

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

From: (Public Agency): City of Los Angeles

Department of Cannabis Regulation

221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012

(Address)

Project Title: LA-C-24-404507-ANN

Project Applicant: City Compassionate Caregivers, Inc.

Project Location - Specific:

1645 S STAUNTON AVE, LOS ANGELES, CA 90021

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Cultivation processing, manufacturing and distribution of commercial cannabis products under State and local law.

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

Name of Person or Agency Carrying Out Project: City Compassionate Caregivers, Inc.

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: CEQA Guideline Sec. 15301 & 15332 / Class 1 & 32
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

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

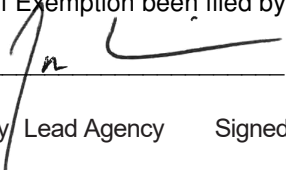
Lead Agency

Contact Person: Jason Killeen

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

If filed by applicant:

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

Signature:  Date: June 10, 2024 Title: Asst. Executive Director

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

ON April 19 2024

UNTIL May 20 2024

REGISTRAR -- RECORDER/COUNTY CLERK

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2024 085331



FILED

Apr 19 2024

Dean C. Logan, Registrar -- Recorder/County Clerk

Electronically signed by TINA TRAN

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-C-24-404507-ANN / Cultivation Processor, Manufacturing (Type 6) & Distribution (Type 11)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 404507-ANN

PROJECT TITLE

LA-C-24-404507-ANN

COUNCIL DISTRICT

14

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

1645 S STAUNTON AVE LOS ANGELES, CA 90021

☒ Map attached.

PROJECT DESCRIPTION:

Cultivation processing, manufacturing and distribution of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

City Compassionate Caregivers, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Arthur Hodge

(AREA CODE) TELEPHONE NUMBER

(760) 814-7398

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Guideline Sec. 15301 & 15332 / Class 1 & 32☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Cultivation Processor, Manufacturing (Type 6), and Distributor (Type 11)

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>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

DCR Core Record No.:	404507
Applicant Name:	City Compassionate Caregivers, Inc.
DCR Record No.:	LA-C-24-404507-ANN
Activities Requested:	Cultivation Processor, Distributor, Manufacturer (Type 6)
Proposed Project:	The Applicant seeks an Annual Licenses for the Cultivation Processor, Distributor, Manufacturer (Type 6) commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	1645 S Staunton Ave, Los Angeles 90021
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 Downtown Los Angeles None Southeast Los Angeles MR2-2
Environmental Analysis/Clearance: ENV-404507-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant has not yet been issued Temporary Approval by DCR. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 1645 S Staunton Ave, a parcel zoned for Light Industrial purposes.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks Annual Licenses for Cultivation Processor, Distributor, and Manufacturer (Type 6) to be located on a Light Industrial zoned site (MR2-2) at 1645 S Staunton Ave, Los Angeles 90021 (Assessor's Parcel Number 5167-002-041). 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. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Light Industrial/MR2-2

Surrounding Land Use/Zoning Designations

Light Industrial/MR2-2

Subject Property

The subject site is a fully developed lot within the Southeast Los Angeles Community Plan Area. The lot is approximately 186 feet deep and a width of 40 feet along Staunton Ave. The site is currently developed with an Industrial One-Story building, built in 1990 proposed to be maintained.

The site has a Light Industrial land-use designation and is zoned MR2-2. The site is located within Council District 14, Downtown Los Angeles Neighborhood Council, the lot is flat and contains pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include industrial and office uses within 200 feet of the site. The immediate area along Staunton Ave is predominantly developed with light industrial uses, zoned MR2-2. (See Exhibit A).

CEQA Findings

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

significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 17,598 gross square feet, zoned MR2-2 (light industrial), and is currently developed with a 15,000 square-foot industrial building originally constructed in 1990. 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 17,598 gross square foot property (i.e., less than five acres), and is substantially surrounded by industrial uses. The surrounding area is zoned light industrial/MR2-2, with primarily industrial and office buildings, along Staunton Ave between 16th Street (to the north) and Washington Boulevard (to the south), respectively.

