

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. 404903

Project Applicant: Flying Pig Farms, LLC

Project Location - Specific:

8546 Sepulveda Boulevard North Hills, CA 91343 / Parthenia St & Chase St

Project Location - City: North Hills

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: Flying Pig Farms, LLC

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

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: CEQA Sections 15301 / Class 1

☐ 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 Categorical Exemption pursuant to CEQA Guidelines Section 15301 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

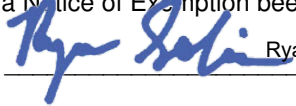
Contact Person: Jason Killeen

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: 09/11/2026 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 OFFICE
THIS NOTICE WAS POSTED

ON September 16 2026

UNTIL October 16 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 198403



FILED

Sep 16 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by CARINA CHEN

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-C-26-404903-ANN / Non-Storefront Retail (Type 9)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 404903-ANN

PROJECT TITLE

DCR CORE RECORD NO. 404903

COUNCIL DISTRICT

6

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

8546 Sepulveda Boulevard North Hills, CA 91343 / Parthenia St & Chase St

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Flying Pig Farms, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

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

☐ 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 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

Ryan Solis for:

STAFF TITLE

Assistant Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Non-Storefront Retail (Type 9)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF
CANNABIS REGULATION**
-
**CANNABIS REGULATION
COMMISSION**

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PRESIDENT

DAVID NASH
VICE PRESIDENT

ADAM BIERMAN
ANTON FARMBY
OLIVIA MCGOVERN

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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>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

DCR Record No.:	LA-C-26-404903-ANN
Applicant Name:	Flying Pig Farms, LLC
Activity(ies) Requested:	Non-Storefront Retail / Delivery Only (Type 9)
Proposed Project:	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	8546 Sepulveda Boulevard North Hills, CA 91343
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	6 North Hills East Old Granada Village Mission Hills - Panorama City - North Hills [Q]C2-1VL
LAMC Section / "Phase":	LAMC 104.06 / General
Environmental Analysis/Clearance: ENV-404903-ANN	Notice of Exemption pursuant to the Class 1 categorical exemption (tit. 14, Cal. Code Regs., §§ 15301)

BACKGROUND:

The Applicant has not been issued Temporary Approval by DCR. The Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant does not currently possess a State License to conduct Non-Storefront Retail / Delivery Only (Type 9) commercial cannabis activity.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 8546 Sepulveda Boulevard, North Hills, CA 91343, a parcel zoned for General Commercial purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

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

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

DCR or the Cannabis Regulation Commission may deny an Annual Application for the reasons stated in LAMC section 104.04. These denial reasons include, but are not limited, to:

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 *et seq*; and,
- An Owner is an individual who holds office in, is employed by, any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant, Flying Pig Farms LLC, seeks an Annual License for Type 9 Non-Storefront Retailer (delivery-only) commercial cannabis activity to be located within Unit 1 of an existing multi-tenant commercial building on a site zoned Commercial, [Q]C2-1VL, at 8546 N. Sepulveda Blvd., Unit 1, Los Angeles (North Hills), CA 91343 (Assessor's Parcel Number 2654021007). The Project-Specific Information Form (LIC-4013-FORM) and supporting CEQA exemption findings submitted by the Applicant state that the project will occupy approximately 1,200 square feet of existing interior tenant space, that the tenant unit was previously operated as a Type 9 Non-Storefront (delivery-only) cannabis retail dispensary by the prior tenant, which involved secure storage of cannabis products, order fulfillment, packaging, and delivery to verified customers with no on-site public retail sales or storefront access, and that the proposed project continues the identical delivery-based commercial use with no new construction, no addition of square footage, no expansion of the existing building footprint, and no exterior modifications (Exhibit A). The parcel totals approximately 0.44 acres and is developed with five existing one-story commercial structures totaling approximately 9,916 square feet, built between 1941 and 2007 (Assessor Use Code 1210 – Commercial – Store Combination – Store and Residential Combination), all of which will remain with no proposed expansion, demolition, new construction, or exterior modification. The existing residential unit within the store/residential combination building is not part of the proposed cannabis operation, is not proposed to be altered, converted, or displaced by the project, and remains subject to the City's Just Cause for Eviction Ordinance. Existing municipal sanitary sewer service is provided to the project site by the City of Los Angeles, and water and electricity are provided by the City of Los Angeles Department of Water and Power (LADWP). The Applicant's proposed hours of operation are Monday through Sunday, 8:00 AM to 10:00 PM, with delivery operations occurring during these hours, most trips expected between 9:00 AM and 9:00 PM; anticipated total employment is two to four persons, with no more than three employees onsite simultaneously. Estimated daily vehicle trips are approximately 15 to 30 trips per day, primarily delivery vehicles (standard passenger cars or small vans), with outbound deliveries of 10 to 25 trips per day and inbound supplier deliveries of one to three per week; no customer or visitor traffic is expected due to the non-storefront operation. Cannabis products will be received from licensed wholesalers/distributors and tracked via METRC, with waste handled at typical commercial levels through standard municipal collection; no significant hazardous materials will be stored, used, or disposed of at the site. The Applicant's operational practices include energy-efficient LED lighting and equipment where feasible and compliance with all local noise, waste, and security regulations. 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) is assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

General Commercial / [Q]C2-1VL

Surrounding Land Use/Zoning Designations

General Commercial / [Q]C2-1VL, C2, C4; Light Industrial / M1, M2; Multi-Family Residential / R3, RD1.5; Low Residential / R1

Subject Property

The subject site is a fully developed commercial parcel within the Mission Hills – Panorama City – North Hills Community Plan Area, located on the west side of N. Sepulveda Blvd. in North Hills. The parcel totals approximately 0.44 acres and is entirely developed with five existing one-story commercial structures totaling approximately 9,916 square feet, built between 1941 and 2007, of which the project will occupy approximately 1,200 square feet as Unit 1 of the existing multi-tenant building. The site has a General Commercial General Plan land use designation and is zoned [Q]C2-1VL, and is located within a Transit Priority Area (ZI-2452), a Very Low Vehicle Travel Area under AB 2334, within one-half mile of a Major Transit Stop under AB 2097, and along a High Quality Transit Corridor. The site is located within Council District 6, the North Hills East Neighborhood Council, and the North Valley Area Planning Commission jurisdiction. ZIMAS identifies the site as a Housing Element site (ZI-2512; Appendix 4.1, 0.08 units) with a citywide minimum density requirement; the existing residential unit on the parcel is not part of the project, no housing has been used at the premises within the prior five years, and no housing is displaced, altered, converted, or precluded by the project, which involves only the continued commercial use of an existing commercial tenant unit. The site is flat, fully paved, and contains no natural vegetation, watercourses, or habitat; it is outside any flood zone, is not within a Very High Fire Hazard Severity Zone, and contains no methane hazards, oil wells, or special grading areas. The site is within an airport hazard horizontal surface area; the project involves no change to any structure and does not implicate height restrictions. ZIMAS identifies no biological resource potential, no 300-foot habitat buffer, and no County-designated Significant Ecological Areas, USFWS-designated Critical Habitat Areas, or protected areas for wildlife on or adjacent to the site.

