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. 310088

Project Applicant: Tujunga Hills LLC

Project Location - Specific:

7031 West Foothill Boulevard, Tujunga, CA 91042 / Pinewood Ave & Marcus Ave

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

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: Tujunga Hills 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 & 15303/Class 1 & 3
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15303 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: 11/05/2026 Title: Assistant Executive Director

▪ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

COUNTY CLERK'S USE

THIS NOTICE WAS POSTED

ON November 10 2026

UNTIL December 10 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 238174

FILED
Nov 10 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by TODD TRAN

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES
LA-R-26-310088-RE-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of Cannabis Regulation)	ENV- 310088-ANN
PROJECT TITLE DCR CORE RECORD NO. 310088	COUNCIL DISTRICT 7

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
7031 West Foothill Boulevard, Tujunga, CA 91042 / Pinewood Ave & Marcus Ave

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

NAME OF APPLICANT / OWNER:
Tujunga Hills LLC

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

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15303/Class 1 & 3

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

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ■ Additional page(s) attached

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15303 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Jason Killeen Ryan Solis for:	Assistant Executive Director

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

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

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE-PRESIDENT

ADAM BIERMAN
ANTON FARMBY
OLIVIA MCGOVERN

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles

CALIFORNIA

Karen Bass
MAYOR

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

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

http://cannabis.lacity.org

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

Pursuant to Los Angeles Municipal Code (LAMC) Section 104.06, the following application for commercial cannabis activity is complete and the Department of Cannabis Regulation (DCR) has determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below. DCR recommends that the Cannabis Regulation Commission approve the issuance of an Annual License. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 1 and Class 3 categorical exemptions.

DCR Core Record No.:	310088
Applicant Name:	Tujunga Hills LLC
DCR Record No. / Activities Requested:	LA-R-26-310088-RE-ANN / Retail w/ on-site sales (Type 10)
Proposed Project:	The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	7031 West Foothill Boulevard Tujunga, CA 90008
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	7 Sunland-Tujunga - Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon C2-1VL
LAMC Section / "Phase":	LAMC 104.06.1 / Phase 3 Retail Round 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: **Recent Compliance Inspection:**	No Yes
Social Equity Applicant / Ownership %:	Yes / 100%
Environmental Analysis/Clearance: ENV-310088-ANN	Notice of Exemption pursuant to the Class 1 and Class 3 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15303)

BACKGROUND

The Business Premises is located at 7031 West Foothill Boulevard, Tujunga, CA 90008 a parcel zoned for General Commercial purposes. The Applicant seeks the approval of an Annual License Application from the Cannabis Regulation Commission under DCR Core Record No. 310088 after refiling their original Annual License Application. The original Annual License Application under DCR Core Record No. 310088 was not heard by the Commission. There was a separate entity, St. Andrew's Green, A Cooperative Corporation (SAG), located at 7031 West Foothill Boulevard that entered into a stipulated agreement with DCR to settle a court judgement LASC No. BC701226. In summary, the stipulated agreement called for SAG to cancel their License and allow Tujunga Hills to take over the business at 7031 West Foothill Boulevard.

The Applicant was issued Temporary Approval by DCR with an effective date of August 19, 2026. Since that time, the Applicant has completed all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant currently possesses a State License, C10-0001808-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through August 5, 2027. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

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

DEPARTMENT ANNUAL LICENSING RECOMMENDATION

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

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

COMMUNITY INPUT

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

The virtual community meeting was held on September 16, 2026. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting.

DCR received one (1) oral testimony for this Application. The one (1) comment was in support of the Application and was from a manager of the business who expressed their desire to partner with the local community, neighborhood council, and surrounding businesses to provide a friendly and safe environment for the community. They also invited community members to bring any concerns directly to him to be addressed.

DCR received eleven (11) written testimonies for this Application, all of which were in support of the Application. The testimonies were from nearby residents and businesses who expressed their appreciation for: the name of the business; the knowledgeable, experienced, and friendly staff; security measures creating a calm and safe environment; atmosphere/culture; and cleanliness.

Number of Comments In Favor of the Application	12
Number of Comments Against the Application	0
Total Number of Comments	**12**

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

COMPLIANCE REVIEW

As part of its progressive enforcement strategy, DCR performs compliance checks and/or inspections of Applicants and Licensees for operational compliance under the Rules and Regulations for Cannabis Procedures ("Regulations"). There are at least 85 potential violations in the Regulations. For most of these violations, DCR's compliance program aims to provide Licensees with the opportunity to cure before facing significant penalties, denial, suspension, or revocation. DCR's discovery of violations of the Regulations may result in a Notice to Correct ("NTC"), Notice of Violation ("NOV") with administrative penalties, Notice of Suspension ("NOS"), Notice of Revocation ("NOR"), or Notice of Administrative Hold, depending on the severity of the findings. (LAMC § 104.13.)

