

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. 210157

Project Applicant: Punch Media, LLC

Project Location - Specific:

21525 Parthenia Ave, Los Angeles, CA 91304 / Remmet Ave & Canoga Ave

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Distribution 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: Punch Media, LLC

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

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

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

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

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

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

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

Lead Agency

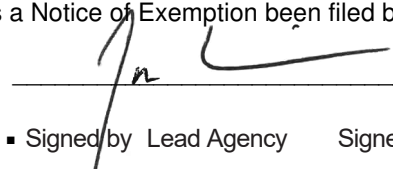
Contact Person: Jason Killeen

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

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature:  Date: 1/28/2025 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: _____

ON February 12 2025UNTIL March 14 2025

REGISTRAR - RECORDER/COUNTY CLERK

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

2025 029274

FILED
Feb 12 2025

D. an C. Logen, Registrar-Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

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-24-210157-ANN / Distribution (Type 11)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 210157-ANN

PROJECT TITLE

DCR CORE RECORD NO. 210157

COUNCIL DISTRICT

3

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

21525 Parthenia Ave, Los Angeles, CA 91304 / Remmet Ave & Canoga Ave

 Map attached.

PROJECT DESCRIPTION:

Distribution of commercial cannabis products under State and local law.

 Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Punch Media, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

 STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

 CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 / Class 1 OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

 Additional page(s) attached

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Distribution (Type 11)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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

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PRESIDENT

DAVID NASH
VICE PRESIDENT

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>

**DETERMINATION AND APPROVAL OF
COMMERCIAL CANNABIS ANNUAL LICENSE(S)**

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

DCR Record No.:	LA-C-24-210157-ANN
Applicant Name:	Punch Media, LLC
Activity(ies) Requested:	Distributor (Type 11)
Proposed Project:	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	21525 Parthenia Ave Los Angeles, CA 91304
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	3 Canoga Park - Chatsworth - Porter Ranch MR2-1; P-1
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-210157-ANN	Notice of Exemption pursuant to the Class 1 categorical exemption (tit. 14, Cal. Code Regs., §§ 15301)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of December 14, 2022. 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, C11-0001516-LIC, to conduct Distributor (Type 11), active through April 11, 2025.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 21525 Parthenia Avenue, Los Angeles, CA 91304, a parcel zoned for light manufacturing purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- **(Social Equity only):** The Applicant has met the requirements under LAMC Section 104.20.

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;
- **(Social Equity Only)** 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*; and,
- An Owner is an individual who holds office in, is employed by, any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant is seeking renewal of a distribution license for a 7,022 square foot facility, which currently receives cannabis from licensed cultivators or bulk extracted cannabis oil from other licensed manufacturers to incorporate into medical and adult-use cannabis products for distribution to retailers. The project is located on a site zoned for Light Manufacturing (MR2-1) at 8724 N. Remmet Avenue, Canoga Park, CA 91304 (Assessor's Parcel Number 2779-041-017) and is currently operating as an adult-use medical cannabis non-volatile manufacturer. The Project-Specific Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures are not proposed to be expanded; however, a 480 square foot (40' X 20') C1D1 flexmod volatile extraction unit currently exists within the rear parking lot but is not operational would be used for volatile extraction of cannabis products, when and if permitted by the Los Angeles Department of Cannabis Regulation (DCR) and Los Angeles Fire Department. The City of Los Angeles Department of Water and Power – Winnetka – Canoga Park currently provides water, sewer and electricity to the project site.

Current operations include non-volatile manufacturing of medical and adult-use cannabis products. The products manufactured at the facility including Chocolate Punch Bars in a variety of flavors and cannabinoid profiles, Punch Gummies or Fruit Snacks in a variety of flavors, Punch Malt Balls in a variety of flavors, and Dr. Norm's cannabis cookies and crispy rice bars. In addition, Punch Edibles, LLC also produces cannabis concentrates including live rosin (hash rosin), distillate, live rosin vaporizers, and rosin-infused pre-rolls. Licensed distributors are used to transport cannabis flower and bulk oil to the project site and finished manufactured cannabis goods from the project site to retailers. There are typically three deliveries per day to the project site, where current operation hours are between 8:00 am and 5:00 pm Monday through Friday. There are currently 36 employees at the site per day

Pre-application review has found the project to be consistent with the land use and zoning designations of the project site. Further project site information is provided in the Project Parcel 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

Light Manufacturing / MR2-1

Surrounding Land Use/Zoning Designations

Manufacturing / MR2

Public Facilities / PF

Subject Property

The subject property is located in a fully developed lot within a manufacturing area of Canoga Park. The lot is approximately 7,022 square feet with the subject property/lease area being 205 feet deep, and has a width ranging from 65 feet to 70 feet along N Remmet Avenue. The lot is currently operating as an adult-use and medical cannabis non-volatile cannabis manufacturing facility. The site is currently developed as a one-story occupied building, which is proposed to be maintained.

The site has a Light Manufacturing land use designation and is zoned MR-2-1. The site is located within Council District 3, and the lot is flat with a pre-existing unit, which is currently being used and maintained by the applicant.

Abutting Properties

Abutting uses include manufacturing and public facility uses within 200 feet of the site. The immediate area along N. Remmet Avenue is predominately developed with manufacturing uses, zoned MR2.