Abutting Properties

Abutting and surrounding uses within a one-half mile radius consist of a mix of commercial, retail, industrial, and residential uses typical of the Sepulveda Blvd. corridor. Immediately abutting properties are commercial and industrial in nature, including automotive body shops and tax services, with the surrounding corridor developed with neighborhood- and community-serving commercial uses transitioning to multi-family and low-density residential uses moving away from the arterial. (See Exhibits A and B)

CEQA Findings

State CEQA Guidelines, Section 15301, 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.

The project is consistent with this condition as the project proposes the licensing and continued operation of an existing, fully developed commercial tenant unit for Type 9 Non-Storefront (delivery-only) cannabis retail activity, which is the identical use previously conducted at the same premises by the prior tenant, as documented by DCR records for the site. The Applicant proposes no expansion of the existing structures, no demolition, no exterior modification, no tenant improvements beyond interior occupancy, and no new construction of any kind. The project will occupy the same approximately 1,200-square-foot unit with operational characteristics (two to four employees, no more than three onsite simultaneously, delivery-vehicle trip generation of 15 to 30 trips per day, and no customer or visitor traffic) consistent with the prior delivery-only operation. The project represents a change of operating entity continuing the same use at the same intensity, involving negligible or no expansion of use beyond that existing at the time of DCR's determination. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

State CEQA Guidelines, Section 15300.2 sets forth exceptions that, where applicable, prohibit the use and reliance on categorical exemptions. The City has considered whether the proposed project is subject to any of these exceptions and finds that none are triggered, based on the following considerations:

Location. The project site is not located within a particularly sensitive environment. The site is a fully developed, entirely paved commercial parcel along the Sepulveda Blvd. commercial corridor with no watercourses or riparian habitats within 150 feet, no natural features of scenic, rare, or unique value, no natural vegetation, and no habitat for special status species, per the Applicant's Project-Specific Information Form (Exhibit A). ZIMAS confirms no biological resource potential, no habitat buffers, no Significant Ecological Areas, and no Critical Habitat Areas, and shows the site is outside the Santa Monica Mountains Zone, any coastal zone, and any officially designated scenic area.

Cumulative Impact. As the proposed project will result in no physical expansion, demolition, construction, or exterior alteration of the existing structures, and involves the continuation of the identical delivery-only retail use previously operated at the premises, the project would not result in physical impacts to the environment beyond those associated with the existing developed use of the site. The project is a single, small-scale (approximately 1,200-square-foot) interior tenant occupancy with no construction component and no traffic generation beyond ordinary delivery-vehicle activity already typical of the surrounding commercial corridor. As such, the project would not combine with other projects in the area to result in a significant cumulative impact.

Significant Effect Due to Unusual Circumstances. The Applicant's Project-Specific Information Form discloses approximately 15 to 30 daily vehicle trips, primarily delivery vehicles, with no customer or visitor traffic due to the non-storefront operation. Delivery-based commercial uses at this location are consistent with the general commercial trip generation patterns typical of commercial uses permitted under the site's General Commercial ([Q]C2-1VL) zoning designation and General Plan land use designation, and the disclosed volume is modest relative to retail uses along the corridor. The site is located within a Very Low Vehicle Travel Area, within one-half mile of a Major Transit Stop, and along a High Quality Transit Corridor, and the surrounding Sepulveda Blvd. corridor is a fully improved commercial arterial designed to accommodate traffic volumes of this nature. The Applicant's form does not identify any physical roadway constraints, unusual site access limitations, or other site-specific conditions that would differentiate this project's traffic conditions from other permitted commercial uses at this location.

Moreover, ZIMAS identifies the project site as located approximately 4.9 kilometers (3.0 miles) from the Northridge Fault (a Type B reverse fault with a maximum magnitude of 7.0), within an Active Fault Near-Source Zone, and within an airport hazard horizontal surface area. These designations regulate the siting, design, and construction of new structures and additions; they do not restrict the licensing, operation, or continued occupancy of existing lawfully constructed structures where, as here, no new construction, expansion, foundation alteration, or ground disturbance is proposed. The site is not located within an Alquist-Priolo Earthquake Fault Zone or a Preliminary Fault Rupture Study Area, and no liquefaction, landslide, or tsunami hazard is mapped at the site. Since the project does not involve any physical alteration to the structures or the land, these seismic and airport designations do not present unusual circumstances giving rise to a reasonable possibility of a significant impact as a result of this project. No substantial evidence in the record indicates a reasonable possibility of a significant environmental impact due to unusual circumstances.

Scenic Highways, Hazardous Waste, and Historical Resources. The project site is not visible from any officially designated State Scenic Highway, and the project will not physically change the site or the exterior of the existing structures. Therefore, the project would not damage scenic resources within a state scenic highway corridor. The site is not included on any list compiled pursuant to Government Code

Section 65962.5, commonly referred to as the Cortese List, as being affected by hazardous wastes, per the Applicant's Project-Specific Information Form and review of California Environmental Protection Agency records. The project does not involve the use, storage, or disposal of significant hazardous materials as defined by Health and Safety Code Section 25260, only standard commercial cleaning supplies and office materials in minimal quantities, and the project will not increase the quantity or type of solid or hazardous waste generated or stored onsite beyond typical commercial levels. Furthermore, ZIMAS confirms that Historic Preservation Review is not required for the site; the site is not within a Historic Preservation Overlay Zone, has no other historic designations, is not listed in HistoricPlacesLA, and is not subject to a Mills Act contract. The Applicant's form identifies no historic designations or archeological remains on the site, and the project proposes no demolition, exterior alteration, or modification of any structure. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource.

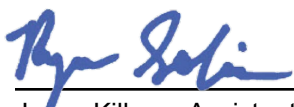
Based on the analysis above, the proposed project is consistent with the criteria for a Class 1 categorical exemption (State CEQA Guidelines Section 15301) and does not require further analysis based on the exceptions in State CEQA Guidelines Section 15300.2. DCR finds that no further CEQA analysis is required.

Therefore, since the project meets all of the requirements for categorical exemption as set forth at State CEQA Guidelines Section 15301, and none of the applicable exceptions to the use of an exemption apply to the project, the project is categorically exempt from the requirements of CEQA.

DEPARTMENT OF CANNABIS REGULATION ACTIONS:

The Department of Cannabis Regulation:

1. Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approved the Annual License for Non-Storefront Retail / Delivery Only (Type 9) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



Ryan Solis for:

Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

September 11, 2026
Date

EXHIBITS:

Exhibit A – Project Specific Information Form (LIC-4013-FORM)
Exhibit B – Project Parcel Profile Report from ZIMAS



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): 05/19/2026

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

DCR Record No.: 26TMP-001001

Applicant Entity Name: Flying Pig Farms LLC

License Type(s): Type 9 Non-Storefront (Deilvery Only)

Business Premises Location: 8546 N Sepulveda Blvd Unit #1, North Hills, 91343

County: Los Angeles Assessor's Parcel Number (APN): 2654-021-007

Council District: 12 Neighborhood Council: North Hills East

Community Plan Area: Misson Hills - Panorama City - North Hills

Zoning: C2 Specific Plan Area: _____

General Plan Land Use: n/a Redevelopment Project Area: n/a

Business Improvement District: n/a Promise Zone: n/a

State Enterprise Zone: n/a Historic Preservation Review: n/a

LAPD Division/Station: Mission Community Police Station LAFD District/Fire Station: Fire Station 88

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

Department of Cannabis Regulation

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

(213) 978-0738 • cannabis@lacity.org

www.cannabis.lacity.org

Categorical Exemption Evaluation Form

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

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

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

See attached...