In most circumstances, when a violation is discovered, DCR's first step is to issue a NTC. If, after the issuance of a NTC, an applicant does not correct violations, DCR may issue a NOV with significant administrative penalties. (LAMC § 104.013(c)(2).) Failure to comply with a NOV may result in a second escalating NOV, denial of a License renewal, imposition of more restrictive License conditions or suspension or revocation of a license. (LAMC §§ 104.13(d)(5), 104.13(e)(2).) DCR may also immediately suspend a business without a hearing if there is an imminent threat to life or public safety, the Applicant operates without all necessary permits or clearances from another agency, or the Applicant does not have an active State license for that Commercial Cannabis Activity.

On September 22, 2026, DCR conducted a compliance inspection of the Business Premises. No violations or deficiencies were found during the inspection. Consequently, Tujunga Hills LLC successfully passed its 2026 compliance inspection and an official notification was issued to the Licensee via email on September 30, 2026.

Therefore, it is DCR's position that this compliance check did not reveal any serious concerns that impacted DCR's ability to recommend this Applicant for Annual Licensure. Moreover, this Applicant shall be subject to multiple, further inspections by DCR and other agencies prior to the receipt of an Operating Permit.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation of a significant public safety problem as documented by a law enforcement agency;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- Revocation of Temporary Approval;
- Failing a Business Premises inspection by DCR, another City agency, or the Los Angeles County Department of Public Health; or failing to comply with any requirement in LAMC Section 104.20 (if applicable);
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 *et seq*.;
- An Owner is an individual who holds office in, is employed by any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity; and,
- An Owner is an entity incorporated outside of the United States.

DCR recommends the Commission approve the issuance of this Annual License.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION

The Applicant, Tujunga Hills, LLC, seeks an Annual License for Retail Storefront commercial cannabis activity to be located within an existing structure on a site zoned Commercial, C2-1VL, at 7031 W. Foothill Blvd., Los Angeles (Tujunga), CA 91042 (Assessor's Parcel Number 2568016056). The Project-Specific Information Form (LIC-4013-FORM) submitted by the Applicant states that the project involves minor modifications to the existing building and site consisting of interior tenant improvements, installation of security features (lighting, cameras), and ministerial changes required to meet local building, fire, and/or public health permit requirements; no demolition of buildings or other features is proposed, and no expansion of the existing structure is proposed (Exhibit A). The property totals approximately 0.116 acres (5,038.5 square feet per ZIMAS calculated lot area) and is developed with one existing one-story commercial structure of approximately 1,461 square feet per the ZIMAS Parcel Profile Report (built 1992, Building Class D55; Assessor Use Code 1420 -- Commercial -- Supermarket -- Small Food Store -- Less than 6,000 SF). While the Applicant's form estimates the project floor area as 1,800 square feet, official City Assessor and ZIMAS records confirm the existing structure totals 1,461 square feet. Because the Applicant affirmatively states no expansion of the existing structure is proposed, this analysis relies on the official 1,461-square-foot building record as the physical building area of the existing facility. The site previously operated as a commercial cannabis storefront retail business, and the project proposes to continue the same retail use with no expansion of use beyond that formerly existing. Existing City sewer service is provided to the project site by the City of Los Angeles Bureau of Sanitation, 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, 7:00 AM to 10:00 PM, in two work shifts of approximately seven to eight hours each, with an anticipated two to four employees onsite and an estimated occupancy of approximately 21 persons during operating hours. Deliveries and transportation activity will be typical of retail uses, with approximately 6 to 10 daily inbound shipments from vendors and approximately 20 to 30 outbound retail delivery trips to customers per day during normal business hours. The Applicant's form states that the project's anticipated energy demand is approximately 50 kWh per day, supplied by LADWP, with no anticipated increase in energy demand or need for additional energy resources (Exhibit A). The Applicant has committed to developing and implementing an Odor Management Plan, including odor mitigation practices, complaint logging and response procedures, and record maintenance. The Applicant's form further states that Applicant will apply for a retail license from the California Department of Cannabis Control (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 et seq. and 105.00 et seq., as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) is assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS

