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FILED

Mar 26 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LILIA MURGUIA

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)

THIS NOTICE WAS POSTED

ON March 26 2024

UNTIL April 25 2024

REGISTRAR - RECORDER/COUNTY CLERK

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES  
LA-C-24-404514-ANN & LA-C-23-404514-01-01-TMP / Cultivation Processor, Manufacturing & Distribution

LEAD CITY AGENCY  
City of Los Angeles (Department of Cannabis Regulation) CASE NUMBER  
ENV- 404514-ANN

PROJECT TITLE  
LA-C-24-404514-ANN COUNCIL DISTRICT  
12

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  Map attached.  
9310 N. Topanga Canyon Blvd. Los Angeles CA, 91311 / Topanga Canyon Blvd. and Prarie St.

PROJECT DESCRIPTION:  Additional page(s) attached.  
Processing, manufacturing and distribution of commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:  
Lucky Family Brands Inc.

CONTACT PERSON (If different from Applicant/Owner above) (AREA CODE) TELEPHONE NUMBER | EXT.  
Arthur Hodge (760) 814-7398

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 Guideline Section 15332 / Class 1 & Class 32  
 OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached  
Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 and Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15331 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.  
 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.  
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

CITY STAFF USE ONLY  
CITY STAFF NAME AND SIGNATURE Jason Killeen STAFF TITLE  
Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED  
Cultivation Processor, Manufacturing (Type 6), and Distributor (Type 11)

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

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

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

**ORIGINAL FILED**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**MAR 26 2024**

**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

**LOS ANGELES, COUNTY CLERK**

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PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-C-24-404514-ANN & LA-C-23-404514-01-01-TMP / Cultivation Processor, Manufacturing & Distribution

LEAD CITY AGENCY

**City of Los Angeles (Department of Cannabis Regulation)**

CASE NUMBER

ENV- 404514-ANN

PROJECT TITLE

LA-C-24-404514-ANN

COUNCIL DISTRICT

12

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

9310 N. Topanga Canyon Blvd. Los Angeles CA, 91311 / Topanga Canyon Blvd. and Prarie St.

Map attached.

PROJECT DESCRIPTION:

Processing, manufacturing and distribution of commercial cannabis products under State and local law.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Lucky Family Brands Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Arthur Hodge

(AREA CODE) TELEPHONE NUMBER

(760) 814-7398

EXT.

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

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

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

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

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 and Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15331 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

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

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Cultivation Processor, Manufacturing (Type 6), and Distributor (Type 11)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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- Background
- CEQA Determination

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- B – Environmental Clearance (Notice of Exemption)

# PROJECT ANALYSIS & FINDINGS

**Land Use/Zoning Designations:**

Limited Manufacturing/MR1-1

**Surrounding Land Use/Zoning Designations:**

Limited Manufacturing/MR1-1; Low I Residential/RS1; and, Low Medium I Residential/RD5

**Subject Property:**

The subject site is a fully developed lot within the Chatsworth - Porter Ranch Community Plan Area. The lot is approximately 190 feet deep and a width of 300 feet along Prairie Street. The site is currently developed with a commercial office building, built in 1984, proposed to be maintained.

The site has a limited manufacturing land-use designation and is zoned MR1-1. The site is located within Council District 12, Chatsworth Neighborhood Council, the lot is flat and contains pre-existing building to be used by the Applicant.

**Abutting Properties:**

Abutting uses include automobile repair, pest control, and office supply uses within 200 feet of the site. The immediate area along Prairie Street is predominantly developed with limited manufacturing uses, zoned MR1-1. (See Exhibit A)

**CEQA Findings**

The Applicant is proposing a cannabis cultivation processor, manufacturing, and distribution operation to be located on an existing industrially zoned site (MR1-1 and [T][Q]P-1) at 9310 Topanga Canyon Boulevard, on the northeast corner of Topanga Canyon Boulevard and Prairie Street (Assessor's Parcel Number 2746-013-027). The Project-Specific Information (LIC-4013) Form submitted by the Applicant (on file with DCR), includes site diagrams and proposed floor plans, and states that existing structures will remain with no expansion proposed. Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 5:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Attachment A). Full compliance with applicable regulations for the proposed cannabis use are assumed in this analysis.