Categorical Exemption Evaluation Form**Class 1: Existing Facilities**

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

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

Yes. The project site was previously operated as a Type 9 Non-Storefront (delivery-only) cannabis retail dispensary by the prior tenant. The previous operation involved the same use: secure storage of cannabis products, order fulfillment, packaging, and delivery to verified customers with no on-site public retail sales or storefront access. This information is based on landlord disclosure, signage at the premises, and City of Los Angeles DCR records for the site.

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

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

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

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

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

Describe size of structure to be demolished and location.



Categorical Exemption Evaluation Form**Class 2: Replacement or Reconstruction**

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

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

The project does not involve any replacement or reconstruction of an existing structure. All cannabis retail (Type 9 delivery-only) operations will occur entirely within the existing commercial facility with no construction, alterations, or replacement of any building or structure.

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.

There is no new structure proposed. The project continues the same Type 9 Non-Storefront cannabis retail use in the existing facility previously operated for the identical purpose by the prior tenant. No change in purpose or capacity is proposed.

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.

No water right permit or other environmental permits are required. The project involves only indoor operations of a delivery-only cannabis retail business in an existing commercial space with no physical changes to the environment, water diversion, or new construction.

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.

The project does not involve conversion of existing small structures, minor modifications, or installation of small equipment/facilities. All Type 9 Non-Storefront (delivery-only) cannabis retail operations will take place entirely within the existing commercial facility with no modifications to the building.

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.

The project does not involve construction of any new small structures. Operations will continue in the existing commercial space previously used for the same cannabis delivery business by the prior tenant. No new construction is proposed.

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.

Yes, the project site is located in the City of Los Angeles, which is a fully urbanized area. Source: City of Los Angeles zoning and planning records / site address.

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.

The project does not involve construction of any new structures. All Type 9 Non-Storefront (delivery-only) cannabis retail operations will occur entirely within the existing commercial facility.

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

Cite source(s) of information.

Yes, the project site is properly zoned for cannabis retail use under current City of Los Angeles zoning regulations. Source: City of Los Angeles Zoning Information and DCR licensing records / site address.

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.

The project does not involve the use of significant amounts of hazardous substances. Standard cleaning supplies and security materials will be used in normal quantities typical for a commercial retail facility. Cannabis products are securely stored and not classified as hazardous substances in this context.

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.

Yes, all necessary public services and facilities (electricity, water, sewer, trash, fire protection, police protection, etc.) are already available and adequate to serve the existing commercial facility. Source: Existing utility connections at the site.

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.

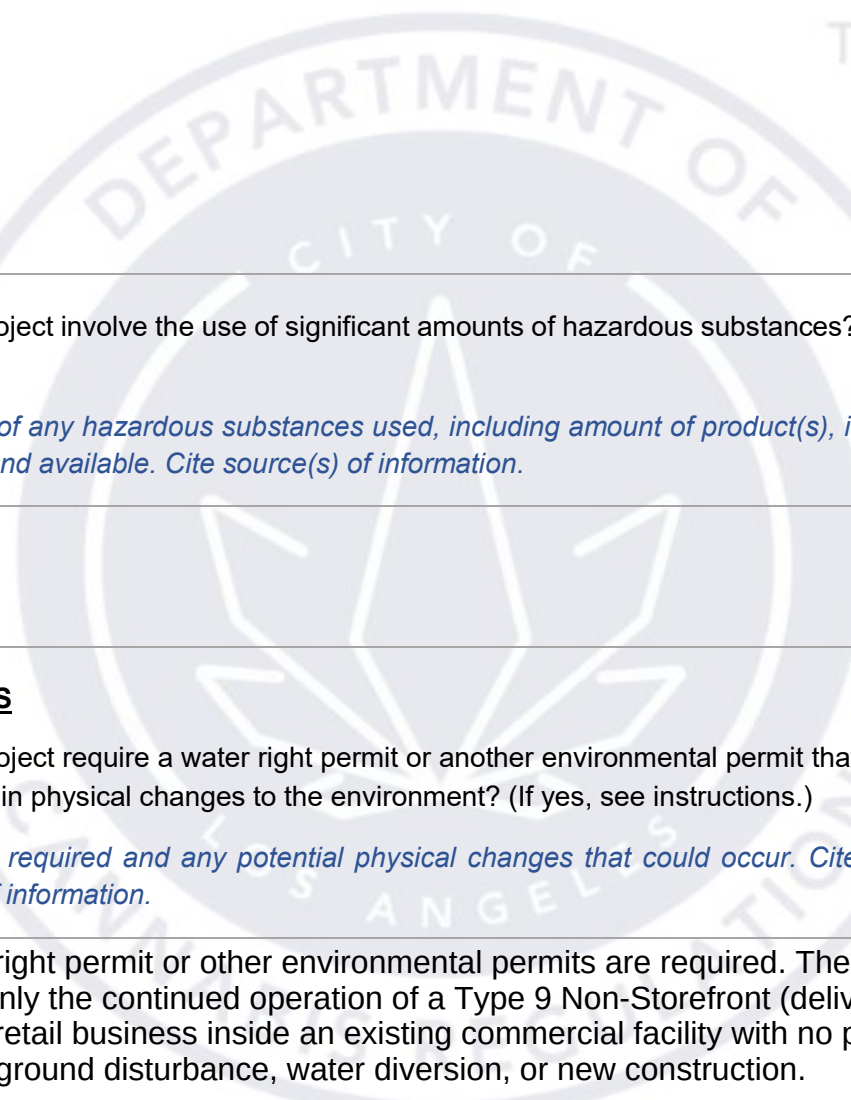
No – The project site and surrounding lands do not contain any sensitive environmental areas (e.g., wetlands, habitats for protected species, historical resources, etc.). The site is located in a fully developed urban/commercial area of Los Angeles. Source: Site address and City of Los Angeles planning / environmental records.