CEQA Findings

CEQA Guidelines, Sections 15301, Class 1 that would allow continued use of the site with the addition of a flexmod unit that would have no adverse impact on the environment. The proposed license renewal with the addition of a 480 square foot C1D1 flexmod extraction unit in the rear parking lot would be in compliance with CEQA Guidelines Section 15301, Existing Facilities, in that additions to existing structures are allowed if the following provided that the addition will not result in an increase of more than:

- (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever are less; or
- (2) 10,000 square feet if:

- a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
- b. The area in which the project is located is not environmentally sensitive.

The proposed 480 square foot flexmod unit meets these criteria as it would be less than 50 percent of the floor area of the existing structure, is less than 2,500 square feet in size, is in conformance with the General Plan and Zoning, which allows non-volatile manufacturing, and is located in a paved rear parking lot that is not environmentally sensitive.

Project in conformance with Class 32, Infill Developments must meet in 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:

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 for the requested commercial cannabis activities. The site is comprised of one lot zoned MR-2-1 with one existing manufacturing facility and structure which is used by Punch Edibles, LLC - 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 7,022 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned light manufacturing, public facilities, medium residential, limited manufacturing, highway oriented commercial. The types of land uses and businesses in the area include a home goods store, an electronics manufacturer, a machine shop, and a mobile home park.

c) The project is located within an established, fully developed, commercial area. The project does not propose the removal of any trees on-site and/or within the adjacent public right-of-way. Therefore, 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. The addition of the 480 square foot flexmod Unit would not result in significant increases in traffic, noise, air quality or water quality impacts due to its relatively small size compared to the existing 7,022 square foot manufacturing facility.

e) The project site is 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.

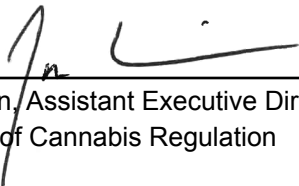
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 categorical exemption (tit. 14, Cal. Code Regs., §§ 15301) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis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

In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Section 15301, 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 ACTIONS:

The Department of Cannabis Regulation:

1. Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class , of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approved the Annual License for Distributor (Type Type 11), Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

January 28, 2025
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): 10/22/2023

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

DCR Record No.: LA-C-23-210157-ANN / LA-B-0003067645

Applicant Entity Name: Punch Media, LLC

License Type(s): Distribution

Business Premises Location: 21525 Parthenia Ave., Los Angeles, CA 91304

County: Los Angeles Assessor's Parcel Number (APN): 2779041027

Council District: CD 3 Neighborhood Council: Canoga Park

Community Plan Area: Chatsworth - Porter Ranch

Zoning: MR2 Specific Plan Area: None

General Plan Land Use: Light Manufacturing Redevelopment Project Area: None

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Los Angeles Historic Preservation Review: No

LAPD Division/Station: Valley 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.*

Punch Edibles, LLC has a state license at the premises to operate a medical and adult-use cannabis distribution facility. The project's activities are comprised of a distribution operation transporting cannabis goods between licensees throughout the supply chain and selling medical and adult-use cannabis products. When batches of flower, bulk cannabis oil, or finished cannabis products are stored at the distribution facility, the batches will be stored separately and labeled clearly. The inventory storage room will contain separate areas or shelves for the storage of cannabis goods that have not undergone testing and quality assurance review, that have been sampled and will be awaiting testing or quality assurance review results, and that have passed all required quality assurance requirements and will be awaiting distribution.

Agents of licensed laboratories will gather samples of cannabis batches from cannabis goods at the facility in order to fulfill state required testing mandates. Punch quality assurance staff oversee the sampling of batches of cannabis goods by an agent of a licensed cannabis testing laboratory and conduct a quality assurance review prior to final distribution to retailers that includes confirmation that the Certificate of Analysis received is the correct certificate for the batch in question. Additionally, Punch will ensure the cannabis good's labeling is consistent with the Certificate of Analysis and contains all information required by law and regulation, the packaging will be compliant with applicable packaging laws and regulations, the weight or count of the batch matches the weight or count as recorded in the statewide track and trace system, and all required events have been entered into the statewide track and trace system.

The loading and unloading area, and all areas containing cannabis goods, are monitored and recorded 24 hours per day by the video surveillance system.

Punch Edibles, LLC holds a manufacturing license as well in a related, nearby facility.

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, Punch Edibles, LLC is currently operating as a adult-use and medical cannabis distributor.

To Punch Edibles, LLC's knowledge, the previous use of the site was a manufacturer of electronics and electronic equipment.

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 expansion of existing or former use.

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.

Per the City's Biological Resource Area map (C-5 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. There are no watercourses or riparian habitats within 150 feet of the project site. The closest watercourse is the Browns Canyon Wash, also known as Browns Canyon Creek, which is a tributary of the LA River located nearly 1,900 feet from the project site. The activities at the project site would not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.

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.

As this project does not include a commercial cultivation component, registration with or obtaining a water right from the State Water Resources Control Board is not required.

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.

DEPARTMENT OF
CITY OF
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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 replacement or reconstruction.

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.

Punch Edibles, LLC moved into an existing facility and has made only minor alterations to the facility, including the installation of security cameras, a new A/C system, and new windows.

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 construction of new small structures.

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.

No construction of new small structures.

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

Cite source(s) of information.

LAMC 105.02(a)(7)(A)(1) permits distributors in MR2 zones.