Land Use/Zoning Designations

General Commercial / C2-1VL (Foothill Boulevard Corridor Specific Plan)

Surrounding Land Use/Zoning Designations

General Commercial / C2-1VL
Low Residential / R1-1
Low Medium Residential / R3-1
Agricultural / A1-1
Limited Manufacturing / M1-1

Subject Property

The subject site is a fully developed commercial lot within the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan Area, located on W. Foothill Blvd. between Pinewood Ave. and Marcus Ave. The lot totals approximately 0.116 acres (5,038.5 square feet) and is developed with one existing one-story commercial structure of approximately 1,461 square feet, built in 1992 (Building Class D55), to be maintained and used by the Applicant with no proposed expansion, demolition, or exterior modification other than security lighting and camera installation. The site has a General Commercial land-use designation and is zoned C2-1VL, and is located within the Foothill Boulevard Corridor Specific Plan area (ZI-2172). ZIMAS also identifies the site within ZI-2517 (Al Fresco Ordinance) and ZI-2512 (Housing Element Sites). The site is located

within Council District 7, the Sunland-Tujunga Neighborhood Council, and the North Valley Area Planning Commission jurisdiction. The lot is flat and fully developed with buildings and hardscape. The site is not within a Hillside Area, is outside any flood zone, and contains no watercourses, streams, methane hazards, or oil wells. The site is within a Very High Fire Hazard Severity Zone and a High Wind Velocity Area, consistent with its location in the foothill area of the San Gabriel Mountains near La Tuna Canyon; however, the project involves no new construction or vegetation alteration, and the existing structure is subject to applicable Building and Fire Code requirements as a condition of permit compliance. ZIMAS identifies low biological resource potential and low mountain lion potential, and while the site is within a 300-foot habitat buffer, the site itself is entirely developed with buildings and hardscape and contains no habitat value. The site is identified as a Housing Element site (Appendix 4.1, 0.02 units); no housing exists on the site, none has existed within the prior five years, and no housing is displaced or altered by the project.

Abutting Properties

Abutting and surrounding uses within a one-half mile radius consist of a mix of General Commercial, Low and Low Medium Residential, Agricultural, and Limited Manufacturing uses. The immediate area along Foothill Blvd. is developed with neighborhood- and community-serving commercial uses zoned C2-1VL, including landscaping and automotive service businesses, transitioning to residential uses (R1, R3) moving away from the commercial corridor, with agricultural (A1) and manufacturing (M1) designations also present in the surrounding area. Immediately abutting properties are zoned C2. (See Exhibit A).

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 minor interior alteration of an existing, fully developed commercial structure for retail commercial cannabis activity, which is the same retail use that previously operated at the premises. The proposed modifications are limited to interior tenant improvements, installation of security features (lighting and cameras), and ministerial changes required to meet local building, fire, and public health permit requirements. The Applicant proposes no expansion of the existing structure, no demolition, and no change to the building footprint. The retail cannabis use will occupy the existing approximately 1,461-square-foot structure, representing negligible or no expansion of use beyond the facility's existing footprint and its former cannabis retail operation. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

State CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures), consists, in relevant part, of the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure, and the installation of small new equipment and facilities in small structures.

The project is consistent with this condition as the project involves the continued use of an existing small commercial structure (approximately 1,461 square feet) for retail commercial cannabis use, with the installation of small new equipment and facilities (security lighting, cameras, and interior tenant improvements) within that small structure. No new structures are proposed, and exterior modifications are limited to the installation of security lighting and cameras. The project is within an urbanized area, as confirmed by ZIMAS (Exhibit A). The site is zoned C2-1VL, which permits the proposed commercial use, and the proposed cannabis retail use is consistent with the zoning designation, the Foothill Boulevard Corridor Specific Plan, and the distance requirements from sensitive uses under LAMC Section 105.02, per the Applicant's form. The project does not involve the use of significant amounts of hazardous substances. All necessary public services and facilities are available to the project, as the site is currently served by LADWP for water and electricity and LA Sanitation for wastewater treatment. Neither the project site nor the surrounding lands contain a sensitive environmental area; the site is entirely developed with buildings and hardscape.

