. ft., and the lot on which the project is located is 15,090 sq ft.

- (d) State License: *Identify whether the applicant is licensed by, or has applied for licensure from, the California Department of Cannabis Control to engage in commercial cannabis activity at the proposed premises.*

Yes, Department of Cannabis Control license no. C10-0000130-LIC & C10-18-0000367-APP

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

Hours of operations are 7 am to 9:45pm each day.

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

The site employees approximately 20 total employees - with 9-12 employee on the clock throughout out the day; approx. 4-6 employees will be present during a single shift depending on hours and customer demand. Over the past 120 days, store has experienced average of 250 customer visits per day.

- (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.*

Deliveries to the project site are expected to occur four times per week (Monday-Thursday) during operating business hours.

- (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 is the Los Angeles Department of Water & Power. Average usage is 70 gallons per day. Waste water treatment is provided via the municipal utility provider, with no special septic aerobic, or lagoons used on the project site. No new or amended water rights need to be obtained.

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

City waste water collection facilities

4. Environmental Setting:

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

N/A

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

N/A

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

N/A

- (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):

N/A

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

N/A

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

N/A

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

N/A

- (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:

No hazardous materials to 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:

No, the project is not expected to increase the quality and type of solid waste.

- 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:

Power is supplied through the Los Angeles Department of Power and Water. Anticipated energy usage per day is 184kWh. The project's anticipate energy needs are consistent with it's retail use, and no more energy is expected for the project site than a traditional retail business.

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, the project will not result in the expansion of the existing footprint, which is a developed and operational private commercial development.

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.*

N/A

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).*

N/A

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.

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

Bureau of Cannabis Control
Project-Specific Information Form

(To be completed by applicant – attach additional sheets as needed)

If a previously certified or adopted environmental document is not available or does not exist, you must submit a completed Project-Specific Information Form. The Bureau of Cannabis Control (Bureau) will use this form to determine whether the project has the potential to generate significant adverse environmental impacts that might require preparation of a CEQA document or the need for additional information. (Cal. Code Regs., tit. 14, § 15060(a) [CEQA Guidelines].).

Please provide detailed responses to the items below. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your application. Applicants must complete this form when the local jurisdiction from which they received authorization to conduct commercial cannabis activity did not certify a CEQA document.

Applicant Name: Resource Referral Services Inc.
Application Number: C10-18-0000367-APP
Local jurisdiction (city/county): North Hollywood / Los Angeles

SECTION A. PROJECT LOCATON AND SURROUNDING USES

1. Describe the project location including street address, city, county, Assessor's Parcel Number, major cross streets, general plan designation, zoning designation, and any other physical description that clearly indicates the project site location.

The project is located at 10842 Magnolia Blvd., N Hollywood, CA, 91601. The parcel number is 2419-008-056. The project is located in a C4-2D-CA zoning district and has a commercial use.
The legal description for the property is: TR=4466 E 12 FT EX OF ST LOT 8 AND EX OF ST LOT 9

2. Describe the surrounding land uses and zoning designations within one-half mile radius of the project and list the abutting land uses.

The property is located in a commercial area along a thoroughfare. The abutting land uses are commercial and residential, with a Ralphs on one side and an apartment complex on the other.
The surrounding area consists of a mix of commercial and residential uses.

3. Provide a vicinity map and aerial image to show the project location.

See attached.

4. Provide photographs, not larger than 8 ½ by 11 inches, of the of existing visual conditions as observed from the publicly accessible vantage point(s).

SECTION B: PROJECT DESCRIPTION

1. Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises.

The commercial cannabis activities occurring at the proposed premises consist of an
an adult-use and medicinal cannabis retailer.

2. Quantify the project size (total floor area of the project) in square feet and the lot size on which the project is located, in square feet.

The existing building is 3,640 sq. ft., and the lot on which the project is located is 15,090 sq ft.

3. List and describe any other related public agency permits and approvals, including any entitlements required for this project (e.g., those required by a planning commission, city council, board of supervisors, local air district, or regional water board).

