

Notice of Exemption

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. 310197

Project Applicant: Baltoro Investment Group, LLC

Project Location - Specific:

10670-B N Balboa Blvd, Los Angeles, CA 91344 / Balboa Blvd and Chatsworth St

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: Baltoro Investment Group, 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 & 15332/Class 1 & 32
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

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

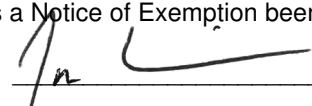
Lead Agency

Contact Person: Jason Killeen

Area Code/Telephone/Extension: (213) 978-0738

If filed by applicant:

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

Signature:  Date: 12/12/2024 Title: Asst. 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)

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-24-310197-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 310197-ANN

PROJECT TITLE

DCR CORE RECORD NO. 310197

COUNCIL DISTRICT

12

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

10670-B N Balboa Blvd, Los Angeles, CA 91344 / Balboa Blvd and Chatsworth St

Map attached.

PROJECT DESCRIPTION:

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

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Baltoro Investment Group, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER | EXT.

(213) 978-0738

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32

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

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. 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 December 04 2024

UNTIL January 03 2025

2024 246535



FILED
Dec 04 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TINA TRAN

REGISTRAR - RECORDER/COUNTY CLERK

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

EXECUTIVE OFFICES

221 N. FIGUEROA STREET, SUITE 1245
LOS ANGELES, CA 90012
(213) 978-0738

MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

DCR Core Record No.:	310197
Applicant Name:	Baltoro Investment Group, LLC
DCR Record No. / Activities Requested:	LA-R-24-310197-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:	10670-B N Balboa Blvd, Los Angeles, CA 91344
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	12 Granada Hills South None Granada Hills - Knollwood C2-1VL
LAMC Section / "Phase":	LAMC 104.06.1, Phase 3 Retail Round 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	Yes Yes
Social Equity Applicant / Ownership %:	Yes, SEIA Ownership 51%
Environmental Analysis/Clearance: ENV-310197-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of September 5, 2023. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State provisional License, C10-0001354-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 26, 2025. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 10670-B N Balboa Blvd, Los Angeles, CA 91344, a parcel zoned for Neighborhood Commercial purposes.

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 September 4, 2024, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on September 26, 2024. 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. In general, the oral comments provided by the public were provided by the owner, who lives in the area and is proud to serve the community and has maintained compliance with the Rules and Regulations.

Number of Comments In Favor of the Application	1
Number of Comments Against the Application	0
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).

COMPLAINT PORTAL REVIEW:

In February 2024, The Department of Cannabis Regulation (DCR) received a complaint alleging the Licensee was not authorized to conduct retail cannabis sales. DCR records show that the Licensee was issued Temporary Approval on September 5, 2023. The complaint was closed in March 2024.

COMPLIANCE REVIEW:

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

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

For this Applicant, DCR performed a compliance check of the Business Premises on or about September 5, 2024. During the compliance check, DCR discovered a number of minor violations, including but not limited to:

1. **Regulation 5(A)(2)(i) - Display of License.** The designated Neighborhood Liaison contact information on-site, is different from the contact information on file with DCR, and the email address of the Neighborhood Liaison is not provided. (VT Minor)
2. **Regulation 5(A)(2)(ii) - Identification of Employees.** Employee identification badges do not include the DCR core record number and a color photograph of the employee. (VTMinor)
3. **Regulation No.5(A)(3)(i) - No Physical Changes without Approval.** The location of the security cameras on the Business Premises Diagram does not match-up to the actual camera locations on site. (VT Moderate)
4. **Regulation 5(A)(6)(iv) - Loitering.** The “No Loitering, Public Drinking, or Public Smoking/Consumption of Cannabis” signs are missing the “No Public Drinking” stanza from the signs posted on the inside and outside of the building premises. (VT Minor)
5. **Regulation 5(B)(1)(i)(B) - Record Retention.** Personnel records were produced when requested. (VT Minor)
6. **Regulation 5(B)(1)(i)(C) - Record Retention.** There are no records for employee training. (VT Minor)
7. **Regulation 5(C)(9) - Product Inventory and Sales.** DCR identified inventory discrepancies in the Track and Trace System (Metrc). According to Metrc, there should be a total count of 1 ‘Sundae Souffle’ Today’s Special flower on-site; however, DCR staff found 2 Sundae Souffle’ Today’s Special Flower on the floor. (VT Minor)