The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2 that would prohibit the use and reliance on the categorical exemptions identified above. None of the exceptions 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 commercial lot with no watercourses or riparian habitats within 150 feet, no natural features of scenic, rare, or unique value, and no habitat for special status species, per the Applicant's Project-Specific Information Form (Exhibit A). ZIMAS confirms low biological resource potential, identifies no Significant Ecological Areas, Critical Habitat Areas, or protected wildlife areas, and shows the site is outside the Santa Monica Mountains Zone and any coastal zone. Although the site is within a 300-foot habitat buffer associated with the nearby foothill open space, the site itself is entirely developed with buildings and hardscape and provides no habitat value, and the project involves no ground disturbance, vegetation removal, or expansion of the developed footprint. Accordingly, the Class 1 and Class 3 exemptions are not limited by Section 15300.2(a).

Cumulative Impact. As the proposed project will result in no physical expansion, demolition, or alteration of the existing structure beyond interior tenant improvements and security features, and involves the continuation of the retail use that previously operated at the premises, the project would not have physical impacts to the environment beyond those associated with the existing developed use of the site. Operational characteristics, including two to four employees, hours of 7:00 AM to 10:00 PM, delivery activity typical of retail uses, and energy demand (approximately 50 kWh per day, per LADWP, with no anticipated increase), are consistent with the site's General Commercial designation and prior operation. 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 6 to 10 daily inbound shipments from vendors and approximately 20 to 30 outbound retail delivery trips to customers per day during normal business hours. Retail commercial cannabis uses with delivery at this location are consistent with the general commercial trip generation patterns typical of neighborhood- and community-serving retail uses permitted under the site's General Commercial (C2-1VL) zoning designation and General Plan land use designation. The surrounding Foothill Blvd. commercial corridor is a designated commercial arterial designed and improved to accommodate retail-serving traffic volumes of this nature, and 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. No substantial evidence in the record indicates the disclosed trip volumes would result in a significant traffic impact or that unusual circumstances exist that would create a reasonable possibility of a significant effect on the environment.

Moreover, ZIMAS identifies the project site as located within an Active Fault Near-Source Zone associated with the Verdugo Fault (a Type B reverse fault with a maximum magnitude of 6.9), and within a Very High Fire Hazard Severity Zone, a High Wind Velocity Area, and a BOE Special Grading Area. These designations regulate the siting, design, and construction of new structures, additions, and grading; they do not restrict the licensing, operation, or minor interior alteration of an existing lawfully constructed structure 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, and no liquefaction, landslide, or tsunami hazard is mapped at the site. Since the project does not involve physical alteration to the building's foundation or footprint, these seismic, geologic, and fire hazard designations do not present unusual circumstances giving rise to a reasonable possibility of a significant impact as a result of this project.

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 existing structure beyond minor security features; therefore the project would have no impact on scenic resources or scenic highway corridors. 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, and the project involves no significant use of hazardous substances and no increase in the quantity or type of solid or hazardous waste generated or stored onsite. 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 or alteration of any character-defining features. 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 Class 1 and Class 3 categorical exemptions (State CEQA Guidelines Sections 15301 and 15303) 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 Sections 15301 and 15303, 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 RECOMMENDED ACTIONS

That the Cannabis Regulation Commission:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15303, Class 3 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15303), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;

2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approve the Annual License for Type 10 Storefront Retail Commercial Cannabis Activity at the Business Premises location; and,

3. Adopt DCR's Project Analysis & Findings as the Commission's report on the subject.

Ryan Solis for:

Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

October 7, 2026
Date

EXHIBITS:
A – Project Specific Information Form (LIC-4013-FORM) and Materials

CITY OF LOS ANGELES DEPARTMENT OF CANNABIS REGULATION

PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 06/03/2026

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

DCR Record No.: LA-R-26-310088-RE-PREAPP

Applicant Entity Name: Tujunga Hills, LLC

License Type(s): Retail

Business Premises Location: 7031 Foothill Blvd, Tujunga, CA 91042

County: Los Angeles Assessor's Parcel Number (APN): 2568016056

Council District: CD 7 Neighborhood Council: Sunland-Tujunga

Community Plan Area: Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon

Zoning: C2-1VL Specific Plan Area: FOOTHILL BOULEVARD CORRIDOR

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

Business Improvement District: None Promise Zone: None

State Enterprise Zone: None Historic Preservation Review: No

LAPD Division/Station: Foothill LAFD District/Fire Station: 74

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

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.*

The project involves minor modifications to existing buildings and site which consist of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements for a commercial cannabis cultivation facility. No demolition of buildings or other features is proposed. The project is consistent with the general plan designation and zoning designation and distance requirements from sensitive uses for commercial cannabis activity at the site. The site is entirely developed with buildings and hardscape features within the limits of the City of Los Angeles and is substantially surrounded by urban uses.

