# 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. 320113

Project Applicant: Sensi Fairfax LLC

Project Location - Specific:

345 N Fairfax Avenue, Los Angeles, CA 90036 / Beverly Blvd and Oakwood Ave

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

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: Sensi Fairfax 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: 11/06/2026 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

**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 242694
**FILED**
Nov 17 2026
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by NICOLE CORONA – BLANCO

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-26-320113-ANN / Retail with on-site sales (Type 10)

| LEAD CITY AGENCY | CASE NUMBER |
|---|---|
| **City of Los Angeles (Department of Cannabis Regulation)** | ENV- 320113-ANN |
| PROJECT TITLE | COUNCIL DISTRICT |
| DCR CORE RECORD NO. 320113 | 5 |

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
345 N Fairfax Avenue, Los Angeles, CA 90036 / Beverly Blvd and Oakwood Ave

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

NAME OF APPLICANT / OWNER:
Sensi Fairfax 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 / 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 | 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

**THIS NOTICE WAS POSTED**

**ON** November 17 2026

**UNTIL** December 17 2026

**REGISTRAR – RECORDER/COUNTY CLERK**

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 categorical exemption.

| | |
|---|---|
| **DCR Core Record No.:** | 320113 |
| **Applicant Name:** | Sensi Fairfax LLC |
| **DCR Record No. / Activities Requested:** | LA-R-26-320113-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:** | 345 N Fairfax Avenue<br>Los Angeles, CA 90036 |
| Council District:<br>Closest Neighborhood Council (NC):<br>Business Improvement District:<br>Community Plan Area:<br>Zoning: | 5<br>Mid City West CC<br>Melrose<br>Wilshire<br>C2-1VL |
| **LAMC Section / "Phase":** | LAMC 104.06.1 / Phase 3 Retail Round 2 |
| **Evidence of Offer to Meet with NC:** | Yes |
| **Complaint Portal Entry:**<br>**Recent Compliance Inspection:** | No<br>No |
| **Social Equity Applicant / Ownership %:** | Yes / 51% |
| **Environmental Analysis/Clearance:**<br>ENV-320113-ANN | Notice of Exemption pursuant to the Class 1 categorical exemption (tit. 14, Cal. Code Reg., §§ 15301) |

## BACKGROUND

The Business Premises is located at 345 N Fairfax Avenue, Los Angeles, CA 90036 a parcel zoned for Community Commercial purposes. The Applicant has not yet been issued Temporary Approval by DCR, but is actively completing all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant does not currently possess a State License. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

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

## DEPARTMENT ANNUAL LICENSING RECOMMENDATION

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

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

## COMMUNITY INPUT

On or about October 2, 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 October 22, 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 zero (0) oral testimonies for this Application.

DCR received one (1) written testimony for this Application. The one (1) comment was against the Application and was from a neighboring business and property owner who expressed concern about the limited parking situation in the area not being able to support the cannabis retail store. They requested that the Applicant make arrangements for customer parking and put a mechanism in place to avoid its customers from unauthorized parking in their lot.

| | |
|---|---|
| Number of Comments In Favor of the Application | 0 |
| Number of Comments Against the Application | 1 |
| **Total Number of Comments** | **1** |