CEQA Guidelines, Section 15332, Class 1 and Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c)

The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. These conditions are met as follows: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations for the requested commercial cannabis activities.

a) The site is comprised of one lot totaling approximately 59,997 gross square feet, zoned MR1-1 (limited manufacturing), and is currently developed with a 34,376 square-foot commercial office building originally constructed in 1984, and paved parking lots. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 59,997 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Limited Manufacturing/MR1-1; Low I Residential/RS1; and, Low Medium I Residential/RD5, and developed with a mix of commercial building, single family and multi-family dwellings along N. Topanga Canyon Blvd between Plummer Street (to the north) and Nordhoff Street (to the south), respectively.

c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within an established, fully developed, neighborhood. The project site has no value as habitat for endangered, rare or threatened species. The project does not propose the removal of any trees on-site and/or within the adjacent public right-of-way.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 40 years. Compliance with Regulatory Compliance Measures as enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made in order to provide adequate delivery of utilities and services to the proposed project. Based on the facts herein, it can be found that the project meets the qualifications of the Class 1 and Class 32 Exemptions.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions. The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use and reliance on the categorical exemptions. None of the exceptions are triggered. As the proposed project will result in no physical changes to the site, the project would not have physical impacts to the environment. As such, it would not have a combined impact with other projects in the area that would result in cumulative impacts. There are no unusual circumstances associated with the project, which is proposed in general plan designation and zoning classification that allow the proposed use. Although the site is within the Valley Circle Boulevard-Plummer Street Scenic Corridor Specific Plan as reported by ZIMAS, the project will not physically change the site or the existing structures. Therefore, the project would have no impact on scenic resources and comply with

the Specific Plan. City ZIMAS records do not identify a historic building or district for the site, and the site is not on the lists that satisfy Government Code Section 65962.5, commonly referred to as the "Cortese List," as being affected by hazardous wastes or clean-up problems.

Based on the analysis above, the proposed project is consistent with the criteria for a Class 1 and Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15331 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Section 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

**EXHIBIT**

**A**



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): 10/10/2023  
Lead Agency: City of Los Angeles - Department of Cannabis Regulation  
DCR Record No.: LA-C-23-404514-01-01-TMP  
Applicant Entity Name: LUCKY FAMILY BRANDS INC.  
License Type(s): MANUFACTURING AND DISTRIBUTION  
Business Premises Location: 9310 N TOPANGA CANYON BLVD. LOS ANGELES, CA 91311  
County: Los Angeles Assessor's Parcel Number (APN): 2746-013-027  
Council District: CD-12 Neighborhood Council: Chatsworth  
Community Plan Area: Chatsworth-Porter Ranch  
Zoning: MR1-1 Specific Plan Area: Valley Circle/Plummer St Scenic Corridor Specific Plan  
General Plan Land Use: Limited Manufacturing Redevelopment Project Area: NONE  
Business Improvement District: None Promise Zone: None  
State Enterprise Zone: Yes Historic Preservation Review: None  
LAPD Division/Station: Devonshire LAFD District/Fire Station: 96

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.*

**MANUFACTURING AND DISTRIBUTION.**  
No expansion, existing structure to remain

**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.*

There is no expansion. Existing structure to remain.

3. Project Expansion: N/A  
Size of expansion in square feet: N/A

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.

Water Service is provided by DWP  
Power Service is provided by DWP  
Site is connected to City sewer line.  
Site is adequately serviced by these companies.

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.*

**Site is not environmentally sensitive and there is no environmentally sensitive area within 1 mile radius of site.**

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.*

There is no expansion. Existing structure to remain.

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

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

There is no expansion. No new structure. Existing structure to remain.