- Los Angeles DCR
- Los Angeles Building and Safety
- Los Angeles Fire Department
- Water Control Resources Board

4. Identify whether the applicant is licensed by, or has applied for licensure from, the California Department of Food and Agriculture or the State Department of Public Health to engage in commercial cannabis activity at the proposed premises.

No, the applicant is not licensed by CDFA or CDPH. The applicant is licensed by BCC.

5. Explain whether any of the project activities will expand the existing footprint of the 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, the project activities will not expand the footprint of the existing facility nor will the project increase the amount of impervious surface or reduce any natural habitat.

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

The project will not increase the quantity and type of solid waste or hazardous waste that is generated or stored on-site.

7. 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.
N/A

8. List the water source(s) and amount, in gallons, supplied for each indoor and outdoor commercial cannabis activity at the project site. Identify the wastewater treatment system (e.g., septic, aerobic or lagoons) used for the project site.

The water source is the Los Angeles Department of Water& Power. Average usage is 70 gallons per day. Waste water treatment is provided via the municipal utility provider, with no special septic aerobic, or lagoons used on the project site.

9. Estimate the number of anticipated employees onsite, occupancy during operating hours, frequency of deliveries or shipments originating to and from the project site, describe the anticipated transportation activity at the project site including the effects of the project related to public transit, bicycle, or pedestrian facilities.

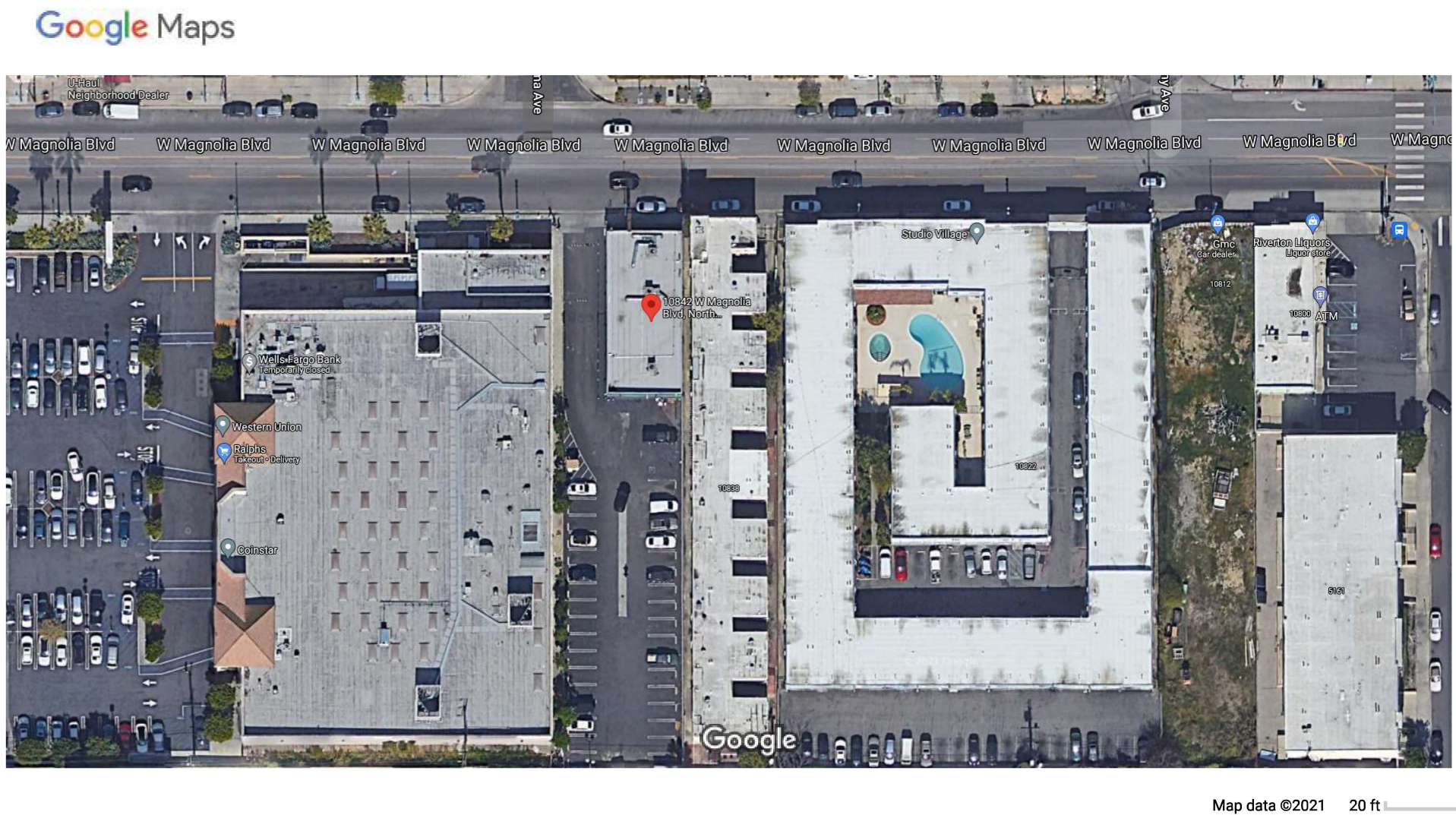
The project involves an anticipate 20 employees on-site, with expected capacity of an additional 20 customers at a time or 330 customers daily. Deliveries to the project site will occur four times per week(Monday-Thursday) and will consist of retail inventory. The project is not anticipate to effect public transit, bikes, or pedestrian facility.