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

## COMPLIANCE REVIEW

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

**THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE**

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

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

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION**

The Applicant, Sensi Fairfax, LLC, seeks an Annual License for Type-10 Retail Storefront commercial cannabis activity to be located within an existing commercial building on a site zoned Community Commercial, C2-1VL, at 345 N. Fairfax Ave., Los Angeles, CA 90036 (Assessor's Parcel Number 5527036015) (Exhibit A). The Project-Specific Information Form (LIC-4013-FORM) submitted by the Applicant states that the project involves occupying an existing building and utilizing the existing use to operate a retail storefront commercial operation, that there are no material changes or uses to the site, and that the building and site will be utilized as is; no demolition, expansion, or exterior modification of any kind is proposed (Exhibit A). The parcel totals approximately 0.141 acres (6,157.9 square feet per ZIMAS calculated lot area) and is developed with one existing one-story commercial structure, built in 1946 (Assessor Use Code 1100 - Commercial - Store). The Applicant's form states the total project floor area as approximately 2,740 square feet (2,400 square feet of retail space plus 340 square feet of storage space). Existing water and electricity services are provided by the City of Los Angeles Department of Water and Power (LADWP), natural gas service by Southern California Gas Company (SoCalGas), and sewer/wastewater service is provided by the City of Los Angeles Bureau of Sanitation. The Applicant's proposed hours of operation are 8:00 AM to 9:50 PM, with an anticipated 2 to 4 employees to begin operations across three work shifts, along with a security guard on-site during all operating hours. The Applicant anticipates 0 to 3 delivery/shipment trips per day, occurring Monday through Thursday between 9:00 AM and 3:00 PM. The Applicant's form states that project energy and water use will not exceed what is already permitted and approved at the site, with power used for typical equipment such as air conditioning, lighting, and security cameras. The Applicant has not yet applied for state licensure and intends to do so upon receipt of local approval from the City of Los Angeles. No hazardous materials will be stored, used, or disposed of at the project site. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS), dated September 11, 2026 (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**

Community Commercial / C2-1VL

**Surrounding Land Use/Zoning Designations**

Community Commercial / C2-1VL; commercial and industrial uses along the corridor

**Subject Property**

The subject site is a fully developed commercial parcel within the Wilshire Community Plan Area, located along the N. Fairfax Ave. commercial corridor. The parcel totals approximately 0.141 acres (6,157.9 square feet) and is developed with one existing one-story commercial structure built in 1946, which will be maintained and used by the Applicant with no proposed expansion, demolition, or exterior modification of any kind. The site has a Community Commercial General Plan land use designation and is zoned C2-1VL, and is located within a Transit Priority Area (ZI-2452) and identified as a Housing Element site (ZI-2512, ZI-2534, ZI-2535; Appendix 4.1, 0.21 units; Rezoning Site 12) subject to a minimum density requirement; no housing exists on the site, none has existed within the prior five years, and no housing is displaced, altered, or precluded by the project, which involves only the continued commercial use of an existing commercial structure. The site is also within 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 (Transit Oriented Communities Tier 3). The site is located within Council District 5, the Mid City West Neighborhood Council, and the Central Area Planning Commission jurisdiction. The site is flat, fully developed with an existing building and hardscape, 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 is not within a designated special grading area. ZIMAS identifies the site within a Methane Zone; this designation regulates building-code compliance for permitted construction activity and does not restrict the licensing or continued occupancy of the existing structure, as no ground disturbance or new construction is proposed, though DCR and the Applicant should coordinate with LADBS regarding methane-mitigation compliance for any future permitted tenant work. ZIMAS identifies no biological resource potential and no County-designated Significant Ecological Areas, USFWS-designated Critical Habitat Areas, or protected areas for wildlife on or adjacent to the site. The site is not within a Historic Preservation Overlay Zone, has no other historic designations, and is not subject to a Mills Act contract.

**Abutting Properties**

Abutting and surrounding uses along the N. Fairfax Ave. corridor consist of commercial, retail, and related uses zoned C2-1VL, consistent with the Community Commercial General Plan designation, with residential uses located to the east and west of the site beyond the Fairfax Ave. corridor. The surrounding area is fully urbanized and developed with existing commercial buildings, paved streets, and supporting infrastructure. (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 only the licensing and continued operation of an existing, fully developed commercial structure for retail commercial cannabis activity, with the Applicant's form affirmatively stating that there are no material changes or uses to the site and that the building and site will be utilized as is. The Applicant proposes no expansion of the existing structure, no demolition, no exterior modification, and no installation of new equipment or facilities of any kind. 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 improved commercial parcel 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 no biological resource potential and no Significant Ecological Areas or Critical Habitat Areas on or adjacent to the site, and shows the site is outside the Santa Monica Mountains Zone, any coastal zone, and any officially designated scenic area. Accordingly, the Class 1 exemption is not limited by Section 15300.2(a), which by its terms applies only to Classes 3, 4, 5, 6, and 11.

