To: Office of Planning and Research P.O. Box 3044, Room 113	From: (Public Agency): City of Los Angeles
Sacramento, CA 95812-3044	Department of Cannabis Regulation 221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012
County Clerk	
County of: Los Angeles 12400 Imperial Hwy.	(Address)
Norwalk, CA 90650	
Project Title: LA-R-24-101796-ANN	
Project Applicant: Los Angeles Wellness C	Center
Project Location - Specific:	
12320 W PICO BLVD, LOS ANGEL	ES, CA 90064 / Pico Blvd. and Centinela Ave.
Project Location - City: Los Angeles	Project Location - County: Los Angeles
Description of Nature, Purpose and Beneficial	
On-site retail sales of commercial ca	annabis products under State and local law.
	·
Name of Public Agency Approving Project: C	ity of Los Angeles, Department of Cannabis Regulation
Name of Person or Agency Carrying Out Proje	ect: Los Angeles Wellness Center
Exempt Status: (check one): Ministerial (Sec. 21080(b)(1); 15268) Declared Emergency (Sec. 21080(b)(4) Emergency Project (Sec. 21080(b)(4) Categorical Exemption. State type and Statutory Exemptions. State code nu	(3); 15269(a));); 15269(b)(c)); and section number: Code Regs. §§ 15301 & 15332/ Class 1 & Class 32
Reasons why project is exempt:	
This project involves an existing reta out facility.	ail storefront establishment within an existing built
Lead Agency Contact Person: Jason Killeen	Area Code/Telephone/Extension: (213) 978-0738
If filed by applicant: 1. Attach certified document of exemption 2. Has a Notice of Exemption been filed by Signature:	of finding. By the public agency approving the project? • Yes No Date: June 10, 2024 Title: Asst. Executive Director
■ Signed by Lead Agency Signe	ed by Applicant
Authority cited: Sections 21083 and 21110, Public Reso Reference: Sections 21108, 21152, and 21152.1, Public	



Dean C. Logan, Registrer - Recordar/County Clerk

Electronically signed by LILIA MURGUIA

CITY OF LOS ANGELES

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

ON _	April 15 2024	
UNTIL	May 15 2024	

THIS NOTICE WAS POSTED

NOTICE OF EXEMPTION

REGISTRAR - RECORDER/COUNTY CLERK

(PRC Section 21152; CEQA Guidelines Section 15	062)				
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-24-101796-ANN / Retail On-Site Sales (Type 10)					
LEAD CITY AGENCY City of Los Angeles (Department of Cannabis Regulation)	CASE NUMBER ENV- 101796-ANN				
	20 Annual 20 Ann				
PROJECT TITLE LA-R-24-101796-ANN	COUNCIL DISTRICT				
PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 12320 W PICO BLVD, LOS ANGELES, CA 90064 / Pico Blvd. and Centinela Ave.	Map attached.				
PROJECT DESCRIPTION: On-site retail sales of commercial cannabis products under State and local law.	Additional page(s) attached.				
NAME OF APPLICANT / OWNER:					
Los Angeles Wellness Center					
CONTRACTOR OF THE CONTRACTOR O	TELEPHONE NUMBER EXT.				
EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide	relevant citations.)				
STATE CEQA STATUTE & GUIDELINES					
☐ STATUTORY EXEMPTION(S)					
Public Resources Code Section(s)					
CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Cla	ass 1-Class 33)				
CEQA Guideline Section(s) / Class(es) Code Regs. §§ 15301 & 15332	2/ Class 1 & Class 32				
☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or	(b)(4) or Section 15378(b))				
JUSTIFICATION FOR PROJECT EXEMPTION:	Additional page(s) attached				
This project involves an existing retail storefront establishment within an existing built out facility.					
None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exempt	☑ 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	STAFF TITLE				
Jason Killeen	Asst. Executive Director				
COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED					
Retail Storefront 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 LOS ANGELES, CA 90012 (213) 978-0738

> MICHELLE GARAKIAN Executive Director

JASON KILLEEN Assistant Executive Director

VACANT Assistant Executive Director

http://cannabis.lacity.org

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

Pursuant to Los Angeles Municipal Code (LAMC) section 104.06, please be advised that the following application for commercial cannabis activity is complete; staff determined this project is categorically exempt from the requirements of CEQA pursuant to the Class 1 and Class 32 categorical exemptions, as well as determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below:

DCR Record No.:	LA-R-24-100086-ANN
Applicant Name:	Greenhouse Herbal Center, LLC
Activities Requested:	Retail with on-site sales (Type 10 or Type 12)
Proposed Project:	Applicant seeks an Annual License for the Retail with on-site sales (Type 10 or Type 12) commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	5224 W HOLLYWOOD BLVD, LOS ANGELES, CA 90027
Council District: Closest Neighborhood Council: Business Improvement District, if applicable: Community Plan Area: Zoning:	13 East Hollywood None Hollywood C2-1D
Environmental Analysis/Clearance: ENV-100086-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

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 commercially zoned site (C2-1D) at 5224 Hollywood Blvd. (Assessor's Parcel Number 5544-016-011). 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 9:45 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Full compliance with applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Highway Oriented Commercial /C2

Surrounding Land Use/Zoning Designations

Highway Oriented Commercial/C2; Low Medium II Residential/RD1.5

Subject Property

The subject site is a fully developed lot within the Hollywood Community Plan Area. The lot is approximately 106 feet deep and a width of 67 feet along Hollywood Blvd. The site is currently developed with a commercial building, built in 1931, proposed to be maintained.

The site has a Highway Oriented Commercial land-use designation and is zoned C2. The site is located within Council District 13, East Hollywood Neighborhood Council, the lot is flat and contains pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include various commercial uses within 200 feet of the site. The immediate area along Hollywood Blvd. is predominantly developed with commercial uses, zoned C2. (See Exhibit A)

CEQA Findings

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

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

- a) The site is comprised of one lot totaling approximately 7,030 gross square feet, zoned C2 (Highway Oriented Commercial), and is currently developed with a 29,688 square-foot commercial building originally constructed in 1931. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.
- b) The subject site is wholly within the City of Los Angeles, on an approximately 7,030 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Highway Oriented Commercial /C2; Low Medium II Residential/RD1.5, and developed with a mix of commercial building and multi-family dwellings along Hollywood Blvd.
- 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, a historic building or district, and the site is not on the lists that satisfy Government Code Section 65962.5, commonly referred to as the "Cortese List," as being affected by hazardous wastes or clean-up problems.

Based on the analysis above, the proposed project is consistent with the criteria for a Class 1 and Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15331 and

does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

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

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, and Notice of Exemption (Exhibit B) included in the Department's written report as the findings of the Commission.

Jason Killeen

March 29, 2024

Date

Assistant Executive Director,

Department of Cannabis Regulation

EXHIBITS:

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

B – Environmental Clearance (Notice of Exemption)

C – Community Meeting Summary



PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/6/23	
Lead Agency: City of Los Angeles - Department of C	
DCR Record No.: LA-C-23-100086-ANN	
Applicant Entity Name. Greenhouse Herbal Cen	ter LLC
Type 1A Specialty Indoor Cultivation, Type 10 Retail	Storefront, Type 11 Distribution, Type 6 Manufacturing
Business Premises Location: 5224 Hollywood Blv	vd. Los Angeles, CA 90027
County: Los Angeles Assessor's P Council District: CD13 - O'Farrell Neighborhoo	arcel Number (APN): 5544-016-011 d Council: East Hollywood
Community Plan Area: Hollywood	
Zoning: C2-1D Specific Plan Area: National Pla	N/A
General Plan Land Use:	Redevelopment Project Area: N/A
Business Improvement District: N/A	Promise Zone: N/A
State Enterprise Zone: L.A. State Enterprise	Historic Preservation Review: No
LAPD Division/Station: Hollywood	LAFD District/Fire Station: 82

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

Categorical Exemption Evaluation Form

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

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

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

The Project is an application for a (1) Type 10 Retail Store Front License; (2) Cultivation License Type 1A (Specialty Indoor), (3) Distributor License Type 11, and (4) Manufacturing Type 6 all issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The four licenses would permit the retail sales, cultivation, manufacturing and distribution of cannabis at the Project Site.

The Project Site is located at 5224 Hollywood Boulevard (APN 5544-016-011) in the Hollywood Community Plan Area of the City of Los Angeles. The approximately 16,204 square-foot (0.372- acre) parcel fronts Hollywood Boulevard at the southeast corner of the intersection of Hollywood Boulevard and Harvard Boulevard and is developed with a 3-story, 29,688 square-foot commercial building and a 2-story 4,055 square-foot commercial building.

The Project Site is located within an urbanized setting in the Hollywood community of the City of Los Angeles and the surrounding area is predominantly characterized by commercial and residential uses.

Refer to Appendix A for location maps and views/photos of the Site.

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.	
	The Project is an application for a (1) Type 10 Retail Store Front License; (2) Cultivation License (Specialty Indoor), (3) Distributor License Type 11, and (4) Manufacturing Type 6 all issued by Department of Consumer Affairs, Department of Cannabis Control (DCC). The four licenses w retail sales, cultivation, manufacturing and distribution of cannabis at the Project Site.	the State
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	

		DCR Record No. LA-C-23-100086-A	NN
3.		oject Expansion: N/A ze of expansion in square feet: N/A	
		te source(s) of information.	
	N		
	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.) Cite source(s) of information.	□ Yes ■ No
		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.) Cite source(s) of information.	□ Yes ■ No
		N/A	
	c.	Would the expansion be greater than 10,000 square feet? Cite source(s) of information.	☐ Yes ■ No
		N/A	
4.		the project site served by all public services sufficient to serve the project (e.g., ter, sewer, electricity, gas)?	■ Yes □ No
	De	scribe which public services serve the project site. Cite source(s) of information.	
	Lo	s Angeles Department of Water and Power currently services the Proj	ect Site.

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.) List permits required and any potential physical changes that could occur. Cite source(s) of information. N/A 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	Describe the environmentally sensitive area (if applicable). Cite source(s) of information, if available. N/A	
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.) List permits required and any potential physical changes that could occur. Cite source(s) of information. N/A 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? Describe size of structure to be demolished and location.		
Could result in physical changes to the environment? (If yes, see instructions.) List permits required and any potential physical changes that could occur. Cite source(s) of information. N/A 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? Describe size of structure to be demolished and location.		
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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?	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 ■ N
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 ☐ Describe size of structure to be demolished and location.	List permits required and any potential physical changes that could occur. Cite source(s) of information.	
one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures? ———————————————————————————————————	N/A	
one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures? ———————————————————————————————————		
one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures? ———————————————————————————————————		
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one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures? ———————————————————————————————————		
or restaurant or accessory structures? ☐ Yes ☐ Describe size of structure to be demolished and location.	Does the project require demolition and removal of individual small structures (e.g.,	
Describe size of structure to be demolished and location.		☐ Yes ■ No
	IVA	

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.	
	N/A	
	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	
١.	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

	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.	
	N/A	
•	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	
	ase check instructions for directions on how to proceed, based on answers Questions 1 and 2.	
	Is the project within an urbanized area? (If no, skip to Question 9.) Cite source(s) of information.	■ Yes □ No
	Zimas Map Zoning: C2-1D General Plan Land Use: Highway Oriented Community	

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.	
	Yes. Zimas Map - Zoning: C2-1D	
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.	
	Los Angeles Department of Water and Power currently services the Proj	ect Site.
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	
FO	R 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.	
	N/A	
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.	
3.	Would the alterations consist of grading on lands of 10 percent slope or steeper? Provide details, if needed. Cite source(s) of information.	□ Yes ■ No
	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	

DCR Record N	0	Α.	C-	23-	-10	20	N8	6-	Α	N	N	J
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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	31
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	
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? Describe new and/or replacement accessory structures. Cite source(s) of information.	☐ Yes ■ No
	No new and/or replacement accessory structures will be added to the Pr	oject Site.
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.) List permits required and any potential physical changes that could occur. Cite	□ Yes ≡ No
	source(s) of information. N/A	

Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

		n policies, and zoning designation and regulations for the site? e source(s) of information.	■ Yes □ No				
	Zo	mas Map oning: C2-1D eneral Plan Land Use: Highway Oriented Community					
2.	Pro	oject Size and Location					
	a.	Is the project site 5 acres in size or less?	☐ Yes ☐ No				
		Indicate the size of the project site, in acres. Cite source(s) of information.					
		The Project site is an approximately 16,204 square-foot (0.372- acre) parcel.				
	b.	Is the project site substantially surrounded by urban uses? Describe the uses of the surrounding properties. Cite source(s) of information.	■ Yes □ No				
		Land uses and zoning within 0.5-mile are as follows: • N: RES and RE11 developed with single-family residences; R3 developed with multi-family residences; C2 developed with commercial, retail, along Hollywood Boulevard. • E: C2 developed with commercial, retail, and multi-family uses along Hollywood Boulevard; RD1.5 developed with single and multi-family uses along Hollywood Boulevard. • S: RD1.5, R3, and R4 developed with single and multi-family residential uses, C2 developed with commercial/retail uses along Sunset Boulevard. • W: R1, R3, R4, and R5 developed with single and multi-family residential uses; C2 developed with commercial/retail uses along Sunset Boulevard. • W: R1, R3, R4, and R5 developed with single and multi-family residential uses; C4 developed with commercial, retail, and multi-family uses all Land uses immediately abutting the Site are as follows: • N: Guardian Arms Apartments, Beck Effects Training Facility, and Vintage Vortex across Hollywood Boulevard • E: Fourth Wall Comedy Café (in the same building) and art studio (in the same building) • S: an alley running east-west behind the commercial properties fronting Hollywood Boulevard and a multi-family use • W: Green Jelio Studio, E-Z Life Home Health Care Center, Faroh Hair Design, and Pineapple	dential uses behind the ard; RD1.5, R3, and R4				
3.	Do	Refer to Appendix D for a map of a 0.5-mile radius around the Project Site and Appendix A for Figure 6 for the site planning showing uses withing the project site have value as habitat for endangered, rare, or threatened	the Project building.				
		ecies?	☐ Yes ■ No				
	Describe any habitat for endangered, rare, or threatened species identified on or						
	nea	ar the project site (if applicable). Cite source(s) of information.					
	N/	A					

Describe potential impact(s) and evidence (if applicable). Cite source(s) of information.	
N/A	
Can the project site be adequately served by all required utilities and public services?	■ Yes □ N
Describe which utilities and public services serve the project site. Cite source(s) of information.	
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 ■ Ne
List permits required and any potential physical changes that could occur. Cite source(s) of information.	

