

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. 320091

Project Applicant: Virgil FG LLC

Project Location - Specific:

801 N Virgil Avenue, Los Angeles, CA 90029 / Virgil Ave and Monroe St

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: Virgil FG 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: 4/18/2025 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: _____

THIS NOTICE WAS POSTED

ON April 24 2025

UNTIL May 27 2025

REGISTRAR – RECORDER/COUNTY CLERK

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2025 083468



FILED
Apr 24 2025

Donn C. Logan, Registrar – Recorder/County Clerk

Electronically signed by TINA TRAN

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES
LA-R-24-320091-ANN / Retail with on-site sales (Type 10)

| | |
|--|--------------------------------|
| LEAD CITY AGENCY City of Los Angeles (Department of Cannabis Regulation) | CASE NUMBER ENV- 320091-ANN |
|--|--------------------------------|

| | |
|---|------------------------|
| PROJECT TITLE DCR CORE RECORD NO. 320091 | COUNCIL DISTRICT 13 |
|---|------------------------|

| | |
|--|---|
| PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 801 N Virgil Avenue, Los Angeles, CA 90029 / Virgil Ave and Monroe St | <input checked="" type="checkbox"/> Map attached. |
|--|---|

| | |
|---|---|
| PROJECT DESCRIPTION: Retail sales of commercial cannabis products under State and local law. | <input type="checkbox"/> Additional page(s) attached. |
|---|---|

NAME OF APPLICANT / OWNER:
Virgil FG LLC

| | |
|---|---|
| CONTACT PERSON (If different from Applicant/Owner above) Jason Killeen | (AREA CODE) TELEPHONE NUMBER EXT. (213) 978-0738 |
|---|---|

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32

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

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

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

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

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

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

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED
Retail with on-site sales (Type 10)

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

**DEPARTMENT OF
CANNABIS REGULATION**

CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

EXECUTIVE OFFICES

221 N. FIGUEROA STREET, SUITE 1245
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MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

| | |
|--|---|
| DCR Core Record No.: | 320091 |
| Applicant Name: | Virgil FG LLC |
| DCR Record No. / Activities Requested: | LA-R-24-320091-ANN / Retail w/ on-site sales (Type 10) |
| Proposed Project: | The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al. |
| Business Premises Address/ Project Location: | 801 N Virgil Avenue Los Angeles, CA 90029 |
| Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning: | 13 East Hollywood - Hollywood [Q]C1-2D |
| LAMC Section / "Phase": | LAMC 104.06.1 / Phase 3 Retail Round 2 |
| Evidence of Offer to Meet with NC: | Yes |
| Complaint Portal Entry: Recent Compliance Inspection: | No No |
| Social Equity Applicant / Ownership %: | Yes / 95% |
| Environmental Analysis/Clearance: ENV-320091-ANN | Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) |

BACKGROUND:

The Business Premises is located at 801 N Virgil Avenue, Los Angeles, CA 90029, a parcel zoned for Limited Commercial purposes. The Applicant has not been issued Temporary Approval by DCR. The Applicant has completed all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant does not currently possess a State provisional License to conduct Retail with on-site sales Commercial Cannabis Activity. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

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

DEPARTMENT ANNUAL LICENSING RECOMMENDATION:

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

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

COMMUNITY INPUT:

On or about February 19, 2025, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on March 18, 2025. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. There were two oral comments and a written comment provided by the public expressing concerns about increased crime, loitering, traffic, and cleanliness. A representative from the business expressed the positive value the business will be bringing to the community by keeping the area safe and clean along with 24 hour security. The business representative has plans to beautify the corner.

| | |
|--|----------|
| Number of Comments In Favor of the Application | 1 |
| Number of Comments Against the Application | 2 |
| Total Number of Comments | 0 |

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

COMPLIANCE REVIEW:

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

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing site zoned for Limited Commercial, [Q]C1-2D at 801 N Virgil Avenue, Los Angeles, CA 90029 (Assessor's Parcel Number 5539-014-006). 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 Commercial/[Q]C1-2D

Surrounding Land Use/Zoning Designations

Low Medium II Residential / RD1.5-1XL

Limited Commercial / C1-1D

Limited Commercial / [Q]C1-2D

Subject Property

The subject site is a fully developed lot within the Hollywood Community Plan Area. The lot is approximately 130 feet deep and a width of 41 feet along Virgil Avenue. The site is currently developed with a Limited Commercial building, built in 1923 proposed to be maintained.