Cumulative Impact. As the proposed project will result in no physical expansion, demolition, or alteration of the existing structure of any kind, and involves the occupancy of an existing commercial structure for a commercial use consistent with the site's Community Commercial designation and prior occupancy, the project would not have physical impacts to the environment beyond those associated with the existing developed use of the site. Operational characteristics include 2 to 4 employees across three shifts, hours of 8:00 AM to 9:50 PM, and 0 to 3 delivery trips per day, which are modest in scale and consistent with the site's commercial designation. 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 a modest scale of operation, with 2 to 4 employees, three work shifts, and 0 to 3 delivery/shipment trips per day occurring on weekday mornings and early afternoons. Retail commercial cannabis use at this location is consistent with the general commercial trip generation patterns typical of retail uses permitted along the N. Fairfax Ave. corridor under the site's Community Commercial (C2-1VL) zoning designation, and the Applicant's form does not identify any unusual site access constraints or other site-specific conditions that would differentiate this project from other permitted commercial uses at this location.

Moreover, ZIMAS identifies the project site as located within a Methane Zone, within a Liquefaction Zone, and approximately 2.5 kilometers from the Hollywood Fault (a Type B left lateral-reverse-oblique fault with a maximum magnitude of 6.4), within an Active Fault Near-Source Zone. These designations regulate the siting, design, and construction of new structures and additions; they do not restrict the licensing, operation, or continued occupancy of an existing lawfully constructed structure where, as here, no new construction, expansion, foundation alteration, grading, or ground disturbance of any kind is proposed. The site is not located within an Alquist-Priolo Earthquake Fault Zone, and no landslide or tsunami hazard is mapped at the site. Since the project does not involve any physical alteration to the structure's foundation or footprint, these seismic, geologic, and methane designations do not present unusual circumstances giving rise to a reasonable possibility of a significant impact as a result of this project. Moreover, CEQA generally does not require analysis of the effects of existing environmental conditions, such as methane, liquefaction, or fault proximity, on a project or its users unless the project would exacerbate those conditions (*California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369), and the proposed work would not exacerbate them. The project is a change of tenant within an existing commercial structure in an established commercial corridor; as such, no unusual circumstances exist. Independently, no substantial evidence in the record indicates a reasonable possibility of a significant effect on the environment due to any such circumstance.

Scenic Highways, Hazardous Waste, and Historical Resources. The project site is not visible from any officially designated State Scenic Highway, based on review of the Caltrans State Scenic Highway map, and the project will not physically change the site or the existing structure in any respect; 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 based on review of the DTSC EnviroStor and State Water Board GeoTracker databases. The project does not involve the use, storage, or disposal of hazardous materials, and the project will not increase the quantity or type of solid or hazardous waste generated or stored onsite. ZIMAS confirms that the site is not within a Historic Preservation Overlay Zone, has no other historic designations, 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 none of the exceptions in State CEQA Guidelines Section 15300.2 apply. DCR finds that no further CEQA analysis is required.

The project meets all of the requirements for categorical exemption as set forth at State CEQA Guidelines Section 15301, and none of the exceptions to the use of an exemption apply to the project. The project is therefore 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 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 28, 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): 8/07/2026

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

DCR Record No.: LA-R-26-320113-PREAPP

Applicant Entity Name: Sensi Fairfax, LLC

License Type(s): Type-10 Retail Storefront

Business Premises Location: 345 N. Fairfax Ave., Los Angeles, CA 90036

County: Los Angeles

Assessor's Parcel Number (APN): 5527-036-015

Council District: CD 5 - Katy Yo

Neighborhood Council: Mid City West

Community Plan Area: Wilshire

Zoning: C2-1VL

Specific Plan Area: None

General Plan Land Use: Community Commerc

Redevelopment Project Area: None

Business Improvement District: None

Promise Zone: None

State Enterprise Zone: None

Historic Preservation Review: None

LAPD Division/Station: West, Wilshire, 711

LAFD District/Fire Station: South, 18, 61

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

DCR Record No. LA-R-26-320113-PREAPP

## 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.*

This project is occupying an exisiting building and utilizing the exisiting use to operate a retail storefront commercial operation. There are no material changes or uses to the site. The building and site will be utilized as is.

