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. 311071

Project Applicant: Beverly Retail Partners

Project Location - Specific:

8430 Beverly Boulevard, Los Angeles, CA 90048 / Beverly Blvd and Croft Ave

Project Location - City: Los Angeles Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: Beverly Retail Partners

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

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

Reasons why project is exempt:

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

Lead Agency Contact Person: Jason Killeen Area Code/Telephone/Extension: (213) 978-0738

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ▪ Yes No

Signature: Ryan Solis for: Date: 09/10/2026 Title: Assistant Executive Director

▪ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

COUNTY CLERK'S USE

THIS NOTICE WAS POSTED

ON September 18 2026

UNTIL October 19 2026

REGISTRAR – RECORDER/COUNTY CLERK

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2026 200447

FILED
Sep 18 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CYNTHIA ESTRADA

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-26-311071-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of Cannabis Regulation)	ENV- 311071-ANN
PROJECT TITLE DCR CORE RECORD NO. 311071	COUNCIL DISTRICT 5

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
8430 Beverly Boulevard, Los Angeles, CA 90048 / Beverly Blvd and Croft Ave

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Retail sales of commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:
Beverly Retail Partners

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Jason Killeen	(213) 978-0738

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	STAFF TITLE
Jason Killeen Ryan Solis for:	Assistant Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED
Retail with on-site sales (Type 10)

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

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

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

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

http://cannabis.lacity.org

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

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

DCR Core Record No.:	311071
Applicant Name:	Beverly Retail Partners
DCR Record No. / Activities Requested:	LA-R-26-311071-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:	8430 Beverly Boulevard Los Angeles, CA 90048
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	5 Mid City West CC None Wilshire [Q]C2-1VL-0
LAMC Section / "Phase":	LAMC 104.06.1 / Phase 3 Retail Round 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: **Recent Compliance Inspection:**	No No
Social Equity Applicant / Ownership %:	Yes / 51%
Environmental Analysis/Clearance: ENV-311071-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 8430 Beverly Boulevard, Los Angeles, CA 90048 a parcel zoned for Neighborhood Office Commercial purposes. The Applicant seeks the approval of an Annual License Application from the Cannabis Regulation Commission under DCR Core Record No. 311071 after completing an entity substitution by transferring the ownership from 8430BEV, LLC to Beverly Retail Partners. The original Annual License Application under DCR Core Record No. 310071 was approved by the Commission in June 2024.

The Applicant has not yet been issued Temporary Approval by DCR, but is actively completing all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant does not currently possess a State License. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

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

DEPARTMENT ANNUAL LICENSING RECOMMENDATION

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

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

COMMUNITY INPUT

On or about July 30, 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 August 19, 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 did not receive any oral testimonies regarding this Application.

DCR received one (1) written testimony regarding this Application, which was against the Application. The one (1) comment against the Application was from a neighborhood resident who participates in the local Neighborhood Watch program. They expressed safety concerns, stating that this block is already a magnet for homelessness and drug users, and that a cannabis shop would only add to the problem. They also mentioned a rash of home break-ins that have occurred in the neighborhood.

Number of Comments In Favor of the Application	0
Number of Comments Against the Application	1
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 (if applicable);
- 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 Neighborhood Office Commercial, [Q]C2-1VL-0 at 8430 Beverly Boulevard (Assessor's Parcel Number 5511-013-002). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 9:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq*. and 105.00 *et seq*., as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS

Land Use/Zoning Designations
Neighborhood Office Commercial / [Q]C2-1VL-0

Surrounding Land Use/Zoning Designations
Medium Residential / R3-1
Community Commercial / [T][Q]C2-1VL-O
Neighborhood Office Commercial / C2-1VL-O

Subject Property
The subject site is a fully developed lot within the Wilshire Community Plan Area. The lot is approximately 110 feet deep and a width of 40 feet along Beverly Boulevard. The site is currently developed with a Commercial - Store - One Story building, built in 1968 proposed to be maintained.