The site has a Limited Commercial land-use designation and is zoned [Q]C1-2D. The site is located within Council District 13, East Hollywood Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include commercial and residential uses within 200 feet of the site. The immediate area along Virgil Avenue is predominantly developed with Low Medium II Residential uses, zoned RD1.5-1XL, Limited Commercial, zoned C1-1D and, Limited Commercial uses, zoned [Q]C1-2D. (See Exhibit A)

CEQA Findings

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

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

a) The site is comprised of one lot totaling approximately 5,336 gross square feet, zoned [Q]C1-2D with a Limited Commercial building originally constructed in 1923. 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 5,336 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Low Medium II Residential / RD1.5-1XL, Limited Commercial / C1-1D; and, Limited Commercial / [Q]C1-2D, and developed with a mix of commercial and residential buildings along Virgil Avenue between Monroe Street and Normal Avenue.

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

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

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

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions. The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use and reliance on the categorical exemptions. None of the exceptions are triggered. As the proposed project will result in no physical changes to the site, the project would not have physical impacts to the environment. As such, it would not have a combined impact with other projects in the

area that would result in cumulative impacts. There are no unusual circumstances associated with the project, which is proposed in general plan designation and zoning classification that allow the proposed use. The project will not physically change the site or the existing structures. Therefore, the project would have no impact on scenic resources, historic building(s), and the site is not on the lists that satisfy Government Code Section 65962.5, commonly referred to as the "Cortese List," as being affected by hazardous wastes or clean-up problems.

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

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

DEPARTMENT OF CANNABIS REGULATION RECOMMENDED ACTIONS:

That the Cannabis Regulation Commission:

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



Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

March 26, 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): 07/19/2024

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

DCR Record No.: LA-R-24-320091-PREAPP

Applicant Entity Name: Virgil FG LLC

License Type(s): On-Site Retail

Business Premises Location: 801 N Virgil Ave., Los Angeles CA 90029

County: Los Angeles Assessor's Parcel Number (APN): 5539014006

Council District: CD 13 Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Zoning: C1-1D Specific Plan Area: VERMONT / WESTERN STATION
NEIGHBORHOOD AREA PLAN

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

Business Improvement District: None Promise Zone: Los Angeles

State Enterprise Zone: LOS ANGELES STATE
ENTERPRISE ZONE Historic Preservation Review: No

LAPD Division/Station: Rampart LAFD District/Fire Station: 6

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.*

Virgil FG LLC("Licensee") operates a commercial cannabis on site retail business at the project site. There are no other cannabis activities operated at the project site. The project site is located in a limited commercial area and operates in a existing retail storefront 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.

Licensee currently operates a commercial cannabis storefront retail 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.

The project site is served by public services. Water and electricity are provided by the Los Angeles Department of Water and Power. Gas is provided by SoCalGas.

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.

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

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

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-R-24-320091-PREAPP

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 limited commercial area. The area was developed as a commercial area many years ago predating the Licensee's project.

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.

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

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 limited commercial area. The area was developed as a limited 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 Licensee's project consists of operation, maintenance, permitting, leasing, licensing, and minor alteration of an existing private structure/facilities. Although expansion is not anticipated, any such expansion will 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 and Google maps

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: 801 N Virgil Ave., Los Angeles, CA 90029
APN:5539014006

- (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 C1 Limited Commercial Zone and residential uses. There are surrounding uses such as a liquor store, tattoo shop and restaurants.

- (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 developed as a limited commercial area many years ago predating the Licensee's project.