## 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.*

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: NONE
Size of expansion in square feet: N/A

*Cite source(s) of information.*

N/A

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.*

N/A

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.*

N/A

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

*Cite source(s) of information.*

N/A

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.*

All local an municipal services serve this location.
- Power (Electricity): Los Angeles Department of Water and Power (LADWP)
- Water: Los Angeles Department of Water and Power (LADWP)
- Sewer / Wastewater: City of Los Angeles / LADWP sanitation infrastructure
- Natural Gas: SoCalGas (Southern California Gas Company)

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.*

   N/A - This project does not invove a new structure

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

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

   N/A

**Categorical Exemption Evaluation Form**

**Class 3: New Construction or Conversion of Small Structures**

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

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

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.*

   N/A

**FOR SITES IN URBANIZED AREAS**

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

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

N/A

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

*Cite source(s) of information.*

N/A

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.*

N/A

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.*

Los Angeles Department of Water and Power (LADWP) Natural Gas: SoCalGas (Southern California Gas Company)

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

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

**FOR SITES NOT IN URBANIZED AREAS**

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

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

N/A

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

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

N/A

**FOR ALL SITES**

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

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

N/A

**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

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

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

   N/A

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

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

   N/A

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

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

   N/A

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

   *Cite source(s) of information.*

   N/A

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

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

N/A

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

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

N/A

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

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

N/A

DCR Record No. LA-R-26-320113-PREAPP

**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.*

   This project does not consist of new or rpelacement accessory structures.

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

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

   N/A

**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.*

   N/A This is not an infill development project.

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.*

      N/A

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

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

      It is but this is not an infill development project.

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

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

   N/A

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

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

N/A

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

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

N/A This project is served by the local services LADWP and SoCalGas.

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

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

N/A

## Exceptions to Exemptions

**1. Scenic Highways**

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

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

N/A

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

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

N/A

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

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

N/A

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

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

N/A

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

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

   N/A

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

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

   N/A

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

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

   N/A

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

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

   N/A

## CEQA Exemption Petition

Class: 1 Category: Existing Facilities

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

Consists of the operation of an existing private structure/facilities equipment involving no expansion of use beyond that existing at the time of the lead agency's determination. We're occupying the existing building and utilzing the eixisting use. Nothing will materially change.

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

The California code (Cal. Code Regs., tit. 14, §15301.) and Zimas site.

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 345 Fairfax Ave., Los Angeles, CA 90036 and has commerical buildings to the north and south of it. There's and alley way behind the building on the west side and residential buildings further west. The space consists of 2,740 sf. for retail use.

(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 use type is commerical and zoned C2-1VL. It's located off of Fairfax Ave., a commerical strip. The exisiting structure is approximately 2400 SF with 340 SF of storage space. The abutting land use is commerical to the north, south, and east, with residential to the west.

(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 site has been commerical use to the best of our knowledge. We dont not know when previous operations ceased.

(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 use is not changing with our project.

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

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

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

The activities occurin onsite will consisit soley of Type-10 Retail Storefront commerical cannabis operation. All operatations will be conducted in occordance to local and state regulations. Inventory will be compliantly managed and maintained in a manner that will be communicated and recorded in Metrc. Cannabis retal sales will take place at the proposed premise and no other activety will occur.

(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 currenlty are no business on the property. The applicant, Sensi Fairfax LLC does not own any other cannabis operation. It will own one retail storefront should this appliction be successful.

(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.*

There's approximately 2740 sq feet and the lot size is approximately 6157 sq feet lot size.

(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.*

Applicant has not applied for a state license and will do so as soon as the City of Los Angeles permits the applicant to do so.

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

The proposed operation hours will be approximately 8:00 am to 9:50 pm.

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

There will be approximately 2-4 employees to begin until the opperation demands more employees. There will be 3 shifts. There will also be a security guard onsite during all operating hours.

