

# 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. 402183

Project Applicant: ILLA Canna LLC

Project Location - Specific:

9035 Canoga Avenue, Canoga Park, CA 91304 / Canoga Ave and Nordhoff Street

Project Location - City: Canoga Park

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Distribution and Manufacturing 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: ILLA Canna 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.

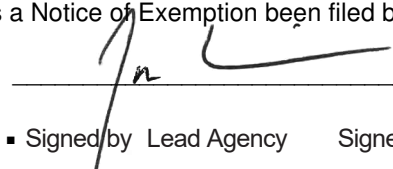
Lead Agency

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: 02/20/2025 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 28 2025

UNTIL April 01 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 041913



**FILED**  
Feb 28 2025

Deen C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAFISHA 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-24-402183-ANN / Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 402183-ANN

PROJECT TITLE

DCR CORE RECORD NO. 402183

COUNCIL DISTRICT

3

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

9035 Canoga Avenue, Canoga Park, CA 91304 / Canoga Ave and Nordhoff Street

 Map attached.

PROJECT DESCRIPTION:

Distribution and Manufacturing of commercial cannabis products under State and local law.

 Additional page(s) attached.

NAME OF APPLICANT / OWNER:

ILLA Canna 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 &amp; 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

Distribution (Type 11) and Manufacturing (Type 6)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**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

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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 and Class 32.

|   |  |
|---|--|
| <b>DCR Record No.:</b>  | LA-C-24-402183-ANN   |
| <b>Applicant Name:</b>  | ILLA Canna LLC   |
| <b>Activity(ies) Requested:</b>   | Distributor (Type 11)<br>Manufacturer (Type 6)   |
| <b>Proposed Project:</b>  | The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al. |
| <b>Business Premises Address/<br/>Project Location:</b>   | 9035 Canoga Avenue<br>Canoga Park, CA 91304  |
| Council District:<br>Closest Neighborhood Council:<br>Business Improvement District:<br>Community Plan Area:<br>Zoning: | 3<br>Canoga Park<br>-<br>Chatsworth- Porter Ranch<br>MR2-1   |
| <b>LAMC Section / "Phase":</b>  | LAMC 104.06 / General  |
| <b>Environmental Analysis/Clearance:</b><br>ENV-402183-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 October 17, 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, C11-0001674-LIC, to conduct Distributor (Type 11), active through June 24th 2025; CDPH-10004800, to conduct Manufacturer (Type 6), active through June 22nd 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 9035 Canoga Avenue, Canoga Park, CA 91304, a parcel zoned for Limited 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 seeks conversion of an existing Distributor (Type 11); Manufacturer (Type 6), Temporary Approval to an Annual License to be located on an existing site zoned for Limited Manufacturing, MR2-1 at 9035 Canoga Avenue, Canoga Park, CA 91304 (Assessor's Parcel Number 2779-018-022). 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 8:00 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 B). 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**

Limited Manufacturing / MR2-1

**Surrounding Land Use/Zoning Designations**

Limited Manufacturing / (Q)MR2-1 P-1

Limited Manufacturing / PF-1XL

Highway Oriented Commercial / C2-1L

**Subject Property**

The subject site is a fully developed lot within the Chatsworth- Porter Ranch Community Plan Area. The lot is approximately 258 feet deep and a width of 350 feet along Canoga Avenue. The site is currently developed with a Commercial - Office Building - One Story building, built in 1973 proposed to be maintained.