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

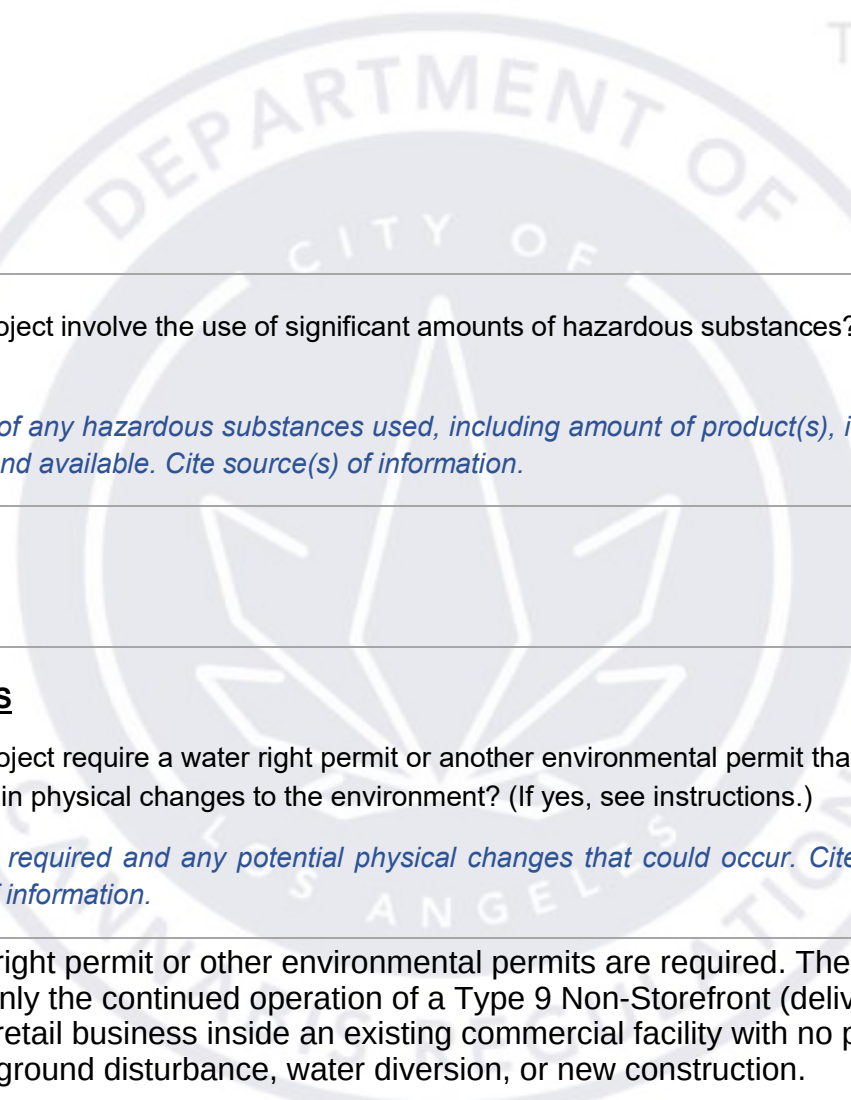
Provide information regarding size of new structure, if applicable. Cite source(s) of information.

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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.

A large, faint, circular watermark seal is centered in the background of the page. It features a five-pointed star in the center, surrounded by the words "DEPARTMENT OF" at the top and "CITY OF" at the bottom. To the right of the star, the letters "TM" are visible.**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.

No water right permit or other environmental permits are required. The project involves only the continued operation of a Type 9 Non-Storefront (delivery-only) cannabis retail business inside an existing commercial facility with no physical changes, ground disturbance, water diversion, or new construction.

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.

The project does not involve removal of any trees. No landscaping or exterior alterations are proposed. All operations will occur inside the existing commercial facility.

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.

The project does not involve any alterations to land, water, or vegetation. Operations are limited to the interior of the existing commercial building previously used for the same Type 9 Non-Storefront (delivery-only) cannabis retail purpose. No ground disturbance, landscaping, or exterior work is proposed.

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.

No grading or land alterations of any kind are proposed. The project is entirely indoors within an existing developed commercial site.

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

Cite source(s) of information.

No grading or land alterations are proposed. The site is a fully developed urban commercial parcel with no wetlands or sensitive areas involved.

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.

No grading or land alterations of any kind are proposed. The project involves only indoor operations within an existing commercial facility. No scenic area impacts.

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.

No grading or land alterations are proposed. The project is entirely indoors in an existing developed commercial site with no exterior work or ground disturbance.

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.

No water right permit or other environmental permits are required. The project is the continued operation of a Type 9 Non-Storefront (delivery-only) cannabis retail business inside an existing commercial facility with no physical changes to the environment, water diversion, or construction.

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.

The project does not include the construction or placement of any accessory structures (e.g., sheds, fences, additional buildings, etc.). All Type 9 Non-Storefront (delivery-only) cannabis retail operations will occur entirely within the existing commercial facility with no new structures or exterior additions proposed.

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.

No water right permit or other environmental permits are required. The project involves only the continued indoor operation of a delivery-only cannabis retail business in an existing commercial facility with no physical changes to the environment, water diversion, or construction.

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.

Yes – The project is consistent with the City of Los Angeles General Plan and zoning designation for the site. The proposed Type 9 Non-Storefront (delivery-only) cannabis retail use is allowed under current zoning and continues the same use previously operated by the prior tenant at this location. Source: City of Los Angeles Zoning Information File / DCR licensing records / site address.

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.

Yes – The project site is less than 5 acres (approximately 0.0275 acres in size). Source: Site address / Los Angeles County Assessor records / lease documents.

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

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

Yes – The project site is substantially surrounded by urban uses (commercial, retail, industrial, and/or residential development typical of the City of Los Angeles). Source: Site address and surrounding area observations / City of Los Angeles planning maps.

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.

No – The project site has no value as habitat for endangered, rare, or threatened species. It is a fully developed urban commercial parcel with no natural habitat. Source: Existing developed site conditions / City of Los Angeles environmental records.

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.

The project will not have significant impacts related to traffic, noise, air quality, or water quality. It is a Type 9 Non-Storefront (delivery-only) cannabis retail operation continuing in an existing commercial facility with no new construction, no increase in public access (no storefront), and minimal vehicle trips limited to delivery vehicles only. Source: Project description and operational plan.

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.

Yes – The project site is already adequately served by all required utilities and public services, including electricity, water, sewer, trash collection, fire protection, and police services. These services are currently connected and sufficient for the existing commercial facility. Source: Existing utility connections at the site / landlord confirmation / City records.

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.

No water right permit or other environmental permits are required. The project involves only indoor operations of a delivery-only cannabis retail business in an existing commercial facility with no physical changes, water diversion, grading, or construction that would affect the environment.

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.

The project is not visible from any official State Scenic Highway. It consists of indoor operations only within an existing commercial facility in a fully developed urban area of Los Angeles. No exterior changes or scenic resource impacts.

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

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

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

☐ Yes ☒ No

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

The project site is not included on any list compiled pursuant to Government Code § 65962.5 (Cortese List). It is a standard existing commercial facility with no known hazardous waste issues. Source: Site address and California Environmental Protection Agency records / due diligence.

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

☐ Yes ☒ No

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

The project will not result in any substantial adverse change to the significance of a historical resource. It involves only the continued operation of a Type 9 Non-Storefront (delivery-only) cannabis retail business inside an existing commercial building with no construction, demolition, or alterations that could affect historical resources. Source: Existing developed commercial site conditions.

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.

There is no evidence of potential significant cumulative impacts. The project is the continued operation of a Type 9 Non-Storefront (delivery-only) cannabis retail business inside an existing commercial facility with no new construction, no increase in public traffic (delivery-only), and negligible environmental effects. Source: Project description and operational plan.

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.

There is no evidence of a reasonable possibility of significant environmental impact due to unusual circumstances. The project involves standard indoor cannabis retail operations in a fully developed urban commercial site with no unusual features or circumstances. Source: Existing site conditions.

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

☐ Yes ☒ No

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

The project will not impact any environmental resource of hazardous or critical concern. The site is a standard existing commercial parcel with no known sensitive resources. Source: Site address and City of Los Angeles environmental records.

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.

The project does not involve the removal of any healthy, mature, scenic trees. No landscaping, exterior alterations, or ground disturbance is proposed. All activities are indoors within the existing commercial facility.

CEQA Exemption PetitionClass: 1 Category: Existing Facilities

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

See attached...

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

Sources of information:
DCR licensing records and prior tenant information
Lease agreement and landlord disclosure
Site address and existing building plans
City of Los Angeles zoning and planning records
Project operational plan and Business Premises Diagram
This Categorical Exemption Evaluation Form

2. Project Location and Surrounding Land Use.

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

The project is located at 8546 N Seplveda Blvd Unit #1, North Hills, 91343, inside an existing commercial/industrial building. The site consists of approximately 1200 square feet of interior space dedicated to secure cannabis storage and delivery operations.