(g) Estimated Daily Trip Generation: *Estimate the frequency of deliveries or shipments originating from and/or arriving to the project site. Identify the approximate number of vehicle trips per day to be generated by the project and information regarding the days and times most trips are expected to occur.*

Deliveries will be accepted Monday to Thursday 9 am to 3 pm. This window will be given to the vendors for control. There will be 0-3 delivers per day.

(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.*

There wont be need for any special water use aside from restrooms. The water source will be the local municipal source.

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

N/A

**4. Environmental Setting:**

(a) Describe natural characteristics on the project site:

There are no natural caharacteristics on th project site. It is a developed commercial property on a commerical strip. Fully urban.

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

The immediate parcel and surrounding commercial blocks along North Fairfax Avenue present a level, graded urban landscape.

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

This site is fully developed and urban and does not have natural characteristics.

(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):

Thre are none. This site is fully developed and urban.

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

It does not. This site is fully developed and urban.

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

It does not.

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

It does not.

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

N/A. It does not. No hazardous material will be stored, used, or disposed of at the project site.

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

The project will not increase the quantity or type of solid waste defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117.

(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:

There will be no increase in power need our use outside of what was already permitted and approved. Power will be used for typical equipment like the AC, lights, and security cameras.

**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.

Project activities will not expand the existing footprint of the proposed facility beyound the current structural or parcel boundaries.

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

N/A

**7.** Other Relevant CEQA Information: *Submit any other relevant CEQA documentation or information that will assist the Department in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant.*

N/A

**8.** Permits Required: *List all other required federal, state, and local permits required, including, but not limited to, all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed by or has applied for licensure from the Department, or one of the prior state cannabis licensing authorities:*

- ■ California Department of Cannabis Control
- ☐ Los Angeles Fire Department
- ☐ Los Angeles Department of Building and Safety
- ☐ California Department of Fish and Wildlife
- ☐ State Water Resources Control Board / Regional Water Quality Control Board
- ■ County of Los Angeles Public Health Permit
- ☐ Local Air District
- ☐ Streambed Alteration Agreement
- ☐ Water quality protection program
- ☐ Los Angeles Department of Water and Power
- ☐ Los Angeles Department of Public Works, Bureau of Sanitation