The site has a Limited Manufacturing land-use designation and is zoned MR2-1. The site is located within Council District 3, Canoga Park 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 industrial uses within 200 feet of the site. The immediate area along Canoga Avenue is predominantly developed with Limited Manufacturing uses, zoned (Q)MR2-1 P-1, Limited Manufacturing, zoned PF-1XL and, Highway Oriented Commercial uses, zoned C2-1L. (See Exhibit B)

**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 72,619 gross square feet, zoned MR2-1 with a Commercial - Office Building - One Story building originally constructed in 1973. 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 72,619 gross square foot property (i.e., less than five acres), and is substantially surrounded by Limited Manufacturing uses. The surrounding area is Limited Manufacturing zoned (Q)MR2-1 P-1, Limited Manufacturing, zoned PF-1XL; and Highway Oriented Commercial, zoned C2-1L, and developed with a mix of commercial and industrial buildings along Canoga Avenue between Nordhoff Street and Osborne 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 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 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 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), approved the Annual License for Distributor (Type 11), Manufacturer (Type 6), 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

February 20, 2025  
Date

**EXHIBITS:**

- Exhibit A – Project Specific Information Form (LIC-4013-FORM)
- Exhibit B – Project Parcel Profile Report from ZIMAS



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): 2/8/2024

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

DCR Record No.: LA-C-24-402183-ANN

Applicant Entity Name: ILLA Canna LLC

License Type(s): Manufacturing and Distribution

Business Premises Location: 9035 Canoga Ave, Canoga Park, CA 91304

County: Los Angeles Assessor's Parcel Number (APN): 2779018022

Council District: CD 3 Neighborhood Council: Canoga Park

Community Plan Area: Chatsworth - Porter Ranch

Zoning: MR2 Specific Plan Area: None

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

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Los Angeles SEZ Historic Preservation Review: 2104

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.*

ILLA Canna LLC("Licensee") currently operates a commercial cannabis manufacturing and distribution business at the project site. There are no other cannabis activities operated at the project site. The project site is located in an industrial commercial area and operates in a existing warehouse built prior to the commencement of Licensee's operations.

**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.*

Licenses currently operates a commercial cannabis manufacturing and distribution business at the project site. There are no other cannabis activities operated at the project site.

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.*

N/A

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

*Cite source(s) of information.*

N/A

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

*Cite source(s) of information.*

N/A

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

*Cite source(s) of information.*

N/A

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

*Cite source(s) of information.*

N/A

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

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

N/A

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.*

N/A

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 of the permits Licensee is required to obtain could result in any physical changes to the environment.

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.*

N/A

**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.*

Categorical Exemption Class 2 is not applicable.

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

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

N/A

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

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

N/A

**Categorical Exemption Evaluation Form**

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

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

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

Categorical Exemption Class 3 is not applicable.

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.*

N/A

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

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

*Cite source(s) of information.*

N/A

**FOR SITES IN URBANIZED AREAS**

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

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

N/A

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

*Cite source(s) of information.*

N/A

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

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

N/A

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

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

N/A

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.*

N/A

**FOR SITES NOT IN URBANIZED AREAS**

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

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

N/A

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

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

N/A

**FOR ALL SITES**

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

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

N/A



**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

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

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

Categorical Exemption Class 4 is not applicable.

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

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

N/A

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

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

N/A

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

*Cite source(s) of information.*

N/A

Project-Specific Information Form

DCR Record No. LA-C-24-402183-ANN

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

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

N/A

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

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

N/A

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

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

N/A

**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.*

Categorical Exemption Class 11 is not applicable.

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

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

N/A

**Categorical Exemption Evaluation Form**

**Class 32: Infill Development Projects**

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

*Cite source(s) of information.*

Categorical Exemption Class 32 is not applicable.

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

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

N/A

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

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

N/A

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

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

N/A

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

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

N/A

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

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

N/A

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

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

N/A

### Exceptions to Exemptions

#### 1. Scenic Highways

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

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

N/A

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

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

N/A

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

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

N/A

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

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

Project site is located in an already developed industrial commercial area. The area was developed as an industrial commercial area many years ago predating the Licensee's project. There are no historic resources located in the vicinity of the Project site.

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

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

N/A

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

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

N/A

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

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

N/A

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

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

Project site is located in an already developed industrial commercial area. The area was developed as an industrial commercial area many years ago predating the Licensee's project.

**CEQA Exemption Petition**

Class: 1 Category: Existing Facilities

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

The Project is for the licensing of an existing private structure/facility that has been in operation in a commercial/industrial area. Although expansion is not anticipated, any such expansion would be negligible at the most.