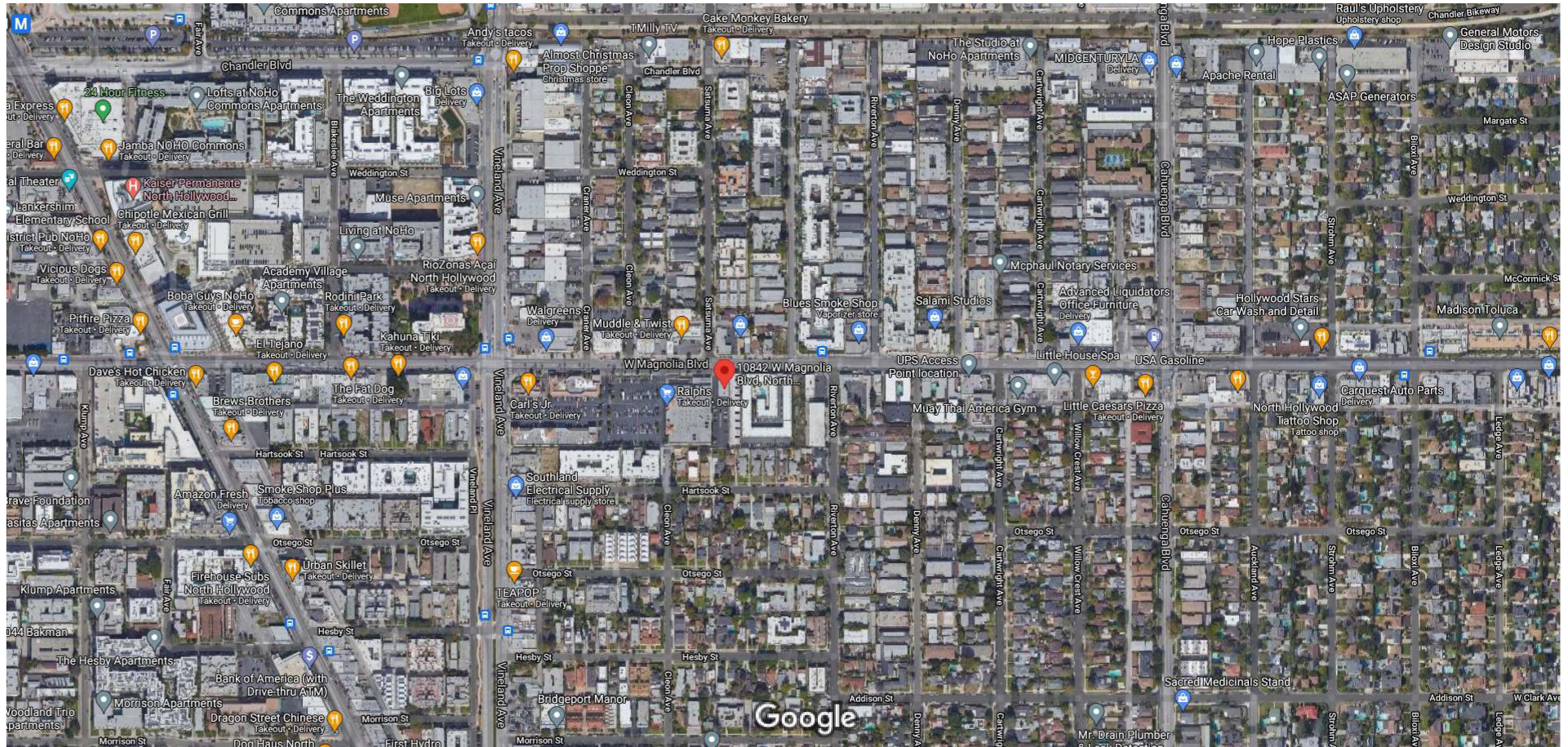
10. Describe the project’s anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resources.