- (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 was previously used for similar uses. The area site developed as a commercial area many years ago predating the Licensee's project.

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

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

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

Licensee operates a commercial cannabis on site retail 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: approx. 1,170.0 sq ft.
Total lot area: approx. 5,335.7 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 has a pending application with the DCC for a state provisional retail commercial cannabis licenses at the premises.

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

Licensee will be open daily from 8 am to 10 pm daily.

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

Licensee will have approx. 3 employees onsite.

- (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.*

There will be approximately 3 shipments weekly to/from the project site.

- (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 amended water rights must be obtained for the project site.

- (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:

Retail buildings situated on the corner of a main avenue with commercial and retail shops on all adjacent corners surrounded by residential use buildings.

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

Commercial Street. Flat commercial area

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

Little to no vegetation. Sewer drainage to the Los Angeles wash.

Project-Specific Information Form

DCR Record No. LA-R-24-320091-PREAPP

- (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):

The site was developed as a light commerical area many years ago predating the Licensee's project.

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

The site was developed as a light commerical area many years ago predating the Licensee's project.

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

The site was developed as a light commerical area many years ago predating the Licensee's project.

- (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:

When at full production, the project will 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 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.

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).*

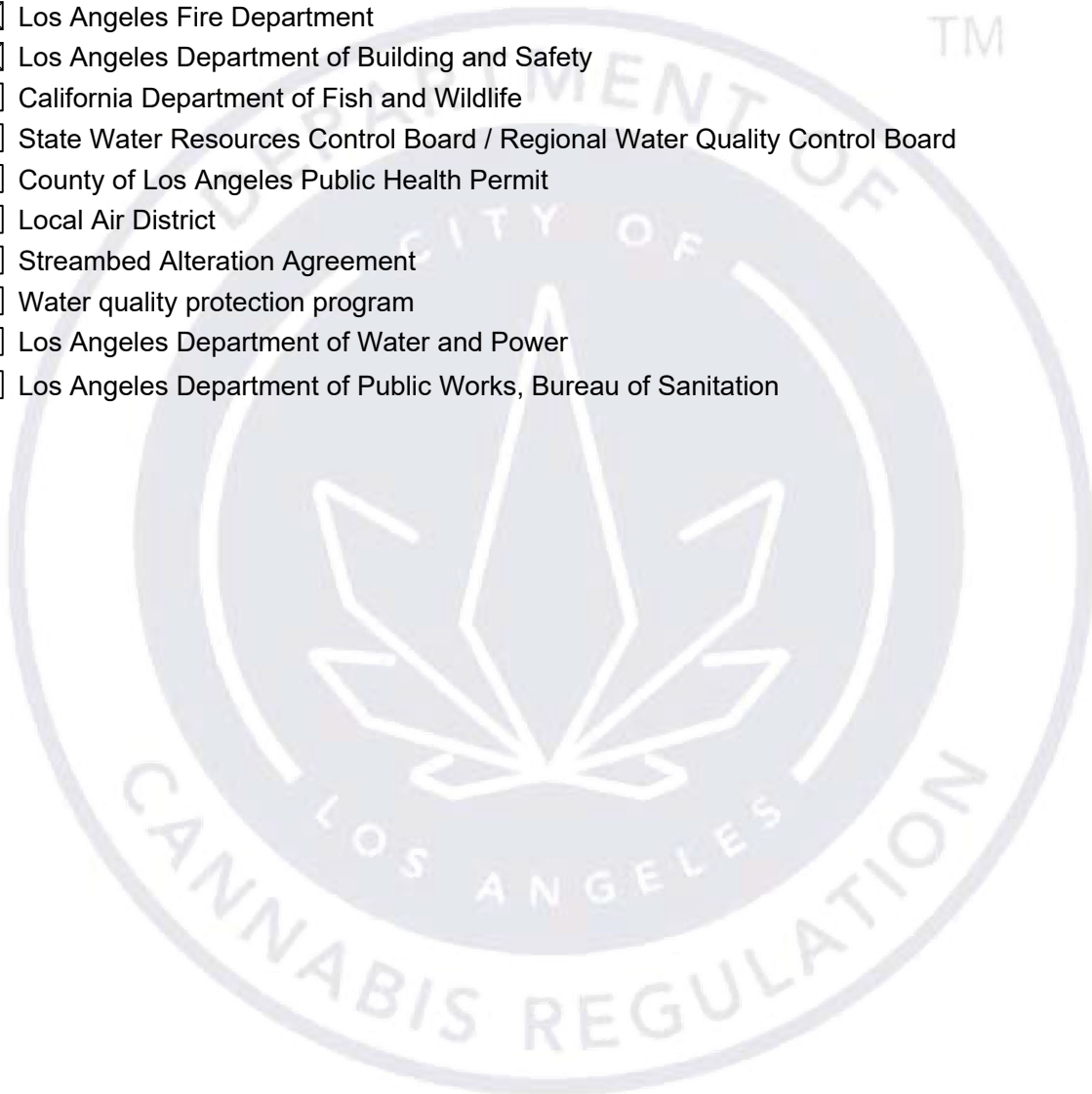
Common Sense Exemption (14 Cal. Code Regs Section 15061(b)(3)):