- (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 site is currently an existing commercial facility previously used for the same Type 9 cannabis delivery operation. Surrounding land uses within a one-half mile radius consist of commercial, retail, industrial, and mixed urban development typical of the City of Los Angeles. The site is properly zoned for cannabis retail use under current City zoning regulations. Abutting properties are commercial or industrial in nature eg. body shops, tax services etc.

- (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.

Yes. The project site was previously operated as a Type 9 Non-Storefront (delivery-only) cannabis retail dispensary by the prior tenant. The previous operations involved secure storage of cannabis products, order fulfillment, packaging, and delivery services with no on-site public sales or storefront access. The exact date the previous operations ceased is unknown but recent. Source: Landlord disclosure / lease agreement / prior tenant information.

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

Yes. The site was used for the identical Type 9 Non-Storefront cannabis retail (delivery-only) use. The proposed project involves negligible or no expansion of the existing use — only continuation of the same activities in the same existing commercial facility.

- (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 a Type 9 Non-Storefront (delivery-only) cannabis retail dispensary. All activities occur indoors within the existing commercial facility.

Onsite activities include: Receipt and secure storage of cannabis and cannabis products from licensed wholesalers/distributors (tracked via METRC). Online/phone/app order processing and fulfillment. Packaging and labeling of products for delivery in compliance with DCC and local regulations. Administrative offices and record-keeping. Minor maintenance of the existing facility.

- (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 operation activities (existing or proposed) on the property owned by the same or different businesses. This is a standalone Type 9 Non-Storefront (delivery-only) cannabis retail dispensary.

- (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.*

Total floor area of the project: 1200 square feet
Lot size: 0.44 acres

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

The applicant (Flying Pig Farms LLC) has not yet applied for a State license from the California Department of Cannabis Control (DCC). We understand that local approval from the City of Los Angeles Department of Cannabis Regulation (DCR) is required prior to or in conjunction with submitting the State license application. This Project-Specific Information Form and Categorical Exemption Evaluation Form are being submitted as part of the City of Los Angeles Type 9 (Delivery Only) license application process. We will apply for the corresponding DCC Type 9 Non-Storefront Retailer license immediately upon receipt of local approval from DCR.

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

Hours of operation: Monday-Sunday from 8am-10pm
Delivery operations will occur during these hours. Administrative and fulfillment activities will take place during standard business hours.

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

Anticipated total employees: 2-4
Onsite occupancy during operating hours: Approximately 2 – 4 employees at any given time (order fulfillment, packaging, and administrative staff). Delivery drivers will primarily be on the road. No more than 3 employees will be onsite simultaneously.

- (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.*

Estimated daily vehicle trips: Approximately 15 – 30 trips per day (primarily delivery vehicles).

Outbound deliveries: 10 – 25 trips per day (depending on order volume).

Inbound shipments: 1 – 3 supplier deliveries per week.

Most trips will occur between 9:00 AM – 9:00 PM, Monday through Sunday. Delivery vehicles are standard passenger cars or small vans. No customer/visitor traffic is expected due to delivery-only (non-storefront) operations.

- (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.*

Water is supplied by the existing municipal water connection from the City of Los Angeles Department of Water and Power. No new or amended water right is required from the State Water Resources Control Board. Water use is limited to standard commercial/restroom and handwashing needs.

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

Wastewater is handled by the existing municipal sanitary sewer system connected to the City of Los Angeles sewer infrastructure. No on-site wastewater treatment, septic system, or leach field is used or proposed.

4. Environmental Setting:

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

The project site is a fully developed urban commercial parcel with an existing building and paved areas. There are no natural characteristics remaining on the site. All operations occur indoors within the existing structure.

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

The site is flat and fully developed with no significant slopes. It is located in a paved urban/commercial area with standard building and parking improvements. No grading or topographic alterations are proposed.

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

The site has no natural vegetation, habitat, or drainage features. It consists entirely of built environment (building, asphalt/concrete surfaces). There is no sensitive habitat, wetlands, or natural soil exposure. The surrounding area is fully urbanized.

- (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):

No watercourses, riparian habitats, drainage swales, streams, ponds, lakes, creeks, tributaries, or wetlands exist within 150 feet of the project site. The site is a fully developed urban commercial parcel.

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

The property contains no natural features of scenic value (e.g., rock outcroppings or mature trees). It is entirely developed with an existing commercial building and paved surfaces.

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

The property has no known historic designations or archeological remains onsite. It is a standard existing commercial facility with no identified cultural resources.

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

The property contains no habitat for special status species. The site is fully developed urban commercial land with no natural vegetation or habitat.

- (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 significant hazardous materials (as defined by Health and Safety Code § 25260) are stored, used, or disposed of at the project site beyond standard commercial cleaning supplies and office materials in minimal quantities. No Hazardous Materials Business Plan (HMBP) is required for this delivery-only retail operation.

- (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:

The project will not increase the quantity or type of solid waste or hazardous waste. Waste generated will be typical commercial office/refuse levels (regular trash and recycling) handled by standard municipal waste collection services. No hazardous waste is anticipated. Source: Standard commercial operations for a Type 9 Non-Storefront cannabis retail facility.

- ⓐ 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:

Energy is supplied by the existing electrical service from the City of Los Angeles Department of Water and Power.

Anticipated needs: Standard commercial usage for lighting, HVAC, computers, security systems (cameras & alarm), and minor office equipment. No significant increase in energy demand is expected beyond normal operations of a small delivery-only cannabis retail facility. No additional energy resources or infrastructure upgrades are required.

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 expand the existing footprint of the facility, increase the amount of impervious surface, or reduce any natural habitat. All operations occur entirely within the existing commercial building previously used for the identical Type 9 Non-Storefront (delivery-only) cannabis retail use. There is no new construction, exterior modifications, or larger project associated with this application.

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 required. The project is a low-impact indoor operation in an existing developed commercial facility and incorporates standard best management practices, including:

Energy-efficient LED lighting and equipment where feasible.

Compliance with all local noise, waste, and security regulations.

Proper hazardous materials handling (minimal quantities).

No additional environmental commitments are needed due to the negligible environmental impact.

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).*

No additional CEQA documentation is required. This project qualifies for a Class 1 categorical exemption (Existing Facilities) under CEQA Guidelines § 15301, as detailed throughout this form. No environmental impact analysis by a consultant is necessary. All relevant information is provided in this Project-Specific Information Form and attached documents (Business Premises Diagram, operational plan, etc.).

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION FINDINGS

Project: Type 9 Non-Storefront Retail (Delivery) Cannabis Business

Site Address: 8546 N. Sepulveda Boulevard, Unit 1, Los Angeles, CA 91343

Assessor's Parcel Number (APN): 2654-021-007

Zoning: C2 (Commercial)

Tenant Space: Approximately 1,200 square feet (Unit 1 of an existing multi-tenant retail/commercial building)

I. Project Description

The Applicant proposes to operate a Type 9 Non-Storefront Retail (Delivery) cannabis business within Unit 1 of an existing multi-tenant retail/commercial building located at 8546 N. Sepulveda Boulevard, Los Angeles, California. The proposed use will occupy approximately 1,200 square feet of existing interior tenant space. The tenant space was most recently used and occupied as a delivery service operation; the proposed Type 9 Non-Storefront Retail (Delivery) cannabis business will continue the same delivery-based commercial use of the premises. The Project does not involve any new construction, the addition of square footage, expansion of the existing building footprint, or any exterior modifications to the structure. The Project consists solely of the interior occupancy and operation of a Type 9 delivery-only cannabis retail business within an existing, previously developed commercial unit. The Project will not be open to the public; no on-site sales or customer access will occur at the premises.