The Applicant has 30 days to correct the violations and/or deficiencies listed in the NTC. DCR anticipates the Applicant will continue to be forthcoming and cooperative, but reserves the right to take escalating enforcement action, if necessary. The Licensee’s representative was debriefed by DCR following the inspection and was informed of the deficiencies found.

Therefore, it is DCR’s position that this compliance check did not reveal any serious concerns that impacted DCR’s ability to recommend this Applicant for licensure. The violations may be remedied within 30 days without jeopardizing public safety. Moreover, this Applicant shall be subject to multiple, further inspections by DCR and other agencies prior to the receipt of an Operating Permit.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- 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;
- 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.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing site zoned for Neighborhood Commercial, C2-1VL at 10670-B N Balboa Blvd, Los Angeles, CA 91344 (Assessor's Parcel Number 2684-001-039). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 9:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Neighborhood Commercial/C2-1VL

Surrounding Land Use/Zoning Designations

Low|Residential /RS-1

Neighborhood Commercial / (Q)C1-1VL-P-1VL

Neighborhood Commercial / (Q)C2-1-C2-1VL

Subject Property

The subject site is a fully developed lot within the Granada Hills - Knollwood Community Plan Area. The lot is approximately 149.48 feet deep and a width of 146.89 feet along Balboa Blvd. The site is currently developed with a commercial building, built in 1986 proposed to be maintained.

The site has a Neighborhood Commercial land-use designation and is zoned C2-1VL. The site is located within Council District 12, Granada Hills South Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include commercial and residential uses within 200 feet of the site. The immediate area along Balboa Blvd is predominantly developed with Low|Residential uses, zoned RS-1, Neighborhood Commercial, zoned (Q)C1-1VL-P-1VL and, Neighborhood Commercial uses, zoned (Q)C2-1-C2-1VL. (See Exhibit A)

CEQA Findings

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

These conditions are met as follows: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations for the requested commercial cannabis activities.

a) The site is comprised of one lot totaling approximately 21,962.7 gross square feet, zoned C2-1VL with a commercial building originally constructed in 1986. 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 21,962.7 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Low|Residential, Neighborhood Commercial; and, Neighborhood Commercial, and developed with a mix of commercial and residential along Balboa Blvd between Chatsworth St and Kingsbury Street.

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

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

e) The site can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. Compliance with Regulatory Compliance Measures as enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made in order to provide adequate delivery of utilities and services to the proposed project.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions. The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use and reliance on the categorical exemptions. None of the exceptions are triggered. As the proposed project will result in no physical changes to the site, the project would not have physical impacts to the environment. As such, it would not have a combined impact with other projects in the area that would result in cumulative impacts. There are no unusual circumstances associated with the project, which is proposed in general plan designation and zoning classification that allow the proposed use. The project will not physically change the site or the existing structures. Therefore, the project would have no impact on scenic resources, historic building(s), and the site is not on the lists that satisfy Government Code Section 65962.5, commonly referred to as the "Cortese List," as being affected by hazardous wastes or clean-up problems.

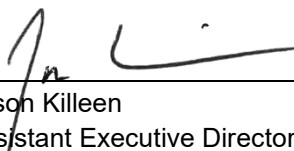
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Sections 15301 & 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

DEPARTMENT OF CANNABIS REGULATION RECOMMENDED ACTIONS:

That the Cannabis Regulation Commission:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approve the Annual License for Type 10 Storefront Retail Commercial Cannabis Activity at the Business Premises location; and,
3. Adopt DCR's Project Analysis & Findings as the Commission's report on the subject.