The activity at the project site is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

There is no possibility that the activity in question may have a significant effect on the environment. The project site is located at a commercial industrial site that has been developed for years and the current project has not and does not plan on making any modifications to the project site that would result in a significant effect on the environment.

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

3/10/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4107 W MONROE ST
801 N VIRGIL AVE
4109 W MONROE ST
4105 W MONROE ST
803 N VIRGIL AVE

ZIP CODES

90029

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2005-6082
CPC-2000-1976-SP
CPC-1997-43-CPU
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-188457
ORD-188454-SA49
ORD-186735
ORD-184888
ORD-184414
ORD-184385
ORD-184271
ORD-182960
ORD-182173-SA49
ORD-173799
ORD-173749
ORD-164686
ORD-161116-SA18B
ORD-129279
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2005-2158-EIR
ENV-2000-1978-ND
ND-2000-1978

Address/Legal Information

| | |
|------------------------------|--|
| PIN Number | 141B197 165 |
| Lot/Parcel Area (Calculated) | 5,335.7 (sq ft) |
| Thomas Brothers Grid | PAGE 594 - GRID A6 PAGE 594 - GRID B6 |
| Assessor Parcel No. (APN) | 5539014006 |
| Tract | TR 1458 |
| Map Reference | M B 18-138 |
| Block | None |
| Lot | FR 8 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 141B197 142-5A201 |

Jurisdictional Information

| | |
|--------------------------|----------------------------|
| Community Plan Area | Hollywood |
| Area Planning Commission | Central APC |
| Neighborhood Council | East Hollywood |
| Council District | CD 13 - Hugo Soto-Martinez |
| Census Tract # | 1914.20000000 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

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

Planning and Zoning Information

| | |
|------------------------------------|--|
| Special Notes | None |
| Zoning | [Q]C1-2D |
| Zoning Information (ZI) | ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2532 Temporary Hollywood Zone Change ZI-2512 Housing Element Sites ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2286 Specific Plan: Vermont/Western Station Neighborhood Area Plan |
| General Plan Land Use | Limited Commercial |
| General Plan Note(s) | Yes |
| Minimum Density Requirement | Yes (Rezoning Site) |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN |
| Subarea | B: Mixed Use Boulevards |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| HistoricPlacesLA | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |

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

| | |
|---|--------------------|
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CPIO Historic Preservation Review | No |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | General (RBPA) |
| ASP: Alcohol Sales Program | No |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: 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 | Medium-High |
| Non-Residential Market Area | High |
| Transit Oriented Communities (TOC) | Tier 3 |
| Mixed Income Incentive Programs | |
| Transit Oriented Incentive Area (TOIA) | T-2 |
| Opportunity Corridors Incentive Area | OC-3 |
| Corridor Transition Incentive Area | Not Eligible |
| TCAC Opportunity Area | High |
| 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) | 5539014006 |
| APN Area (Co. Public Works)* | 0.122 (ac) |
| Use Code | 1210 - Commercial - Store Combination - Store and Residential Combination - One Story |
| Assessed Land Val. | \$287,123 |
| Assessed Improvement Val. | \$113,037 |
| Last Owner Change | 05/18/2012 |
| Last Sale Amount | \$340,003 |
| Tax Rate Area | 13 |
| Deed Ref No. (City Clerk) | 887086 |
| | 402075 |
| | 328991 |
| | 2510710 |
| | 1629988-89 |
| | 1485476 |
| Building 1 | |
| Year Built | 1923 |
| Building Class | D45A |
| Number of Units | 2 |

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| | |
|------------------------------------|------------------------|
| Number of Bedrooms | 0 |
| Number of Bathrooms | 2 |
| Building Square Footage | 1,024.0 (sq ft) |
| Building 2 | |
| Year Built | 1932 |
| Building Class | D45A |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 1,170.0 (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) | Yes [APN: 5539014006] |

Additional Information

| | |
|---|--------------------|
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | Yes |
| 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) | 1.13550192 |
| Nearest Fault (Name) | Upper Elysian Park |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 1.30000000 |
| Slip Geometry | Reverse |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 3.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 50.00000000 |
| Maximum Magnitude | 6.40000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | None |
| Tsunami Hazard Area | No |

Economic Development Areas

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| | |
|---|-----------------------------------|
| Business Improvement District | None |
| Hubzone | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | Yes |
| Promise Zone | Los Angeles |
| 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) | Yes [APN: 5539014006] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | 0.09 Units, Above Moderate |
| Housing Use within Prior 5 Years | Yes |

Public Safety

| | |
|-----------------------------|---------|
| Police Information | |
| Bureau | Central |
| Division / Station | Rampart |
| Reporting District | 203 |
| Fire Information | |
| Bureau | Central |
| Battalion | 11 |
| District / Fire Station | 6 |
| 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.