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

Zimas, Google maps, and Licensee supplied information.

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.*

Location: 9035 N Canoga Ave., Los Angeles, CA 91304  
APN: 2779018022  
Major Cross Streets: Nordhoff St and Canoga Ave.

- (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.*

Surrounding and abutting zoning to project site is MR2 Limited Manufacturing Zone and commercial/industrial uses. There are surrounding uses such as auto repair shops, restaurants, and a market.

The existing buildings and structures on site are set behind a street facing secured parking lot.



- (c) Previous Use: Describe the previous use of the Project site or facility, if known. Include an estimate of the time such previous operations ceased, if such information is available.

The site was developed for commercial/industrial use many years ago predating Licensee's operations. Licensee has been operating on the site since approx. 2022.

- (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 commercial/industrial uses for many years predating Licensee's operations. Licensee has been operating on the site since approx. 2022. The Project does not involve an expansion of the existing use and no expansion is anticipated at this time. Any expansion would be negligible.

- (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).*

Licensee currently operates a commercial cannabis manufacturing and distribution business at the project site. There are no other cannabis activities operated at the project site. .

- (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.*

N/A

- (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.*

Total floor area: 40,635 sq ft.  
Total lot area: 72,619 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.*

Licensee currently holds state provisional commercial cannabis licenses at the premises.

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

Licensee is open daily from 6:00 a.m. to 6:00 p.m. Monday through Sunday.

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

The number of employees onsite will be 20 on weekdays and 2 on weekends.

- (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.*

On average, there are 3 deliveries per day during the week and ship an average of 3 orders per day during the week. Shipping and receiving is only conducted on weekdays.

- (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.*

Water is supplied by the LADWP. No new or amended water rights must be obtained for the Project.

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

City waste water collection facilities run by the Sanitation Districts of LA County.

**4. Environmental Setting:**

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

Warehouse building situated in an industrial area amongst other warehouses on a paved city road.

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

Commercial Street. Flat industrial area

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

The Project site is located in a commercial/industrial area surrounded by warehouses and paved throughout.

- (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):

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

The project does not create or increase the quantity or type of solid or hazardous waste at the site, if any. Waste will be disposed of in proper waste bins provided by a licensed waste management company.

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

Energy is supplied by the Department of Water and Power. The building has a 600A and 240V of power. The project site will not require an increase in energy demand.

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

Project activities will not expand the existing footprint of the proposed facility beyond the current boundaries, increase the amount of impervious surface, or reduce any natural habitat. The Project is not part of a larger project.