The site has a Neighborhood Office Commercial land-use designation and is zoned [Q]C2-1VL-0. The site is located within Council District 5, Mid City West CC Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties
Abutting uses include restaurant, auto supplies and residential uses within 200 feet of the site. The immediate area along Beverly Boulevard is predominantly developed with Medium Residential uses, zoned R3-1, Community Commercial, zoned [T][Q]C2-1VL-O and, Neighborhood Office Commercial uses, zoned C2-1VL-O. (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 4,288 gross square feet, zoned [Q]C2-1VL-0 with a Commercial - Store - One Story building originally constructed in 1968. 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 4,288 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Medium Residential, Community Commercial; and, Neighborhood Office Commercial, and developed with a mix of restaurant, auto supplies and residential buildings, and commercial buildings and businesses along Beverly Boulevard between La Cienega Boulevard and Croft 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 for:

Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

August 27, 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): 05/29/2026

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

DCR Record No.: LA-R-26-311071-ANN

Applicant Entity Name: Beverly Retail Partners

License Type(s): RETAIL

Business Premises Location: 8430 BEVERLY BLVD, LA, CA, 90048

County: Los Angeles

Assessor's Parcel Number (APN): 5511-013-002

Council District: CD 5

Neighborhood Council: MID CITY WEST

Community Plan Area: WILSHIRE

Zoning: [Q] C2-1VL-0

Specific Plan Area: NONE

General Plan Land Use: NEIGHBORHOOD OFFICE COMMERCIAL

Redevelopment Project Area: NONE

Business Improvement District: NONE

Promise Zone: NONE

State Enterprise Zone: NONE

Historic Preservation Review: NO

LAPD Division/Station: WILSHIRE

LAFD District/Fire Station: 61

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

DCR Record No. LA-R-26-311071-ANN

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.*

Existing Cannabis Retail location. Location already has a Final CEQA NOE on file under previous Applicant: 8430Bev, LLC

Beverly Retail Partners will not be making any changes to the facility.

DCR Record No. LA-R-26-311071-ANN

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.

CANNABIS RETAIL.

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

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

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

   Cite source(s) of information.

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

      Cite source(s) of information.

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

      Cite source(s) of information.

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

      Cite source(s) of information.

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

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

5. Is there evidence that the project site is located in an environmentally sensitive area? ☐ Yes ☐ No

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

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

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

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.

   ZIMAS

FOR SITES IN URBANIZED AREAS

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

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

   N/A

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

   Cite source(s) of information.

   ZIMAS

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

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

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

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

   POWER/WATER - LADWP CITY/MUNICIPAL SOURCE.

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

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

FOR SITES NOT IN URBANIZED AREAS

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less? ☐ Yes ☐ No

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

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

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

FOR ALL SITES

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

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

N/A

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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

   N/A

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

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

   N/A

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

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

   N/A

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

   Cite source(s) of information.

   N/A

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

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

N/A

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

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

N/A

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

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

N/A

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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

   N/A

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

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

   N/A

DCR Record No. LA-R-26-311071-ANN

Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

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

   Cite source(s) of information.

   ZIMAS

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.

      0.18 ACRES

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

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

      WEST AND EAST SURROUNDING PROPERTIES - RESTAURANT.
      NORTH SURROUNDING PROPERTY - HOTEL.
      SOUTH BOUNDING PROPERTY - RESIDENTIAL.

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

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

   N/A

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

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

N/A

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

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

POWER/WATER - LADWP CITY/MUNICIPAL SOURCE.

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

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

N/A

Exceptions to Exemptions

1. **Scenic Highways**
   a. Is the project visible from an official State Scenic Highway? ☐ Yes ▣ No

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

   N/A

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

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

2. **Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?** ☐ Yes ▣ No

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

   N/A

3. **Would the project result in a substantial adverse change in the significance of a historical resource?** ☐ Yes ▣ No

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

   N/A

4. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?** ☐ Yes ▣ No

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

   N/A

5. **Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?** ☐ Yes ▣ No

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

   N/A

6. **Would the project impact an environmental resource of hazardous or critical concern?** ☐ Yes ▣ No

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

   N/A

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

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

   N/A

DCR Record No. LA-R-26-311071-ANN

CEQA Exemption Petition

Class: 1 Category: Existing Facilities

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

Beverly Retail Partners will not be conducting any construction from what is already existing.

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

SUBMITTED PLANS

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.*

NEARLY FLAT AND LEVEL LOT LOCATED IN COMMERCIAL C2-1VL ZONE IN THE CITY OF LOS ANGELES. THE FRONT OF THE PROPERTY IS BOUNDED BY BEVERLY BLVD, THE REAR OF THE PROPERTY IS BOUNDED BY A 20' WIDE ALLEY, AND THE EAST SIDE OF THE PROPERTY IS BOUNDED BY CROFT AVENUE. THE EXISTING STRUCTURE IS LOCATED ON THE NORTH AND EAST PORTIONS OF THE PROPERTY WITH PARKING LOCATED ON THE PROPERTY TO THE WEST AND SOUTH OF THE BUILDING.