Exceptions to Exemptions

	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 the project located on a site included on any list compiled pursuant to overnment Code § 65962.5 (Cortese List)?	□ Yes ■ No
Go De	the project located on a site included on any list compiled pursuant to	□ Yes ■ No
Go De	the project located on a site included on any list compiled pursuant to overnment Code § 65962.5 (Cortese List)? escribe the type of hazardous site (if applicable). Cite source(s) of information.	□ Yes ■ No
De N	the project located on a site included on any list compiled pursuant to overnment Code § 65962.5 (Cortese List)? escribe the type of hazardous site (if applicable). Cite source(s) of information.	☐ Yes ■ No
Of Lis	the project located on a site included on any list compiled pursuant to overnment Code § 65962.5 (Cortese List)? escribe the type of hazardous site (if applicable). Cite source(s) of information. //A ould the project result in a substantial adverse change in the significance	

escribe the potential cumulative impact(s) and evidence (if applicable). Cite burce(s) of information.	
/A	
there evidence of a reasonable possibility of a significant environmental pact due to unusual circumstances?	□ Yes ■ No
escribe the potential impact(s), circumstances, and evidence (if applicable). Cite surce(s) of information.	
/A	
ould the project impact an environmental resource of hazardous or critical	□ Yes ■ No
ovide details, if needed. Cite source(s) of information.	
/A	
pes the project involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes)?	☐ Yes ■ No
ovide details, if needed. Cite source(s) of information.	
/A	
	pact due to unusual circumstances? escribe the potential impact(s), circumstances, and evidence (if applicable). Cite urce(s) of information. //A pould the project impact an environmental resource of hazardous or critical encern? povide details, if needed. Cite source(s) of information. //A poes the project involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes)? povide details, if needed. Cite source(s) of information.

CEQA Exemption Petition

Class: ¹	Category:Category

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

Section 15301 of the CA CEQA guidelines state that a Class 1 CE is for 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 or use beyond that existing at the time of the lead agency's determination. The Project involves licensing of a cannabis retail, manufacturing, cultivation and distribution business within an existing industrial building in an industrial area of the City. Approval of the licensing application would not involve an expansion of the existing building at the Project Site. Therefore, the Project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the CA CEQA quidelines.

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

Appendix A: Project Graphics (Location Maps, Views of Site, Site Plan)

Appendix B: Traffic Evaluation

Appendix C: City of Los Angeles ZIMAS Profile Appendix D: Background Information and 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.

The Project Site is located at 5224 Hollywood Boulevard (APN 5544-016-011) in the Hollywood Community Plan Area of the City of Los Angeles. The approximately 16,204 square-foot (0.372- acre) parcel fronts Hollywood Boulevard at the southeast corner of the intersection of Hollywood Boulevard and Harvard Boulevard and is developed with a 3-story, 29,688 square-foot commercial building and a 2-story 4,055 square-foot commercial building. Refer to Appendix A for location maps and views/photos of the Site.

(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.

The Project Site is located within an urbanized setting in the Hollywood community of the City of Los Angeles and the surrounding area is predominantly

- characterized by commercial and residential uses, Land uses and zoning within 0.5-mile are as follows:

 N: RE9 and RE11 developed with single-family residences; R3 developed with multi-family residences; C2 developed with commercial, retail, and multifamily uses along Hollywood Boulevard
- E. C2 developed with commercial, retail, and multi-family uses along Hollywood Boulevard; RD1.5 developed with single and multi-family residential uses behind the commercial, retail, and multi-family uses along Hollywood Boulevard.
- S: RD1.5, R3, and R4 developed with single and multi-family residential uses; C2 developed with commercial/retail uses along Sunset Boulevard; RD1.5, R3, and R4 developed with single and multi-family residential uses behind the commercial/retail uses along Sunset Boulevard. W. R1. R3, R4, and R5 developed with single and multi-family residential uses; C4 developed with commercial, retail, and multi-family uses along

Western Avenue

Land uses immediately abutting the Site are as follows:

- N: Guardian Arms Apartments, Beck Effects Training Facility, and Vintage Vortex across Hollywood Boulevard
- · E: Fourth Wall Comedy Café (in the same building) and art studio (in the same building) · S: an alley running east-west behind the commercial properties fronting Hollywood

Boulevard and a multi-family use

• W: Green Jello Studio, E-Z Life Home Health Care Center, Faroh Hair Design, and Pineapple

Mama Vintage (all are in the same building)

Refer to Appendix D for a map of a 0.5-mile radius around the Project Site and Appendix A for Figure 6 for the site planning showing uses within the Project building.

(d)

DCR Record No LA-C-23-100086-ANN

Unknown.				
•	viously used for a e or no expansion			on is whether the pro
There has been no	negligible use or ex	pansion of an exi	sting use at the Proje	ct Site.

(c) Previous Use: Describe the previous use of the Project site or facility, if known. Include an

- (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).

The Project is an application for a (1) Type 10 Retail Store Front License; (2) Cultivation License Type 1A (Specialty Indoor), (3) Distributor License Type 11, and (4) Type 6 Manufacturing, all issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The four licenses would permit the retail sales, cultivation, distribution and manufacturing of cannabis at the Project Site.

Cultivation Process: The cultivation process begins from breeding (seed or clone/culting creation) all the way to curing (ready for packaging). Steps involved in the cultivation process are as follows; breeding mother and father plants to create seeds and clones, cloning or cutting of the mature mother plan to make new plants, vegetation of the small plant to full size by way of vegetative lighting cycle, flowering of the adult plan to produce usable cannabis flower, harvesting & drying by way of cutting the plant and drying out the harvest using temperature controlled environment, trimming of the fully dried plant by cutting leaves and stems leaving only the bud, curing of the processed cannabis material to remove any remaining water, packaging where the product is weighed and tabeled for storage before being shipped.

The cultivation area is located on the first floor of the 2-story building and includes approximately 2,620 square feet of cannabis and non-cannabis areas comprised of two cultivation areas totaling approximately 3,000 square feet of canopy area, a vegetation area, a doning room, a drying room, a trim room, a manufacturing room, a security room, and a restroom. The second floor is not part of the Project's licensed area. See Appendix A for the Project's Site Plans.

Distribution: Delivery of cannabis related products. Goods to be tracked, repackaged (if needed) and delivered to licensed operators.

The distribution area is located in the 3-story building and includes approximately 1,794 square feet of cannabis and non-cannabis areas comprised of a distribution area, an inventory/receiving area, an office, a storage area, and a restroom located on the first floor and inventory storage located on the second floor. The third floor is not part of the Project's licensed area. See Appendix A for the Project's Site Plans.

Retail: Storefront-Retail with delivery.

The retail area is located in the 3-story building and includes approximately 2,476 square feet of cannabis and non-cannabis areas comprised of a retail area, an inventory intake area, a counting room, as security room, and restrooms located on the first floor and inventory storage and office space located on the second floor. The third floor is not part of the Project's licensed area. See Appendix A for the Project's Site Plans.

Manufacturing: Manufacturers extract cannabinoids and terpenes from cannabis plants and make products out of the extract. The types of products they make vary widely and include: food and beverages, vape cartridges, lotions and balms, lozenges and sublingual spray, pills and lablets, and dab, shatter, and wax. The Type 6 (Manufacturel 1) Extraction license uses non-volatile solvents for extraction or post processing and mechanical methods for extraction. Non-volatile solvents are chemicals that do not produce a flammable gas or vapor, such as, ethanol, carbon dioxide, cooling oils, and butter. Mechanical extraction uses pressure, heat or cold to extract cannabinoids instead of using chemicals, such as, rosin presses or dry ice. Cannabis products are then made through infusion and are packaged and labeled as cannabis products.

The manufacturing area includes a breakroom, restrooms, manufacturing storage area, product storage for distribution, office space, processing and infusion room, and a manufacturing packaging and labeling area.

There are seven additional businesses located in the same building, comprised of an art studio, coffee shop, recording studio, medical supply, hair salon, and clothing store, and there are multi-family uses located on the 2- and 3-stories. See Appendix A for the Project's Site Plans.

(b)	Cannabis	Operation	Activities	Owned b	by the S	ame	or Differ	ent Bu	sinesse	s:	Desc	cribe a	any
	additional	cannabis	operation	activities	existing	or	proposed	either	owned	by	the	same	01
	different b	usinesses	on the pro	perty.									

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.

The Project Site is comprised of a 3-story, 29,688 square-foot commercial building and a 2-story 4,055 square-foot commercial building on a 16,204 square-foot lot. The Project occupies approximately 2,840 square-feet of the ground floor and approximately 1,430 square-feet of the second floor of the 29,688 square-foot building. The Project occupies approximately 2,620 square-feet of the 4,055 square-foot commercial building.

(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.

The applicant currently holds a provisional Distributor license (No. C11-0000985-LIC), and a provisional Retail license (No. C10-0000414-LIC) issued by the California Department of Cannabis Control to engage in commercial cannabis activity at the Project Site.

The applicant previously held a provisional Manufacturing license (No. CDPH-10003269) and a provisional Cultivation license (CCL18-0000591). Those licenses are expired at this time.

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

Hours of Operation/WorkShifts:
Cultivation: 9 AM – 5 PM Monday to Sunday (currently inactive)
Distribution: 8 AM – 4 PM Monday to Sunday
Manufacturing: 8 AM – 4 PM Monday to Sunday
(currently inactive)
Retail: 8 AM – 9:45 PM Monday to Sunday

Work Shifts:
Cultivation: 1 shift per day (9 AM - 5 PM) (currently inactive)
Distribution: 1 shift per day (8 AM - 4 PM)
Manufacturing: 1 shift per day (8 AM - 4 PM) (currently inactive)
Retail: 2 shifts per day (7:45 AM - 4 PM; 3 PM = 9:45 PM)

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

Number of Employees:

Cultivation: 1-2 per shift (currently inactive)

Distribution: 2-3 per shift Retail: 5-8 per shift

Manufacturing: 1-2 per shift (currently inactive)

Total Employees: 8-13

(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 are typically two (2) deliveries per day for the retail component and zero (0) to one (1) delivery per day for the distribution component. Deliveries are conducted using box trucks. As detailed in the Traffic Evaluation, included as Appendix B, the Project generates approximately 94 daily trips and 699 daily VMT within the Central Area Planning Commission, which is under the 250-daily-trip LADOT screening criterion. Trips occur during the operating hours presented above in response to Question 3(e). Deliveries occur during normal business hours for the delivery service(s).

(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.

LADWP currently supplies water to the Project Site and the existing business would continue to use water in the same manner and amounts as under existing conditions. No new or amended water right from the State Water Resources Control Board would be required or requested for the Project.

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

The City of Los Angeles Bureau of Sanitation provides sewer service to the Project area. Two existing sewer wyes connect the Project Site. There is an 8-inch vitrified clay sewer pipe beneath Hollywood Boulevard to the Project's northern boundary. Wastewater from the Project Site is conveyed eastward through the 8-inch pipe, then southward through an 8-inch vitrified clay pipe beneath Kingsley Drive. There is a 6-inch vitrified clay sewer pipe beneath Harvard Boulevard to the Project's western boundary. Wastewater from the Project Site is conveyed southward through the 6-inch pipe. Then both sewer pipes flow westward into an 8-inch vitrified clay sewer pipe beneath Sunset Boulevard and ultimately to the Hyperion Water Reclamation Plant (see Appendix D for a sewer map of the Project area). There would be no change in the amount of wastewater generated at the Project Site over existing conditions.

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

The Project Site is fully developed with two existing buildings. There is no vegetation on the Project Site.