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.

There are no hazardous materials stored, used, or disposed of at the project site.

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.

LADWP provides municipal water and power.

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.

The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. While the Chatsworth Nature Preserve and Reservoir Area is in the larger surrounding area of the project, it is nearly 4,000 feet west of the project site. Per the LA CEQA Thresholds Guide, a variety of habitats are present here, including grassland, oak woodland and savannah, freshwater marsh and open water, which offer important wintering and breeding grounds for songbirds and waterfowl (England and Nelson, 1976). The Chatsworth reservoir is one of five areas in the San Fernando Valley that is used regularly by wintering Canada Geese (*Branta canadensis*). Many-stemmed dudleya (*Dudleya multicaulis*) is reported in rocky areas on the south side of the reservoir (NDDB, 1994).

FOR SITES NOT IN URBANIZED AREAS

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

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



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

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



FOR ALL SITES

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

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



Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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

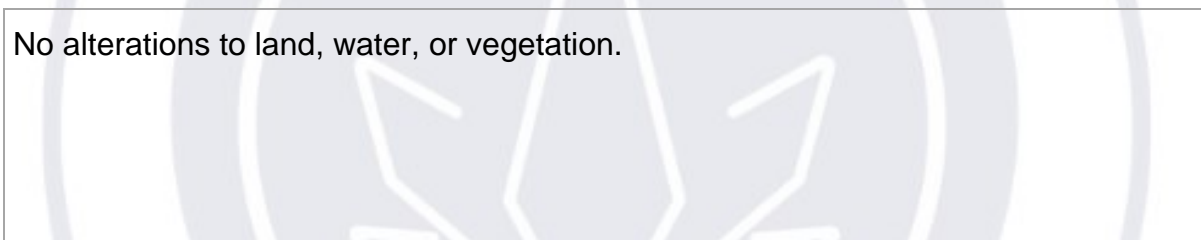
TM



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 alterations to land, water, or vegetation.



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

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



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

Cite source(s) of information.



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

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

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

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

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

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

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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



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

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



Categorical Exemption Evaluation Form**Class 32: Infill Development Projects**

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

Cite source(s) of information.

LAMC 105.02(a)(7)(A)(1) permits distributors in MR2 zones.

2. Project Size and Location

- a. Is the project site 5 acres in size or less? Yes No

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

The project occupies an existing commercial facility that is 6,630 sq. ft. on a lot or parcel size that is 11,875 sq. ft.

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

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

Abutting zoning is Manufacturing [MR2] and Parking [P]. All abutting land uses are Light Manufacturing. The project site is located in small manufacturing zone. Within a one-half mile radius, the following general plan and zoning designations include: MR2, P, PF, RMP, R3, RS, RE11, OS, PF, C2, and RA. All surrounding land uses within a one-half mile radius are: Light Manufacturing, Public Facilities, Medium Residential, Limited Manufacturing, Highway Oriented Commercial, Open Space, Low Residential, and Very Low Residential. The nearby public facilities include the Orange Line Busway and a LADWP facility. The types of land uses and businesses in the area include: a home goods store, an electronics manufacturer, a machine shop, and a mobile home park.

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.

Per the City's Biological Resource Area map (C-5 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. There are no watercourses or riparian habitats within 150 feet of the project site. The closest watercourse is the Browns Canyon Wash, also known as Browns Canyon Creek, which is a tributary of the LA River located nearly 1,900 feet from the project site. The activities at the project site would not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.

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.

Daily trip generation to the site is consistent with other distribution uses. Anticipated employees on site during any given shift is approximately 20 with an additional four staffers off-site conducting distribution activities. No loud activities occur as part of the distribution operations so the project will not have any noise impact. No potential impacts to air quality or water quality. Hazardous materials will not be stored or used on site and water usage at the facility is limited to domestic uses and hand-washing.

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.

LADWP provides municipal 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.

As this project does not include a commercial cultivation component, registration with or obtaining a water right from the State Water Resources Control Board is not required. No other environmental permits are required.

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.

The project address does not appear on any compiled list pursuant to the Cortese List found at <https://calepa.ca.gov/SiteCleanup/CorteseList/>.

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.

The use and project is consistent with the building's use and the surrounding area.

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 PetitionClass: Class 32 Category: Infill Development Projects

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

A compliant, licensed adult-use and medical cannabis distribution operation in an eligible manufacturing zone is consistent with the applicable general plan designations, all applicable general plan policies, and applicable zoning designation and regulations. The distribution facility is within an urbanized area within Los Angeles city limits on a project site less than five acres and is substantially surrounded by other urban, manufacturing, industrial, and commercial uses. The project site has no value, as habitat for endangered, rare or threatened species. Further, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

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

Zimas; Google Maps; Los Angeles County Assessor's Office; California Office of Historic Preservation's Built Environment Resource Directory (BERD); Cortese List, National Register of Historic Places; Community Plan Area Plan; CalTrans State Scenic Highway Map; LA Municipal Code; LA CEQA Thresholds Guide; Los Angeles Historic Resources Inventory.

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.*

21525 Parthenia St., Canoga Park, CA 91304; APN: 2779041027; Cross streets: Parthenia St. and Remmet Ave. Single-story manufacturing building with a white facade and black roof, surrounded by an iron rod fence, which is covered with a black privacy screen. The facility is on the corner of Parthenia St. and Remmet Ave. There is gated entry access to the facility's parking lot on the Remmet Ave side of the building. The site is neighbored by a white, single-story manufacturing building.