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.*

There is no expansion. Existing structure to remain.

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.*

**FOR SITES IN URBANIZED AREAS**

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

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

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

*Cite source(s) of information.*

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

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

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

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

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

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

**FOR SITES NOT IN URBANIZED AREAS**

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

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

There is no expansion. Existing structure to remain.

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.*

There is no expansion. Existing structure to remain.

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.*

There is no expansion. Existing structure to remain.

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.LACITY.ORG  
LADBS.ORG

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.*

Lot Size: 59,982 SF  
Total Floor Area: 68,752 SF

- 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. Metropolitan developed land with no natural characteristics.

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.*

Los Angeles Department of Water and Power.

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 Category: EXISTING FACILITIES

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

Site is existing. No expansion, this is not a new structure.  
Site is not an environmentally sensitive zone.  
Site is serviced by city water, sewer and power  
There are no natural waterways onsite

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

Zimas, and internal corporate documents and LADBS.org

**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.*

Address: 9310 N TOPANGA CANYON BLVD., LA CA 91311  
APN # 5191-024-011 / Cross street = Topanga Canyon Boulevard and Prairie Street

(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.*

Existing general plan and uses/zoning is limited industrial MR-1. Surrounding land uses and zoning designations are P (Automobile Parking Zone) / RS-1 (Suburban Zone) / A1 (Agriculture Zone) / OS (Open Space Zone) / C2 (Commercial Zone) / RD-3 (Restricted Density Multiple Dwelling Zone) / PF (Public Facilities Zone) CR-1 (Limited Commercial Zone). Abutting land uses are: (1) East abutting Hawx Pest Control (9301 Jordan Avenue #105) and JB Office Supply (9301 Jordan Avenue #106) (2) North and North East abutting - Chatsworth Mobile Truck Repair (9324 Topanga Canyon Blvd)



- (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.

Offices

- (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.

No.

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

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

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

Cannabis manufacturing and distribution operations.

- (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.*

Lot size is 59,982 SF  
Total Floor Area is 68,752 SF

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

None

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

7 days per week

5 am to 10pm

There are two Work Shifts: 5am to 1:30pm, 1:30pm to 10pm

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

15 employees, Occupancy: 15 during 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.*

Estimated frequency of deliveries or shipments to/from site: twice per week  
Approximate number of vehicle trips: Twice per week  
Days and times of most trips: Monday-Friday, between 8 a.m. and 8 p.m.

- (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.*

Los Angeles Department of Water and Power.

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

City Sewer line. No on-site treatment facility

**4. Environmental Setting:**

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

Metropolitan developed land with no natural characteristics.

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

No slopes or other features.

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

Paved over land with runoff drainage to City sewer line. No natural vegetation, soil or habitat. Property is landscaped with trees and shrubs along Taponga Canyon Blvd. and Prairie St.

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

No natural and/or artificial waterway on-site.

- (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:

There will be no increase in waste.

- ④ Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resource:

No increase in power required  
Site has existing power of 600 amp

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.

None

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.*

Has filtration systems installed to reduce any odor of cannabis.

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.*

<b>Class</b>	<b>Category</b>	<b>Description</b>
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.