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

N/A

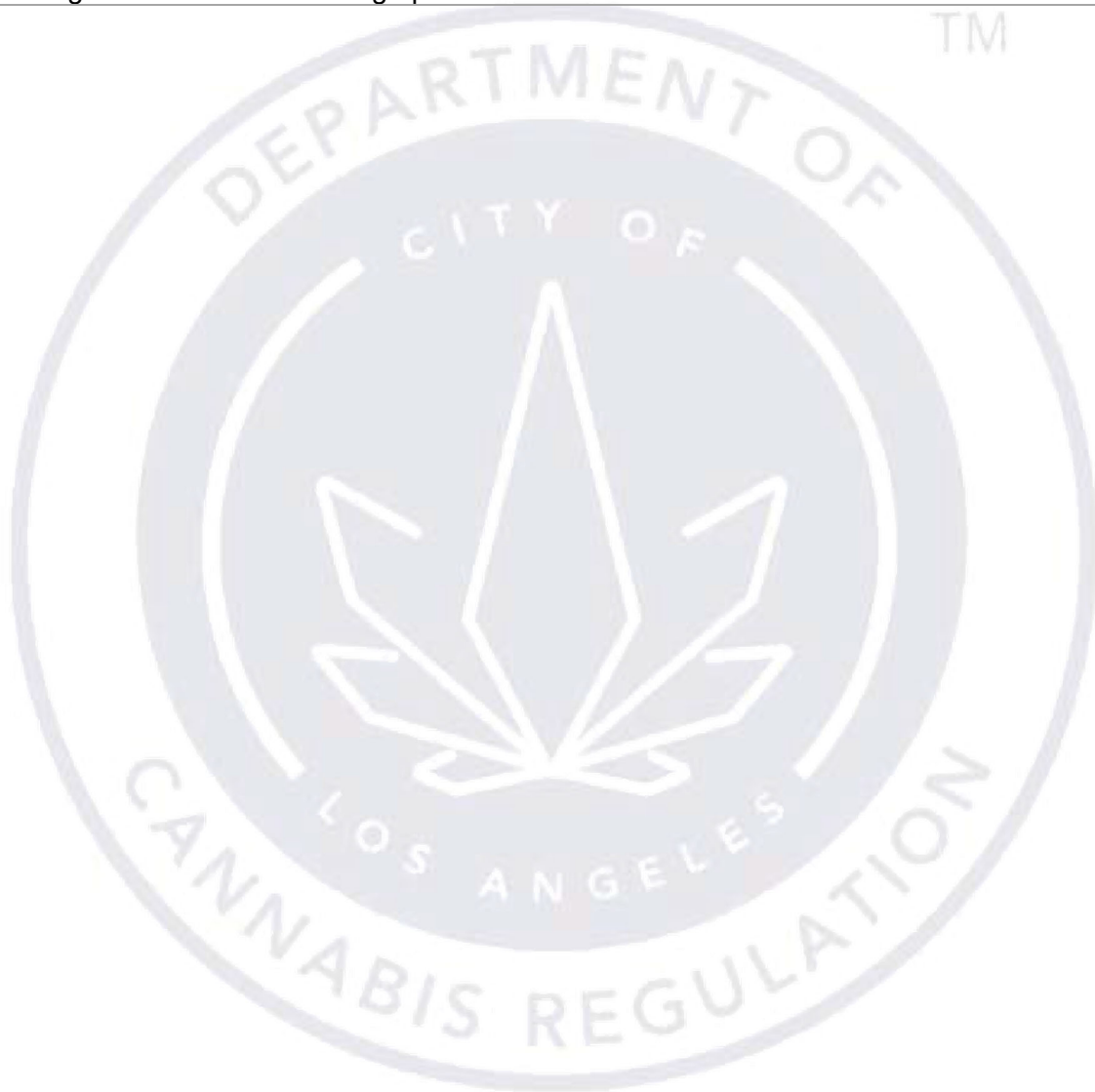
7. Other Relevant CEQA Information: *Submit any other relevant CEQA documentation or information that will assist the Department in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant.*

Project-Specific Information Form

Common Sense Exemption (14 Cal. Code Regs Section 15061(b)(3)):

The CEQA common sense exemption applies because the Project does not have the potential for causing a significant effect on the environment.

The Project site is located at a commercial/industrial area that has been developed for years. The Project is an existing use and Licensee has been operating since 2022. Licensee does not plan on making any modifications to the Project site or expansion of operations that would result in a significant effect on the environment. Licensee is only seeking a license for its existing operations.



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

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



## Partial List of Categorical Exemptions under CEQA

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

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





# City of Los Angeles Department of City Planning

## 2/12/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

21422 W NORDHOFF ST  
9035 N CANOGA AVE  
9021 N CANOGA AVE

### ZIP CODES

91304  
91311

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-19XX-23339  
CPC-19XX-23338  
CPC-19XX-23337  
CPC-19XX-22399  
ORD-99671  
ORD-142290  
ORD-142289  
ORD-142288  
ORD-139146  
ORD-111507  
ZA-1994-483-ZAI  
PKG-4113  
AFF-44448  
CFG-1800  
ROW-29571