Categorical Exemption Evaluation Form

Class 1: Existing Facilities

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

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

   The previous use of the project site was as a commercial cannabis storefront retail business.

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.

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

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

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

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

Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures? ☐ Yes ■ No

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

2. Does the project involve the construction of new small structures? ☐ Yes ■ No

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

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

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

   Cite source(s) of information.

   City of Los Angeles Zone Information and Map Access System (ZIMAS).

FOR SITES IN URBANIZED AREAS

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

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

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

   Cite source(s) of information.

   ZIMAS

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

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

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

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

   Water and power - Los Angeles Department of Water and Power (LADWP)
   Wastewater - LA Sanitation

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

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

FOR SITES NOT IN URBANIZED AREAS

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

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

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

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

FOR ALL SITES

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

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

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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

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

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

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

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

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

   Cite source(s) of information.

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

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

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

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

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

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

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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

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

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

Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

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

   Cite source(s) of information.

   ZIMAS; Los Angeles Municipal Code (LAMC) Article 5, Section 105.02

2. Project Size and Location
   a. Is the project site 5 acres in size or less? ■ Yes ☐ No

      Indicate the size of the project site, in acres. Cite source(s) of information.

      The lot of the project site is about 0.116 acres. Calculation is based on the lot square footage listed on ZIMAS.

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

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

      ZIMAS shows the following surrounding uses:

      Commercial (C2), Residential (R1, R3), Agricultural (A1), Manufacturing (M1)

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

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

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

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

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

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

Water and power - LADWP

Wastewater - LA Sanitation

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

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

Exceptions to Exemptions

1. Scenic Highways

a. Is the project visible from an official State Scenic Highway? ☐ Yes ■ No

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CEQA Exemption Petition

Class: 1 & 32 Category: Existing Facilities & In-Fill Development Project

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

The project consists of an existing commercial cannabis business with no plans for expansion and with minimal to no environmental impact. The site is entirely developed with buildings and hardscape features. The project involves minor modifications to an existing building and site, consisting of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements. No demolition of buildings or other features is proposed. The project is consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for commercial cannabis activity at the site. The project site is less than 5 acres in size and is substantially surrounded by urban uses within the limits of the City of Los Angeles.

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

ZIMAS; property records; Department of Cannabis Regulation application for an annual commercial cannabis license; Google Maps.

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

Project is located at 7031 Foothill Blvd, on Foothill Blvd in between Pinewood Ave and Marcus Ave. The Project is located above the La Tuna Canyon Park mountain range. The Project is located in an urban area and surrounded by other commercial businesses such as: FormLA Landscaping and Azad Auto Service.

   (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.*

Commercial (C2), Residential (R1, R3), Agricultural (A1), Manufacturing (M1). The immediately abutting land uses are C2.

(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.

The previous use of the Project site was commercial cannabis retail and non-retail activities.

(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.

(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 commercial cannabis activities occurring at the premises include adult-use and medicinal storefront retail with delivery.

Retail activities include the sale and delivery of cannabis and cannabis products to retail customers.

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

None

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

Project size = 1,800 sq ft
Lot size = 5,038.5 sq ft

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

The Applicant will apply for a DCC retail license with the Department of Cannabis Control.

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

Hours of operation are Monday - Sunday 7 am to 10 pm.

There are two work shifts per day, each between 7 - 8 hours.

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

Applicant anticipates 2-4 total retail employees onsite.

The estimated occupancy of the premises during business hours is approximately 21 people.

(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.*

Frequency of deliveries and transportation activity at the site will be typical of any retail use. Usually, there are 6-10 daily shipments from vendors during business hours. There are approximately 20-30 outbound retail deliveries to customers per day during normal business hours.

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

The water source for the project site is the Los Angeles Department of Water and Power. No new or amended water right needs to be obtained from the State Water Resources Control Board.

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

Los Angeles Department of Sanitation. The facility does not utilize any other wastewater treatment system.

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

Industrial area and flat land

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

None.

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

None.

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

None.

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

None.

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

None.

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

None.

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

None

(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:

Project will not increase the quantity and type of solid waste or hazardous waste, that is generated or stored on-site. All cannabis waste shall disposed of in accordance with the applicants operating procedures and applicable waste management laws.

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

The energy for the project is supplied by Los Angeles Department of Water and Power. The anticipated amount of energy used per day is approximately 50 kWh. Applicant does not expect an increase in energy demand or need for additional energy resources.

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

The project activities will not expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat.