**Lucky Family Brands, Inc.**  
**9310 Topanga Canyon Blvd.**  
**Los Angeles, CA 91311**  
**APN 2746-013-027**

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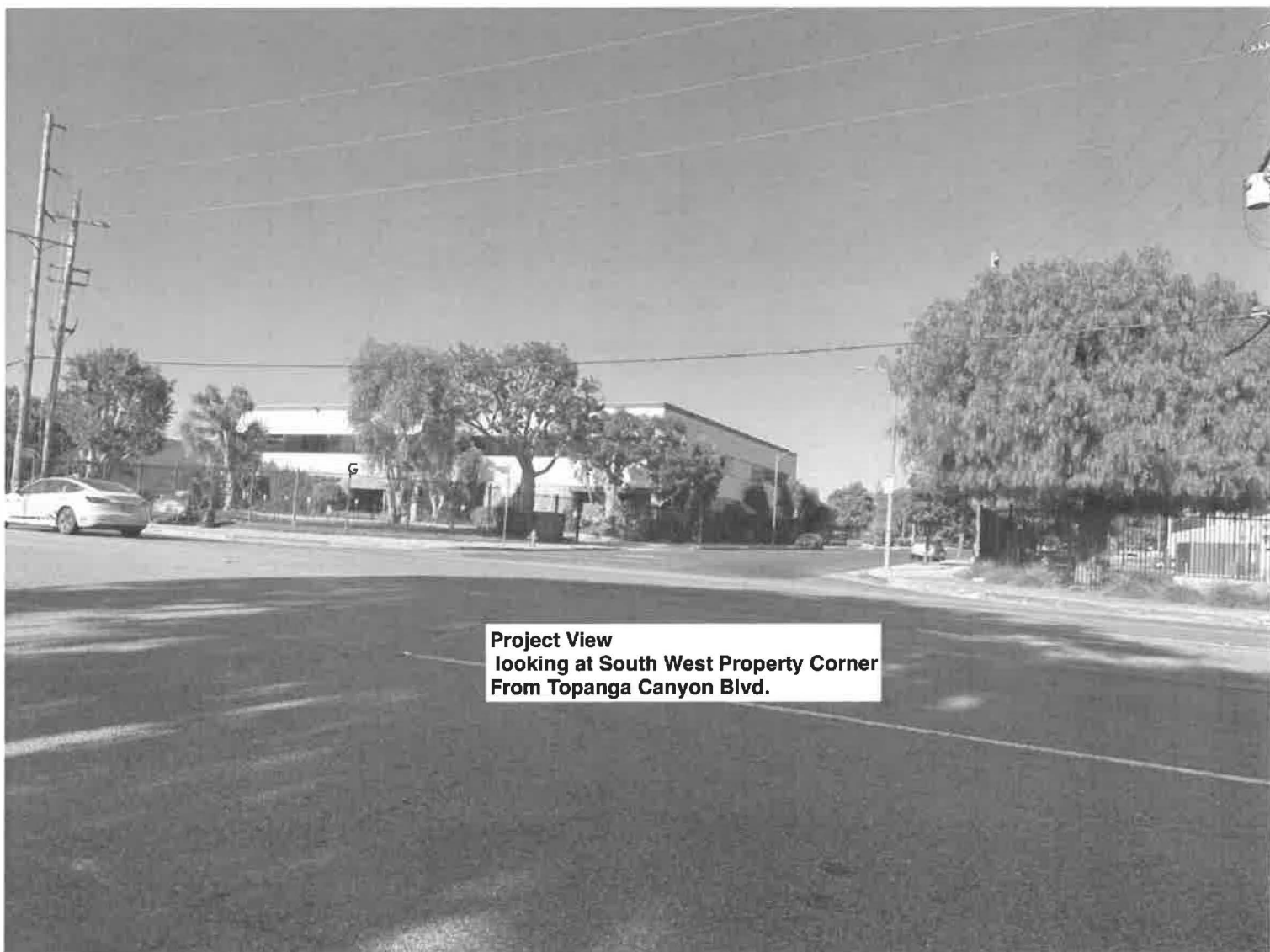
**Main Entrance  
From West Parking Lot**