### Address/Legal Information

|                              |                    |
|------------------------------|--------------------|
| PIN Number                   | 195B105 12         |
| Lot/Parcel Area (Calculated) | 72,619.0 (sq ft)   |
| Thomas Brothers Grid         | PAGE 500 - GRID B7 |
| Assessor Parcel No. (APN)    | 2779018022         |
| Tract                        | P M 2088           |
| Map Reference                | BK 31-9            |
| Block                        | None               |
| Lot                          | B                  |
| Arb (Lot Cut Reference)      | None               |
| Map Sheet                    | 195B105<br>198B105 |

### Jurisdictional Information

|                          |                           |
|--------------------------|---------------------------|
| Community Plan Area      | Chatsworth - Porter Ranch |
| Area Planning Commission | North Valley APC          |
| Neighborhood Council     | Canoga Park               |
| Council District         | CD 3 - Bob Blumenfield    |
| Census Tract #           | 1132.39000000             |
| LADBS District Office    | Van Nuys                  |

### Permitting and Zoning Compliance Information

|                       |      |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

### Planning and Zoning Information

|                                    |   |
|------------------------------------|---|
| Special Notes                      | None  |
| Zoning                             | MR2-1<br>P-1  |
| Zoning Information (ZI)            | ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1<br>ZI-1117 MTA Right-of-Way (ROW) Project Area<br>ZI-2512 Housing Element Sites<br>ZI-2452 Transit Priority Area in the City of Los Angeles<br>ZI-2374 State Enterprise Zone: Los Angeles |
| General Plan Land Use              | Limited Manufacturing   |
| General Plan Note(s)               | Yes   |
| Minimum Density Requirement        | No  |
| Hillside Area (Zoning Code)        | No  |
| Specific Plan Area                 | None  |
| Subarea                            | None  |
| Special Land Use / Zoning          | None  |
| Historic Preservation Review       | No  |
| HistoricPlacesLA                   | No  |
| Historic Preservation Overlay Zone | None  |
| Other Historic Designations        | None  |
| Mills Act Contract                 | None  |
| CDO: Community Design Overlay      | None  |
| CPIO: Community Plan Imp. Overlay  | None  |
| Subarea                            | None  |
| CPIO Historic Preservation Review  | No  |
| CUGU: Clean Up-Green Up            | None  |

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

|   |                    |
|---|--------------------|
| HCR: Hillside Construction Regulation               | No                 |
| NSO: Neighborhood Stabilization Overlay             | No                 |
| POD: Pedestrian Oriented Districts                  | None               |
| RBP: Restaurant Beverage Program Eligible Area      | None               |
| ASP: Alcohol Sales Program                          | No                 |
| RFA: Residential Floor Area District                | None               |
| RIO: River Implementation Overlay                   | No                 |
| SN: Sign District                                   | No                 |
| AB 2334: Low Vehicle Travel Area                    | Yes                |
| AB 2097: Within a half mile of a Major Transit Stop | 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             |
| Mixed Income Incentive Programs                     |                    |
| Transit Oriented Incentive Area (TOIA)              | T-2                |
| Opportunity Corridors Incentive Area                | Not Eligible       |
| Corridor Transition Incentive Area                  | Not Eligible       |
| TCAC Opportunity Area                               | No                 |
| High Quality Transit Corridor (within 1/2 mile)     | Yes                |
| 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                                    | None               |

#### Assessor Information

|                              |   |
|------------------------------|---|
| Assessor Parcel No. (APN)    | 2779018022                                      |
| APN Area (Co. Public Works)* | 1.670 (ac)                                      |
| Use Code                     | 1700 - Commercial - Office Building - One Story |
| Assessed Land Val.           | \$219,685                                       |
| Assessed Improvement Val.    | \$2,705,040                                     |
| Last Owner Change            | 03/30/2023                                      |
| Last Sale Amount             | \$11,500,115                                    |
| Tax Rate Area                | 16  |
| Deed Ref No. (City Clerk)    | 9-45  |
|                              | 5-751   |
|                              | 1504718   |
|                              | 0202258   |
| Building 1                   |   |
| Year Built                   | 1973  |
| Number of Units              | 0   |
| Number of Bedrooms           | 0   |
| Number of Bathrooms          | 0   |
| Building Square Footage      | 30,000.0 (sq ft)                                |
| Building 2                   |   |
| Year Built                   | 1972  |
| Building Class               | C65A  |
| Number of Units              | 0   |
| Number of Bedrooms           | 0   |