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

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

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

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

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

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

DEPARTMENT OF CANNABIS REGULATION ACTIONS:

The Department of Cannabis Regulation:

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



Jason Killeen
Assistant Executive Director,
Department of Cannabis Regulation

April 11, 2024

Date

EXHIBITS:

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

EXHIBIT

A



CITY OF LOS ANGELES DEPARTMENT OF

**CANNABIS
REGULATION****PROJECT-SPECIFIC INFORMATION FORM**

LIC-4013-FORM

Instructions: If a previously certified or adopted environmental document is not available or does not exist, you must submit a completed Project-Specific Information Form to request that the Department of Cannabis Regulation (DCR) consider whether the project is exempt from further California Environmental Quality Act (CEQA) review or to determine whether the project has the potential to generate "significant adverse environmental impacts" that may require preparation of a CEQA document or the need for additional information. (Cal. Code Regs., tit. 14, § 15060(a) [CEQA Guidelines].).

To facilitate the processing of your Application, please provide detailed responses to the items below. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your Application.

DCR Record No.: LA-C-23-404507-ANN
Applicant Entity Name: City Compassionate Caregivers, Inc.
License Type(s): Distributor, Manufacturer, Cultivator-Processor
Business Premises Location: 1645 Staunton Avenue, Los Angeles, CA 90021
County: Los Angeles County Assessor's Parcel Number (APN): 5167-002-041
Council District: CD14 - Kevin De Leon Neighborhood Council: Downtown Los Angeles
Community Plan Area: Southeast Los Angeles
Zoning: MR2-2 Specific Plan Area: South Los Angeles Alcohol Sales
General Plan Land Use: Light Industrial Redevelopment Project Area: Council District 9
Business Improvement District: None Promise Zone: None
State Enterprise Zone: Los Angeles Historic Preservation Review: No
LAPD Division/Station: Newton LAPD Reporting District: 1317
LAFD Bureau: Central LAFD District/Fire Station: 17

Applicants seeking DCR to consider whether the project is exempt from further CEQA review may provide justification for a categorical exemption (a partial list of categorical exemptions is provided at the end of this document).

CEQA Exemption Petition

Class: Class - 1 Category: Existing Facilities Explanation of how the project fits the CEQA exemption indicated above:

Project uses existing structure and 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.

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

Zimas (www.zimas.lacity.org) parcel profile report

Google Earth Pro

LADWP statements of utility usage

South Coast Air Quality Management website www.aqmd.gov

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.*

Address= 1645 Staunton Avenue, Los Angeles, CA 90021 / Los Angeles County

APN # 5167-002-041 / Cross street = Staunton Avenue and Washington Blvd.

Two story building with entry on the West side of Staunton Avenue; loading, deliveries and utility accessed from alley abutting property on its West side.

- (b) Existing General Plan/Land Uses/Zoning: *Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

Existing general plan and uses/zoning is light industrial MR2-2. Surrounding land uses and zoning designations are C2 (Commercial) / R2 (Residential) / PF (Public Facilities - Freeway). Abutting land uses are shown on included map: (1) The Cure Company (PROJECT) 1645 Staunton Avenue; (2) A.B.M. Fashion, Clothing accessories, Buttons & Trim Products, 1663 Staunton Avenue; (3) Grid Alternatives Greater LA, Clean Energy Non-Profit Org., 1662 Long Beach Avenue; (4) Pritchett's Closets & Blinds, Home decorating supply, 1662 Long Beach Avenue; (5) Jin Clothing, Inc., Clothing/textile, 1634 Long Beach Avenue; (6) Rock N Rose, Clothing/fabric mfr, 1626 Long Beach Avenue; (7) Vacant Property, 1622 Long Beach Avenue; (8) Daniel E. Benjamin, (Electrical), 1614 Long Beach Avenue; (9) W.A. Benjamin Electrical, 1614 Staunton Avenue; (10) Corona Lighting Light fixtures supplier, 1633 Staunton Avenue.

- (c) Maps to be Included: *Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8 ½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).*

3. Project Description.

- (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.*

Project application includes:

First Floor: commercial cannabis cultivation (processor only)

Second Floor: commercial cannabis manufacturing and distribution

There are no subtenants and no other uses on the proposed premises

- (b) Project Size: *Quantify the project size (total floor area of the project), and the lot size on which the project is located, in square feet.*

Total floor area of the project: 23,510 sf. (11,755 sf on each floor)

Lot size: 17,598 sf (three lots, 5,866 sf each)

4. Operation and Maintenance Activities:

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

Hours of Operation:

8 a.m. to 5 p.m. (Monday - Friday)

Work Shifts:

8 a.m. to 5 p.m.

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

35 Employees, occupancy 25 to 45 during operating hours

- (c) 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.*

Estimated frequency of deliveries or shipments to/from site: 6 per day

Approximate number of vehicle trips per day generated by project: 35

Days and times of most trips: Monday-Friday, between 8 a.m. and 5 p.m.