II. Applicable Exemption — Class 1 (Existing Facilities)

The Project qualifies as Categorically Exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to Title 14, California Code of Regulations, Section 15301 — Class 1, Existing Facilities. Section 15301 exempts 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 existing or former use."

The proposed Project satisfies the Class 1 exemption for the following reasons:

1. The Project will occupy an existing, fully constructed commercial tenant space within a previously developed multi-tenant retail/commercial building located in a C2 commercial zone where the proposed commercial use is permitted or conditionally permitted.
2. No new construction, demolition, building expansion, structural alteration, or exterior modification is proposed. The Project involves only the interior occupancy, licensing, and operation of an approximately 1,200 square foot existing tenant unit.
3. The Project constitutes no expansion of the existing or former use of the premises. The tenant space was most recently occupied and operated as a delivery service, which is the identical operational use proposed by the Applicant. The Project will continue the same

delivery-based commercial use of the premises that previously existed in the unit, with no change in use type, intensity, or operational footprint that would constitute an expansion of the prior use.

4. The Project does not require any water rights permits, grading permits, or other environmental permits or approvals that would trigger discretionary environmental review.

III. Exceptions Analysis (CEQA Guidelines §15300.2)

None of the exceptions to the categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to this Project:

(a) Location. The Project is not located in a particularly sensitive environment. The site is an existing commercial tenant space within a developed, urbanized commercial corridor along Sepulveda Boulevard in the City of Los Angeles.

(b) Cumulative Impact. There is no reasonable possibility that the Project will result in a significant cumulative impact when considered together with other projects of the same type in the same location. The Project is a single, small-scale (approximately 1,200 sq. ft.) interior tenant occupancy with no construction component, no change of use from the prior delivery service operation, no traffic generation beyond ordinary delivery-vehicle activity already typical of the surrounding C2 commercial corridor, and no incremental environmental effect that could combine with other similar projects to produce a significant cumulative effect.

(c) Significant Effect Due to Unusual Circumstances. There is no reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances. The Project is an unremarkable, low-intensity commercial tenant occupancy in an existing, code-compliant retail/commercial structure within a commercial zone, continuing the same delivery-based use that previously existed at the premises. There are no unusual physical, operational, or locational circumstances that distinguish this Project from the ordinary types of activities encompassed by the Class 1 exemption.

(d) Scenic Highways. Based on the Applicant's good faith review of publicly available records, the Project site is not known to be located along an officially designated state scenic highway, and the Project will not result in damage to scenic resources within any such designated corridor. No exterior modifications, vegetation removal, or visual alterations are proposed.

(e) Hazardous Waste Sites. Based on the Applicant's good faith review of publicly available records, the Project site is not known to be included on any list compiled pursuant to Government Code Section 65962.5 (the "Cortese List") of hazardous waste sites.

(f) Historical Resources. Based on the Applicant's good faith review of publicly available records, the premises is an existing commercial tenant space within a multi-tenant retail/commercial building and is not known to be identified as a historical resource on any federal, state, or local register. No exterior alterations are proposed, and the Project will not cause a substantial adverse change in the significance of any historical resource.

IV. Conclusion

Based on the foregoing, the Project is Categorical Exempt from environmental review under CEQA pursuant to CEQA Guidelines Section 15301 (Class 1 — Existing Facilities), and none of

the exceptions set forth in CEQA Guidelines Section 15300.2 apply. No further environmental review under CEQA is required for the Department of Cannabis Regulation’s consideration of the Applicant’s Type 9 Non-Storefront Retail (Delivery) license application.

SOURCES AND AUTHORITIES

A. Statutory and Regulatory Authority

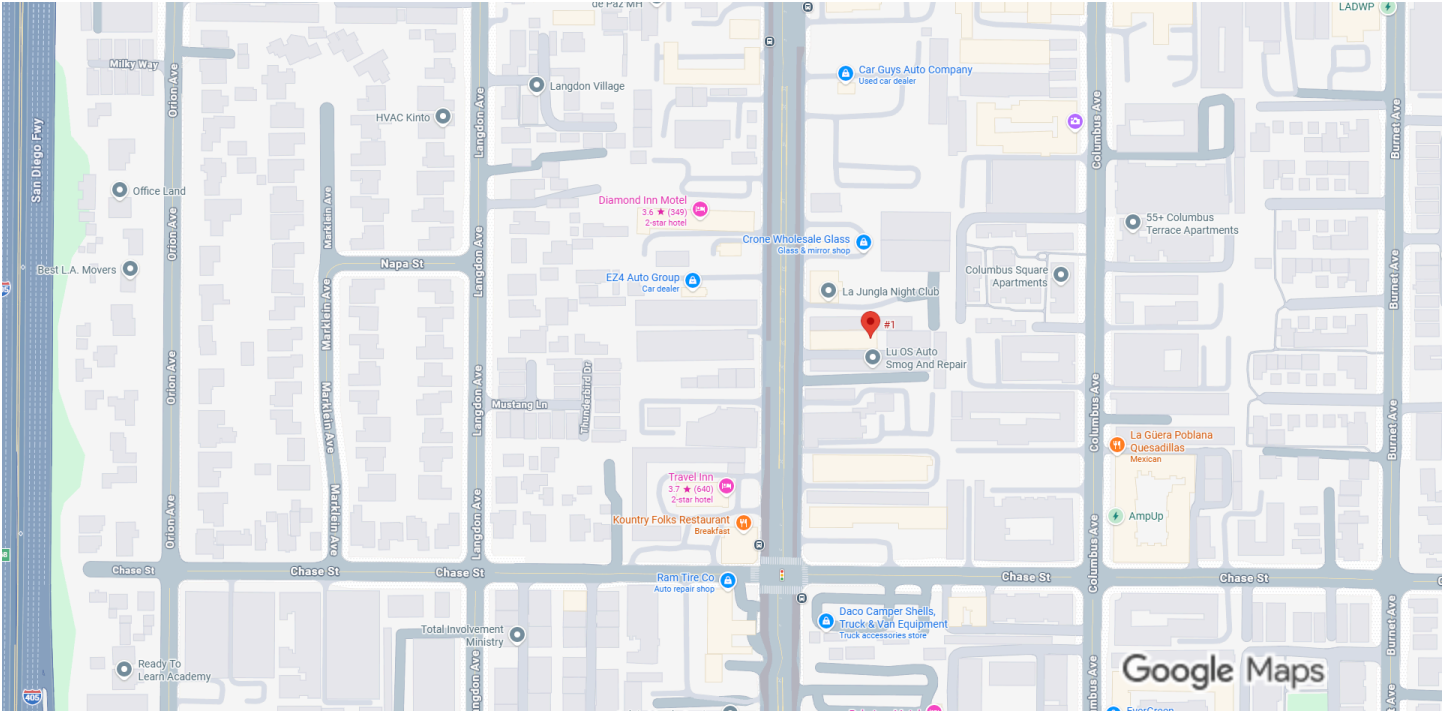
1. California Environmental Quality Act, Public Resources Code §§ 21000 et seq.
2. CEQA Guidelines, Title 14, California Code of Regulations §§ 15000 et seq.
3. CEQA Guidelines § 15301 (Class 1 — Existing Facilities), 14 Cal. Code Regs. § 15301.
4. CEQA Guidelines § 15300.2 (Exceptions to Categorical Exemptions), 14 Cal. Code Regs. § 15300.2.
5. CEQA Guidelines § 15061(b)(3) (Common Sense Exemption), 14 Cal. Code Regs. § 15061(b)(3).
6. California Government Code § 65962.5 (Cortese List of Hazardous Waste and Substances Sites).
7. Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”), California Business and Professions Code §§ 26000 et seq.
8. California Business and Professions Code § 26070 (Retailer License Types, including Type 9 Non-Storefront Retailer).
9. Los Angeles Municipal Code (“LAMC”) Article 4, Chapter X, §§ 104.00 et seq. (Commercial Cannabis Activity).
10. Los Angeles Department of Cannabis Regulation Rules and Regulations.
11. LAMC § 12.14 (C2 Commercial Zone — Use and Development Standards).