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

The Project Site has been graded as part of development of the existing buildings and both the Site and the surrounding vicinity are flat.

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

The Project Site is fully developed with two existing buildings. There is no vegetation on Site. The Project Site appears to surface drain towards the adjacent streets. There is no exposed soil or plant/animal habitat at the Site.

(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):

As presented in the Zimas Parcel Profile Report included as Appendix C, the Project Site is not located within the River Implementation Overlay, the coastal zone, or a flood zone, and does not contain a watercourse. As shown on the U.S. Fish and Widlife Service's National Wetlands Inventory Map and the 150-Foot Radius Map in Appendix D, there are no watercourses or riparian habitats, including estuarine or marine deepwaters, estuarine or marine wetlands, freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, lakes, riverine, or other wetlands, within 150 feet of the Project Site.

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

The Project Site is fully developed with a 3-story, 29,688 square-foot commercial building and a 2-story 4,055 square-foot commercial building. The Project Site is not located within a hillside area or ridgeline protection area, and the Site and surrounding area are located within a developed, urban area of the City with no rock outcroppings or scenic viewsheds or vista points. The Project would continue existing Site activities and would not require or propose the removal of any Site feature, including the street tree.

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

As presented in the Zimas Parcel Profile Report included in Appendix C, the existing building 3- story commercial building at the Project Site was constructed in 1931 and the existing 2-story commercial building was constructed in 2001. As reported in the Zimas Parcel Profile Report (see Appendix C) and the HistoricPlaceLA map (see Appendix D), the existing buildings are not listed or designated as eligible for listing on the National Register of Historic Places, the Built Environment Resource Directory, or the California Register of Historical Resources, and are not considered California Points of Historical Interest, California Historical Landmarks. However, the 3-story commercial building is designated as a Los Angeles Historic-Cultural Monument. There would be no change to the building at the Project Site over existing conditions. Furthermore, the Project Site is not located within the boundaries of any Historic Preservation Overlay Zone, and neither the Project Site nor the existing buildings were identified as contributors to any historic districts by SurveyLA.

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

The Project Site is fully developed with a 3-story, 29,688 square-foot commercial building and a 2-story 4,055 square-foot commercial building within an urbanized area of the City. According to Exhibit C-2 of the L.A. CEQA Threshold Guide, the Project Site and immediately surrounding area are not identified as a biological resource area. Moreover, the Project Site is not within a designated or proposed Significant Ecological Area (see Appendix D).

(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:

The Project is includes retail storefront, distribution, cultivation and manufacturing for cannabis sales. No hazardous materials are currently used, stored, or disposed of at the Project Site and none would be used, stored, or disposed of under the Project. Any potentially hazardous materials that would be required for normal operations of a commercial business (i.e., cleaning solutions, batteries, printer toners, etc.) would be used, stored, and disposed of in accordance with City requirements and manufacturers' recommendations.

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 averages 250 grams of flower display waste per month for the retail use, 30 to 50 grams of trim/plant waste per month for the distribution use, and 30 to 40 pounds of stems/plant waste every 45 days for the cultivation use, which is currently in active. The Project would not increase the quantity or type of solid waste generated at the Site over existing conditions.

	0	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:			
		Electricity is currently provided to the Project Site by LADWP. Because the Project is an existing business and proposes no expansion of operating hours, footprint, or services, the Project would not change the energy demand at the Project Site. As such, the Project's energy demands are part of the total load of the City that has been accounted for in energy provider's generation/source and system planning.			
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.				
	N	WA			
6.	the aba	vironmental Commitments: List any environmental commitments agreed to by the applicant to a protection of biological or cultural resources, energy efficiency, water efficiency, noise attement, lighting, or other aspects of the project that may reduce impacts on the environment. The Project is an existing cannabis use on a fully developed parcel in an urbanized area of the City,			
	co (n the	onsistent with current zoning. No biological or cultural resources exist at the Site, no land use conflicts oise, light/glare, etc.) exist and none would be created under the Project, and energy and water efficiency of e existing building and features would continue consistent with applicable Building Code requirements. No avironmental commitments are required.			
7.	tha	ner Relevant CEQA Information: Submit any other relevant CEQA documentation or information at will assist the Department in determining CEQA compliance (e.g., any environmental impactallysis prepared by a consultant.			
	Se	ee Attached Appendices.			

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.

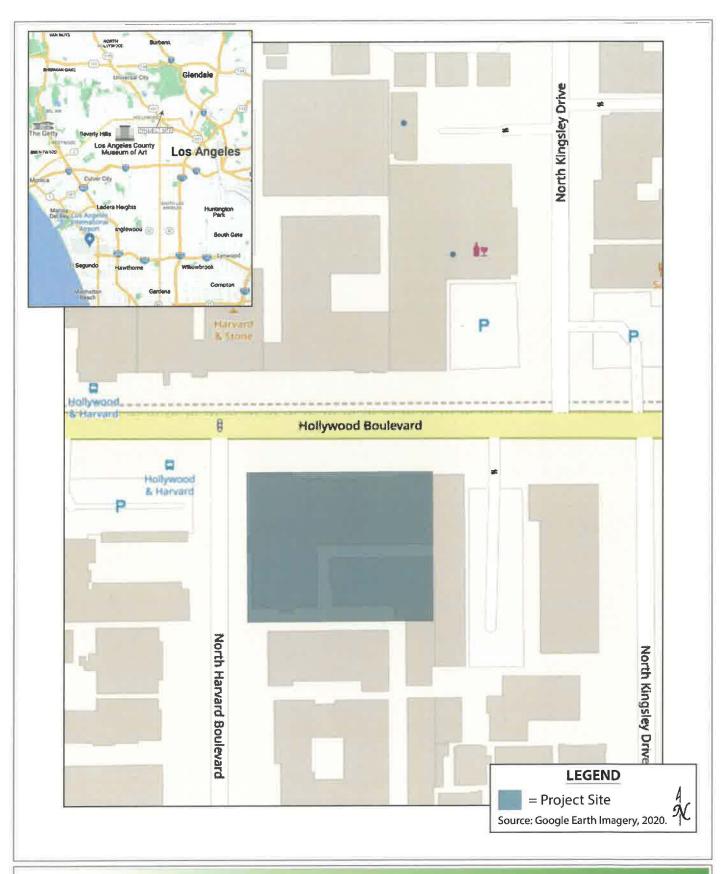
Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use 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.

Appendices

Greenhouse Herbal Center, LLC

Appendix A

Project Graphics







View 1: Looking south towards the Project Site.



View 3: Looking southwest towards the Project.



View 2: Looking east towards the back entrance for the cultivation area.



PHOTO LOCATION MAP

Source: EcoTierra Consulting, July 2022.



View 1: Looking northeast towards a multi-family use adjacent to the Project Site.



View 2: Looking northeast towards the retail uses located in the same building.



View 3: Looking southwest towards an industrial uses.



PHOTO LOCATION MAP

Source: EcoTierra Consulting, July 2022.



View 4: Looking northeast towards a multi-family use on Hollywood Boulevard.



View 5: Looking southwest towards a commercial use located adjacent to the Project Site.

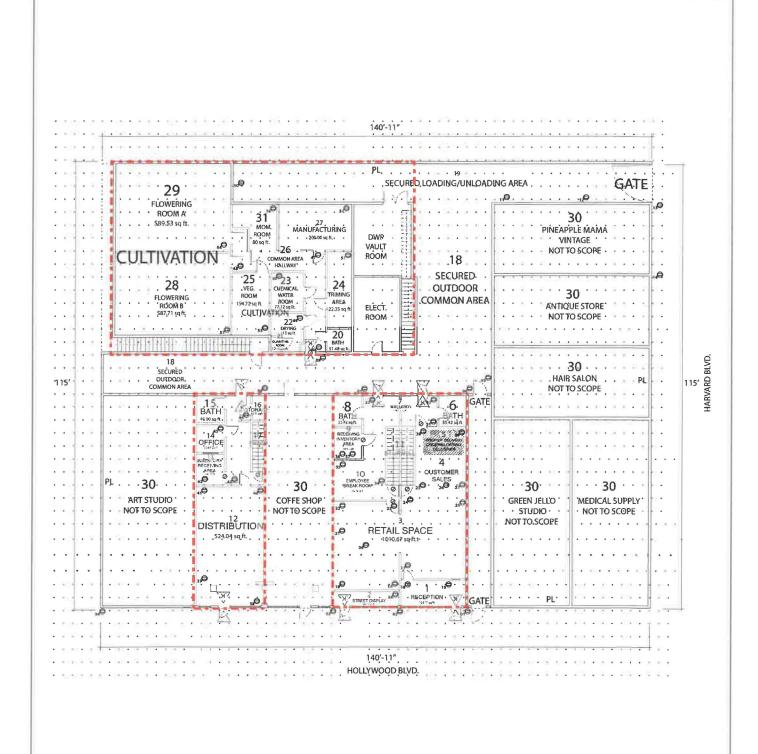


View 6: Looking northwest towards commercial shopping uses on the northwest corner of Hollywood Boulevard and Kingsley Drive.

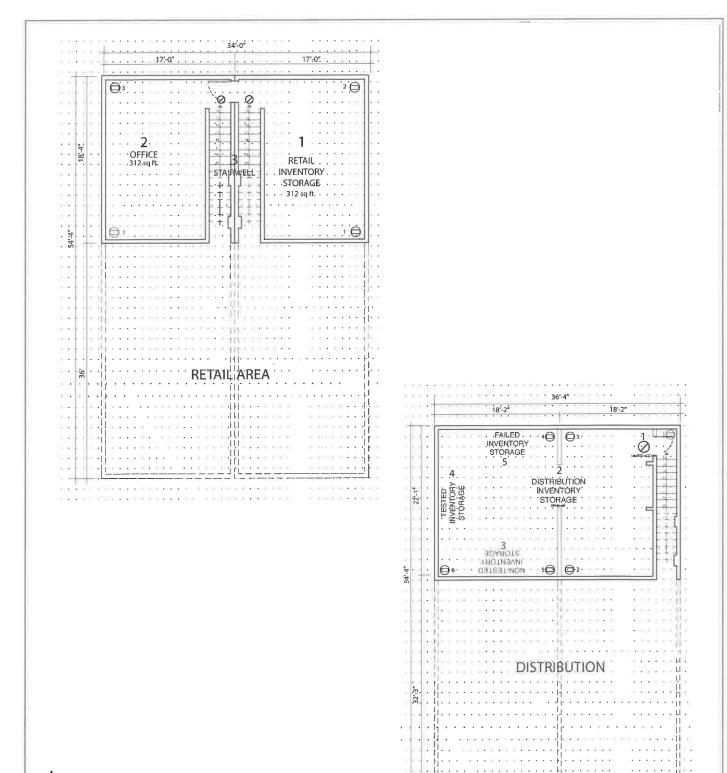


PHOTO LOCATION MAP

Source: EcoTierra Consulting, July 2022.







No

Source: Greenhouse Herbal Center, LLC, July 2022.

Appendix B

Traffic Evaluation



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: <u>Prior</u> to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- ➤ All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area <u>may be required to pay a traffic impact assessment fee</u> regardless of the need to prepare a transportation assessment.
- ➤ Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- > LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at http://ladot.lacity.org.
- > A transportation study is not needed for the following project applications:
 - Ministerial / by-right projects
 - Discretionary projects limited to a request for change in hours of operation
 - Tenant improvement within an existing shopping center for change of tenants
 - Any project only installing a parking lot or parking structure
 - o Time extension
 - Single family home (unless part of a subdivision)
- > This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

SPECIAL REQUIREMENTS

Wł	nen submitting this referral form to LADOT, include the completed documents listed below.
	Copy of Department of City Planning Application (CP-7771.1).
	Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
	If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
	Copy of project-specific VMT Calculator ¹ analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Office as follows:

Metro

213-972-8482 100 S. Main St, 9th Floor Los Angeles, CA 90012

West LA

213-485-1062 7166 W. Manchester Blvd Los Angeles, CA 90045

Valley

818-374-4699 6262 Van Nuys Blvd, 3rd Floor Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number	Pr:		;			
Address: 522	24 W. Hollywood Boulevard, Hollywood					
Project Desc	ription: NewLicense- 6,890sf cannabis business include	des retail, distribution 8	cultivation			
Seeking Exis	Seeking Existing Use Credit (will be calculated by LADOT): Yes No Not sure					
Applicant Na	me: Greenhouse Herbal Center, LLC, Traffic Consulta	nt Liz Fleming, Overlan	d Traffic			
Applicant E-r	mail: liz@roadstercycle.com Applicant	Phone: <u>(310) 545-123</u>	5			
Planning Sta	aff Initials: [)ate:				
2. PROJEC	T REFERRAL TABLE					
	Land Use (list all)	Size / Unit	Daily Trips ¹			
	Retail with ancillary	2,476 sf				
	Distribution area with ancillary	1,794 sf				
Proposed ¹	Cultivation area with ancillary	2,620 sf				
		Total trips1:	94			
b. Would c. If the p number of a he If YES to a assessme	the proposed project involve a discretionary action the proposed project generate 250 or more daily varieties is replacing an existing number of residential or of residential units, is the proposed project located avy rail, light rail, or bus rapid transit station ³ ? a. and b. or c., or to all of the above, the Project ment. by: Planning Staff Name:	vehicle trips ² ? al units with a smaller ed within one-half mil ust be referred to LA	e Yes □ No 			