- (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.*

There is one existing structure on the project site which is occupied by Punch Edibles, LLC. Abutting zoning is Manufacturing [MR2] and Parking [P]. All abutting land uses are Light Manufacturing. The project site is located in small manufacturing zone. Within a one-half mile radius, the following general plan and zoning designations include: MR2, P, PF, RMP, R3, RS, RE11, OS, PF, C2, and RA. All surrounding land uses within a one-half mile radius are: Light Manufacturing, Public Facilities, Medium Residential, Limited Manufacturing, Highway Oriented Commercial, Open Space, Low Residential, and Very Low Residential. The nearby public facilities include the Orange Line Busway and a LADWP facility. The types of land uses and businesses in the area include: a home goods store, an electronics manufacturer, a machine shop, and a mobile home park.

- (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.

To Punch Edibles, LLC's knowledge, the previous use of the site was a manufacturer of electronics and electronic equipment.

- (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.

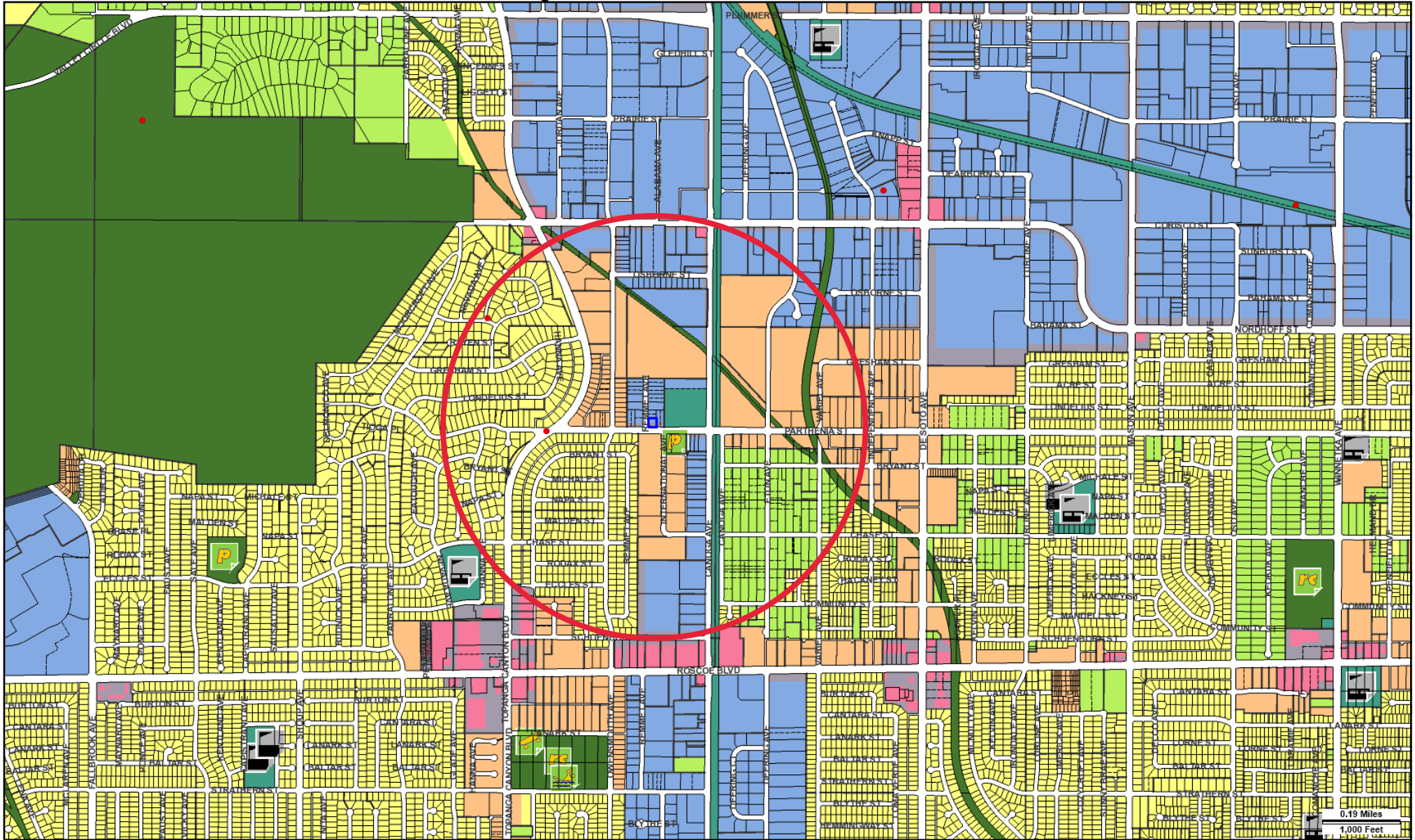
The site has been used for similar industrial, distribution, shipping, and receiving activities.

- (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).*

Punch Edibles, LLC's project's activities are comprised of a distribution facility transporting and selling medical and adult-use cannabis products throughout the supply chain. Punch Edibles, LLC's distribution facility will receive or pick up bulk flower, bulk oil, and finished cannabis products from other licensees and transport them to other licensees including finished and tested cannabis goods to retailers for final sale to customers and patients. There are no cultivation, manufacturing, or retail operations occurring at the site. There are no other commercial cannabis licensees or activities occurring at the property besides those operated by licensee, Punch Edibles, LLC.