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

Applicant will develop and implement an Odor Management Plan ("OMP") to mitigate any potential odors. The OMP shall include odor mitigation practices, procedure for logging and addressing odor complaints, and maintenance of records relating to odor management.

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.*

None

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

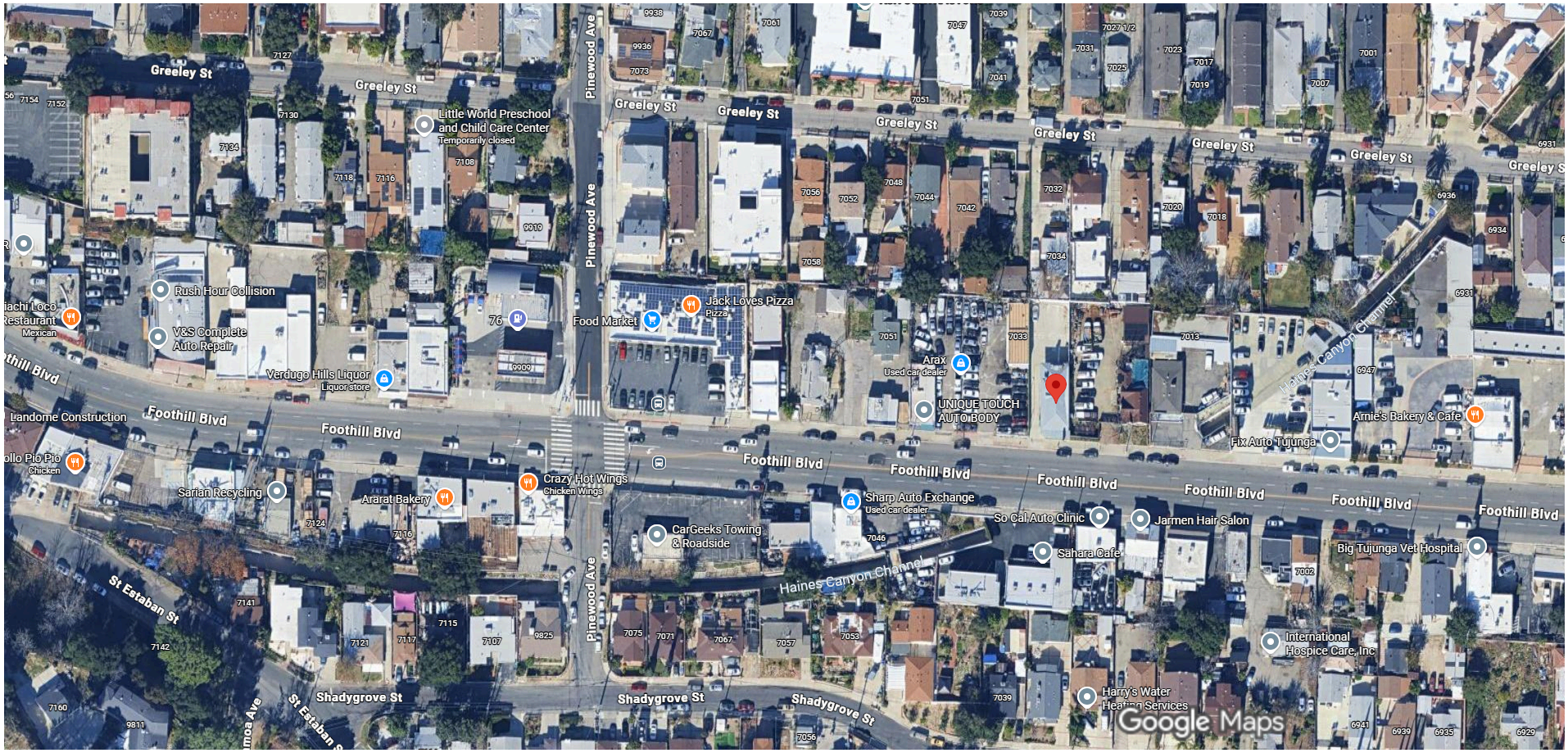
Partial List of Categorical Exemptions under CEQA

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.