Signature: -

¹ Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

²To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's VMT Calculator User Guide and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

³ Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

		Land Use (list all)	Size / Unit	Daily T	rips	
Propo	sed					
			Total new trips:			
Exist	ing					
			Total existing trips:			
		Net Increase	/ Decrease (+ or -)			
b. c. d.	b. Would the project generate a net increase of 250 or more daily vehicle trips?c. Would the project result in a net increase in daily VMT?					
		eavy rail, light rail, or bus rapid transit station?	sa within one-hall mile	Yes □	No □	
e.	Does	the project trigger Site Plan Review (LAMC 16.05)	?	Yes □	No □	
f.	Projed i.	t size: Would the project generate a net increase of 1,00	00 or more daily vehicle	e trips? Yes □ N	lo 🗆	
	ii. iii.	Is the project's frontage 250 linear feet or more al as an Avenue or Boulevard per the City's General Is the project's building frontage encompassing a	I Plan?	Yes □	No □	
		street classified as an Avenue or Boulevard per th		? Yes □	No □	
If YE	ES to	lysis (CEQA Review) a. <u>and</u> NO to d. a VMT analysis is NOT required. both b. and c.; <u>or</u> to d. a VMT analysis is required.				
If YE	ES to	Safety, and Circulation Assessment (Correction, a project access, safety, and circulation evaluate. and either f.i., f.ii., or f.iii., an access assessment	ion may be required.			
LADOT	Com	nents:				

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4.	Specific Plan with Trip Fee or TDM Requirements:		Yes □	No □
	Fee Calculation Estimate:			
	VMT Analysis Required (Question b. satisfied):		Yes □	No □
	Access, Safety, and Circulation Evaluation Required (Question b. sat	isfied):	Yes □	No □
	Access Assessment Required (Question b., e., and either f.i., f.ii. or f.	iii satisfied):	Yes □	No □
	Prepared by DOT Staff Name:	Phone:		
	Signature:	Date:		



Overland Traffic Consultants 952 Manhattan Beach Bl. #100 Manhattan Beach, CA 90266 Phone (310) 545-1235 E-mail: liz@overlandtraffic.com

Transportation Evaluation Greenhouse Herbal Center at 5224 W. Hollywood Boulevard

Project Location:

5224 W. Hollywood Boulevard is located in the Hollywood Community of the City of Los Angeles. The Project is located on the south side of Hollywood Boulevard east North Harvard Boulevard and is a tenant in an existing building.

Project Description: The Project is currently active and is seeking new Department of Cannabis Control licenses. The Project is located in portions of the first and second floors of the three-story building located at 5224 W. Hollywood Boulevard. The Project includes 2,476 square feet of retail, 1,794 square feet of distribution area, and 2,620 square feet of cultivation area for a total of 6.890 square feet. The retail space includes retail floor space, reception area, street display, office, retail inventory and additional ancillary space. There are two work shifts per day (7:45 AM-4PM & 3PM-9:45PM) with 5 to 8 employees working depending on the time of day. There are typically 2 deliveries per day for the retail component. The distribution areas include restroom, office, inventory storage, distribution processing area and ancillary space. There is one work shift per day (8AM - 4PM) with 2 to 3 employees working. There are typically zero to one delivery per day for the distribution component of the Project. The cultivation area includes clone room, manufacturing area, vegetation room, reservoir room, trim room, waste room, bathroom, storage and ancillary space. The cultivation area is currently not active. However, when it becomes active again, there will be 1 to 2 employees with one shift (9AM - 5PM) and no deliveries. Deliveries for the retail and distribution areas are conducted using box trucks. A copy of the site plan is attached. (Attachment A)

Transit:

As previously stated, the Project is located on the south side of Hollywood Boulevard east of North Harvard Boulevard. Metro Routes 180 and 217 have bus stops on the northeast and southwest corners of Hollywood Boulevard at North Harvard Boulevard approximately 150 feet west of the site. The Hollywood/Western Metro B Line (Red Line) Station is located approximately 1,500 feet west of the site.

Vehicle Parking:

Minimal vehicle parking is available along the southern boundary of the building accessed from North Harvard Boulevard. The entry behind the building is gated. Metered on-street parking on Hollywood Boulevard, parking on North Harvard Boulevard and designated parking lots are available in the area.

Street Classification along Frontage

Hollywood Boulevard is designated as an Avenue I roadway in the Mobility Plan 2035. North Harvard Boulevard is designated as a Local Street in the Mobility Plan 2035. Hollywood Boulevard, along the Project frontage, is part of the City of Los Angeles High Injury Network. There are existing continental (cross hatch) crosswalks at the adjacent intersection of Hollywood Boulevard & Harvard Boulevard and Kingsley Drive at Hollywood Boulevard to the east. The Project is a tenant in an existing building and does not have control of the site's existing street frontage right-of-way.

<u>Daily Trips Per Vehicle Miles Traveled (VMT) Calculation Version 1.3:</u>

The Project is within the Central Area Planning Commission (APC).

APC Significant VMT Impact Thresholds: Household = above 6.0 VMT per Capita &

Work = above 7.6 VMT per Employee

Project Evaluation Process:

The Project includes a retail use estimated as general retail in the VMT calculator, distribution use estimated as light industrial in the VMT calculator, and cultivation areas estimated as manufacturing in the VMT calculator. There are facilities for restrooms, hallways, employees and delivery/loading included in the square footage for each of these categories based on proximity to each.

VMT Worksheet Summary & Findings (without credits for Project featured TDM measures):

Project Daily Trips: 94 daily trips

Daily VMT = 699 daily VMT

Household VMT Impact = Not Applicable, less than 250 daily trips
Work VMT Impact = Not Applicable, less than 250 daily trips

Household VMT per capita impact is not significant. Work VMT per employee impact is not significant

As shown above, the Project will not have any household or work significant impacts. The VMT analysis results are shown on attached VMT calculator pages (Attachment B).

Attachment A

Site Plan

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	LIMITED ACCESS AREA	🖄 ENTRANCE		G.CAA	MERAS.	RST FLOC	R PI AN
	9 4 2 126 .	(0400 9, 8 9; 4	* * * * * * *	090	3 30 00 0	Wa'l' i Foc	Chi L'IPANIA
		1 522 1 1 1 2 2 2 5 5	****				* * * * * * * * * * * * * * * * * * *
& ″*ant Si	gnature					Date Signe	d
A II A	nly (Signature/CertTied Correc	T					D . 1
	THE COMPANIE CONTROL	t) 1 rinted I	vame			l' pect on	Date

Attachment B

VMT Calculator Sheets & Results

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information Project: Scenario: 5224 W HOLLYWOOD BLVD, 90027 Address:

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?



Existing Land Use

Land Use Type		Value	Unit	
Housing Multi-Family	-		DU	-
			**	
Click have to add a single rustom land use	trong family h	a included in	the shows I	(+1)

Proposed Project Land Use

Land Use Type		Value	Unit	
Industrial Light Industrial	*	1.794	ksf	÷
Retail General Retail		2.476	ksf	
Industrial Light Industrial		1.794	ksf	
Industrial Manufacturing		2.62	ksf	

Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
O . Daily Vehicle Trips O Daily VMT	94 Daily Vehicle Trips 669 Daily VMT
Tier 1 Screen Project will have less reside to existing residential unit mile of a fixed-rail station.	s & is within one-half

The net increase in daily trips < 250 trips Net Daily Trips

The net increase in daily VMT ≤ 0

The proposed project consists of only retail 2.476 land uses ≤ 50,000 square feet total.

The proposed project is not required to perform VMT analysis.



669

Net Daily VMT

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



Project Information TDM Strategies Select each section to show individual strategies **Project:** Use 🔀 to denote if the TDM strategy is part of the proposed project or is a mitigation strategy Scenario: **Proposed Project** With Mitigation 5224 W HOLLYWOOD BLVD, 90027 Max Home Based TDM Achieved? No No Address: Max Work Based TDM Achieved? No No (A) Parking Reduce Parking Supply city code parking provision for the project site actual parking provision for the project site Proposed Prj Mitigation Unbundle Parking monthly parking cost (dollar) for the project Proposed Prj Mitigation Parking Cash-Out percent of employees eligible Proposed Pri F Mitigation Price Workplace Parking daily parking charge (dollar) percent of employees subject to priced Proposed Prj Mitigation parking Residential Area Parking cost (dollar) of annual permit Permits **Proposed Project Land Use Type** Unit Proposed Pri Mitigation Retail | General Retail 2,476 ksf Industrial | Light Industrial 1.794 ksf B **Transit** Industrial | Manufacturing 2.62 ksf 0 **Education & Encouragement** 0 **Commute Trip Reductions** 0 **Shared Mobility** O **Bicycle Infrastructure** 6 Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
94	94
Daily Vehicle Trips	Daily Vehicle Trips
669	669
Daily VMT	Daily VMT
N/A	N/A
Houseshold VMT per Capita	Houseshold VMT per Capita
N/A	N/A
Work VMT	Work VMT
per Employee	per Employee
Significant \	/MT Impact?
Household: N/A	Household: N/A
Threshold = 6.0	Threshold = 6.0
Threshold = 6.0 15% Below APC	Threshold = 6.0 15% Below APC
	1111-1111-11
15% Below APC	15% Below APC



Report 1: Project & Analysis Overview

Date: August 2, 2022

Project Name: Project Scenario:





	Project Informa	tion	
Land	Use Type	Value	Units
	Single Family		DU
	Multi Family		DU
Mousing	Townhouse		DU
	Hatel	0	Reoffis
	Motel.	40	- Rosans
	Family	D.	50
fordable Housing	Senior		0.0
open traine ratiosing	Special Needs	(2)	- 1263
	Renmanent Supportive	9	DU
	General Retail	2.476	ksf
	Furniture Store	0.080	ksf
	Pharmacy/Oragstore	0.000	187
	Supermarket	2,000 -	457
	Bank	VEOCHX	list
	Haalth Club	0.000	- 115
Retail	High-Turnover, St. Down	0.000	list
		0.000	- AST
	the state of the s		list.
	Single Family Multi-Family Townhouse Hatti Motel Family Senior Senior Senior Senior Senior Senior Senior Canada Needs Permanent Supportive General Retail Turnitum Stane Pharmacy/Drugstore Suppomarket Book Healti, Club Was Turning St. Pages		fist.
			lat
			list
			Seats
	General Office	- 0.000	Visit .
Office		0.000	kat
			ksf
Industrial		2.620	ksf
		n.80a	ksj
			Students
	1	0	Students
School	Muldle School		Students
		- 0	Students
	Private School (Kd.1)	Ø.	Students
Other			Tiops

Report 1: Project & Analysis Overview

Date: August 2, 2022

Project Name: Project Scenario:





	Analysis Res	sults					
	Total Employees:	N/A					
	Total Population:	N/A					
Propo	sed Project	With Mitigation					
94	Daily Vehicle Trips	N/A	Daily Vehicle Trips				
N/A	Daily VMT	N/A	Daily VMT				
N/A	Household VMT per Capita	N/A	Household VMT per Capita				
N/A	Work VMT per Employee	N/A	Work VMT per Employee				
	Significant VMT	Impact?					
	APC: Centr	al					
Hallman Little	Impact Threshold: 15% Bel-	ow APC Average					
	Household = (5.0					
	Work = 7.6						
Propo	sed Project	With M	litigation				
VMT Threshold	Impact	VMT Threshold	Impact				
Household > 6.0	N/A	Household > 6.0	N/A				
Work > 7.6	N/A	Work > 7.6	N/A				

Report 2: TDM Inputs

Date: August 2, 2022

Project Name





Stra	itegy Type	Description	Proposed Project	Mitigations	
	Reduce parting supply	arovisian (spaces)	B B	0	
	Chouse training antitude	Actual parking province (applica)	0		
	Unbundle binking	Manthly rout for parlong (b)	50		
Parking	Parking cash-out	Employers wligible (IN)	CH		
	Price workstone	Daily parking charge (5)	5/100	\$0.00	
	aarking	Employeer subject to piloid parting (%).	109%		
4-11	Residential view parking parmits	Cost of annual permit (S)	-50	\$a	
		cont. on following page	e)		

Report 2: TDM Inputs

Date: August 2, 2022

Project Name

Project Address: 5224 W HOLLYWOOD BLVD, 90027



Strate	gy Type	Description	Proposed Project	Mitigations	
		Reduction is headways (increase in frequency) (A)	äw.	ON.	
	Reduce transit headways	Existing transir made shore (as a percent of total daily trias) (%)	225		
		Lines within project site improved IX50%, xe50%)	0	0	
Transit	limplement	(mbiamentation flow, medium, high)	0.1	.0	
	ne gribothood shuttle	Employees and residents eligible (%)	0%	0%	
		Kinglayees and residents eligible (%)	ON.		
	Transat vulturies	Sideside per passangar (daily ngunglont) (\$)	80.00		
Education &	Wountary travel behavior change program	Employees, and residents (%)	- 63	DH	
ncouragement	Promotions and marketing	Employees and residenti participacina (%)	0%	- 17N	
		(cont, on following page	e)		