**Lucky Family Brands, Inc.  
9310 Topanga Canyon Blvd.  
Los Angeles, CA 91311  
APN 2746-013-027**



**Project View  
looking at North West Property Corner  
From Topanga Canyon Blvd.**

**Lucky Family Brands, Inc.  
9310 Topanga Canyon Blvd.  
Los Angeles, CA 91311  
APN 2746-013-027**



**Project View  
looking at South West Property Corner  
From Topanga Canyon Blvd.**

**Lucky Family Brands, Inc.  
9310 Topanga Canyon Blvd.  
Los Angeles, CA 91311  
APN 2746-013-027**



**Project View  
looking at West Parking Lot Entry  
From Prairie Street**

**Lucky Family Brands, Inc.  
9310 Topanga Canyon Blvd.  
Los Angeles, CA 91311  
APN 2746-013-027**



**Project View  
looking at West Parking Lot  
From Prairie Street Driveway**

**Lucky Family Brands, Inc.  
9310 Topanga Canyon Blvd.  
Los Angeles, CA 91311  
APN 2746-013-027**



**Project View  
looking at South East Property Corner  
From Prairie Street**

**Lucky Family Brands, Inc.  
9310 Topanga Canyon Blvd.  
Los Angeles, CA 91311  
APN 2746-013-027**



**Project View  
looking at East Loading Area  
and Parking Lot  
From Prairie Street Driveway**

**Lucky Family Brands, Inc.  
9310 Topanga Canyon Blvd.  
Los Angeles, CA 91311  
APN 2746-013-027**



**Project View  
looking at Fenced Property Line  
Abutting East Businesses  
From Prairie Street**

**Lucky Family Brands, Inc.  
9310 Topanga Canyon Blvd.  
Los Angeles, CA 91311  
APN 2746-013-027**





**Project View  
looking at North East Property Corner  
From East Abutting Property**

**Lucky Family Brands, Inc.  
9310 Topanga Canyon Blvd.  
Los Angeles, CA 91311  
APN 2746-013-027**



# City of Los Angeles Department of City Planning

7/26/2023

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

9310 N TOPANGA CANYON BLVD

### ZIP CODES

91311

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-19XX-23870

CPC-19XX-20576

CPC-1986-448-GPC

CPC-1967-20575-ZC

ORD-164639-SA1

ORD-143567

ORD-137166

ORD-134582

ORD-109010

ZA-2000-3461-CU

ZA-2000-3460-CU

YV-19XX-2608

TR-35697

PMV-5081

ENV-2000-3462

ENV-2000-3458

ND-77-281-SUB-ZC

MND-84-258-ZA-SUB

AFF-56998

AFF-56987

FG

### Address/Legal Information

PIN Number	198B101 255
Lot/Parcel Area (Calculated)	59,996.5 (sq ft)
Thomas Brothers Grid	PAGE 500 - GRID A6 PAGE 500 - GRID A7
Assessor Parcel No. (APN)	2746013027
Tract	P M 5064
Map Reference	BK 149-37/38
Block	None
Lot	FR A
Arb (Lot Cut Reference)	None
Map Sheet	198B101

### Jurisdictional Information

Community Plan Area	Chatsworth - Porter Ranch
Area Planning Commission	North Valley
Neighborhood Council	Chatsworth
Council District	CD 12 - John Lee
Census Tract #	1132.37
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	[T][Q]P-1 MR1-1
Zoning Information (ZI)	ZI-1022 Parcel/Tract Map Conditions Clearance ZI-2472 Chatsworth-Northridge Industrial Core (Innov818) ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-1038 Specific Plan: Valley Circle Boulevard-Plummer Street Scenic Corridor ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	VALLEY CIRCLE BOULEVARD - PLUMMER STREET SCENIC CORRIDOR
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None

CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	No
AB 2097: Reduced Parking Areas Streetscape	Yes No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	2746013027
APN Area (Co. Public Works)*	1.377 (ac)
Use Code	1700 - Commercial - Office Building - One Story
Assessed Land Val.	\$1,986,481
Assessed Improvement Val.	\$2,262,154
Last Owner Change	04/04/2008
Last Sale Amount	\$0
Tax Rate Area	16
Deed Ref No. (City Clerk)	637214 580866 555172 425065 383109 374799 314504 1966625-30 1813001 119527 0199103
Building 1	
Year Built	1984
Building Class	C6A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	34,376.0 (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