Power is supplied through the Los Angeles Department of Power and Water. Anticipated energy usage per day is 184kWh. The project's anticipate energy needs are consistent with it's retail use, and no more energy is expected for the project site than a traditional retail business.

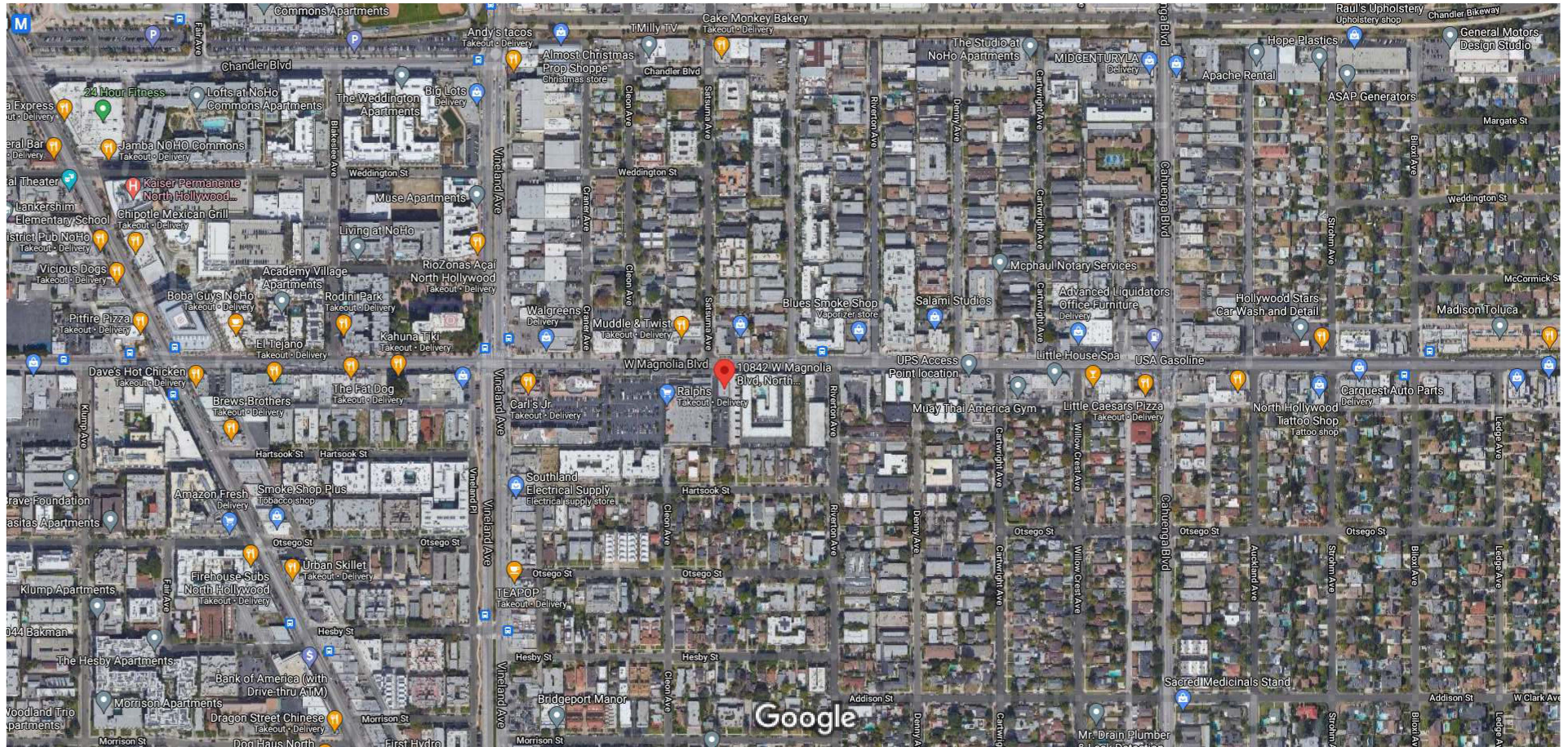
SECTION C: OTHER RELEVANT CEQA INFORMATION