Google Maps

7031 Foothill Blvd



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 50 ft



7031 Foothill Blvd

Building

Directions | Save | Nearby | Send to phone | Share

7031 Foothill Blvd, Tujunga, CA 91042

Photos



At this place

Weed Way Cannabis Dispensary

4.8 ★★★★★ (110)

Cannabis store · Floor 1

Open · Closes 10 PM



City of Los Angeles
Department of City Planning

10/6/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
7031 W FOOTHILL BLVD

ZIP CODES
91042

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2000-4822-SP
CPC-1999-435-CA
CPC-1989-180-SP
CPC-1989-180-ICO
CPC-1986-608-GPC
ORD-72962
ORD-72724
ORD-67715
ORD-170694
ORD-165670
ORD-164330-SA2860
ORD-129279

Address/Legal Information	
PIN Number	202-5A201 477
Lot/Parcel Area (Calculated)	5,038.5 (sq ft)
Thomas Brothers Grid	PAGE 504 - GRID A5
Assessor Parcel No. (APN)	2568016056
Tract	TR 2907
Map Reference	M B 38-40
Block	None
Lot	FR 80
Arb (Lot Cut Reference)	None
Map Sheet	202-5A201
Jurisdictional Information	
Community Plan Area	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Area Planning Commission	North Valley APC
Neighborhood Council	SUNLAND-TUJUNGA NC
Council District	CD 7 - Monica Rodriguez
Census Tract #	1012.20000000
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	C2-1VL
Zoning Information (ZI)	ZI-2172 Specific Plan: Foothill Boulevard Corridor
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2512 Housing Element Sites
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	FOOTHILL BOULEVARD CORRIDOR
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

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.

RBP: Restaurant Beverage Program Eligible Area	General (RBPA): <Null>
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Tujunga
Residential Market Area	Medium / Low
Commercial Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2568016056
APN Area (Co. Public Works)*	0.107 (ac)
Use Code	1420 - Commercial - Supermarket - Small Food Store - Less than 6,000 SF - One Story
Assessed Land Val.	$259,040
Assessed Improvement Val.	$195,606
Last Owner Change	12/12/2016
Last Sale Amount	$1
Tax Rate Area	13
Deed Ref No. (City Clerk)	796600
	447194
	4-212
	344815
	274996
	274995
	1631176
	1572520
	1404208
	1362020
	1210006-7

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.

	1197358
Building 1	
Year Built	1992
Building Class	D55
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,461.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2568016056]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No
Northeast D/Q Ordinance Ridgelines	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes
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)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000

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.

Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
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: 2568016056]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	No
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.02
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1658
Fire Information	
Bureau	Valley
Battallion	12
District / Fire Station	74
Red Flag Restricted Parking	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.

CASE SUMMARIES

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

Case Number:	CPC-2000-4822-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN DESIGN GUIDELINES AND STANDARDS
Case Number:	CPC-1999-435-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	PROPOSAL FOR CHARTER IMPLEMENTATION ORDINANCES TO AMEND THE LOS ANGELES MUNICIPAL CODE REGARDING AREA PLANNING COMMISSION (APC) BOUNDARIES, THE DELEGATION OF DECISION MAKING AND/OR APPEAL AUTHORITY IN CONJUNCTION WITH THE STANARDIZATION AND SIMPLIFICATION OF PLANNING PROCEDURES AND RELATED MATTERS.
Case Number:	CPC-1989-180-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	CONTINUATION OF CPC-89-0180. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1989-180-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	(1) INT. CONT. ORD. TO PROH. ANY RESIDENTIAL DEVELOP. IN THE SUNLAND-TUJUNGA COMMUNITY IN EXCESS OF THE DENS. PERMITTED IN THE RD1.5 ZONE, & LIMIT THE HEIGHT OF SAID MULTIPLE RESIDENTIAL STRUCTURES TO TWO STORIES, OR 30 FT. WHICHEVER IS LESS AND (2)PREPARE SPEC. PLAN. TO REDESIGNATE MULTIPLE UNIT HOUSING AREAS FROM MEDIUM DENSITY TO LOW-MEDIUM II DENSITY, TO REZONE THOSE AREA TO A MAXIMUM OF RD1.5
Case Number:	CPC-1986-608-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SUNLAND AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUITE WOODS/CICCARELLI