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

|                                    |                        |
|------------------------------------|------------------------|
| Number of Bathrooms                | 0                      |
| Building Square Footage            | 40,635.0 (sq ft)       |
| 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: 2779018022]   |

#### 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                      |
| Methane Hazard Site                               | None                    |
| High Wind Velocity Areas                          | No                      |
| Special Grading Area (BOE Basic Grid Map A-13372) | No                      |
| Wells   | None                    |
| Sea Level Rise Area                               | No                      |
| Oil Well Adjacency                                | No                      |

#### 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)       | 8.6767416                               |
| 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

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|                                       |   |
|---------------------------------------|---|
| Direct all Inquiries to               | Los Angeles Housing Department                                      |
| Telephone                             | (866) 557-7368  |
| Website                               | <a href="https://housing.lacity.org">https://housing.lacity.org</a> |
| Rent Stabilization Ordinance (RSO)    | No [APN: 2779018022]  |
| 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

|                             |        |
|-----------------------------|--------|
| 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-23339

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: CPC-19XX-23338

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: CPC-19XX-23337

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: CPC-19XX-22399

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: ZA-1994-483-ZAI

Required Action(s): ZAI-ZA INTERPRETATIONS

Project Descriptions(s): DETERMINATION BY ZONING ADMIN. THAT THE CURRENT USE OF THE PROPERTY AS AN OFFICE FOR THE L.A. COUNTY DEPT OF PUBLIC SOCIAL SERVICES IS PERMITTED IN THE MR2-1 ZONE.