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](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Rent Stabilization Ordinance (RSO) No [APN: 2746013027]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	8.6255352
Nearest Fault (Name)	Santa Susana
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	5.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	16.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	80.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

#### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2746013027]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A

Housing Use within Prior 5 Years No

**Public Safety**

Police Information

Bureau	Valley
Division / Station	Devonshire
Reporting District	1761

Fire Information

Bureau	Valley
Battalion	15
District / Fire Station	96
Red Flag Restricted Parking	No

## CASE SUMMARIES

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

Case Number:	CPC-19XX-23870
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-20576
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1986-448-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - INDUSTRIAL-RESIDENTIAL
Case Number:	CPC-1967-20575-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	CHANGE OF ZONE A2-1 TO P-1, C2-1 & M1-1 - APPROX. 16 ACRES - E/S TOPANGA CYN.BL.(245 FT. TO 600 FT. DEPTH)-NORDHOFF ST. TO LINE 1521 FT. NORTH P-1 REQUESTED ON TOPANGA CYN. BL. FRONTAGE BEGINNING 173 FT. N/O NORDHOFF TO DEPTH OF 100 FT. & NORTH SIDE NORDHOFF (150 FT. BY 100 FT.) BEGINNING 95 FT. E/O TOPANGA CYN. BL.C2-1 ON E/S TOPANGA CYN. BL. (95 FT. TO 208 FT. DEPTH) AND M1-1 ON REMAINDER
Case Number:	ZA-2000-3461-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	TO PERMIT THREE 4.6 METER EARTH STATION SATELLITE ANTENNAS, TRANSMITTER VAN AND BACKUP GENERATOR IN THE MR-1 ZONE WITH HOURS OF OPERATION OF 24 HOURS/7 DAYS A WEEK.
Case Number:	ZA-2000-3460-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	FOR THE INSTALLATION AND SUBSEQUENT ON-GOING "24/7" OPERATION OF A 3-SECTOR ARRAY OF CELLULAR TELEPHONE ANTENNA FACILITY; 2 ARRAYS WILL BE MOUNTED ON PARAPET WALL CORNERS AND 1 WILL BE FLUSH-MOUNTED TO THE ROOF PARAPET OF AN EXISTING MEDICAL OFFICE BUILDING. SOME ELECTRONIC EQUIPMENT WILL BE LOCATED IN A LOW ENCLOSURE WITH THE BALANCE TO BE WITHIN THE BUILDING, OUT OF VIEW.
Case Number:	YV-19XX-2608
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2000-3462
Required Action(s):	Data Not Available
Project Descriptions(s):	TO PERMIT THREE 4.6 METER EARTH STATION SATELLITE ANTENNAS, TRANSMITTER VAN AND BACKUP GENERATOR IN THE MR-1 ZONE WITH HOURS OF OPERATION OF 24 HOURS/7 DAYS A WEEK.
Case Number:	ENV-2000-3458
Required Action(s):	Data Not Available
Project Descriptions(s):	REQUEST FOR THE INSTALLATION AND OPERATION OF A ROOF-TOP CELLULAR PHONE ANTENNA FACILITY.
Case Number:	ND-77-281-SUB-ZC
Required Action(s):	SUB-SUBDIVISIONS ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	MND-84-258-ZA-SUB
Required Action(s):	SUB-SUBDIVISIONS
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