Jason Killeen
Assistant Executive Director, Department of Cannabis Regulation

October 14, 2024
Date

EXHIBITS:

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



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): 10/20/2023

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

DCR Record No.: LA-R-23-310197-ANN

Applicant Entity Name: Baltoro Investment Group, LLC

License Type(s): Retail Cannabis Storefront

Business Premises Location: 10670 Balboa Blvd. Unit B

County: Los Angeles Assessor's Parcel Number (APN): 2684001039

Council District: CD 12 Neighborhood Council: Granada Hills South

Community Plan Area: Granada Hills - Knollwood

Zoning: C2-1VL Specific Plan Area: _____

General Plan Land Use: Neighborhood Comm Redevelopment Project Area: NO

Business Improvement District: NO Promise Zone: NO

State Enterprise Zone: No Historic Preservation Review: NO

LAPD Division/Station: Devonshire LAFD District/Fire Station: 87

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

Categorical Exemption Evaluation Form

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

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

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

The project has been already approved by DCR and LADBS we are not making any changes for this renewal. The site is 1,350 SQF commercial property. The site plans has no changes or propose modifications.

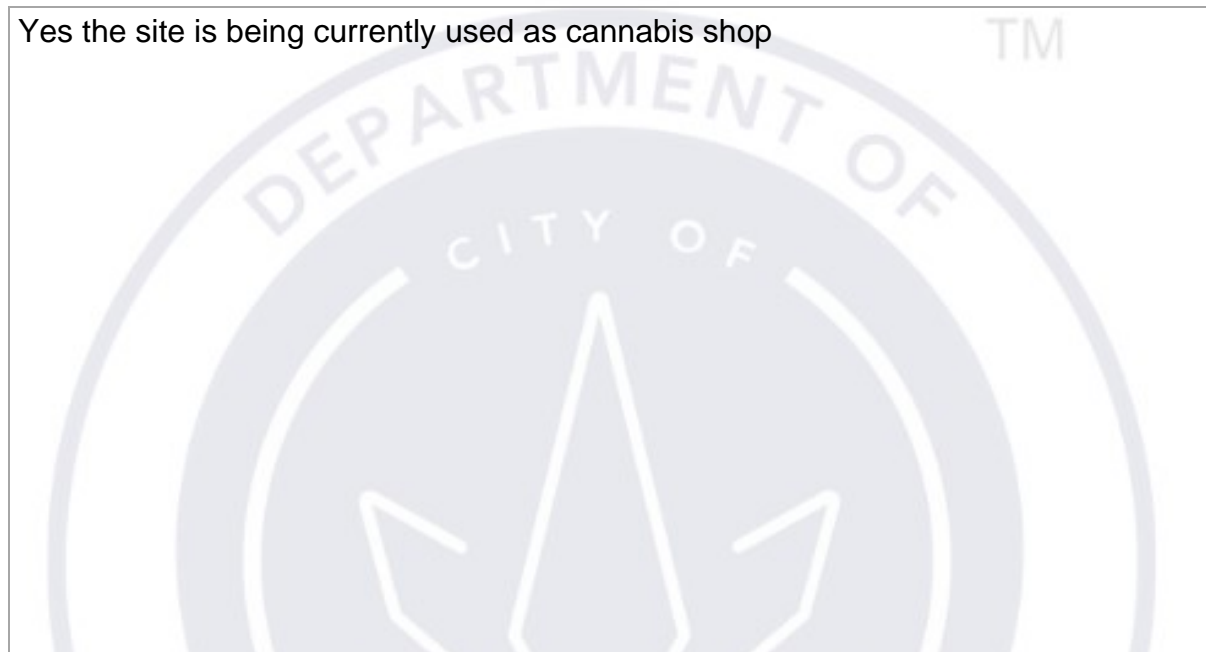
Categorical Exemption Evaluation Form

Class 1: Existing Facilities

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

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

Yes the site is being currently used as cannabis shop



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.