## DATA NOT AVAILABLE

ORD-99671

ORD-142290

ORD-142289

ORD-142288

ORD-139146

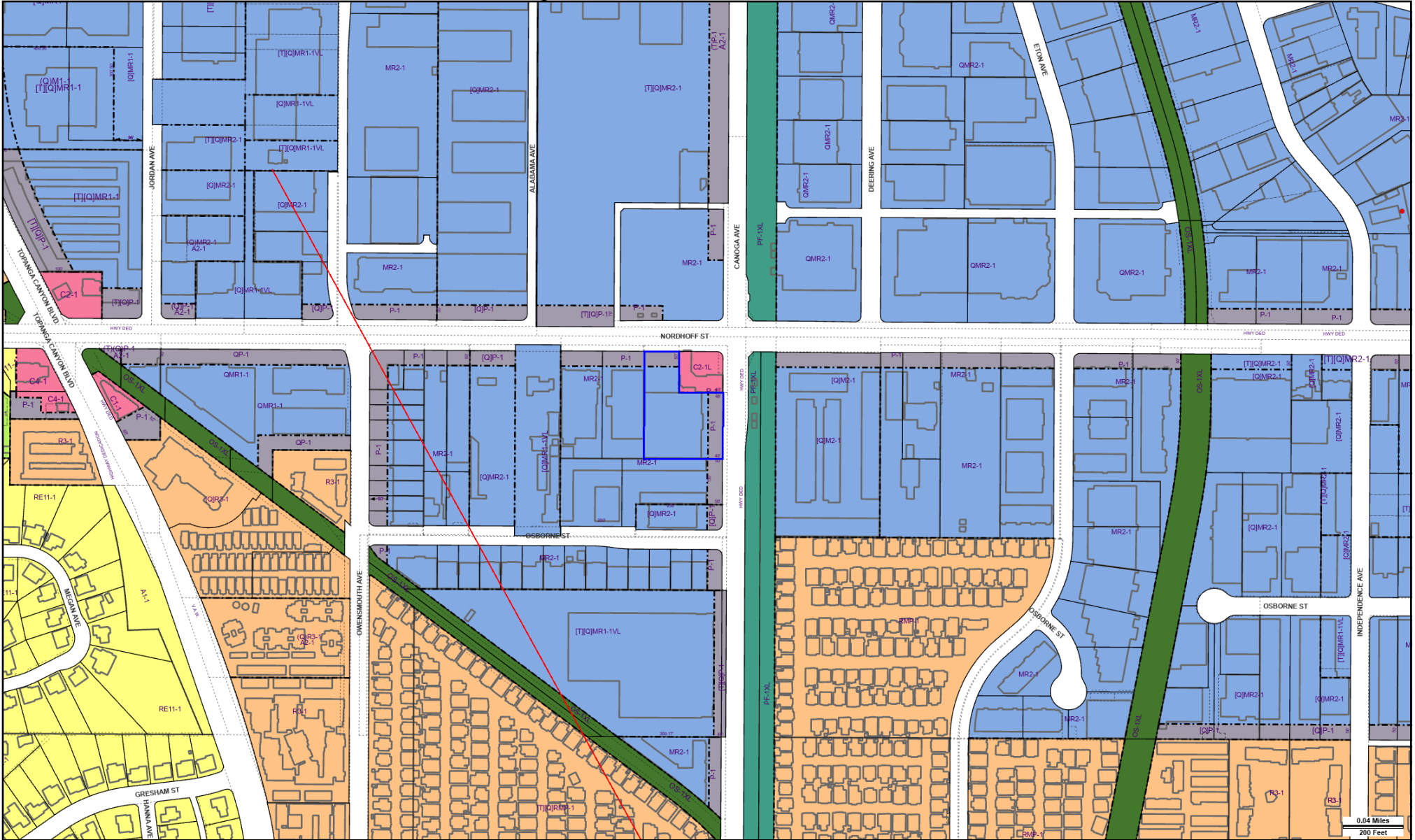
ORD-111507

PKG-4113

AFF-44448

CFG-1800

ROW-29571



Address: 9035 N CANOGA AVE

APN: 2779018022

PIN #: 195B105 12

Tract: P M 2088

Block: None

Lot: B

Arb: None









Zoning: MR2-1, P-1

General Plan: Limited Manufacturing



# LEGEND

## GENERALIZED ZONING

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


## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





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

#### COMMERCIAL






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

### FRAMEWORK

#### COMMERCIAL

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






#### INDUSTRIAL

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




#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES























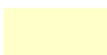


-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial

# CHAPTER 1A LEGEND

## General Plan Designation

|  |                                 |   |                              |   |                              |
|--|---------------------------------|---|------------------------------|---|------------------------------|
|    | Transit Core                    |    | Medium Residential           |    | Agriculture                  |
|    | Traditional Core                |    | Low Neighborhood Residential |    | Hybrid Industrial            |
|    | Regional Center                 |    | Low Medium Residential       |    | Markets                      |
|    | High Residential                |    | Low Residential              |    | Light Industrial             |
|    | Community Center                |    | Low Residential              |    | Production                   |
|    | Village                         |    | Compact Residential          |    | Industrial                   |
|   | Neighborhood Center             |  | Very Low Residential         |   | Open Space                   |
|  | Medium Neighborhood Residential |  | Minimum Residential          |  | Public Facilities            |
|  |                                 |   |                              |  | Public Facilities - Freeways |
















## Zone Use Districts

















|  |                             |   |                   |  |                  |
|--|-----------------------------|---|-------------------|--|------------------|
|  | Open Space                  |  | Residential-Mixed |  | Industrial-Mixed |
|  | Agricultural                |  | Commercial        |  | Public           |
|  | Residential Single Family   |  | Commercial-Mixed  |  | Freeway          |
|  | Residential Multiple Family |  | Industrial        |  |                  |








# CIRCULATION

## STREET





































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

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

## FREEWAYS

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


























## MISC. LINES

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





# POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

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

## COASTAL ZONE



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

## TRANSIT ORIENTED COMMUNITIES (TOC)






























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

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

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

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