Address: 21525 W PARTHENIA ST

APN: 2779041027

PIN #: 195B105 239

Tract: TR 26787

Block: None

Lot: 3

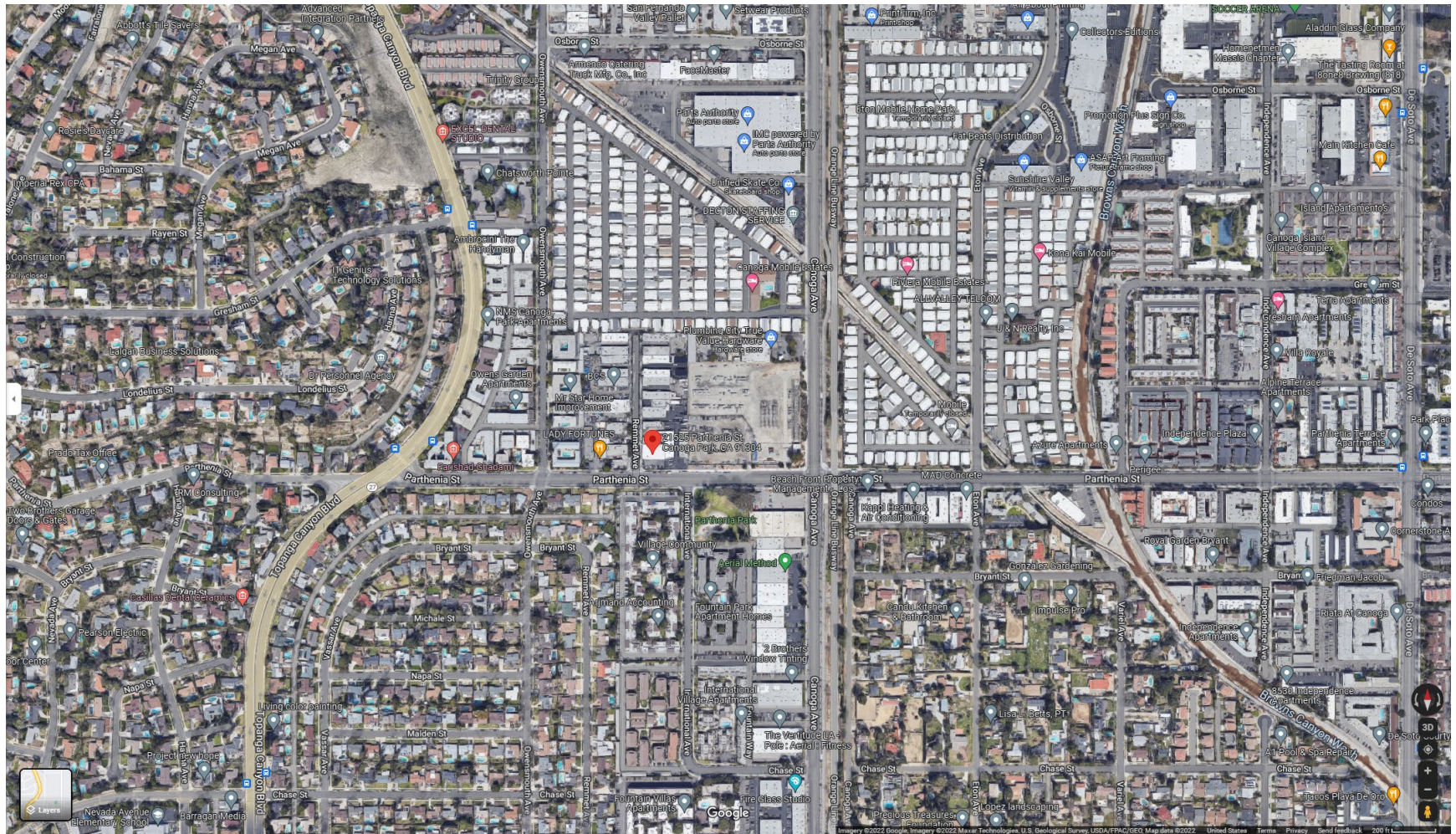