Report 2: TDM Inputs

Date: August 2, 2022

Project Name





Strate	TDM egy Type	Strategy Inputs, Description	Cont. Proposed Project	Mitigations
211000		Description	oposca i roject	.4116196419113
	trip reduction program	Employees Locatic nating (%)	(20)	
	Alternative Work Schedules and	Employees participating (NI)	0%	
	Telecommute	Type of arrigining	0	
Commute Trip Reductions		Dearte of Implementation (law, medium, high)	0	d
110000010113	Employer sponsored vanpoul or shurde	Employees sligible	(%	
		Emplayer size (xmall) medium large)		Ø
	Alde-thore program	Employees uligible	ay	die
	Cin share	Can share project setting (Urban) Subayban, AU Cities)	D: = 2	
Shared Mobility	Bike share	Within 600 feet of existing hire state on a continue on a continue on the continue of the cont	Ø.	ō.
	School sarpael	Cevel is! Implementation (Lear, Memory Migh)	0	Þ

Report 2: TDM Inputs

Date: August 2, 2022

Project Name

Project Address: 5224 W HOLLYWOOD BLVD, 90027



	TDM	Strategy Inputs,	Cont.	
Strate	еду Туре	Description	Proposed Project	Mitigations
	Implement/Improve on-street broycle facility	Repuide bicycle facility along life	- 700	0
Bicycle Infrastructure	leicliatic Bill € parketa per UANIC	Meats Ony area Parling Code (Nev/No)	m	
	Include secure tine parking and showers	Includes Indoor bike parking/locknes showers. & region statem (Yes/No)		-0
	Teeffic salming.	structs with traffic valuing improvements (%)	- bx	ůн
Neighborhood Enhancement	macounents	traffic caiming improvements (%) impluded (within	1814	
	Patiestrian nerovore approvements	arayect and connecting off- site/within project and/)		

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: August 2, 2022





TDM Adjustments by Trip Purpose & Strategy

P	lace	type	Urban	
	IGUE	LVUC.	Olugii	

		Proa	ased Work luction	Attr	ased Work action	Proc	ased Other luction	Attr	ased Other action	Proc	Based Other luction	Attr	Based Other action	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	Fature parking warder	(5)		DN-		350		.0760		Dec		25%		
	Unbulled particles	2051		010		400		(96)	Q50 -	0=	.(29)	/101	0.6	TDM Strategy
Parking	Thirties can four 1	LEW	-0%	27%		10%		0%	199	2001		20%		Appendix, Parki
	Price markethers carding	- 174	3%	190		000		:on=	-076-	On .		CE.	0=	sections 1 - 5
	FEMILE DITTO	<u>Justinia</u>	77.00%	0.00%	9,000	Water	-arany	0.00%	(12092	(4,00%)	0.094	211000	-0.700	
	Figure Franch Figures	17%		Die	ize	ōn.	O/L	.037	OE.	Ohe.	i the	(95)	d/s	TDM Strategy
Transit	Understill ring Softward streets	-1915	25	0%		(2%)		100		200		- 10%	0=	Appendix, Transit sections 1 - 3
	Dayley appillation	1,014	010	27	1004	0	0%	7234	121	200		201/	(15)	
Education &	Entrace courses	Tens -		Die		056	580	1276		ota		mi		TDM Strategy Appendix, Education &
Encouragement	P-Vicini, and	-709	76	dis.	THE .	296	100	107	01	27%	1001	.075	in.	Encouragement sections 1 - 2
	the equilibrium and and	200	RW.	-64		Uni		Wes.		(22)		Bell		
Commute Trip Reductions	Ametrodise Wars population and Televanionise program	As	. 0%	AS		to.		NES.		ZNI.		Dis	pt	TDM Strategy Appendix, Commute Tris
	Committee spanish est, surance on Exiting		37.90	0%		Dys.		209	Too.	27%		Gari	pre-	sections 1 - 4
	Time More an igner	0%	0.0	1)mir	06	(Pa	D1)	dN -	On.	DVs.	1011	de	0%	
	Canditude	05,000	1.0%	10.05	0.704	0.0%	0.17%	0.584	0.01	110	0.006	0.00	RVII	TDM Strategy
Shared Mobility	Augustie	UODE	(0.00%)	0.000	(100%	10.00%	0.000	OLDON .	_07,000 W.	0.00%	2.000	Comme		Appendix, Shar
	Action (amoscott 200-23) in	0.001		10.0%	0.0%	10.0%		-0.0%	0.0%	0.00		DVIN		Mobility sections

Date: August 2, 2022 Project Name: Project Scenario: Project Address: 5224 W HOLLYWOOD BLVD, 90027



Report 3: TDM Outputs

				TDM Ad	ljustment	s by Trip	Purpose	& Strateg	y, Cont.					
						Place type	: Urban							
			ased Work luction		ased Work action		ased Other luction		ased Other action		Based Other luction		Based Other action	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	Similarity (Christian)	0.7%	0.0%	2,00	0.0%	More	0.0%	mest.	aime	\$1,000	in disc	0.0%	-0200	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
Bicycle Infrastructure	per a MIC	-101		0.0%	(9.2962	-0.02%		2030	'Ayre	4.12%		(1270)		
	Parties spore in	9.0%	0,094	0.000		1.00%	27.0%	0.045	Ø.0k	0.094	0.0%	0.01		
Neighborhood	Tuffin sahingu Tuffin sahingu Tuffin sahingu	in.ee	note:	0.0%	n desta	0.0	Laure	non	dand	0.0%	0.004	con:	stark.	TDM Strateg Appendix,
Enhancement	Consuments	4.0=		0.000	10.00	200		- 1000		0.0%		10.0%		Neighborhood Enhancement sections 1 - 2

				Final Con	nbined &	Maximun	n TDM Ef	fect				
	Home Based Work Production				Home Based Other Ho Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Othe Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
MAX. TDM EFFECT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

= Minimum (X%, 1-[(1-A)*(1-B)]) where X%=			
PLACE	urban	75%	
TYPE	compact infill	40%	
MAX:	suburban center	20%	
	suburban	25%	

Note: (1-[(1-A)*(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

Report 3: TDM Outputs 10 of 13

Report 4: MXD Methodology

Date: August 2, 2022

Project Name: Project Scenario:

Project Address: 5224 W HOLLYWOOD BLVD, 90027



Version 1.3

	MXD M	lethodology - Pro	ject Without	TDM		
	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production		360		N/A	N/A	N/A
Home Based Other Production		0.5		N/A	N/A	N/A
Non-Home Based Other Production	27	-3.7%	26	N/A	N/A	N/A
Home-Based Work Attraction	12	-41.7%	7	N/A	N/A	N/A
Home-Based Other Attraction	62	-43.5%	35	N/A	N/A	N/A
Non-Home Based Other Attraction	27	-3.7%	26	N/A	N/A	N/A

	MXD N	1ethodology w	ith TDM Measu	ıres	=	
		Proposed Project			with Mitigation M	easures
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	N/A	N/A	N/A	N/A	N/A	N/A
Home Based Other Production	N/A	N/A	N/A	N/A:	N/A	N/A
Non-Home Based Other Production	N/A	N/A	N/A:	N/A	N/A	N/A
Home-Based Work Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Attraction	N/A	N/A	N/A	N/A:	N/A	N/A

Non-Home based other Attraction	Tay or	IA/A	1474	19/10	100	14,5
	MXD VMT Met	nodology Per Capi	ta & Per Emple	oyee		
		Total	Population: N/A			
Total Employees: N/A						
	APC: Central					
	Proposed Project			Project with Mitigation Measures		
Total Home Based Production VMT		N/A			N/A	
Total Home Based Work Attraction VMT	N/A				N/A	
Total Home Based VMT Per Capita	N/A				N/A	
Total Work Based VMT Per Employee		N/A			N/A	

VMT Calculator User Agreement

The Los Angeles Department of Transportation (LADOT), in partnership with the Department of City Planning and Fehr & Peers, has developed the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This application, the VMT Calculator, has been provided to You, the User, to assess vehicle miles traveled (VMT) outcomes of land use projects within the City of Los Angeles. The term "City" as used below shall refer to the City of Los Angeles. The terms "City" and "Fehr & Peers" as used below shall include their respective affiliates, subconsultants, employees, and representatives.

The City is pleased to be able to provide this information to the public. The City believes that the public is most effectively served when they are provided access to the technical tools that inform the public review process of private and public land use investments. However, in using the VMT Calculator, You agree to be bound by this VMT Calculator User Agreement (this Agreement).

VMT Calculator Application for the City of Los Angeles. The City's consultant calibrated the VMT Calculator's parameters in 2018 to estimate travel patterns of locations in the City, and validated those outcomes against empirical data. However, this calibration process is limited to locations within the City, and practitioners applying the VMT Calculator outside of the City boundaries should not apply these estimates without further calibration and validation of travel patterns to verify the VMT Calculator's accuracy in estimating VMT in such other locations.

Limited License to Use. This Agreement gives You a limited, non-transferrable, non-assignable, and non-exclusive license to use and execute a copy of the VMT Calculator on a computer system owned, leased or otherwise controlled by You in Your own facilities, as set out below, provided You do not use the VMT Calculator in an unauthorized manner, and that You do not republish, copy, distribute, reverse-engineer, modify, decompile, disassemble, transfer, or sell any part of the VMT Calculator, and provided that You know and follow the terms of this Agreement. Your failure to follow the terms of this Agreement shall automatically terminate this license and Your right to use the VMT Calculator.

Ownership. You understand and acknowledge that the City owns the VMT Calculator, and shall continue to own it through Your use of it, and that no transfer of ownership of any kind is intended in allowing You to use the VMT Calculator.

Warranty Disclaimer. In spite of the efforts of the City and Fehr & Peers, some information on the VMT Calculator may not be accurate. The VMT Calculator, OUTPUTS AND ASSOCIATED DATA ARE PROVIDED "as is". WITHOUT WARRANTY OF ANY KIND, whether expressed, implied, statutory, or otherwise including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

Limitation of Liability. It is understood that the VMT Calculator is provided without charge. Neither the City nor Fehr & Peers can be responsible or liable for any information derived from its use, or for any delays, inaccuracies, incompleteness, errors or omissions arising out of your use of the VMT Calculator or with respect to the material contained in the VMT Calculator. You understand and agree that Your sole remedy against the City or Fehr & Peers for loss or damage caused by any defect or failure of the

VMT Calculator, regardless of the form of action, whether in contract, tort, including negligence, strict liability or otherwise, shall be the repair or replacement of the VMT Calculator to the extent feasible as determined solely by the City. In no event shall the City or Fehr & Peers be responsible to You or anyone else for, or have liability for any special, indirect, incidental or consequential damages (including, without limitation, damages for loss of business profits or changes to businesses costs) or lost data or downtime, however caused, and on any theory of liability from the use of, or the inability to use, the VMT Calculator, whether the data, and/or formulas contained in the VMT Calculator are provided by the City or Fehr & Peers, or another third party, even if the City or Fehr & Peers have been advised of the possibility of such damages.

This Agreement and License shall be governed by the laws of the State of California without regard to their conflicts of law provisions, and shall be effective as of the date set forth below and, unless terminated in accordance with the above or extended by written amendment to this Agreement, shall terminate on the earlier of the date that You are not making use of the VMT Calculator or one year after the beginning of Your use of the VMT Calculator.

By using the VMT Calculator, You hereby waive and release all claims, responsibilities, liabilities, actions, damages, costs, and losses, known and unknown, against the City and Fehr & Peers for Your use of the VMT Calculator.

Before making decisions using the information provided in this application, contact City LADOT staff to confirm the validity of the data provided.

Print and sign below, and submit to LADOT along with the transportation assessment Memorandum of Understanding (MOU).