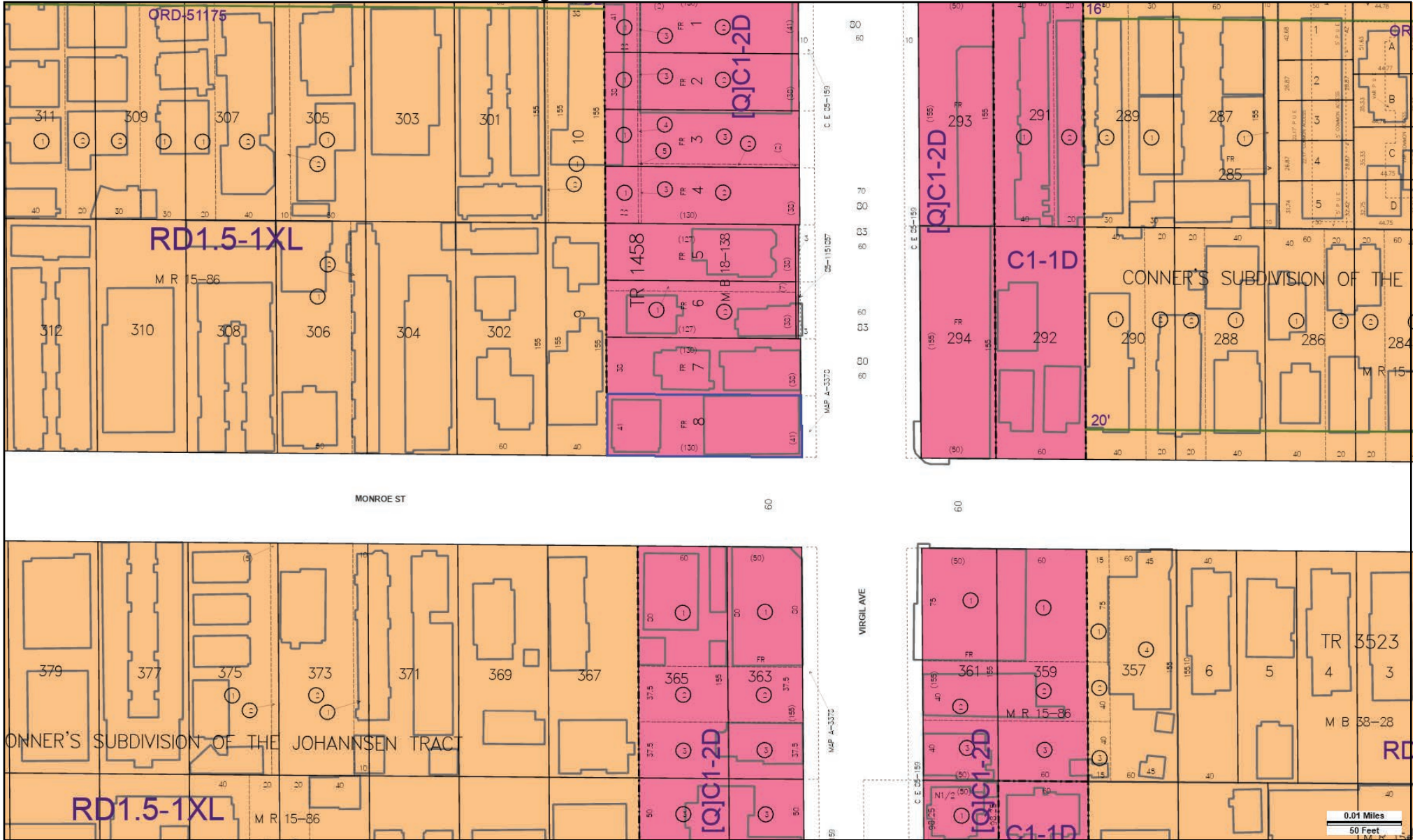
| | |
|--------------------------|--|
| Case Number: | CPC-2016-1450-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | UPDATE TO THE HOLLYWOOD COMMUNITY PLAN |
| Case Number: | CPC-2014-669-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT |
| Case Number: | CPC-2005-6082 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | HOLLYWOOD COMMUNITY PLAN UPDATE |
| Case Number: | CPC-2000-1976-SP |
| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) |
| Project Descriptions(s): | A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE. |
| Case Number: | CPC-1997-43-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT |
| Case Number: | CPC-1986-831-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES |
| Case Number: | CPC-1984-1-HD |
| Required Action(s): | HD-HEIGHT DISTRICT |
| Project Descriptions(s): | CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM. |
| Case Number: | ENV-2016-1451-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | UPDATE TO THE HOLLYWOOD COMMUNITY PLAN |
| Case Number: | ENV-2014-670-SE |
| Required Action(s): | SE-STATUTORY EXEMPTIONS |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT |
| Case Number: | ENV-2005-2158-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT |
| Case Number: | ENV-2000-1978-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE. |

DATA NOT AVAILABLE

ORD-188457
ORD-188454-SA49
ORD-186735
ORD-184888
ORD-184414
ORD-184385
ORD-184271
ORD-182960
ORD-182173-SA49
ORD-173799
ORD-173749
ORD-164686

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ORD-161116-SA18B
ORD-129279
ND-2000-1978



Address: 801 N VIRGIL AVE

APN: 5539014006

PIN #: 141B197 165

Tract: TR 1458

Block: None

Lot: FR 8

Arb: None

Zoning: [Q]C1-2D

General Plan: Limited Commercial



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

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

PARKING

- Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES


























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

INDUSTRIAL

- Limited Industrial
- Light Industrial

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 |  | Compact Residential |  | Production |
|  | Village |  | Very Low Residential |  | Industrial |
|  | Neighborhood Center |  | Minimum Residential |  | Open Space |
|  | Medium Neighborhood 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) | 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 | |