Arb: 3

Zoning: MR2-1, P-1

General Plan: Light Manufacturing

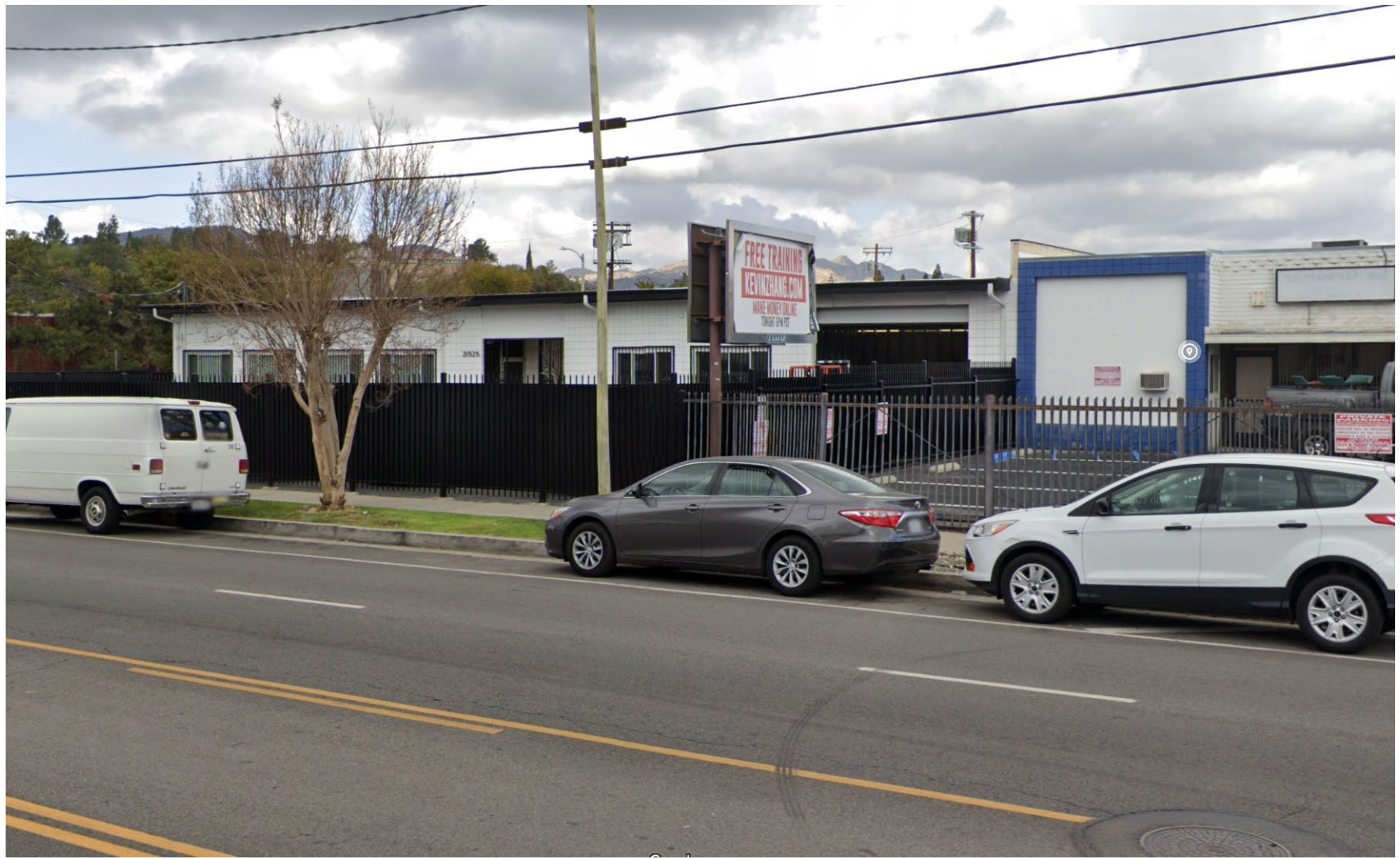
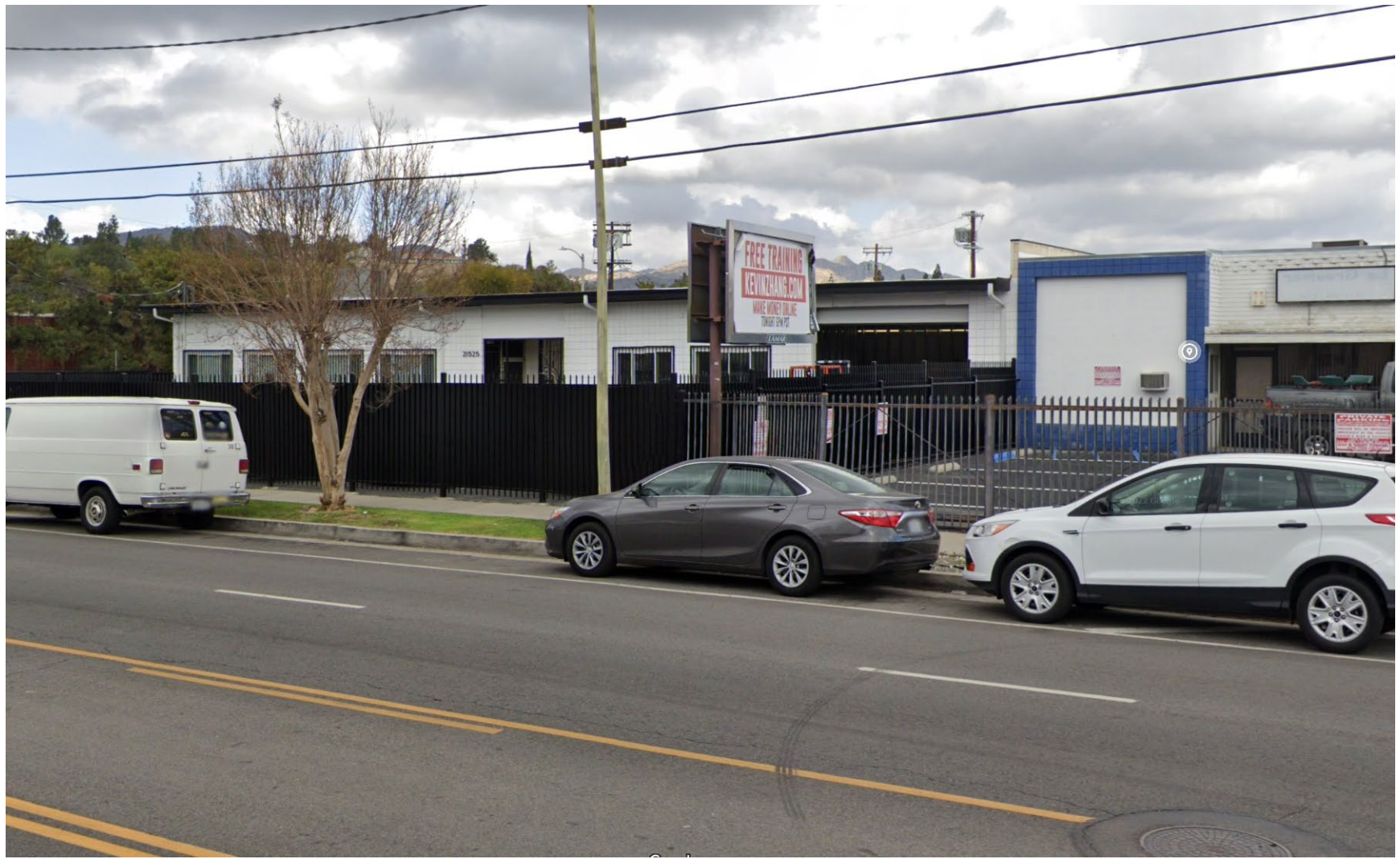