B. Project and Property Records

12. Los Angeles County Office of the Assessor, Parcel Records for APN 2654-021-007 (property identification and ownership).
13. City of Los Angeles Zoning Information and Map Access System (ZIMAS) record for 8546 N. Sepulveda Boulevard (zoning designation — C2; general plan land use; specific plan and overlay status).
14. Los Angeles Department of City Planning Generalized Zoning Map (C2 commercial zoning designation).
15. City of Los Angeles Department of Building and Safety records for 8546 N. Sepulveda Boulevard, Unit 1 (existing building permits and prior certificate of occupancy).
16. Applicant records and tenant lease for 8546 N. Sepulveda Boulevard, Unit 1, documenting prior occupancy and use of the premises as a delivery service operation.



8546 Sepulveda Blvd #1

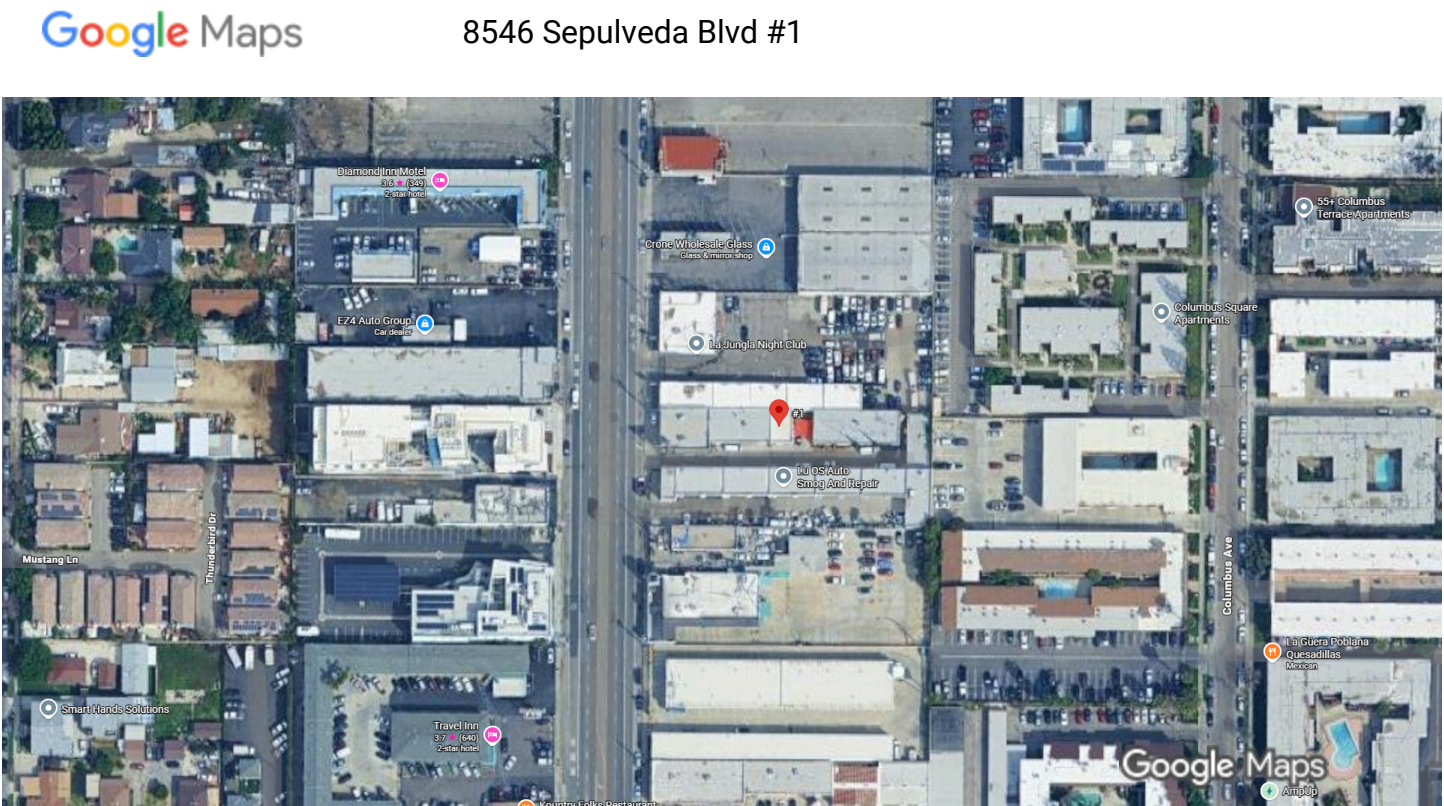


8546 Sepulveda Blvd #1

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

 8546 Sepulveda Blvd, North Hills, CA 91343, USA

At this place



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8546 Sepulveda Blvd #1

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- Save
- Nearby
- Send to phone
- Share

8546 Sepulveda Blvd, North Hills, CA 91343, USA

At this place



City of Los Angeles Department of City Planning

9/8/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

8546 N SEPULVEDA BLVD
8548 N SEPULVEDA BLVD
8544 N SEPULVEDA BLVD
8542 N SEPULVEDA BLVD

ZIP CODES

91343

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2010-589-CRA
CPC-19XX-15697
CPC-1986-602-GPC
CPC-1949-A
CPC-11751-BL
ORD-164750-SA2460
ORD-126737
ZA-1994-793-CUZ
AFF-50497
PRIOR-07/29/1962

Address/Legal Information

PIN Number	192B145 84
Lot/Parcel Area (Calculated)	19,221.6 (sq ft)
Thomas Brothers Grid	PAGE 531 - GRID H1
Assessor Parcel No. (APN)	2654021007
Tract	TR 2800
Map Reference	M B 28-53/54
Block	None
Lot	FR 210
Arb (Lot Cut Reference)	1
Map Sheet	192B145

Jurisdictional Information

Community Plan Area	Mission Hills - Panorama City - North Hills
Area Planning Commission	North Valley APC
Neighborhood Council	NORTH HILLS EAST NC
Council District	CD 6 - Imelda Padilla
Census Tract #	1175.30000000
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	[Q]C2-1VL
Zoning Information (ZI)	ZI-2512 Housing Element Sites ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Citywide)
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
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No