You, the User	
Ву:	
Print Name:	LIZ FLEMING
Title:	V.P.
Company:	OVERLAND TRAFFIC CONSULTANTS
Address:	952 MANHATTAN BCH BL #100, M.B.
Phone:	310 545-1235
Email Address:	liz@overlandtraffic.com
Date:	8-2-22

Appendix C

City of Los Angeles ZIMAS Parcel Profile Report



ZA-1987-1270-CUB

ZA-1986-722-CUB

CHC-2004-7987-MA

City of Los Angeles Department of City Planning

7/22/2022 DARCEL DROELLE REPORT

ONDED	PARCEL PROFILE REPORT				
PROPERTY ADDRESSES	Address/Legal Information				
5228 W HOLLYWOOD BLVD	PIN Number	148-5A195 96			
5230 W HOLLYWOOD BLVD	Lot/Parcel Area (Calculated)	7,030.9 (sq ft)			
5224 W HOLLYWOOD BLVD	Thomas Brothers Grid	PAGE 593 - GRID J4			
5222 W HOLLYWOOD BLVD	Assessor Parcel No. (APN)	5544016011			
5226 W HOLLYWOOD BLVD	Tract	RE-PLAT OF THE EATON TRACT			
1656 N HARVARD BLVD	Map Reference	M B 5-160			
1654 N HARVARD BLVD	Block	None			
1652 N HARVARD BLVD	Lot	1			
1650 1/2 N HARVARD BLVD	Arb (Lot Cut Reference)	None			
	Map Sheet	148-5A195			
ZIP CODES	Jurisdictional Information				
90027	Community Plan Area	Hollywood			
	Area Planning Commission	Central			
RECENT ACTIVITY	Neighborhood Council	East Hollywood			
None	Council District	CD 13 - Mitch O'Farrell			
	Census Tract #	1905.20			
CASE NUMBERS	LADBS District Office	Los Angeles Metro			
CPC-2018-6005-CA	Permitting and Zoning Compliance Info	prmation			
CPC-2016-1450-CPU	Administrative Review	None			
CPC-2014-669-CPU	Planning and Zoning Information				
CPC-2013-3169	Special Notes	None			
CPC-2005-8250-ICO	Zoning	C2-1D			
CPC-2005-6082	Zoning Information (ZI)	ZI-1117 MTA Right-of-Way (ROW) Project Area			
CPC-2000-1976-SP		ZI-2433 Revised Hollywood Community Plan Injunction			
CPC-1997-43-CPU		ZI-2452 Transit Priority Area in the City of Los Angeles			
CPC-1986-831-GPC		ZI-1034 Citywide listing of Adult Entertainment Locations (Issue no new			
CPC-1984-1-HD		adult entertainment permits or business licen			
ORD-186735		ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1			
ORD-184888 ORD-184414		ZI-2286 Specific Plan: Vermont/Western Station Neighborhood Area Plan			
ORD-184385		ZI-2374 State Enterprise Zone: Los Angeles			
ORD-184271	General Plan Land Use	Highway Oriented Commercial			
ORD-182960	General Plan Note(s)	Yes			
ORD-182173-SA10	Hillside Area (Zoning Code)	No			
ORD-177557	Specific Plan Area	VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN			
ORD-173799	Subarea	B: Mixed Use Boulevards			
ORD-173749	Special Land Use / Zoning	None			
ORD-164701	Historic Preservation Review	Yes			
ORD-161116-SA14	Historic Preservation Overlay Zone	None			
ORD-129944	Other Historic Designations	None			
ZAI-1980-21-B	Other Historic Survey Information	None			
ZAI-145-2427	Mills Act Contract	43369180			
ZA-2001-1551-CU	CDO: Community Design Overlay	None			

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

CPIO: Community Plan Imp. Overlay

CUGU: Clean Up-Green Up

Subarea

None

None

None

ENV-2019-4121-ND HCR: Hillside Construction Regulation No ENV-2018-6006-CE NSO: Neighborhood Stabilization Overlay No ENV-2016-1451-EIR POD: Pedestrian Oriented Districts None ENV-2014-670-SE RBP: Restaurant Beverage Program Eligible General (RBPA) ENV-2013-3170-CE RFA: Residential Floor Area District None ENV-2007-1961-CE RIO: River Implementation Overlay No ENV-2005-2158-EIR SN: Sign District No ENV-2001-1553-CE Streetscape No ENV-2000-1978-ND Adaptive Reuse Incentive Area None ND-2000-1978 Affordable Housing Linkage Fee Residential Market Area Medium-High Non-Residential Market Area High Transit Oriented Communities (TOC) Tier 3 RPA: Redevelopment Project Area None Central City Parking No Downtown Parking No **Building Line** None 500 Ft School Zone No 500 Ft Park Zone No Assessor Information Assessor Parcel No. (APN) 5544016011 APN Area (Co. Public Works)* 0.372 (ac) Use Code 121G - Commercial - Store Combination - Store and Residential Combination - Mills Act Property Assessed Land Val. \$1,357,426 Assessed Improvement Val. \$1,364,794 Last Owner Change 02/10/2003 Last Sale Amount \$0 Tax Rate Area 8827 Deed Ref No. (City Clerk) 98178 952326 948463 732128 428067 392055 259719 252832 2085720 2080510 1838699 1832758 181769 1801563 134820 1242801-04 1006338 Building 1 Year Built 1931 C6B **Building Class** Number of Units 33 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 29,688.0 (sq ft)

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

Building 2

Year Built 2001
Building Class C55
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

Building Square Footage 4,055.0 (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: 5544016011]

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 Yes

Flood Zone Outside Flood Zone

Watercourse No
Hazardous Waste / Border Zone Properties No
Methane Hazard Site None
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A13372)

3/2)

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)0.85142832Nearest Fault (Name)Upper Elysian ParkRegionLos 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)
 50.0000000

 Maximum Magnitude
 6.40000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction No
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None
Hubzone Qualified
Jobs and Economic Development Incentive None

Zone (JEDI)

Opportunity Zone No

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: 5544016011]

Ellis Act Property No
AB 1482: Tenant Protection Act No

Public Safety

Police Information

Bureau West
Division / Station Hollywood

Reporting District 649

Fire Information

Bureau West
Battallion 5
District / Fire Station 82

District / Fire Station 82
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-2018-6005-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY

OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

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-2013-3169

Required Action(s): Data Not Available

Project Descriptions(s): THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24,

13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE

DEPARTMENT OF CITY PLANNING

Case Number: CPC-2005-8250-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): AN INTERIM CONTROL ORDINANCE TEMPORARILY SUSPENDING THE CONVERSIION, DEMOLITION, OR CHANGE OF USE

OF RESIDENTIAL HOTELS CITYWIDE.

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: ZAI-1980-21-B

Required Action(s): B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)

Project Descriptions(s): Data Not Available

Case Number: ZA-2001-1551-CU

Required Action(s): CU-CONDITIONAL USE

Project Descriptions(s): TO PERMIT AN UNMANNED WIRELESS FACILITY.

Case Number: ZA-1987-1270-CUB

Required Action(s): CUB-CONDITIONAL USE BEVERAGE-ALCOHOL

Project Descriptions(s): THIS IS A CONDITIONAL USE TO PERMIT THE SALE OF BEER & WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH

AN EXISTING 1,400 SQUARE-FOOT MARKET WITH FRESH PRODUCEAND GUATAMALAN ETHNIC FOODS IN THE C2-1 ZONE.

Case Number: ZA-1986-722-CUB

Required Action(s): CUB-CONDITIONAL USE BEVERAGE-ALCOHOL

Project Descriptions(s): CONDITIONAL USE - TO PERMIT THE SALE AND DISPENSING OF BEER & WINE FOR OFF-SITE CONSUMPTION IN

CONJUNCTION WITH AN EXISTING MARKET IN THE C2-2 ZONE.

Case Number: CHC-2004-7987-MA
Required Action(s): MA-MILLS ACT

Project Descriptions(s): MILLS ACT APPLICATION

Case Number: ENV-2019-4121-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY

OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

Case Number: ENV-2018-6006-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY

OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

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-2013-3170-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24,

13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE

DEPARTMENT OF CITY PLANNING

Case Number: ENV-2007-1961-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): TO PERMIT AN UNMANNED WIRELESS FACILITY.

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-2001-1553-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): TO PERMIT AN UNMANNED WIRELESS FACILITY.

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-186735

ORD-184888

ORD-184414

ORD-184385

ORD-184271

ORD-182960

ORD-182173-SA10

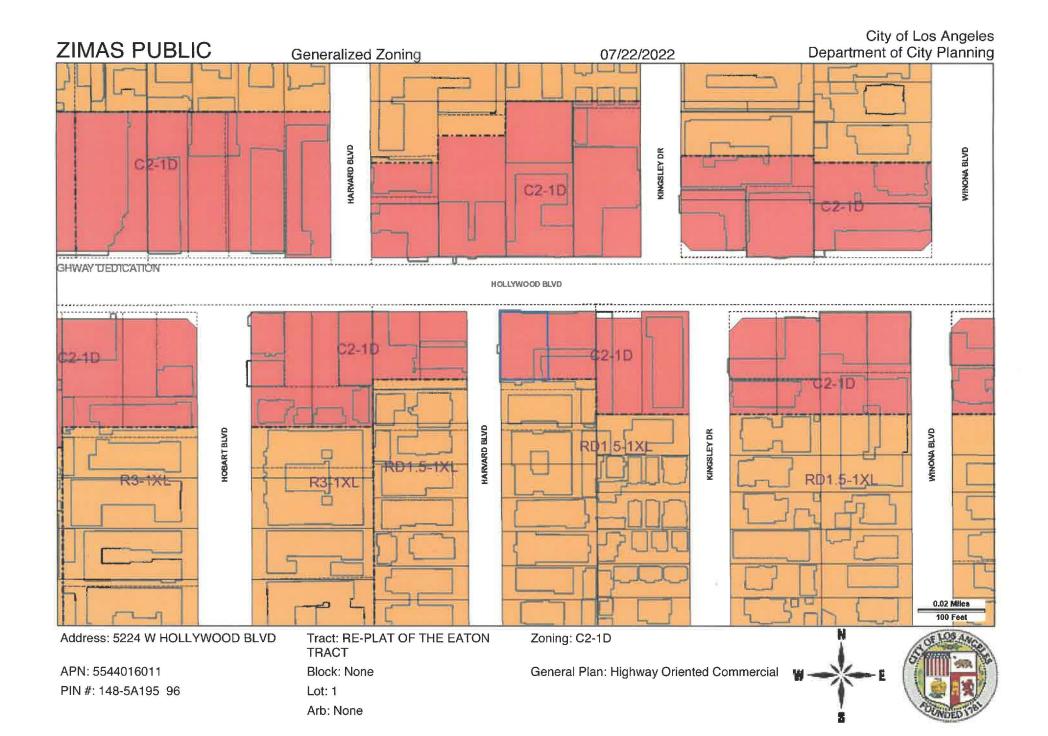
ORD-177557

ORD-173799

ORD-173749

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ORD-164701 ORD-161116-SA14 ORD-129944 ZAI-145-2427 ND-2000-1978



LEGEND

GENERALIZED ZONING

OS, GW

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 PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

Minimum Residential

Very Low / Very Low | Residential

Wery 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

Eimited Commercial - Mixed Medium Residential

Highway Oriented Commercial

Highway Oriented and Limited Commercial

Highway Oriented Commercial - Mixed Medium Residential

Neighborhood Office Commercial

Community Commercial

Community Commercial - Mixed High Residential

Regional Center Commercial

FRAMEWORK

COMMERCIAL

Neighborhood Commercial

General Commercial

Community Commercial

Regional Mixed Commercial

INDUSTRIAL

Commercial Manufacturing

Limited Manufacturing

Light Manufacturing

Heavy Manufacturing
Hybrid Industrial

PARKING

Parking Buffer

PORT OF LOS ANGELES

General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

General / Bulk Cargo - Hazard

Commercial Fishing

Recreation and Commercial

Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

Airport Landside / Airport Landside Support

Airport Airside

LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

Open Space

Public / Open Space

Public / Quasi-Public Open Space

Other Public Open Space

Public Facilities

INDUSTRIAL

Limited Industrial

Light Industrial

CIRCULATION

STREET

STREET			
	Arterial Mountain Road	ae riletti sad	Major Scenic Highway
1 90 1 90 3 90 S.	Collector Scenic Street	-	Major Scenic Highway (Modified)
•	Collector Street	3613611135	Major Scenic Highway II
	Collector Street (Hillside)		Mountain Collector Street
***************************************	Collector Street (Modified)		Park Road
	Collector Street (Proposed)		Parkway
	Country Road		Principal Major Highway
	Divided Major Highway II		Private Street
7.,771,771,771,771,771,771,771,771,771,7	Divided Secondary Scenic Highway	30 (10) (31)	Scenic Divided Major Highway II
4 (14 4) 40 4 5 5 5	Local Scenic Road		Scenic Park
	Local Street	2000 TO 2000 PM	Scenic Parkway
, and the state of	Major Highway (Modified)		Secondary Highway
	Major Highway I		Secondary Highway (Modified)
	Major Highway II	grown to consider the	Secondary Scenic Highway
p 1 , 1 , 1 , 1 , 1 , 1 , 1 , 1 , 1 , 1 ,	Major Highway II (Modified)		Special Collector Street
EDEEW/			Super Major Highway
FREEWA			
	Freeway		
	Interchange		
	On-Ramp / Off- Ramp		
	Railroad		
1 311/311/311	Scenic Freeway Highway		
MISC. LI	NES		
	Airport Boundary		MSA Desirable Open Space
	Bus Line		Major Scenic Controls
	Coastal Zone Boundary		Multi-Purpose Trail
	Coastline Boundary		Natural Resource Reserve
	Collector Scenic Street (Proposed)		Park Road
	Commercial Areas		Park Road (Proposed)
	Commercial Center		Quasi-Public
	Community Redevelopment Project Area		Rapid Transit Line
	Country Road		Residential Planned Development
	DWP Power Lines		Scenic Highway (Obsolete)
******	Desirable Open Space		Secondary Scenic Controls
	Detached Single Family House		Secondary Scenic Highway (Proposed)
	Endangered Ridgeline		Site Boundary
	Equestrian and/or Hiking Trail		Southern California Edison Power
	Hiking Trail	_	Special Study Area
	Historical Preservation		Specific Plan Area
	Horsekeeping Area		Stagecoach Line
	Local Street		Wildlife Corridor
	EACH ALLOS		THAIR COINGO