0.19 Miles
1,000 Feet











- (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.*

Punch Edibles, LLC does not propose any additional commercial cannabis activities at the site. There are no other commercial cannabis licensees or activities occurring at the property besides those operated by licensee, Punch Edibles, LLC.

- (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.*

The project occupies an existing commercial facility that is 6,630 sq. ft. on a lot or parcel size that is 11,875 sq. ft.

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

Punch Edibles, LLC holds a state provisional license from the DCC which expires on April 11, 2024.

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

Hours of operation: 8:00 am to 5:00 pm, Monday through Friday
There is one distribution shift: 8:00 am to 4:00 pm, Monday through Friday.
Distribution drivers' work shift can range between 4:00 am and 6:00 pm depending on the route and the amount of product to be delivered.

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

Total employees: 24 (20 distribution employees and 4 delivery drivers)
Anticipated employees on site and occupancy during operating hours: 20 per shift

- (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.*

Punch Edibles, LLC anticipates approximately 15 to 20 deliveries per day to the project site, Monday through Friday between 8:00 am and 5:00 pm. There are approximately 20 to 25 shipments originating from the project site, Monday through Friday between 8:00 am and 5:00 pm.

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

The water source for the project site is municipal, LADWP. As this project does not include a commercial cultivation component, registration with or obtaining a water right from the State Water Resources Control Board is not required.

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

Wastewater is disposed of in the municipal wastewater treatment facility, City of Los Angeles' wastewater system. Activities that produce wastewater will be limited to domestic uses including hand-washing.

4. Environmental Setting:

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

Small cacti located at the entrance to the building.

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

The property is flat and has a slope of approximately 0.

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

Small cacti located at the entrance to the building.

- (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):

There are no watercourses or riparian habitats within 150 feet of the project site. The closest watercourse is the Browns Canyon Wash, also known as Browns Canyon Creek, which is a tributary of the LA River located nearly 1,900 feet from the project site.

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

The topographic features are not of significant scenic value.

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

The property and building do not have historic designations. The site is not listed on the California Office of Historic Preservation's Built Environment Resource Directory (BERD) or the National Register Database or on the Los Angeles Historic Resources Inventory.

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

Per the City's Biological Resource Area map (C-5 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site.

- (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:

There are no hazardous materials stored, used, or disposed of at the project site.

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

The previous use of the site was a manufacturer of electronics and electronic equipment. The types of solid waste produced by Punch Edibles, LLC is likely less than or similar to the quantity produced by the previous use. Punch Edibles, LLC will likely have solid waste from receiving and shipping product, such as cardboard boxes and plastic 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:

Punch Edibles, LLC uses approximately 201 kWh per day and the energy is supplied by LADWP. The amount of kWh is customary for industrial use including lights, security, and distribution. The project does not require an increase in the energy demand beyond the previous use of the facility.

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

No, Punch Edibles, LLC is occupying an existing building. No expansion of the existing footprint or reduction of any natural habitat has occurred at the project site as a result of Punch Edibles, LLC's distribution operation.

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.*

Punch installed an energy saving split A/C system and new windows to increase energy efficiency. Punch has no other environmental obligations to any authority.

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).*

Not applicable.