No there are no current or future expansion plans

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

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

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

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

TM



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

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

No, The project does not require water permit it already has WDP connection and account

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.

No Demolition required, the project has been approved already by LADBS and we are not changing anything

Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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

The location is stucco Commercial Structure but we have no Replacements plans for the perishable future

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.

No modification to the originals premises diagram submitted to DCR and LADBS

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

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

No special water permit requires, the current DWP water is fine.

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.

None to report everything stays the same

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.

No new Construction is being proposed

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

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

Cite source(s) of information.

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.

No new construction

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.

No hazardous substances or material onsite

FOR ALL SITES

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

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

No special permits for water are required or needed

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.

No trees removal everything stays the same

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.

No alteration of any kind

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

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

No grading at all

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.

None


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.

NONE



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.

NONE



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.

NONE

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.

NONE

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

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

We are in commercial corner surrounded by 80% commercial and 20% multifamily units

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

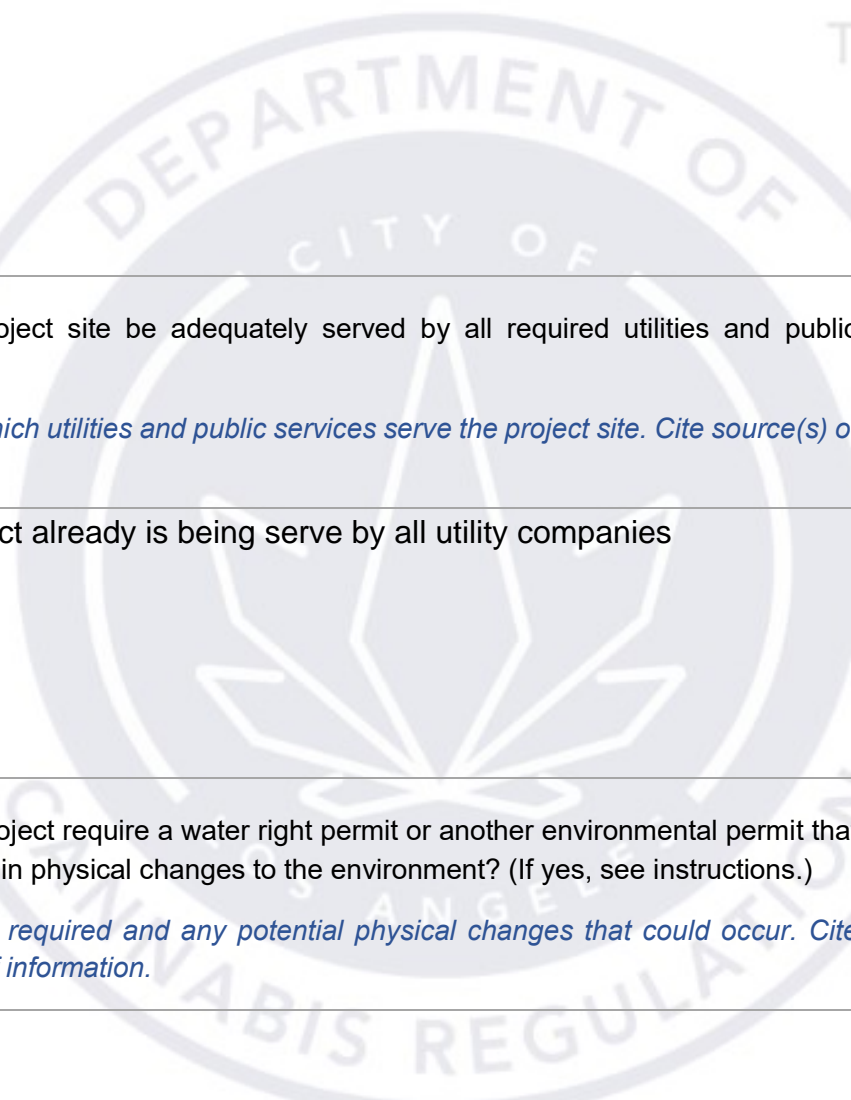
Describe any habitat for endangered, rare, or threatened species identified on or near the project site (if applicable). Cite source(s) of information.