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- P Bridge
- ▲ Campground
- ▲ Campground (Proposed)
- **E** Cemetery
- HW Church
- ▲ City Hall
- Community Center
- M Community Library
- (M) Community Library (Proposed Expansion)
- **№** Community Library (Proposed)
- XX Community Park
- (XX) Community Park (Proposed Expansion)
- XX Community Park (Proposed)
- Community Transit Center
- ♣ Convalescent Hospital
- Cultural / Historic Site (Proposed)
- * Cultural / Historical Site
- * Cultural Arts Center
- DMV DMV Office
- DWP DWP
- The DWP Pumping Station
- Equestrian Center
- Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- ★ Fire Training Site
- Fireboat Station
- + Health Center / Medical Facility
- Helistop
- Historic Monument
- mathematical / Cultural Monument
- > Horsekeeping Area
- Horsekeeping Area (Proposed)

- Horticultural Center
- Hospital.
- Hospital (Proposed)
- **HW** House of Worship
- **e** Important Ecological Area
- e Important Ecological Area (Proposed)
- □ Interpretive Center (Proposed)
- ic Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- ▲ Municipal Office Building
- P Municipal Parking lot
- X Neighborhood Park
- (X) Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- 1 Oil Collection Center
- Parking Enforcement
- Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- * Police Training site
- PO Post Office
- Power Distribution Station
- F Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- → Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- Public Elementary (Proposed Expansion)

- F Public Elementary School
- Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- The Public Junior High School
- ਜ Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- sh Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- * Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- ▲ Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- sc School Unspecified Loc/Type (Proposed)
- Skill Center
- ss Social Services
- ★ Special Feature
- Special Recreation (a)
- SF Special School Facility
- sF Special School Facility (Proposed)
- Steam Plant
- Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- → Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

	Existing School/Park Site		Planned School/Park Site		Inside 500 Ft. Buffer
-4	Aquatic Facilities		Other Facilities		Opportunity School
**	Beaches Child Care Centers	P,	Park / Recreation Centers Parks		Charter School Elementary School
A	Dog Parks	ŧş	Performing / Visual Arts Centers	SP	Span School
	Golf Course	**	Recreation Centers	===	Special Education School
H	Historic Sites	57	Senior Citizen Centers	HS	High School
0	Horticulture/Gardens			MS	Middle School
	Skate Parks			EEC	Early Education Center

COASTAL ZONE

	Coastal Commission Permit Area
	Dual Permit Jurisdiction Area
	Single Permit Jurisdiction Area
m	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)

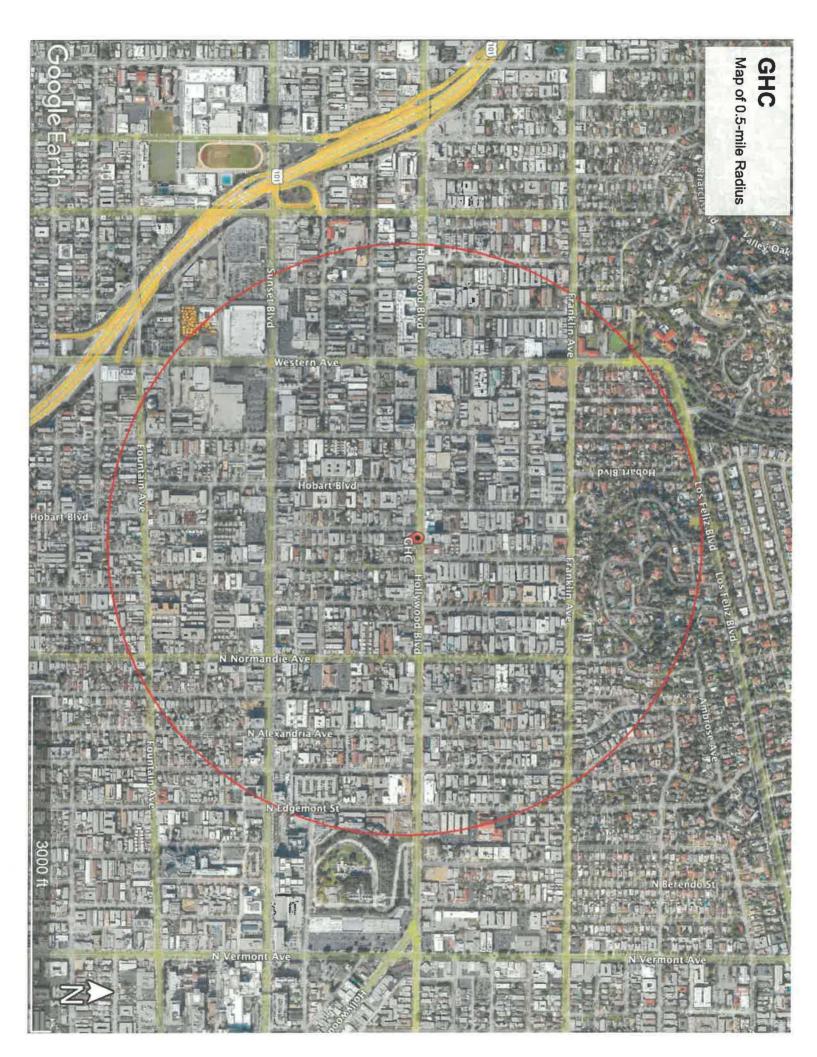
Waiver of Dedication or Improvement (WDI)

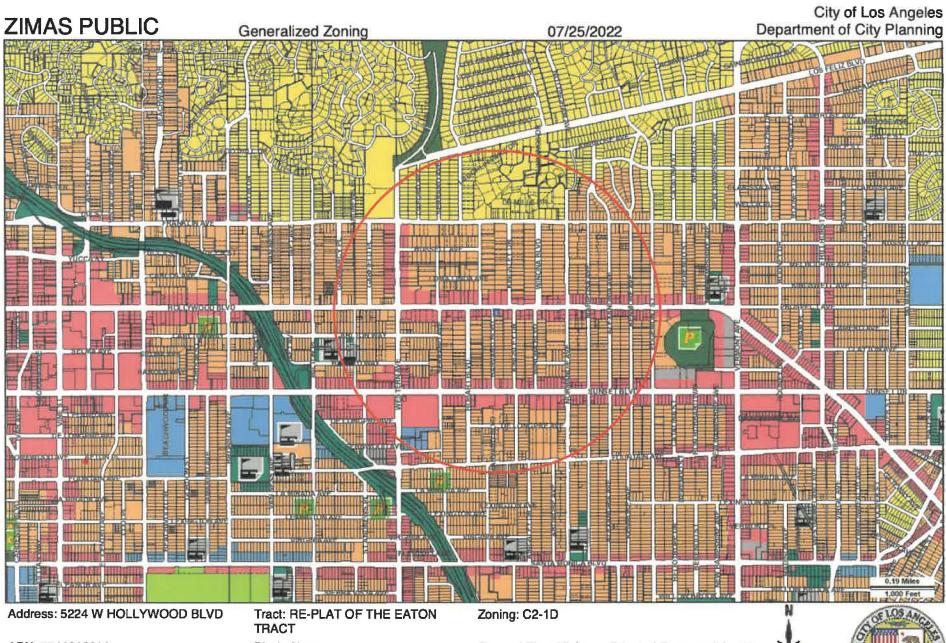
OTHER SYMBOLS

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
Building Outlines 2014	Tract Map	
Building Outlines 2008	Parcel Map	

Appendix D

Background Information and Maps





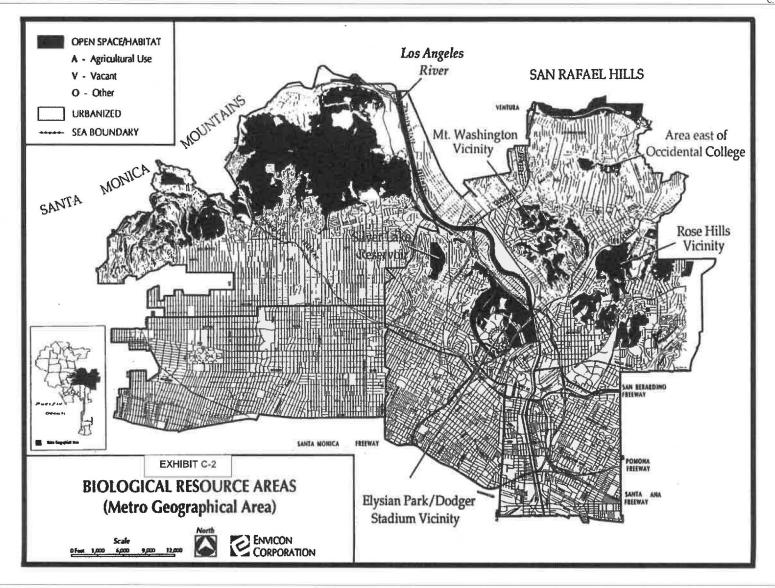
APN: 5544016011 PIN #: 148-5A195 96 Block: None

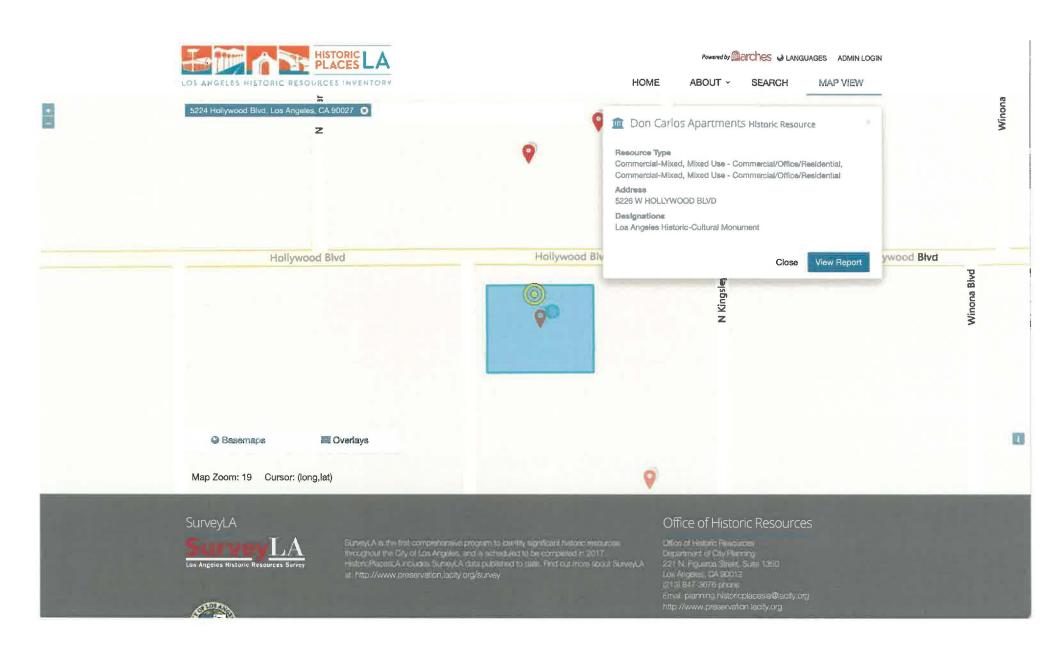
Lot: 1 Arb: None General Plan: Highway Oriented Commercial















5224 Hollywood Wetlands Map



July 26, 2022



Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



ZA-1986-722-CUB

City of Los Angeles Department of City Planning

4/1/2024 PARCEL PROFILE REPORT

	171110	
PROPERTY ADDRESSES	Address/Legal Information	
5228 W HOLLYWOOD BLVD	PIN Number	148-5A195 96
5230 W HOLLYWOOD BLVD	Lot/Parcel Area (Calculated)	7,030.9 (sq ft)
5224 W HOLLYWOOD BLVD	Thomas Brothers Grid	PAGE 593 - GRID J4
5222 W HOLLYWOOD BLVD	Assessor Parcel No. (APN)	5544016011
5226 W HOLLYWOOD BLVD	Tract	RE-PLAT OF THE EATON TRACT
1656 N HARVARD BLVD	Map Reference	M B 5-160
1654 N HARVARD BLVD	Block	None
1652 N HARVARD BLVD	Lot	1
1650 1/2 N HARVARD BLVD	Arb (Lot Cut Reference)	None
	Map Sheet	148-5A195
ZIP CODES	Jurisdictional Information	
90027	Community Plan Area	Hollywood
	Area Planning Commission	Central
RECENT ACTIVITY	Neighborhood Council	East Hollywood
None	Council District	CD 13 - Hugo Soto-Martinez
	Census Tract#	1905.20
CASE NUMBERS	LADBS District Office	Los Angeles Metro
CPC-9708	Permitting and Zoning Compliance Infor	mation
CPC-2018-6005-CA	Administrative Review	None
CPC-2016-1450-CPU	Planning and Zoning Information	
CPC-2014-669-CPU	Special Notes	None
CPC-2013-3169	Zoning	C2-1D
CPC-2005-8250-ICO	Zoning Information (ZI)	ZI-1034 Citywide listing of Adult Entertainment Locations (Issue no new
CPC-2005-6082		adult entertainment permits or business licen
CPC-2000-1976-SP		ZI-2452 Transit Priority Area in the City of Los Angeles
CPC-1997-43-CPU		ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
CPC-1986-831-GPC		ZI-2286 Specific Plan: Vermont/Western Station Neighborhood Area
CPC-1984-1-HD		Plan
ORD-186735		ZI-2374 State Enterprise Zone: Los Angeles
ORD-184888		ZI-1117 MTA Right-of-Way (ROW) Project Area
ORD-184414		ZI-2433 Revised Hollywood Community Plan Injunction
ORD-184385	General Plan Land Use	Highway Oriented Commercial
ORD-184271	General Plan Note(s)	Yes
ORD-182960	Hillside Area (Zoning Code)	No
ORD-182173-SA10	Specific Plan Area	VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN
ORD-177557	Subarea	B: Mixed Use Boulevards
ORD-173799	Special Land Use / Zoning	None
ORD-173749	Historic Preservation Review	Yes
ORD-164701	Historic Preservation Overlay Zone	None
ORD-161116-SA14	Other Historic Designations	Yes
ORD-129944	Mills Act Contract	C-107737
ZAI-1980-21-B	CDO: Community Design Overlay	None
ZAI-145-2427	CPIO: Community Plan Imp. Overlay	None
ZA-2001-1551-CU	Subarea	None
ZA-1987-1270-CUB	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.