Submit any other relevant CEQA documentation or information that will assist the Bureau in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant).





Map data ©2021 200 ft



Map data ©2021 200 ft

Google Maps 10843 W Magnolia Blvd

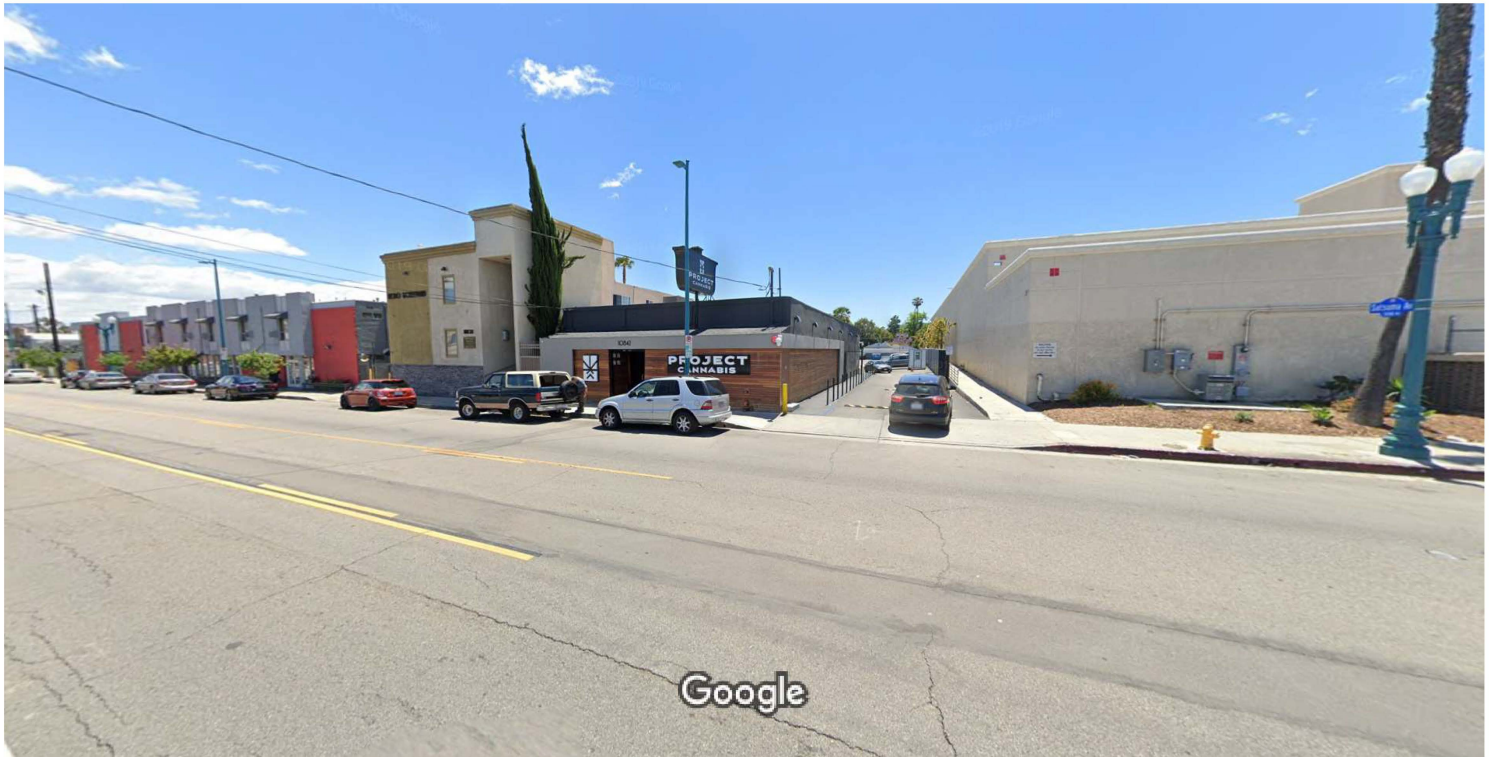
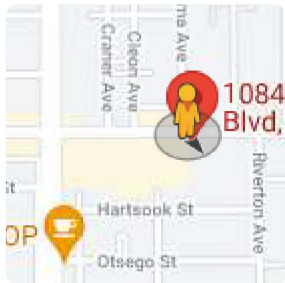