- (d) 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.*

Source is municipal water supplier, Los Angeles Department of Water and Power

No water right is necessary. Project is issued a sewer permit under a notice of applicability.

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

Municipal waste water collection facilities

5. Environmental Setting:

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

Metropolitan developed land with no natural characteristics.

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

No slopes or other features.

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

Paved over land with runoff drainage to municipal sewer. No natural vegetation, soil or habitat.

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

None.

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

None.

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

None.

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

None.

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

None. There is no chemical extraction and no cultivation canopy at the project.

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

Project generates cannabis biomass waste in the form of leaves and stems, which is hauled offsite by a hired licensed waste hauler every two weeks. No other solid waste is generated. Project does not generate hazardous waste as defined by Health & Safety Code §25117.

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

Energy needs vary - during the most recent 12 month period the average monthly usage was approximately 320,040 kWh, which is average daily use of 26,670 kWh consumption. Energy source is by municipal utility Los Angeles Department of Water and Power. No anticipated energy demand increase is expected for the project.

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

Applicant uses a filtration system designed to reduce odor of cannabis.

7. **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 Applications pending CEQA
- ☒ Los Angeles Fire Department Permits pending
- ☒ Los Angeles Department of Building and Safety Permits pending
- ☒ California Department of Fish and Wildlife Permit issued
- ☒ State Water Resources Control Board / Regional Water Quality Control Board NOA issued
- ☒ County of Los Angeles Public Health Permit Pending
- ☐ Local Air District
- ☒ Streambed Alteration Agreement LSA issued by Dept. of Fish and Wildlife
- ☒ Water quality protection program NOA sewer permit issued
- ☒ Los Angeles Department of Water and Power Account open in good standing
- ☒ Los Angeles Department of Public Works, Bureau of Sanitation Account open in good standing

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 5	Minor Alterations in Land Use Limitations	Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. (Cal. Code Regs., tit. 14, § 15305.)
Class 15	Minor Land Divisions	Consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. (Cal. Code Regs., tit. 14, § 15315.)
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.

PROPERTY DIAGRAM

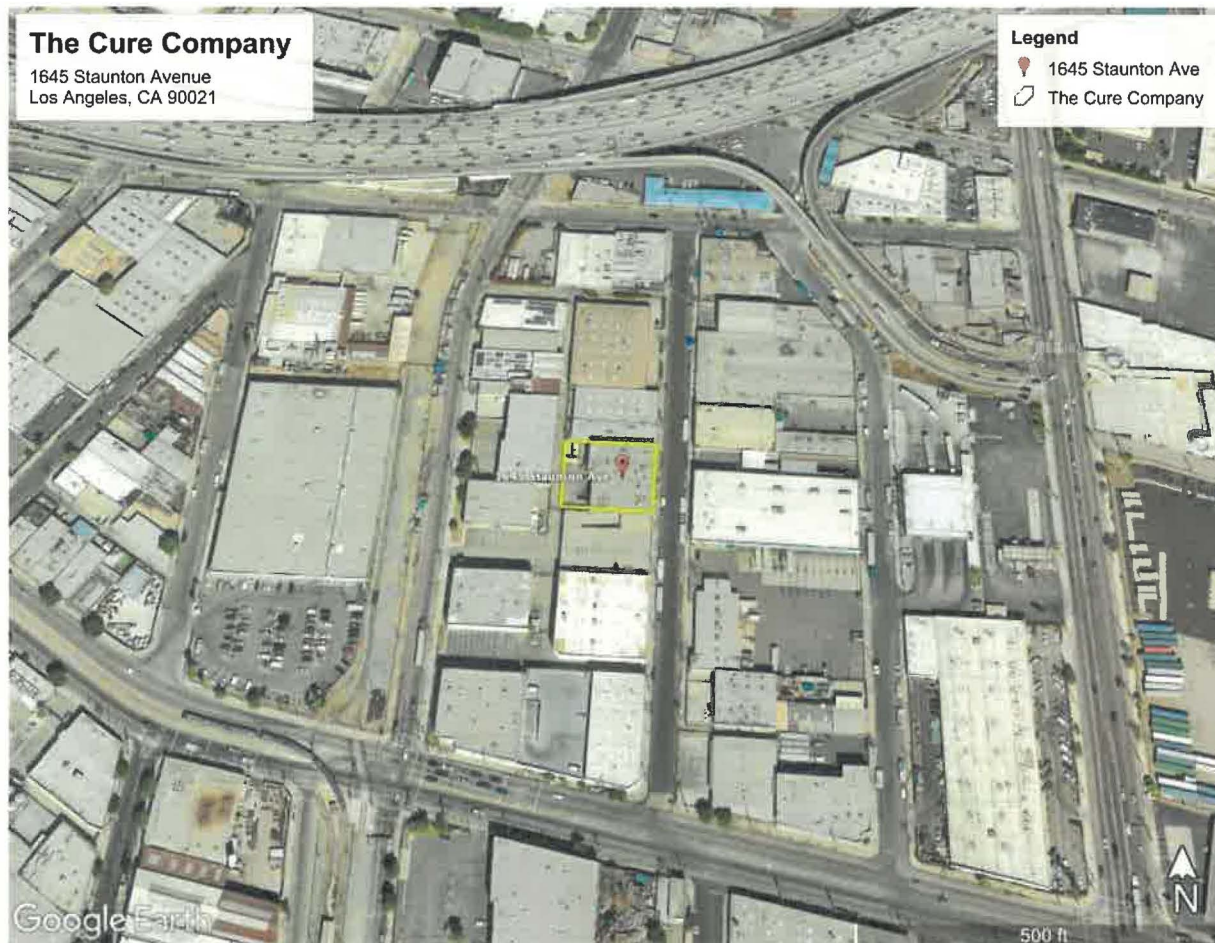
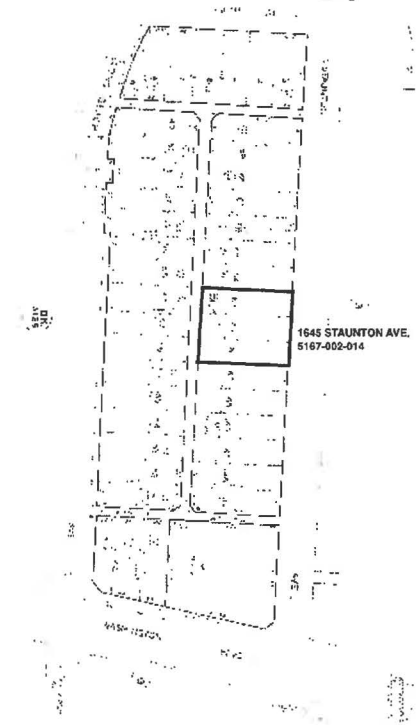
CITY COMPASSIONATE CAREGIVERS, INC.
1645 STAUNTON AVENUE
LOS ANGELES, CA 90021
APN: 5167-002-041