No

HCR: Hillside Construction Regulation

CHC-2004-7987-MA NSO: Neighborhood Stabilization Overlay No ENV-2019-4121-ND POD: Pedestrian Oriented Districts None ENV-2018-6006-CE RBP: Restaurant Beverage Program Eligible General (RBPA) Area ENV-2016-1451-EIR RFA: Residential Floor Area District None ENV-2014-670-SE RIO: River Implementation Overlay No ENV-2013-3170-CE SN: Sign District No ENV-2007-1961-CE AB 2334: Very Low VMT Yes ENV-2005-2158-EIR AB 2097: Reduced Parking Areas Yes ENV-2001-1553-CE Streetscape No ENV-2000-1978-ND Adaptive Reuse Incentive Area None ND-2000-1978 Affordable Housing Linkage Fee Residential Market Area Medium-High Non-Residential Market Area High Transit Oriented Communities (TOC) Tier 3 ED 1 Eligibility Eligible Site RPA: Redevelopment Project Area None Central City Parking No Downtown Parking No **Building Line** None 500 Ft School Zone No 500 Ft Park Zone No Assessor Information Assessor Parcel No. (APN) 5544016011 APN Area (Co. Public Works)* 0.372 (ac) Use Code 121G - Commercial - Store Combination - Store and Residential Combination - Mills Act Property Assessed Land Val. \$1,357,426 Assessed Improvement Val. \$1,419,930 02/10/2003 Last Owner Change Last Sale Amount \$0 Tax Rate Area 8827 Deed Ref No. (City Clerk) 98178 952326 948463 732128 428067 392055 259719 252832 2085720 2080510 1838699 1832758 181769 1801563 134820 1242801-04 1006338 Building 1 Year Built 1931 **Building Class** C6B Number of Units 33 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

Building Square Footage 29,688.0 (sq ft)

Building 2

Year Built 2001
Building Class C55
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

Building Square Footage 4,055.0 (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: 5544016011]

Additional Information

Airport Hazard None
Coastal Zone None
Santa Monica Mountains Zone No

Farmland Area Not Mapped

Urban Agriculture Incentive Zone YES

Very High Fire Hazard Severity Zone No

Fire District No. 1 Yes

Flood Zone Outside Flood Zone

Watercourse No
Hazardous Waste / Border Zone Properties No
Methane Hazard Site None
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A13372)

Wells

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 0.85142832 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)
 50.0000000

 Maximum Magnitude
 6.40000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction No
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None
Hubzone Qualified
Jobs and Economic Development Incentive None

Zone (JEDI)

Opportunity Zone No

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: 5544016011]

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 1.6 Units, Above Moderate

Housing Use within Prior 5 Years Yes

Public Safety

Police Information

Bureau West
Division / Station Hollywood
Reporting District 649

Fire Information

Bureau West
Battallion 5
District / Fire Station 82
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-2018-6005-CA
Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY

OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

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-2013-3169
Required Action(s): Data Not Available

Project Descriptions(s): THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24,

13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE

DEPARTMENT OF CITY PLANNING

Case Number: CPC-2005-8250-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): AN INTERIM CONTROL ORDINANCE TEMPORARILY SUSPENDING THE CONVERSIION, DEMOLITION, OR CHANGE OF USE

OF RESIDENTIAL HOTELS CITYWIDE.

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: ZAI-1980-21-B

Required Action(s): B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)

Project Descriptions(s): Data Not Available

Case Number: ZA-2001-1551-CU

Required Action(s): CU-CONDITIONAL USE

Project Descriptions(s): TO PERMIT AN UNMANNED WIRELESS FACILITY.

Case Number: ZA-1987-1270-CUB

Required Action(s): CUB-CONDITIONAL USE BEVERAGE-ALCOHOL

Project Descriptions(s): THIS IS A CONDITIONAL USE TO PERMIT THE SALE OF BEER & WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH

AN EXISTING 1,400 SQUARE-FOOT MARKET WITH FRESH PRODUCEAND GUATAMALAN ETHNIC FOODS IN THE C2-1 ZONE.

Case Number: ZA-1986-722-CUB

Required Action(s): CUB-CONDITIONAL USE BEVERAGE-ALCOHOL

CONDITIONAL USE - TO PERMIT THE SALE AND DISPENSING OF BEER & WINE FOR OFF-SITE CONSUMPTION IN Project Descriptions(s):

CONJUNCTION WITH AN EXISTING MARKET IN THE C2-2 ZONE.

Case Number: CHC-2004-7987-MA

Required Action(s):

MA-MILLS ACT

Project Descriptions(s):

MILLS ACT APPLICATION

Case Number:

ENV-2019-4121-ND

Required Action(s):

ND-NEGATIVE DECLARATION

Project Descriptions(s):

RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

Case Number:

ENV-2018-6006-CE

Required Action(s):

CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES

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-2013-3170-CE

Required Action(s):

CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE

DEPARTMENT OF CITY PLANNING

Case Number:

ENV-2007-1961-CE

Required Action(s):

CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

TO PERMIT AN UNMANNED WIRELESS FACILITY.

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-2001-1553-CE

Required Action(s):

CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

TO PERMIT AN UNMANNED WIRELESS FACILITY.

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

CPC-9708

ORD-186735

ORD-184888

ORD-184414

ORD-184385

ORD-184271

ORD-182960

ORD-182173-SA10

ORD-177557

ORD-173799

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ORD-173749 ORD-164701 ORD-161116-SA14 ORD-129944 ZAI-145-2427 ND-2000-1978



Address: 5224 W HOLLYWOOD BLVD

APN: 5544016011 PIN #: 148-5A195 96 Tract: RE-PLAT OF THE EATON

TRACT

Block: None

Lot: 1 Arb: None Zoning: C2-1D

General Plan: Highway Oriented 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 | Residential

::::::: Very Low II Residential

Low / Low | Residential

Low II Residential

Low Medium / Low Medium | Residential

Low Medium II Residential

Medium Residential

High Medium Residential

High Density Residential

Very High Medium Residential

COMMERCIAL

Limited Commercial

kimited Commercial - Mixed Medium Residential

Highway Oriented Commercial

Highway Oriented and Limited Commercial

WWW Highway Oriented Commercial - Mixed Medium Residential

Neighborhood Office Commercial

Community Commercial

Community Commercial - Mixed High Residential

Regional Center Commercial

FRAMEWORK

COMMERCIAL

Neighborhood Commercial

General Commercial

Community Commercial

Regional Mixed Commercial

INDUSTRIAL

Commercial Manufacturing

Limited Manufacturing

Light Manufacturing

Heavy Manufacturing

Hybrid Industrial

PARKING

Parking Buffer

PORT OF LOS ANGELES

General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

General / Bulk Cargo - Hazard

Commercial Fishing

Recreation and Commercial

Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

Airport Landside / Airport Landside Support

Airport Airside

LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

Open Space

Public / Open Space

Public / Quasi-Public Open Space

Other Public Open Space

Public Facilities

INDUSTRIAL

Limited Industrial

Light Industrial

CIRCULATION

STREET

JIIVELI			
	Arterial Mountain Road		Major Scenic Highway
************	Collector Scenic Street		Major Scenic Highway (Modified)
	Collector Street	44.44.11.11.19	Major Scenic Highway II
***************************************	Collector Street (Hillside)		Mountain Collector Street
,	Collector Street (Modified)		Park Road
	Collector Street (Proposed)		Parkway
-	Country Road		Principal Major Highway
	Divided Major Highway II		Private Street
*********	Divided Secondary Scenic Highway		Scenic Divided Major Highway II
A ST TO SAIDE	Local Scenic Road		Scenic Park
	Local Street	Access (Treat Co	Scenic Parkway
, ************** *	Major Highway (Modified)		Secondary Highway
	Major Highway I	,*****************	Secondary Highway (Modified)
	Major Highway II		Secondary Scenic Highway
, ********* /	Major Highway II (Modified)		Special Collector Street
FOFFINA	ve		Super Major Highway
FREEWA			
	Freeway		
	Interchange		
	On-Ramp / Off- Ramp		
111111111			
*********	Scenic Freeway Highway		
MISC. LI	NES		
	Airport Boundary		MSA Desirable Open Space
******	Bus Line	·== ·==	Major Scenic Controls
	Coastal Zone Boundary	***************************************	Multi-Purpose Trail
	Coastline Boundary	יייייי	Natural Resource Reserve
3.0.0.3.0	Collector Scenic Street (Proposed)		Park Road
	Commercial Areas		Park Road (Proposed)
	Commercial Center		Quasi-Public
	Community Redevelopment Project Area		Rapid Transit Line
	Country Road	понинин	Residential Planned Development
× × × ×	DWP Power Lines		Scenic Highway (Obsolete)
*****	Desirable Open Space	·—	Secondary Scenic Controls
• • • •	Detached Single Family House	D • D •	Secondary Scenic Highway (Proposed)
	Endangered Ridgeline		Site Boundary
2 2 4 0 0 0 0 N	Equestrian and/or Hiking Trail	\otimes	Southern California Edison Power
	Hiking Trail		Special Study Area
	Historical Preservation	• • • • •	Specific Plan Area
t === t ==	Horsekeeping Area	-· ÷•	Stagecoach Line
	Local Street		Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- **Animal Shelter**
- Area Library
- Area Library (Proposed)
- Bridge
- ▲ Campground
- ▲ Campground (Proposed)
- **E** Cemetery
- HW Church
 - ▲ City Hall
- XX Community Center
- M Community Library
- (M) Community Library (Proposed Expansion) 🖶 Maintenance Yard
- Community Library (Proposed)
- XX Community Park
- (XX) Community Park (Proposed Expansion)
- XX Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- * Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP
- DWP Pumping Station
- **Equestrian Center**
- Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- ★ Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- m Historical / Cultural Monument
- > Horsekeeping Area
- >> Horsekeeping Area (Proposed)

- Horticultural Center
- Hospital
- Hospital (Proposed)
- **HW** House of Worship
- **e** Important Ecological Area
- e Important Ecological Area (Proposed)
- ic Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- (X) Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- 1 Oil Collection Center
- Parking Enforcement
- Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- F Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- Public Elementary (Proposed Expansion)

- Public Elementary School
- Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- **Public Housing**
- Public Housing (Proposed Expansion)
- The Public Junior High School
- 前 Public Junior High School (Proposed)
- Ms Public Middle School
- Public Senior High School
- ร์ม Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- *** Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- 森 Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- sc School Unspecified Loc/Type (Proposed)
- Skill Center
- ss Social Services
- ★ Special Feature
- Special Recreation (a)
- SF Special School Facility
- sF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- **UTL** Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- → Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

	Existing School/Park Site		Planned School/Park Site		Inside 500 Ft. Buffer
L.	Aquatic Facilities		Other Facilities	O S	Opportunity School
4	Beaches	10 p	Park / Recreation Centers	€ i	Charter School
86	Child Care Centers	P.	Parks	ES	Elementary School
1	Dog Parks	**	Performing / Visual Arts Centers	SP	Span School
	Golf Course	Pe	Recreation Centers	SE	Special Education School
财	Historic Sites	57	Senior Citizen Centers	HŞ p	High School
4	Horticulture/Gardens			MS	Middle School
*	Skate Parks			<u>ar</u>	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)

Т	Fier 1	Tier 3
Т	Γier 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 - Acitive
	Tract Map	Wells - Inactive
Building Outlines 2020 Building Outlines 2017	Parcel Map	