ORD-164639-SA1

ORD-143567

ORD-137166

ORD-134582

ORD-109010

TR-35697

PMV-5081

AFF-56998

AFF-56987

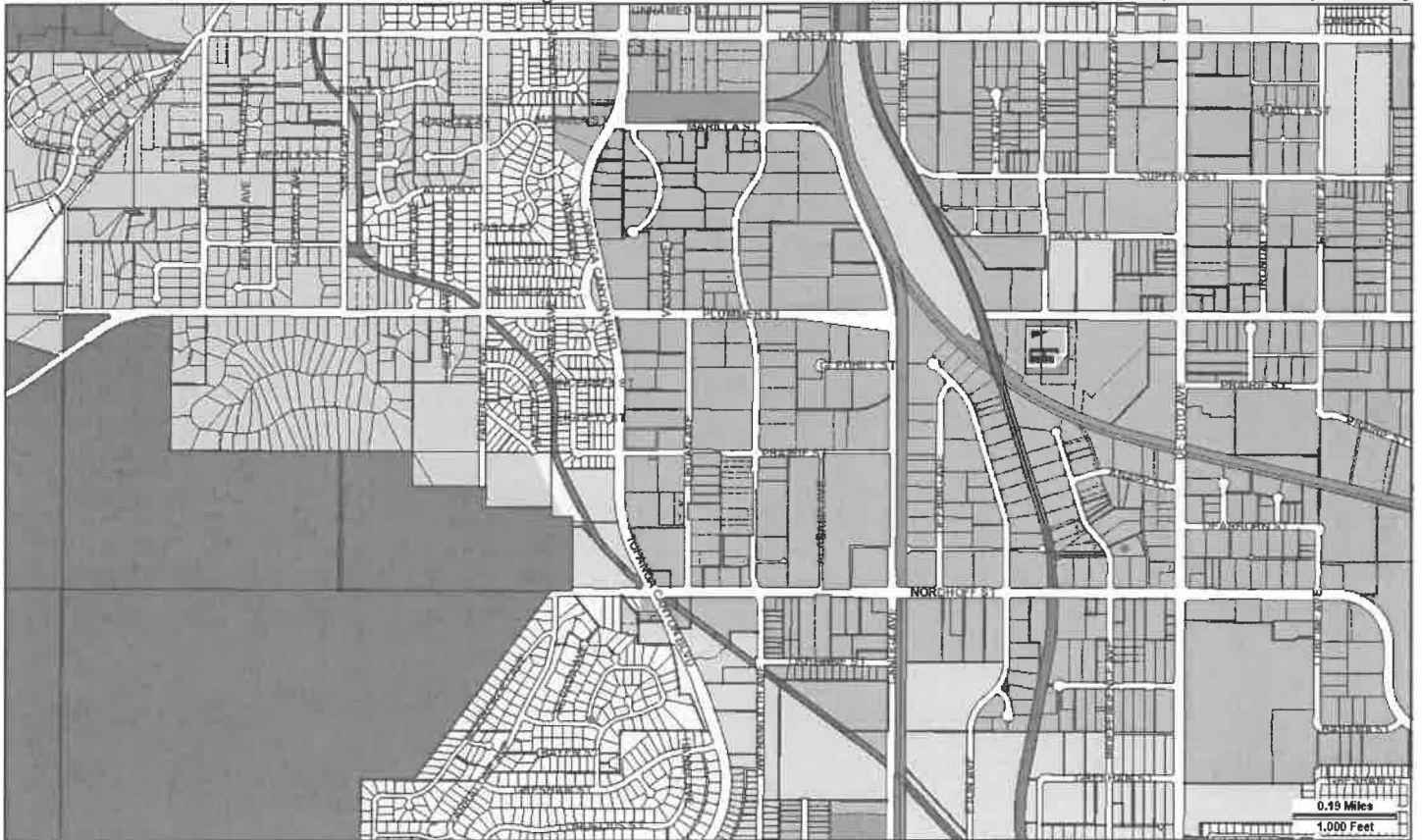
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ZIMAS PUBLIC