NONE

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.

NONE



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.

The Project already is being serve by all utility companies

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.

NONE

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.*

NONE

- 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.*

NONE

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.

NONE

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.*

NONE

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.

NONE

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.

NONE

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

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

NONE

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.

NONE

CEQA Exemption Petition

Class: Class 1 Category: Existing Facility

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

is an existing commercial facility built in the 1996, and we are not doing any alteration to the structure

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

City Of Los Angeles Zimas website

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.*

C2-1VL Stucco Building with wood Framing built in 1970

- (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.*

C2-1VL Stucco Building with Wood Framing

- (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.

Same as above C2-1VL

- (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 it was a retail store

- (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).

Currently the Cannabis Activity consist in Store Front retail for Medical and Recreational use only.

- (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.*

1350 SQF

- (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.*

We currently have License permit California Department of Cannabis Control and California Sellers permit

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

9:00 AM to 10:00 PM

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

two employees by shift and one security guard. total 4 employees and 2 guards during business 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.*

We estimate one delivery trip per day except Wednesday we estimate 2 deliveries on Wednesdays

- (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.*

DWP has been providing water no need to amend

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

NONE

4. Environmental Setting:

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

We are located on the corner lot of Balboa Blvd and Chatsworth Street in Granada Hills, Stucco Building with Wood Framing

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

Flat lot no Slopes

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

NONE

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

NONE

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

NONE

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

NONE

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

NONE

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

NONE

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

NONE

- 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:

200 amp for 110 power

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.*

NONE

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

NONE

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

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

Partial List of Categorical Exemptions under CEQA

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

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



City of Los Angeles Department of City Planning

9/16/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10690 N BALBOA BLVD
 10682 N BALBOA BLVD
 10678 N BALBOA BLVD
 10676 N BALBOA BLVD
 10670 N BALBOA BLVD
 10688 N BALBOA BLVD
 10686 N BALBOA BLVD
 10684 N BALBOA BLVD
 10680 N BALBOA BLVD
 10674 N BALBOA BLVD
 10672 N BALBOA BLVD

ZIP CODES

91344

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9898
 CPC-9890
 CPC-2006-5568-CPU
 CPC-19XX-22816
 CPC-1986-785-GPC
 CPC-1985-564-SP
 ORD-184296-SAA
 ORD-173265-SAA
 ORD-167555-SAA
 ORD-163637-SA2470
 ORD-116361
 ORD-116360
 ORD-116359
 ORD-106262
 ORD-100144
 DIR-2015-2352-SPP
 DIR-2012-1302-SPP
 DIR-2011-1440-SPP
 DIR-2011-1223-DRB-SPP
 DIR-2008-4573-DRB-SPP
 DIR-2005-1178-SPP
 ZA-1985-922-CUB
 ZA-12135
 ENV-2015-2353-CE
 ENV-2012-1301-CE
 ENV-2011-1441-CE
 ENV-2011-1224-CE

Address/Legal Information

PIN Number 207B133 519
 Lot/Parcel Area (Calculated) 21,962.7 (sq ft)
 Thomas Brothers Grid PAGE 501 - GRID C3
 PAGE 501 - GRID D3
 Assessor Parcel No. (APN) 2684001039
 Tract TR 22411
 Map Reference M B 658-3/4
 Block None
 Lot FR 1
 Arb (Lot Cut Reference) None
 Map Sheet 207B133