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

1/15/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

21525 W PARTHENIA ST

ZIP CODES

91304

RECENT ACTIVITY

None

CASE NUMBERS

CPC-7763

CPC-19XX-23869

ORD-143104

ORD-117265

Address/Legal Information

PIN Number	195B105 239
Lot/Parcel Area (Calculated)	11,874.7 (sq ft)
Thomas Brothers Grid	PAGE 530 - GRID A1
Assessor Parcel No. (APN)	2779041027
Tract	TR 26787
Map Reference	M B 681-62/63
Block	None
Lot	3
Arb (Lot Cut Reference)	3
Map Sheet	195B105

Jurisdictional Information

Community Plan Area	Chatsworth - Porter Ranch
Area Planning Commission	North Valley
Neighborhood Council	Canoga Park
Council District	CD 3 - Bob Blumenfield
Census Tract #	1132.39
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	MR2-1 P-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
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
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

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

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	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	None
500 Ft Park Zone	Active: Parthenia Park

Assessor Information

Assessor Parcel No. (APN)	2779041027
APN Area (Co. Public Works)*	0.272 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$717,876
Assessed Improvement Val.	\$792,016
Last Owner Change	06/27/2019
Last Sale Amount	\$1,200,012
Tax Rate Area	16
Deed Ref No. (City Clerk)	9-378
	79768
	397639-40
	1154713
	1052229
	0763935
	0618177
	0283338
Building 1	
Year Built	1963
Building Class	C6A
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,630.0 (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: 2779041027]

Additional Information

Airport Hazard	None
Coastal Zone	None
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

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

Methane Hazard Site	None
High Wind Velocity Areas	No
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
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	9.3811344
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	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
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	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2779041027]
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	Topanga
Reporting District	2104
Fire Information	

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.

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-23869

Required Action(s): Data Not Available

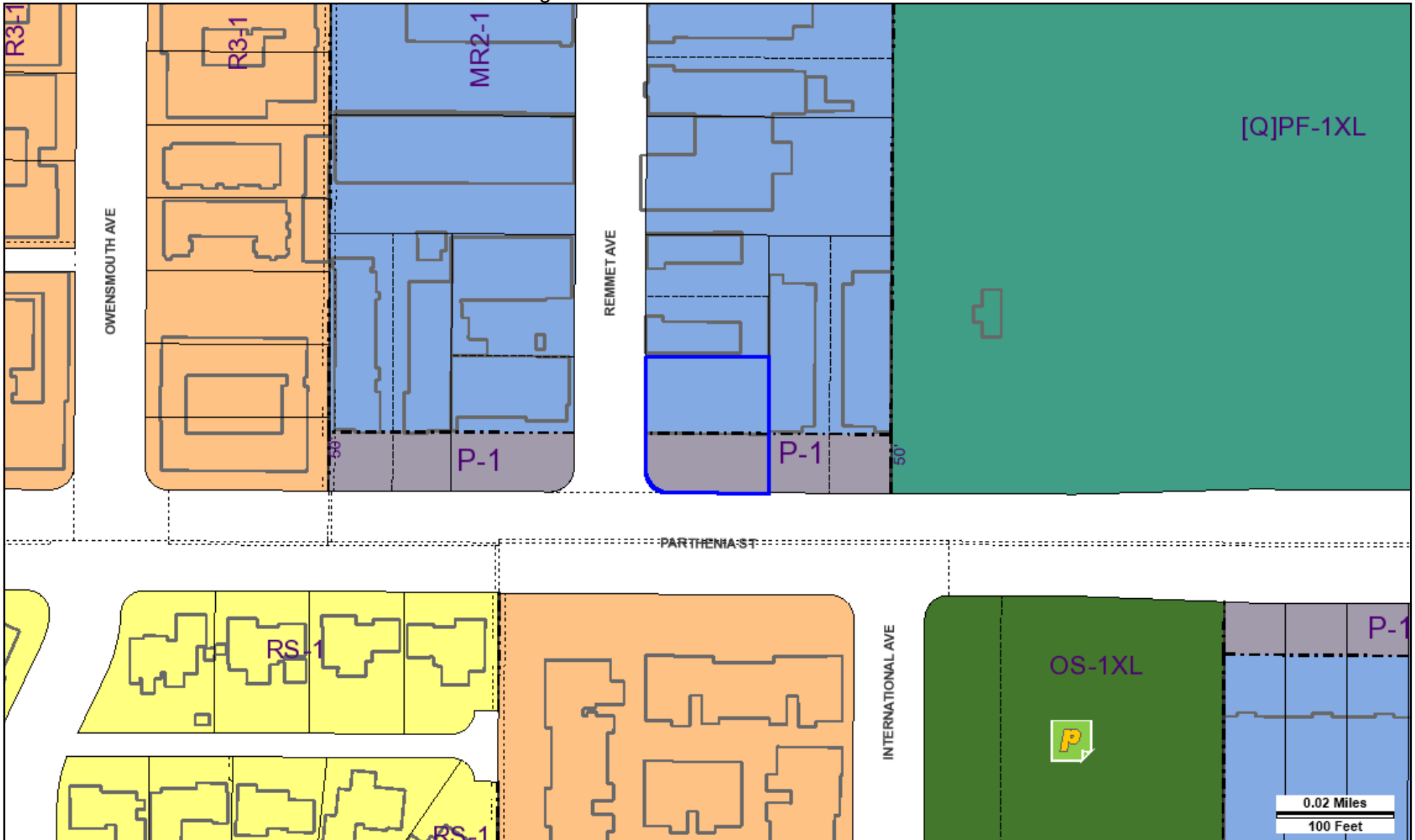
Project Descriptions(s):

DATA NOT AVAILABLE

CPC-7763

ORD-143104

ORD-117265



Address: 21525 W PARTHENIA ST

APN: 2779041027

PIN #: 195B105 239

Tract: TR 26787

Block: None

Lot: 3

Arb: 3









Zoning: MR2-1, P-1

General Plan: Light 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
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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	