(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.*

THIS PROPERTY IS LOCATED IN C2-1VL ZONING, GENERAL COMMERCIAL LAND USE. WITHIN 1/2 MILE RADIUS THERE ARE LAND USES OF NEIGHBORHOOD OFFICE COMMERCIAL (ZONE C2-1VL), REGIONAL COMMERCIAL (ZONE C2-1), MEDIUM RESIDENTIAL (ZONE R3-1), LOW MEDIUM I RESIDENTIAL (ZONE R2-1), LOW II RESIDENTIAL (ZONE R1-V3), AND LOW II RESIDENTIAL (ZONE R1-1). TO THE NORTH, WEST AND EAST THERE IS ABUTTING LAND USES OF NEIGHBORHOOD OFFICE COMMERCIAL, AND ACROSS THE ALLEY TO THE SOUTH THERE IS MEDIUM RESIDENTIAL LAND USE.

(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.

RETAIL - GOODWILL.

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

YES, RETAIL.

(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).*

CANNABIS RETAIL, NO DELIVERY.

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

NONE.

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

FLOOR AREA - 1,950 SF / LOT SIZE - 8,159 SF

(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.*

STATE LICENSE C10-0001251-LIC is currently issued to 8430BEV, LLC.

Beverly Retail Partners is currently submitting a new Application to DCC.

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

HOURS OF OPERATION: 9AM-10PM, 7 DAYS/WEEK.
SHIFTS: 830AM-500PM AND 200PM TO 1030PM, 7 DAYS/WEEK.

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

TOTAL EMPLOYEES - 8
PERS SHIFT - 3

(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.*

1-2 DELIVERIES TO SITE PER DAY, NO OUTGOING TRIPS.

(h) Source(s) of Water: *Name all sources of water, and indicate whether a new or amended water right must be obtained from the State Water Resources Control Board.*

LADWP - CITY/MUNICIPAL SOURCE

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

N/A

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

COMPLETELY DEVELOPED URBAN SITE WITH NO VEGETATION.
DRAINAGE VIA SURFACE FLOW TO ALLEY/STREET.

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

GENERALLY FLAT SITE WITH SLIGHT SLOPE FROM REAR TO FRONT.

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

NO VEGETATION, DRAINAGE VIA SURFACE FLOW TO ALLEY/STREET.

(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):

NONE

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

NONE

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

NONE

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

NONE

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

N/A

(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 INCREASE.

(j) 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:

STANDARD RETAIL ENERGY NEEDS, NO INCREASE FROM HISTORICAL SITE USAGE.

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

N/A

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

NONE

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.

City of Los Angeles
Department of City Planning

8/11/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
8430 W BEVERLY BLVD

ZIP CODES
90048

RECENT ACTIVITY
None

CASE NUMBERS
CPC-25066
CPC-1987-397-HD
CPC-1987-396-ZC
CPC-1974-25066
ORD-183497
ORD-165356
ORD-146336
ORD-146330
ED-74-529-SPZ
ED-74-2146-487-21-SPZ
AF-90-1472827

Address/Legal Information	
PIN Number	138B173 492
Lot/Parcel Area (Calculated)	4,287.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID A1
Assessor Parcel No. (APN)	5511013002
Tract	TR 4353
Map Reference	M B 74-25/26
Block	15
Lot	FR 4
Arb (Lot Cut Reference)	None
Map Sheet	138B173
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central APC
Neighborhood Council	MID CITY WEST CC
Council District	CD 5 - Katy Young Yaroslavsky
Census Tract #	2148.00000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C2-1VL-O
Zoning Information (ZI)	ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density
	ZI-2512 Housing Element Sites
	ZI-2536 Environmental Protection Measures for Residential Projects with Five or More Units (Oil Wells)
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Neighborhood Office 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
NSO: Neighborhood Stabilization Overlay	No

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

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	
Neighborhood	Beverly Grove
Residential Market Area	High
Commercial Market Area	High
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-2
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
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)	5511013002
APN Area (Co. Public Works)*	0.188 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	$303,843
Assessed Improvement Val.	$301,720
Last Owner Change	04/24/2020
Last Sale Amount	$2,160,000
Tax Rate Area	398
Deed Ref No. (City Clerk)	998138
	727947
	35657
	35656
	35655
	35654
	292739
	2029856
	2-43
	1691744

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	1576541
	1473177
	1420551
	1073143
	0454556
	0454509
Building 1	
Year Built	1968
Building Class	CX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,046.0 (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: 5511013002]
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	Methane Zone
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	Yes
Active (1000 ft)	Yes
Idle (200 ft)	Yes
Universal Planning Review Service Applicability	Needs Review
Northeast D/Q Ordinance Ridgelines	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
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.12530944
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin

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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
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: 5511013002]
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	Rezoning Sites 8
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	722
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-1987-397-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Description(s):	HEIGHT DISTRICT CHANGE FROM NO. 1 TO NO. 1VL
Case Number:	CPC-1987-396-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	CHANGE OF ZONE FROM R3-1-0, C2-1-0, CM-1-0, C2-1VL-0 TO THE C2-1VL-0 AND C1.5-1VL-0 ON PROPERTY GENERALLY BOUNDED BY LA CIENEGA BLVD. BEVERLY BLVD. CROFT AVE. AND THIRD ST.
Case Number:	CPC-1974-25066
Required Action(s):	Data Not Available
Project Description(s):	

DATA NOT AVAILABLE

CPC-25066

ORD-183497

ORD-165356

ORD-146336

ORD-146330

ED-74-529-SPZ

ED-74-2146-487-21-SPZ

AF-90-1472827

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ZIMAS PUBLIC

Generalized Zoning

08/11/2026

City of Los Angeles
Department of City Planning

Address: 8430 W BEVERLY BLVD
APN: 5511013002
PIN #: 138B173 492

Tract: TR 4353
Block: 15
Lot: FR 4
Arb: None

Zoning: [Q]C2-1VL-O
General Plan: Neighborhood Office Commercial

N
W
E
S

ZIMAS Legend Zoning

Original Zoning Code (Chapter 1)

- Open Space
- Agriculture
- Single Family Residential
- Multiple Family Residential
- Commercial
- Manufacturing
- Parking
- Public Facilities

New Zoning Code (Chapter 1A)

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

ZIMAS Legend General Plan Land Use

General Plan Land Use (Chapter 1)

Residential

- Minimum Residential
- Very Low I Residential; Very Low Residential
- Very Low II Residential
- Low I Residential; Low Residential
- Low II Residential
- Low III Residential
- Low Medium Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Density Residential
- High Medium 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 (Framework)
- Community Commercial - Mixed High Residential
- General Commercial (Framework)
- Neighborhood Commercial (Framework)
- Regional Commercial (Framework); Regional Center Commercial
- Regional Mixed Commercial (Framework)

Industrial

- Light Manufacturing; Light Industrial (Framework)
- Limited Industrial (Framework); Limited Manufacturing
- Industrial Commercial
- Hybrid Industrial
- Heavy Manufacturing
- Heavy Industrial (Framework)
- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- Commercial Manufacturing

Parking

- Parking Buffer

Port of Los Angeles

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

Los Angeles International Airport

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

Open Space / Public Facilities

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

General Plan Land Use (Chapter 1A)

- Medium Neighborhood Residential
- Village
- Community Center
- Traditional Core
- Transit Core
- Hybrid Industrial
- Markets
- Production
- Open Space
- Public Facilities
- Public Facilities - Freeways

ZIMAS Legend Points of Interest

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

ZIMAS Legend Basemap and Lines

Basemap Symbols

- Wells - Active
- Wells - Not Active
- Lot Line
- Tract Line
- Lot Cut
- Easement Information Line
- Zoning Boundaries Line
- Building Line Information Line
- Case Lines
- Arb Circle
- Ortho Easement Information Line
- Ortho Zoning Boundaries Ortho
- Building Outlines
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault_Zone
- Fire District No. 1
- Sub-Division Tract Map
- Sub-Division Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone

Miscellaneous Lines

- Airport Boundary
- Alternate Use
- Bus Line
- Century City
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Commercial Planned Development
- Community Redevelopemnt Project Area
- 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
- Non-Designated
- Park Road
- Rapid Transit Line
- Residential Planned Development
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power Line
- Special Study Area
- Stagecoach Line
- Wildlife Corridor

Freeway Lines

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

ZIMAS Legend Other Programs

500 Ft. School / Park Zone

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

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Courses
- Historic Sites
- Horticulture / Gardens
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Skate Parks
- SE Special Education
- CT Charter School
- EEC Early Education Center
- ES Elementary School
- MS Middle School
- OS Opportunity School
- HS Senior High School
- SP Span School

Coastal Zone

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

Waiver of Dedication or Improvement

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

AB 2097

- Entitlement Eligible

Transit Oriented Communities

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

Mixed Income Incentive Program

Transit Oriented Incentive Areas (TOIA)

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

Opportunity Corridors (OC)

- OC-1
- OC-2
- OC-3

Corridor Transitions (CT)

- CT-1
- CT-2
- CT-3