Jurisdictional Information

Community Plan Area Granada Hills - Knollwood
 Area Planning Commission North Valley
 Neighborhood Council Granada Hills South
 Council District CD 12 - John Lee
 Census Tract # 1114.02
 LADBS District Office Van Nuys

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
 Zoning C2-1VL
 Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
 ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
 ZI-2512 Housing Element Inventory of Sites
 ZI-1586 Specific Plan: Granada Hills
 General Plan Land Use Neighborhood Commercial
 General Plan Note(s) Yes
 Hillside Area (Zoning Code) No
 Specific Plan Area GRANADA HILLS
 Subarea Sector A
 Special Land Use / Zoning None
 Historic Preservation Review 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
 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.

ENV-2008-4574-CE	RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ENV-2006-5623-EIR	RFA: Residential Floor Area District	None
ENV-2005-1179-CE	RIO: River Implementation Overlay	No
ND-85-468-CUZ	SN: Sign District	No
MND-89-357-TT-SUB	AB 2334: Very Low VMT	Yes
CFG-2000	AB 2097: Reduced Parking Areas Streetscape	No
	Adaptive Reuse Incentive Area	None
	Affordable Housing Linkage Fee	
	Residential Market Area	Low
	Non-Residential Market Area	Low
	Transit Oriented Communities (TOC)	Not Eligible
	ED 1 Eligibility	Eligible Site
	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)	2684001039
	APN Area (Co. Public Works)*	0.504 (ac)
	Use Code	1500 - Commercial - Shopping Center (Neighborhood, Community) - One Story
	Assessed Land Val.	\$1,609,584
	Assessed Improvement Val.	\$3,016,159
	Last Owner Change	10/03/2011
	Last Sale Amount	\$9
	Tax Rate Area	16
	Deed Ref No. (City Clerk)	855
		4032
		397291
		3228807
		2630
		1956524,25
		1229409,15
	Building 1	
	Year Built	1986
	Building Class	C55A
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	10,914.0 (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: 2684001039]
Additional Information		
	Airport Hazard	370' Height Limit Above Elevation 790
	Coastal Zone	None
	Farmland	Urban and Built-up Land
	Urban Agriculture Incentive Zone	YES
	Very High Fire Hazard Severity Zone	No

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

Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.74176744
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
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	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2684001039]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.02 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Devonshire

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.

Reporting District	1747
Fire Information	
Bureau	Valley
Battalion	15
District / Fire Station	87
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.