ZIMAS MAP



ASSESSOR'S PARCEL MAP



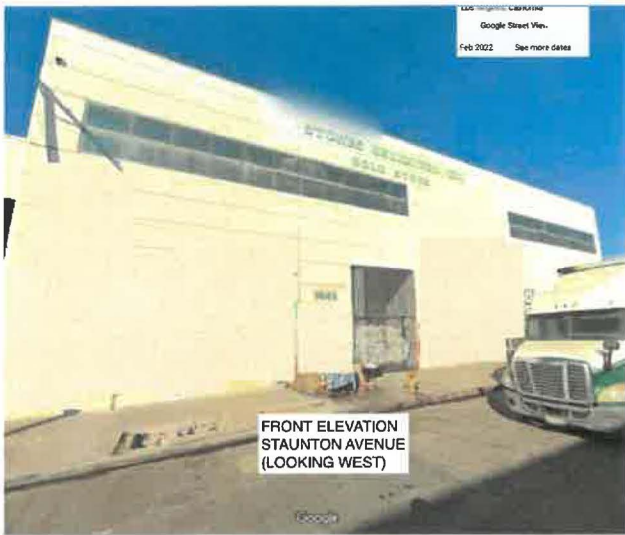


- | | | | |
|----------|---|-----------|---|
| 1 | PROJECT SITE
The Cure Company
1645 Staunton Avenue | 6 | Rock N Rose
Clothing/fabric mfr
1626 Long Beach Avenue |
| 2 | A.B.M. Fashion
Clothing accessories
Buttons & Trim Products
1663 Staunton Avenue | 7 | Vacant Property
1622 Long Beach Avenue |
| 3 | Grid Alternatives Greater LA
Clean Energy Non-Profit Org.
1662 Long Beach Avenue | 8 | Daniel E. Benjamin
1614 Long Beach Avenue |
| 4 | Pritchett's Closets & Blinds
Home decorating supply
1662 Long Beach Avenue | 9 | W.A. Benjamin Electric
Electrical contractor
1615 Staunton Avenue |
| 5 | Jin Clothing, Inc.
Clothing/textile
1634 Long Beach Avenue | 10 | Corona Lighting
Light fixtures supplier
1633 Staunton Avenue |

Map data ©2023 Google

50 ft 

City Compassionate Caregivers, Inc.