# Partial List of Categorical Exemptions under CEQA

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

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

# City of Los Angeles
# Department of City Planning

## 10/7/2026
## PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**
345 N FAIRFAX AVE

**ZIP CODES**
90036

**RECENT ACTIVITY**
None

**CASE NUMBERS**
CPC-1983-30643
ORD-183497
ORD-162109
ND-83-9-HD

| | |
|---|---|
| **Address/Legal Information** | |
| PIN Number | 138B177 172 |
| Lot/Parcel Area (Calculated) | 6,157.9 (sq ft) |
| Thomas Brothers Grid | PAGE 593 - GRID B7 |
| Assessor Parcel No. (APN) | 5527036015 |
| Tract | TR 6790 |
| Map Reference | M B 74-32 |
| Block | None |
| Lot | 330 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 138B177 |
| **Jurisdictional Information** | |
| Community Plan Area | Wilshire |
| Area Planning Commission | Central APC |
| Neighborhood Council | MID CITY WEST CC |
| Council District | CD 5 - Katy Young Yaroslavsky |
| Census Tract # | 1945.00000000 |
| LADBS District Office | Los Angeles Metro |
| **Permitting and Zoning Compliance Information** | |
| Administrative Review | None |
| **Planning and Zoning Information** | |
| Special Notes | None |
| Zoning | C2-1VL |
| Zoning Information (ZI) | ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density |
| | ZI-2512 Housing Element Sites |
| | ZI-2535 Prior Housing Element Sites - Ministerial Approval |
| | ZI-2452 Transit Priority Area in the City of Los Angeles |
| General Plan Land Use | Community Commercial |
| General Plan Note(s) | Yes |
| Minimum Density Requirement | Yes (Rezoning Site) |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | None |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| HistoricPlacesLA | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CPIO Historic Preservation Review | No |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| 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) |
| ASP: Alcohol Sales Program | No |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Very Low Vehicle Travel Area | Yes |
| AB 2097: Within a half mile of a Major Transit Stop | Yes |
| Streetscape | No |
| Adaptive Reuse Subareas | No |
| Adaptive Reuse Program | Citywide Adaptive Reuse Program |
| Affordable Housing Linkage Fee | |
| Neighborhood | Beverly Grove |
| Residential Market Area | High |
| Commercial Market Area | High |
| Inclusionary Housing | No |
| Local Affordable Housing Incentive | No |
| Targeted Planting | No |
| Special Lot Line | No |
| Transit Oriented Communities (TOC) | Tier 3 |
| Mixed Income Incentive Programs | |
| Transit Oriented Incentive Area (TOIA) | 2 |
| Opportunity Corridors Incentive Area | OC-2 |
| Corridor Transition Incentive Area | Not Eligible |
| TCAC Opportunity Area | Highest |
| High Quality Transit Corridor (within 1/2 mile) | Yes |
| ED 1 Eligibility | Eligible Site |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | None |
| 500 Ft Park Zone | None |
| Zanja System 1 Mile Buffer | No |
| **Assessor Information** | |
| Assessor Parcel No. (APN) | 5527036015 |
| APN Area (Co. Public Works)* | 0.141 (ac) |
| Use Code | 1100 - Commercial - Store - One Story |
| Assessed Land Val. | $171,914 |
| Assessed Improvement Val. | $30,574 |
| Last Owner Change | 06/29/2022 |
| Last Sale Amount | $32,500 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 872659 |
| | 8-781 |
| | 6-499 |
| | 593765 |
| | 1714499 |
| | 1284418-20 |
| Building 1 | |
| Year Built | 1946 |
| Building Class | D5B |
| Number of Units | 0 |
| Number of Bedrooms | 0 |

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| | |
|---|---|
| Number of Bathrooms | 0 |
| Building Square Footage | 2,574.0 (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: 5527036015] |
| **Additional Information** | |
| Airport Hazard | None |
| Coastal Zone | None |
| Coastal Bluff Potential | No |
| Canyon Bluff Potential | No |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | No |
| Streams | No |
| Methane Hazard Site | Methane Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |
| Sea Level Rise Area | No |
| Oil Well Adjacency | No |
| Universal Planning Review Service Applicability | Needs Review |
| Northeast D/Q Ordinance Ridgelines | No |
| **Environmental** | |
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| Monarch Butterfly Potential | No |
| 300-Foot Habitat Buffer | No |
| County-Designated SEAs and CRAs | No |
| USFWS-designated CHAs | No |
| Criterion 1 Protected Areas for Wildlife (PAWs) | No |
| **Seismic Hazards** | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 2.54261112 |
| Nearest Fault (Name) | Hollywood Fault |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.00000000 |
| Slip Geometry | Left Lateral - Reverse - Oblique |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 14.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 70.00000000 |
| Maximum Magnitude | 6.40000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Preliminary Fault Rupture Study Area | None |

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| | |
|---|---|
| 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: 5527036015] |
| Ellis Act Property | No |
| Just Cause For Eviction Ordinance (JCO) | No |
| Housing Crisis Act and Resident Protections Ordinance Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | Appendix 4.1 0.21 |
| | Rezoning Sites 12 |
| Housing Use within Prior 5 Years | No |
| **Public Safety** | |
| Police Information | |
| Bureau | West |
| Division / Station | Wilshire |
| Reporting District | 711 |
| Fire Information | |
| Bureau | South |
| Battallion | 18 |
| District / Fire Station | 61 |
| Red Flag Restricted Parking | No |

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## CASE SUMMARIES

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

| | |
|---|---|
| Case Number: | CPC-1983-30643 |
| Required Action(s): | Data Not Available |
| Project Description(s): | |
| Case Number: | ND-83-9-HD |
| Required Action(s): | HD-HEIGHT DISTRICT |
| Project Description(s): | Data Not Available |