Image capture: May 2019 © 2021 Google

Los Angeles, California



Street View



Google Maps 10839 W Magnolia Blvd

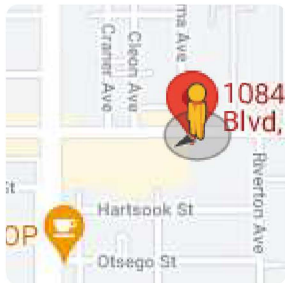


Image capture: May 2019 © 2021 Google

Los Angeles, California



Street View



**Bureau of Cannabis Control
CEQA Exemption Petition Form**

(To be completed by applicant – attach additional sheets as needed)

If a previously certified or adopted environmental document is not available or does not exist, you must submit a completed CEQA Exemption Petition Form to request that the Bureau of Cannabis Control (Bureau) consider whether the project is exempt from further CEQA review. You must also submit a completed Project-Specific Information Form to facilitate the processing of your application. The Bureau will use the Project-Specific Information Form to determine whether the project has the potential to generate significant adverse environmental impacts that may require preparation of a CEQA document or the need for additional information. (Cal. Code Regs., tit. 14, § 15060(a) [CEQA Guidelines]).

Please provide detailed responses to the items below. If more space is needed, additional pages may be added. Submit the completed form, attachments, and additional documents with your application for annual licensure. Missing, incomplete, or inconsistent information may delay the processing of your application. Applicants must complete this form to request the Bureau of Cannabis Control (Bureau) to consider whether the project is exempt from further California Environmental Quality Act (CEQA) review when the local jurisdiction from which they received authorization to conduct commercial cannabis activity did not certify a CEQA document.

Applicant Name: C10-18-0000367-APP

Application Number: North Hollywood / Los Angeles

Local jurisdiction (city/county): North Hollywood/ Los Angeles

Justification for categorical exemption (refer the partial list of categorical exemptions provided below)

Class: 1 Category: Existing Facilities

Explanation of how the project fits the exemption indicated above:

The project site consists of an existing facility that complies with all current city rules and regulations for zoning, permitting, and use. No expansion of the building or use beyond the building structure is contemplated.

The undersigned hereby requests that the Bureau consider whether the proposed activities are exempt from further environmental review pursuant to the California Environmental Quality Act, as amended. In completing this request, the applicant is affirming the applicant's belief that no significant environmental impact will result from the proposed project.

Cameron Wald
Applicant Signature

Cameron Wald
(Applicant Printed Name)

7/22/21
(Date)

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.