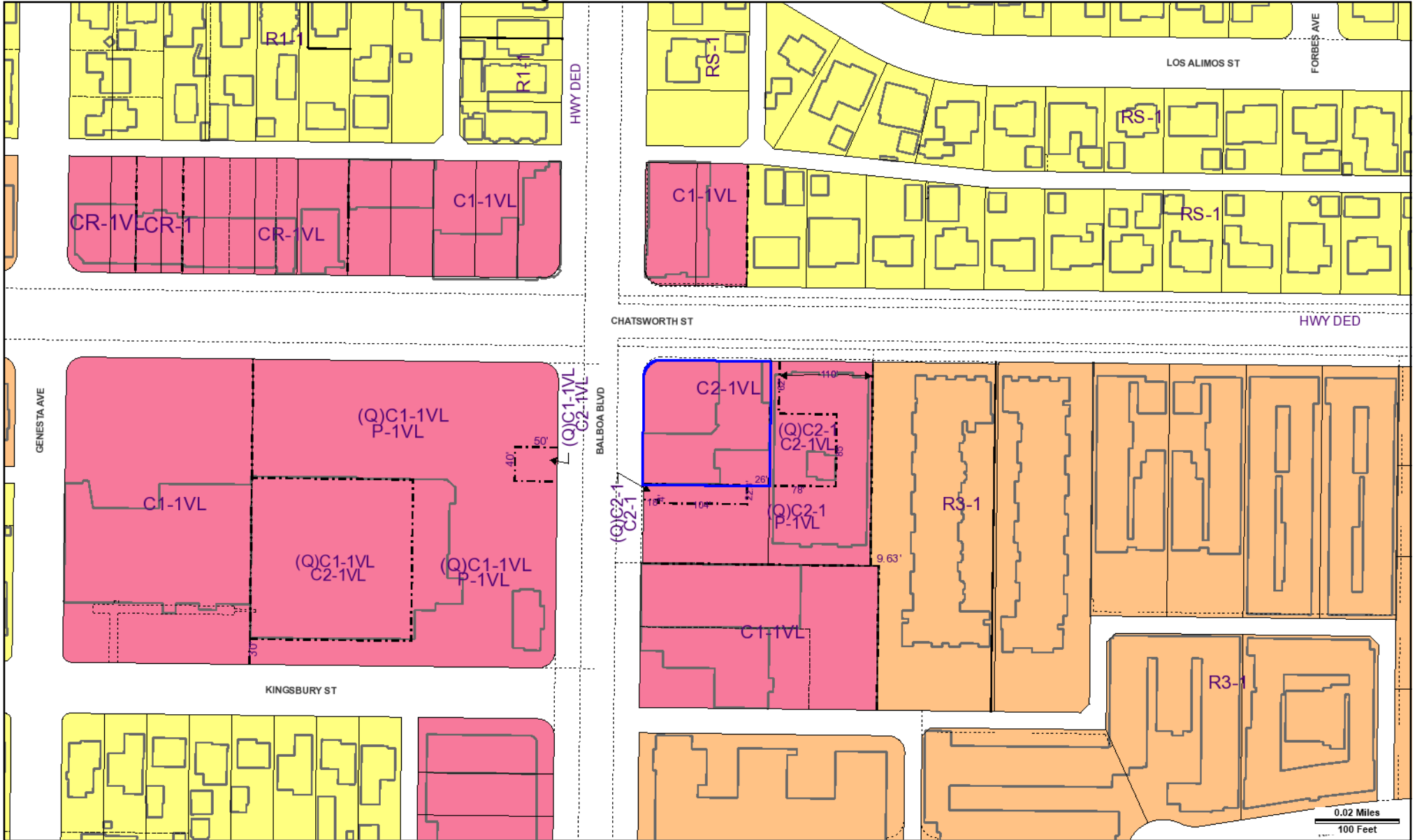
Case Number:	CPC-2006-5568-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	GRANADA HILLS - KNOLLWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-19XX-22816
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1986-785-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN CONSISTENCY - GRANADA HILLS - KNOLLWOOD DISTRICT PLAN AMENDMENT AS PART OF GENERAL PLAN.
Case Number:	CPC-1985-564-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN FOR THE GRANADA HILLS-KNOLLWOOD DISTRICT ALONG CHATSWORTH ST, BALBOA BL, FOR THE AREA BOUNDED BY ALISO CREEK ON THE WEST, PETIT AV, N THE EAST RINALDI ST ON THE NORTH AND MAYALL ST ON THE SOUTH ESTABLISHMENT OF GRANADA HILLS SPECIFIC PLAN
Case Number:	DIR-2015-2352-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	IX LED ILLUM. WALL SIGN, READS: (METRO PCS AUTHORIZED DEALER)
Case Number:	DIR-2012-1302-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE TO ALLOW THE CONSTRUCTION, USE AND MAINTENANCE OF TWO NEW CABINET WALL SIGNS (WELL RELAX MASSAGE SPA) EACH WITH A MAXIMUM AREA OF 36 SQ. FT. FOR AN APPROXIMATE TOTAL OF APPROXIMATELY 72 SQUARE FEET OF SIGN AREA.
Case Number:	DIR-2011-1440-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE, PURSUANT TO THE GRANADA HILLS SPECIFIC PLAN, TO ALLOW THE INSTALLATION OF ONE WALL SIGN (18"X16") AND ONE LOGO 30
Case Number:	DIR-2011-1223-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE - THE PROPERTY IS LOCATED WITHIN THE GRANADA HILLS SPECIFIC PLAN. THE REQUEST IS FOR A NEW BUSINESS IDENTIFICATION WALL SIGN, WHICH WILL READ: "CELLULAR
Case Number:	DIR-2008-4573-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW IN ORDER TO INSTALL TWO WALL SIGNAGE CABINETS FOR WIRELESS TOYZ
Case Number:	DIR-2005-1178-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE PURSUANT TO THE GRANADA HILLS SPECIFIC TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF AN AWNING, LIGHT FIXTURE AND ONE WALL SIGN IN CONJUNCTION WITH AN EXISTING RETAIL ESTABLISHMENT, IN THE C2-1VL ZONE
Case Number:	ZA-1985-922-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE - TO PERMIT THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES OFF- SITE IN CONJUNCTION WITH A PROPOSED 7-ELEVEN STORE IN A SHOPPING CENTER IN THE C2-1 ZONE.
Case Number:	ENV-2015-2353-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	IX LED ILLUM. WALL SIGN, READS: (METRO PCS AUTHORIZED DEALER)
Case Number:	ENV-2012-1301-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE TO ALLOW THE CONSTRUCTION, USE AND MAINTENANCE OF TWO NEW CABINET WALL SIGNS (WELL RELAX MASSAGE SPA) EACH WITH A MAXIMUM AREA OF 36 SQ. FT. FOR AN APPROXIMATE TOTAL OF APPROXIMATELY 72 SQUARE FEET OF SIGN AREA.
Case Number:	ENV-2011-1441-CE