## DATA NOT AVAILABLE

ORD-183497

ORD-162109

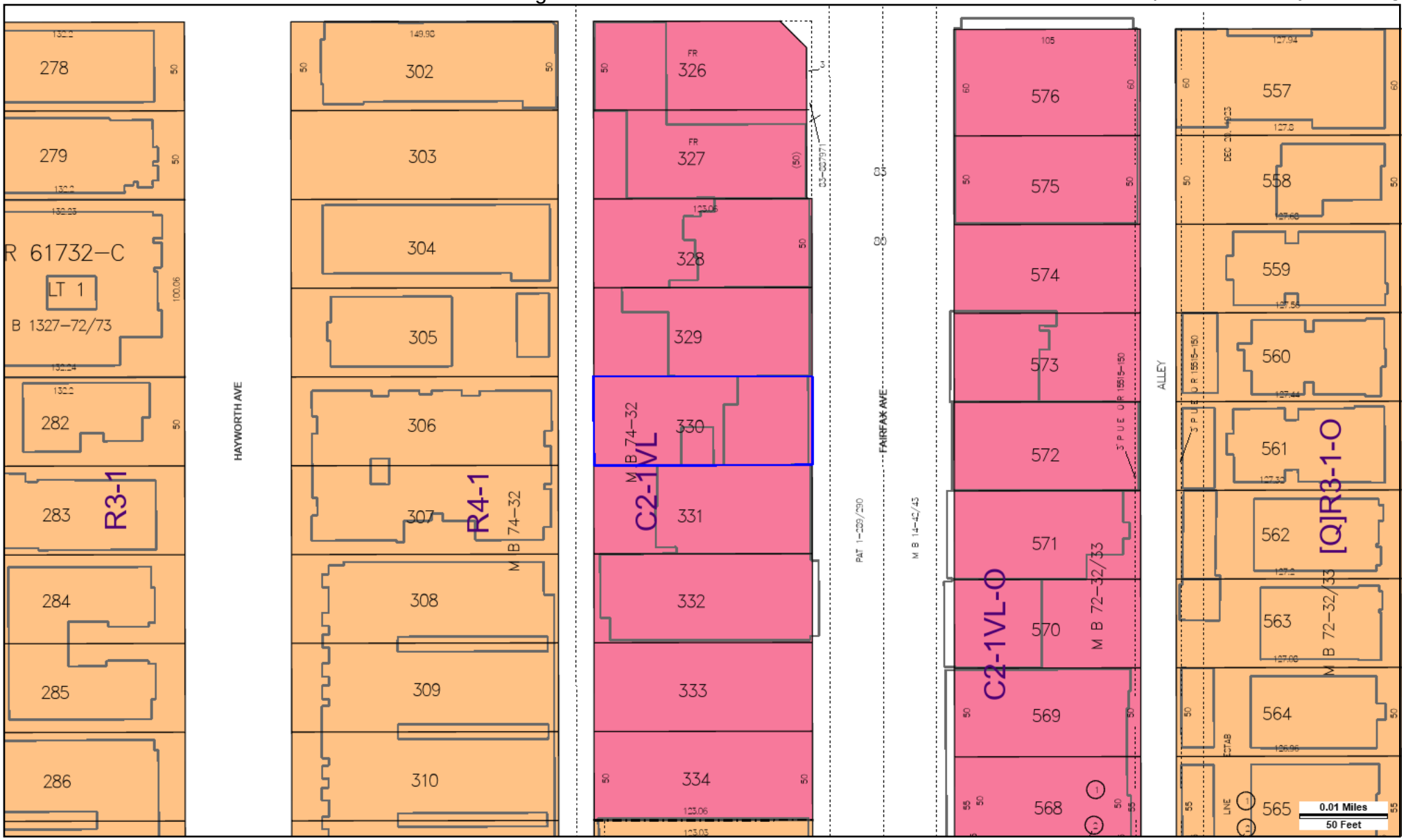
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

# ZIMAS PUBLIC

Generalized Zoning

10/07/2026

City of Los Angeles
Department of City Planning




Address: 345 N FAIRFAX AVE
APN: 5527036015
PIN #: 138B177 172

Tract: TR 6790
Block: None
Lot: 330
Arb: None

Zoning: C2-1VL
General Plan: Community 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