DATA NOT AVAILABLE

ORD-72962

ORD-72724

ORD-67715

ORD-170694

ORD-165670

ORD-164330-SA2860

ORD-129279

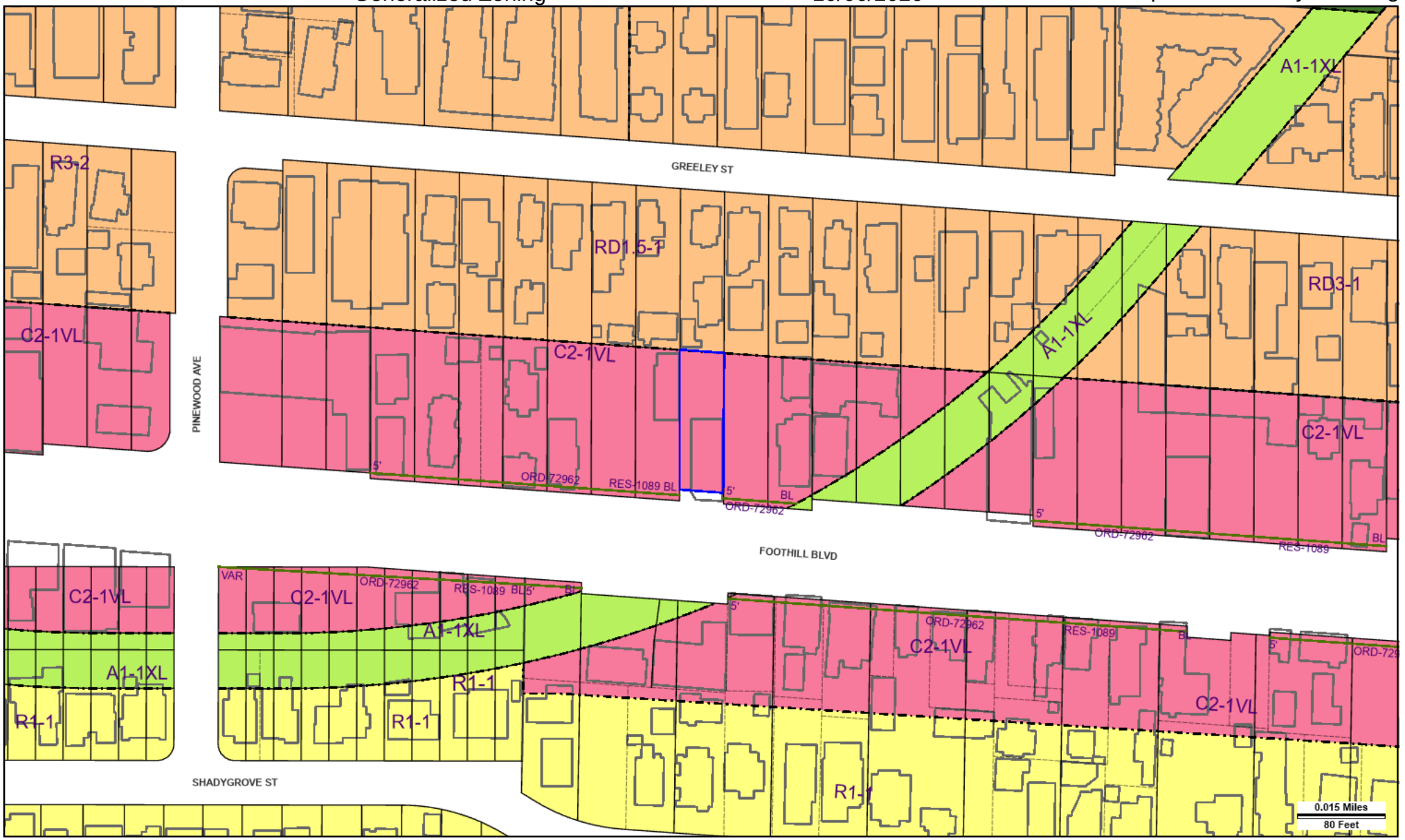
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZIMAS PUBLIC

Generalized Zoning

10/06/2026

City of Los Angeles
Department of City Planning



Address: 7031 W FOOTHILL BLVD
APN: 2568016056
PIN #: 202-5A201 477

Tract: TR 2907
Block: None
Lot: FR 80
Arb: None

Zoning: C2-1VL
General Plan: General Commercial

N
W
E
S

ZIMAS Legend Zoning

Original Zoning Code (Chapter 1)

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

New Zoning Code (Chapter 1A)

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

ZIMAS Legend Basemap and Lines

Basemap Symbols

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

Miscellaneous Lines

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

Freeway Lines

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

ZIMAS Legend Other Programs

500 Ft. School / Park Zone

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

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

Coastal Zone

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

Waiver of Dedication or Improvement

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

AB 2097

- Entitlement Eligible

Transit Oriented Communities

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

Mixed Income Incentive Program

Transit Oriented Incentive Areas (TOIA)

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

Opportunity Corridors (OC)

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

Corridor Transitions (CT)

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