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.

Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE, PURSUANT TO THE GRANADA HILLS SPECIFIC PLAN, TO ALLOW THE INSTALLATION OF ONE WALL SIGN (18"X16') AND ONE LOGO 30
Case Number:	ENV-2011-1224-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE - THE PROPERTY IS LOCATED WITHIN THE GRANADA HILLS SPECIFIC PLAN. THE REQUEST IS FOR A NEW BUSINESS IDENTIFICATION WALL SIGN, WHICH WILL READ: "CELLULAR
Case Number:	ENV-2008-4574-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW IN ORDER TO INSTALL TWO WALL SIGNAGE CABINETS FOR WIRELESS TOYZ
Case Number:	ENV-2006-5623-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GRANADA HILLS - KNOLLWOOD COMMUNITY PLAN UPDATE
Case Number:	ENV-2005-1179-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE PURSUANT TO THE GRANADA HILLS SPECIFIC TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF AN AWNING, LIGHT FIXTURE AND ONE WALL SIGN IN CONJUNCTION WITH AN EXISTING RETAIL ESTABLISHMENT, IN THE C2-1VL ZONE
Case Number:	ND-85-468-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	MND-89-357-TT-SUB
Required Action(s):	SUB-SUBDIVISIONS
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-9898
 CPC-9890
 ORD-184296-SAA
 ORD-173265-SAA
 ORD-167555-SAA
 ORD-163637-SA2470
 ORD-116361
 ORD-116360
 ORD-116359
 ORD-106262
 ORD-100144
 ZA-12135
 CFG-2000



Address: 10670 N BALBOA BLVD

APN: 2684001039

PIN #: 207B133 519

Tract: TR 22411

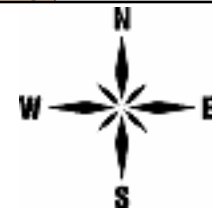
Block: None

Lot: FR 1

Arb: None









Zoning: C2-1VL

General Plan: Neighborhood Commercial



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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e 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)
HW 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	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P 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	RPD 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)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 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)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E 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	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF 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	