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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 5	Minor Alterations in Land Use Limitations	Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. (Cal. Code Regs., tit. 14, § 15305.)
Class 15	Minor Land Divisions	Consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. (Cal. Code Regs., tit. 14, § 15315.)
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

3/19/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10842 W MAGNOLIA BLVD
10844 W MAGNOLIA BLVD

ZIP CODES

91601

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2018-3723-GPA-ZC-CDO-BL-CA
CPC-2013-3169
CPC-2003-3256-ICO
CPC-1994-42-SUD
ORD-175631
ORD-170549
ORD-162937-SA640
ZA-1985-117
ZA-14074
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2018-3724-EIR
ENV-2013-3170-CE
CPC-2003-3256-ICO

Address/Legal Information

PIN Number	171B173 641
Lot/Parcel Area (Calculated)	15,060.9 (sq ft)
Thomas Brothers Grid	PAGE 563 - GRID A2
Assessor Parcel No. (APN)	2419008056
Tract	TR 4466
Map Reference	M B 48-36
Block	None
Lot	FR 9
Arb (Lot Cut Reference)	None
Map Sheet	171B173

Jurisdictional Information

Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley APC
Neighborhood Council	NOHO NC
Council District	CD 2 - Adrin Nazarian
Census Tract #	1255.01000000
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	C4-2D-CA
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2512 Housing Element Sites ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval ZI-2535 Prior Housing Element Sites - Ministerial Approval
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	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
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	OC-3
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
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
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2419008056
APN Area (Co. Public Works)*	0.425 (ac)
Use Code	2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story
Assessed Land Val.	\$3,756,038
Assessed Improvement Val.	\$1,048,875
Last Owner Change	03/24/2025
Last Sale Amount	\$1,100,000
Tax Rate Area	42
Deed Ref No. (City Clerk)	4-213
	306381-2
	2565538
	2220972
	1968910
	1448299
	1176122-23
	1089277
Building 1	
Year Built	1951

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Building Class	D5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,640.0 (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: 2419008056]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.2394144
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No

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Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 2419008056]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.59
	Rezoning Sites 41
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1557
Fire Information	
Bureau	Valley
Battalion	14
District / Fire Station	60
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-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2018-3723-GPA-ZC-CDO-BL-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE CDO-COMMUNITY DESIGN OVERLAY DISTRICT BL-BUILDING LINE CA-CODE AMENDMENT
Project Description(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2003-3256-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	AN INTERIM CONTROL ORDINANCE (ICO) TO PROHIBIT THE ISSUANCE OF PERMITS FOR ALL NEW AND/OR EXPANDING AUTO-RELATED USES FOR COMMERCIAL ZONED PROPERTIES WITHIN THE NORTH HOLLYWOOD ICO AREA (SEE MAP).
Case Number:	CPC-1994-42-SUD
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
Project Description(s):	ESTABLISH A COMMERCIAL AND ARTCRAFT DISTRICT WITHIN THE NORTH HOLLYWOOD COMMUNITY FOR THE AREAS GENERALLY BOUNDED BY CUMPTON STREET TO THE NORTH, CAHUENGA BOULEVARD TO THE EAST, CAMARILLO STREET TO THE SOUTH, AND TUJUNGA AVENUE TO THE WEST
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-3724-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2003-3256-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	AN INTERIM CONTROL ORDINANCE (ICO) TO PROHIBIT THE ISSUANCE OF PERMITS FOR ALL NEW AND/OR EXPANDING AUTO-RELATED USES FOR COMMERCIAL ZONED PROPERTIES WITHIN THE NORTH HOLLYWOOD ICO AREA (SEE MAP).