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

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	North Hills
Residential Market Area	Low
Commercial Market Area	Low
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 2
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	1
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
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	5
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	2654021007
APN Area (Co. Public Works)*	0.441 (ac)
Use Code	1210 - Commercial - Store Combination - Store and Residential Combination - One Story
Assessed Land Val.	\$887,289
Assessed Improvement Val.	\$514,165
Last Owner Change	01/28/2025
Last Sale Amount	\$775,000
Tax Rate Area	8859
Deed Ref No. (City Clerk)	8-408
	751070
	7-731
	447795
	1980004
	161820
	1354519
	0852272
	0055949
	0055948
	0055947
Building 1	
Year Built	1941

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

Building Class	D55B
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	800.0 (sq ft)
Building 2	
Year Built	1972
Building Class	DX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,298.0 (sq ft)
Building 3	
Year Built	1980
Building Class	C55
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,220.0 (sq ft)
Building 4	
Year Built	1981
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,310.0 (sq ft)
Building 5	
Year Built	2007
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,288.0 (sq ft)
Rent Stabilization Ordinance (RSO)	No [APN: 2654021007]

Additional Information

Airport Hazard	Horizontal Surface Area
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
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	Needs Review
Northeast D/Q Ordinance Ridgelines	No

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

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)	4.9447704
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	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: 2654021007]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2654021007
Address	8546 SEPULVEDA BLVD
Year Built	1941
Use Code	1210 - Commercial - Store Combination - Store and Residential Combination - One Story
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.08
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	Valley
Division / Station	Mission
Reporting District	1983
Fire Information	
Bureau	Valley
Battalion	10
District / Fire Station	90
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-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	CPC-19XX-15697
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-1986-602-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLAN CONSISTENCY PROGRAM
Case Number:	CPC-1949-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Description(s):	Data Not Available
Case Number:	CPC-11751-BL
Required Action(s):	BL-BUILDING LINE
Project Description(s):	Data Not Available
Case Number:	ZA-1994-793-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s):	TO PERMIT THE USE OF CHILDREN KIDDIE RIDES, AND ARCADE IN THE C2 ZONE.

DATA NOT AVAILABLE

ORD-164750-SA2460

ORD-126737

AFF-50497

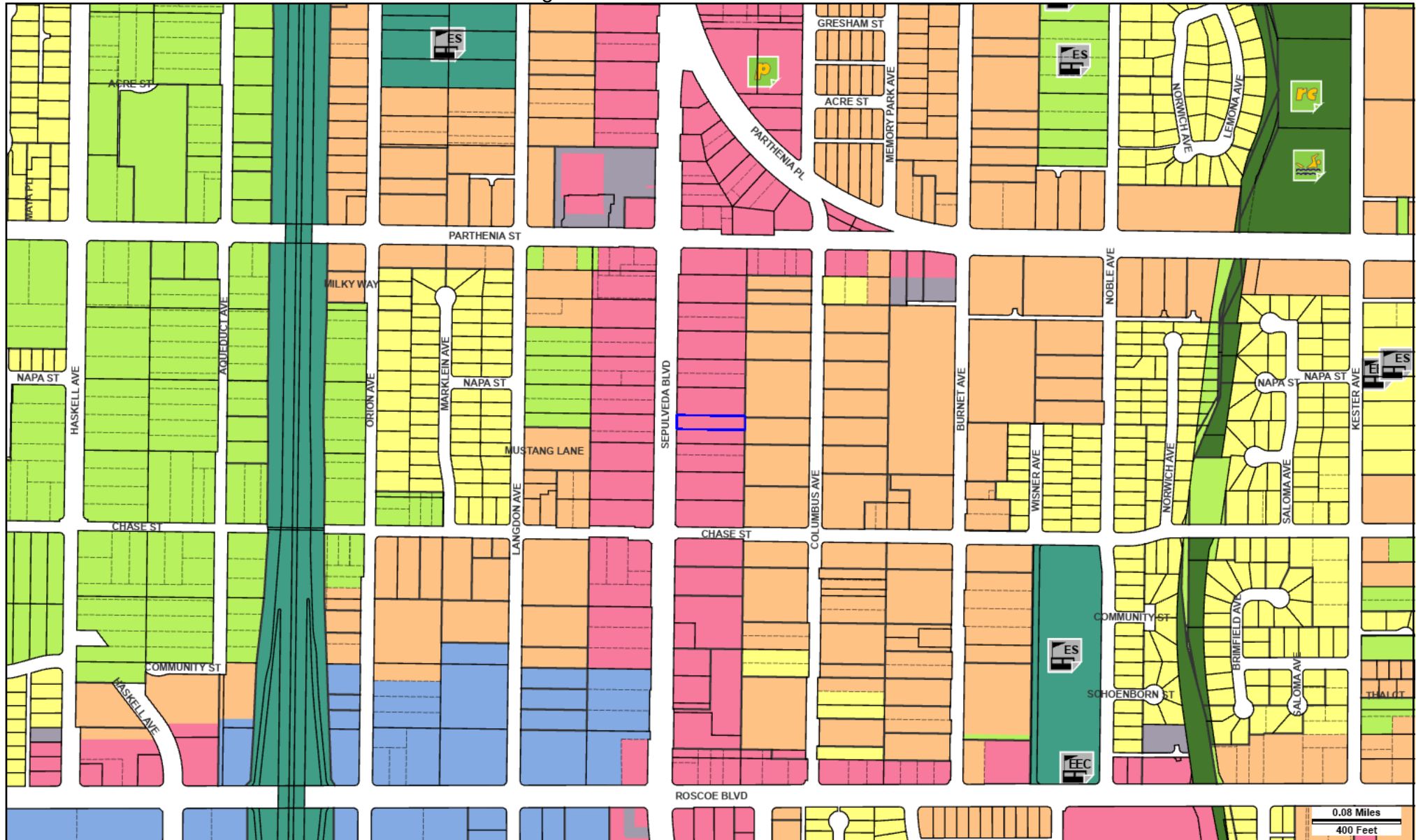
PRIOR-07/29/1962

ZIMAS PUBLIC

Generalized Zoning

09/08/2026

City of Los Angeles
Department of City Planning



Address: 8546 N SEPULVEDA BLVD

APN: 2654021007

PIN #: 192B145 84

Tract: TR 2800

Block: None

Lot: FR 210

Arb: 1

Zoning: [Q]C2-1VL

General Plan: General Commercial

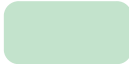
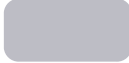


ZIMAS Legend Zoning

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
-  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)

- Transit Core
- Traditional Core
- Community Center
- Village
- Neighborhood Center
- Medium Neighborhood Residential

- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Hybrid Industrial
- Markets

- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways

ZIMAS Legend Points of Interest

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

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 Redevelopment 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	 Park / Recreation Centers	 Special Education
 Beaches	 Parks	 Charter School
 Child Care Centers	 Performing / Visual Arts Centers	 Early Education Center
 Dog Parks	 Recreation Centers	 Elementary School
 Golf Courses	 Senior Citizen Centers	 Middle School
 Historic Sites	 Skate Parks	 Opportunity School
 Horticulture / Gardens		 Senior High School
 Other Facilities		 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 3
 Tier 2	 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