Generalized Zoning

07/26/2023

City of Los Angeles  
Department of City Planning



Address: 9310 N TOPANGA CANYON  
BLVD

APN: 2746013027

PIN #: 198B101 255

Tract: P M 5064

Block: None

Lot: FR A

Art: None









Zoning: [T][Q]P-1, MR1-1

General Plan: Limited Manufacturing



# LEGEND












## GENERALIZED ZONING

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

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





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

#### COMMERCIAL






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

### FRAMEWORK

#### COMMERCIAL

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






#### INDUSTRIAL

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




#### PARKING

-  Parking Buffer






#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES

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
















#### INDUSTRIAL











-  Limited Industrial
-  Light Industrial








# CIRCULATION

## STREET





































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

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

## FREEWAYS

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

## MISC. LINES

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





## POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



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

## TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

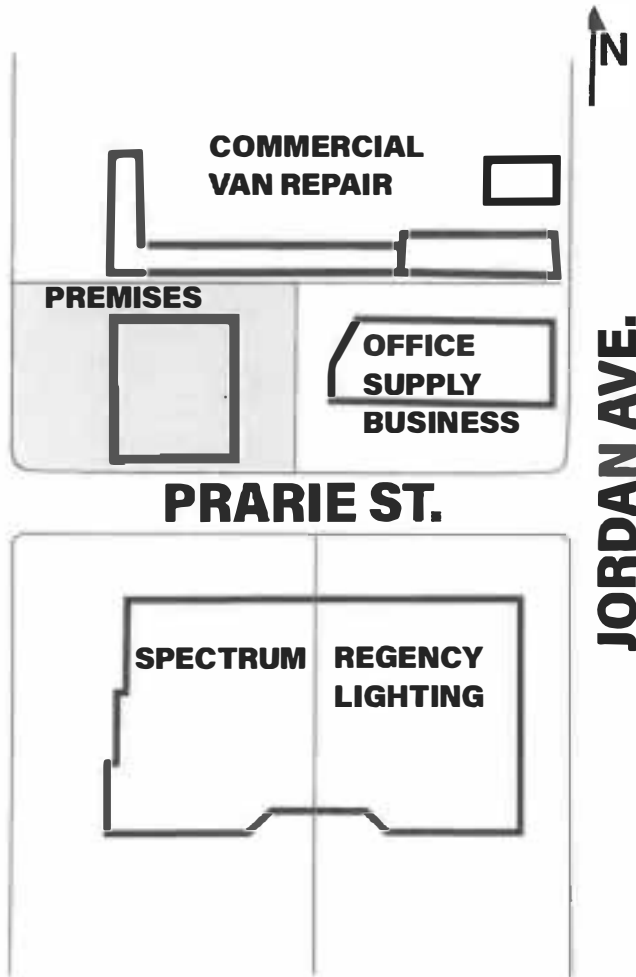
## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

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

**TOPANGA CANYON BLVD.**



9310 TOPANGA CANYON BLVD. CHATSWORTH, CA 91311

APN 2746-013-027  
LUCKY FAMILY BRANDS, INC.

**Lucky Family Brands, Inc.**

9310 Topanga Canyon Blvd  
Los Angeles, CA 91311



**PROJECT SITE**

Google Earth

2000 ft



**Lucky Family Brands, Inc.**  
**9310 Topanga Canyon Blvd.**  
**Los Angeles, CA 91311**  
**APN 2746-013-027**



**Lucky Family Brands, Inc.**  
**9310 Topanga Canyon Blvd.**  
**Los Angeles, CA 91311**  
**APN 2746-013-027**

**EXHIBIT**

**B**

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)

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-C-24-404514-ANN & LA-C-23-404514-01-01-TMP / Cultivation Processor, Manufacturing & Distribution

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 404514-ANN

PROJECT TITLE

LA-C-24-404514-ANN

COUNCIL DISTRICT

12

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

9310 N. Topanga Canyon Blvd. Los Angeles CA, 91311 / Topanga Canyon Blvd. and Prarie St.

Map attached.

PROJECT DESCRIPTION:

Processing, manufacturing and distribution of commercial cannabis products under State and local law.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Lucky Family Brands Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Arthur Hodge

(AREA CODE) TELEPHONE NUMBER

(760) 814-7398

EXT.

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

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

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

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

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 and Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15331 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

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

**CITY STAFF USE ONLY**

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Cultivation Processor, Manufacturing (Type 6), and Distributor (Type 11)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021