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

DATA NOT AVAILABLE

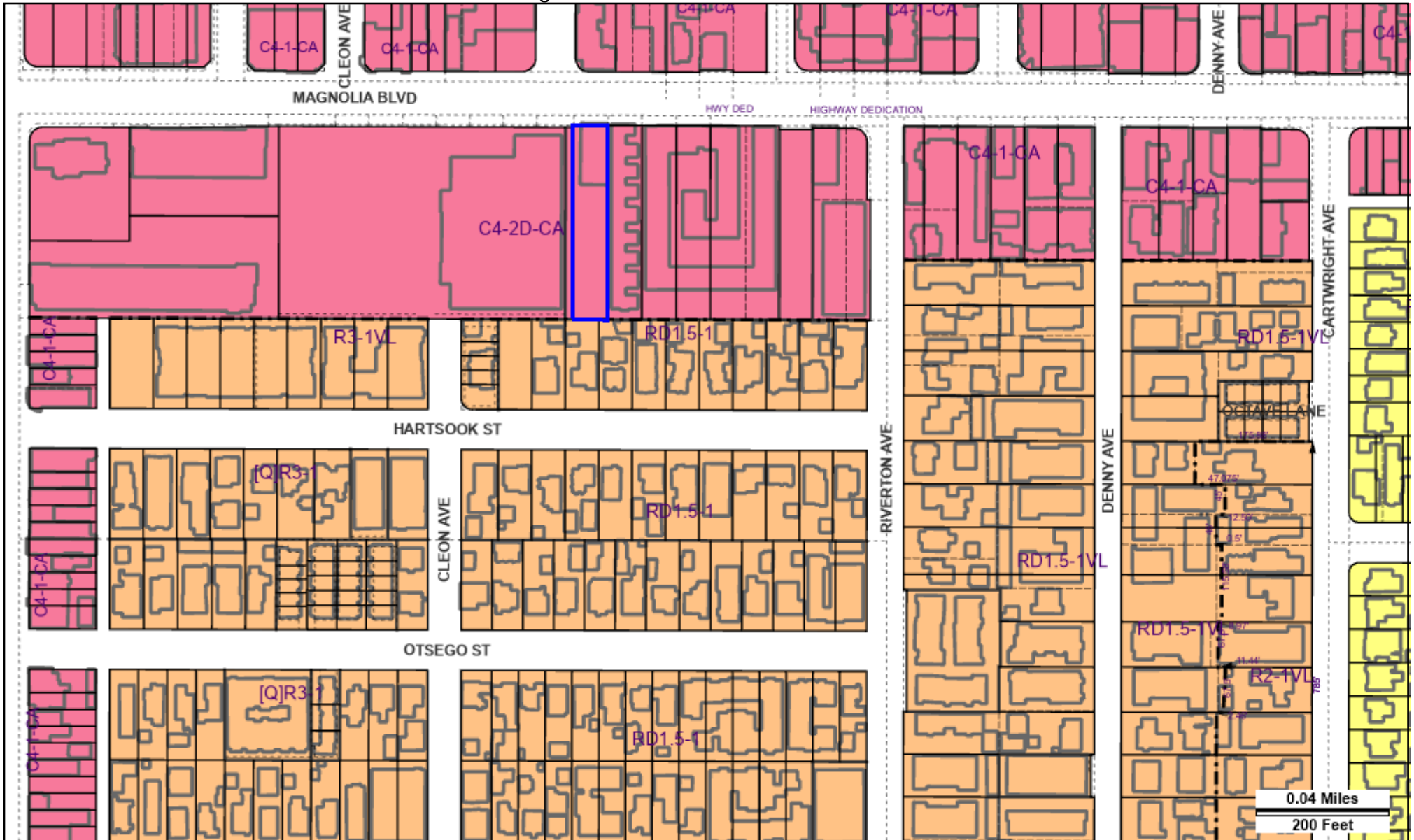
ORD-175631

ORD-170549

ORD-162937-SA640

ZA-1985-117

ZA-14074



Address: 10842 W MAGNOLIA BLVD

Tract: TR 4466

Zoning: C4-2D-CA

APN: 2419008056

Block: None

General Plan: Community Commercial

PIN #: 171B173 641

Lot: FR 9

Arb: None



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

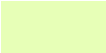
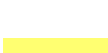
- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1 Tier 3
- Tier 2 Tier 4

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

WAIVER OF DEDICATION
OR IMPROVEMENT

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

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

- T-1 T-2 T-3 Outside of TOIA

OPPORTUNITY CORRIDORS (OC)

- OC-1 OC-2 OC-3

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

- CT-1 CT-2 CT-3

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 | |