1645 Staunton Avenue, Los Angeles, CA 90021

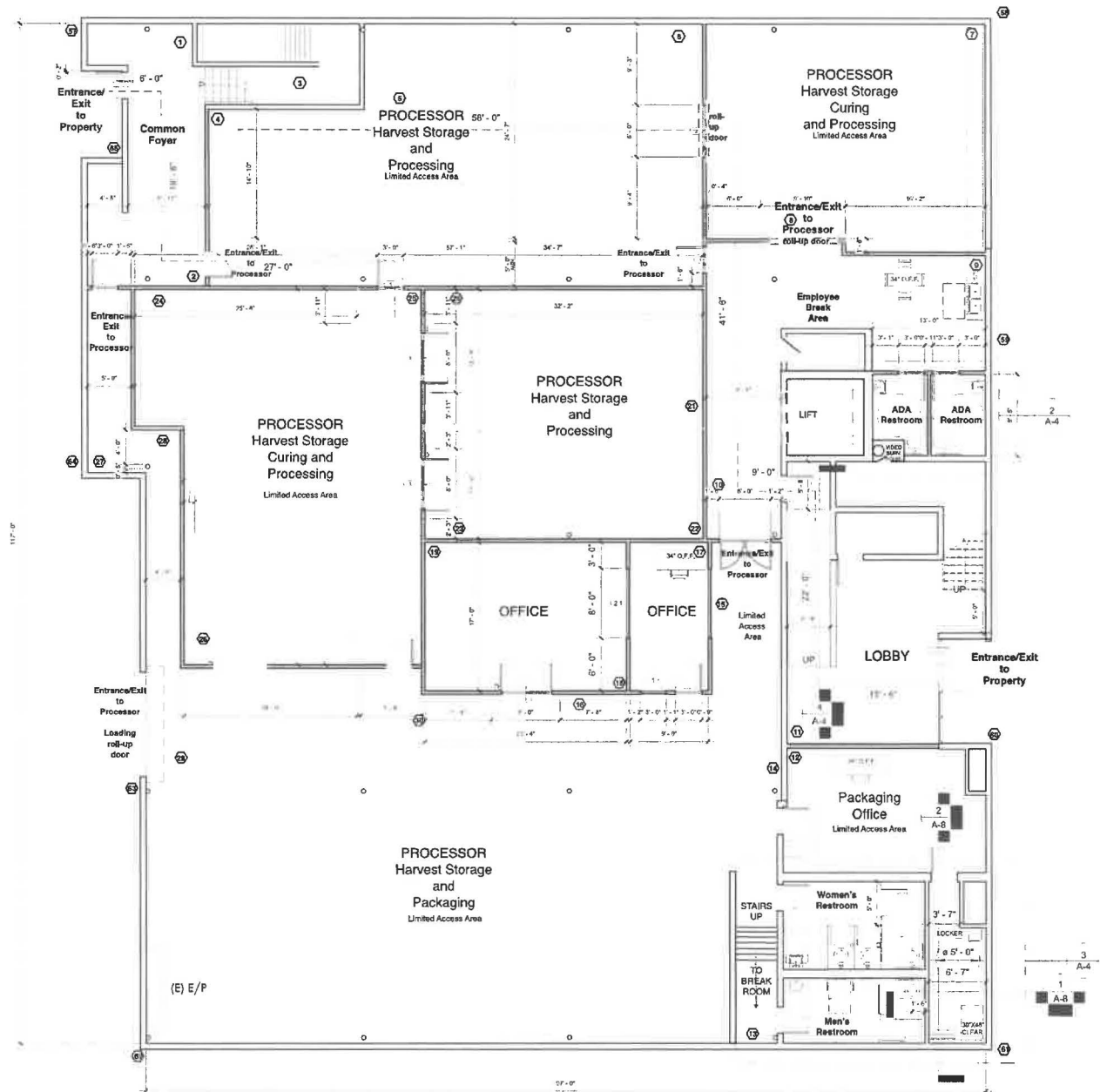
PREMISES DIAGRAM

CITY COMPASSIONATE CAREGIVERS, INC.
1645 STAUNTON AVENUE
LOS ANGELES, CA 90021
APN: 5167-002-041
FIRST FLOOR

CULTIVATION PROCESSOR PREMISES

NOTES:

1. No subleases on property.
2. No water crossings.

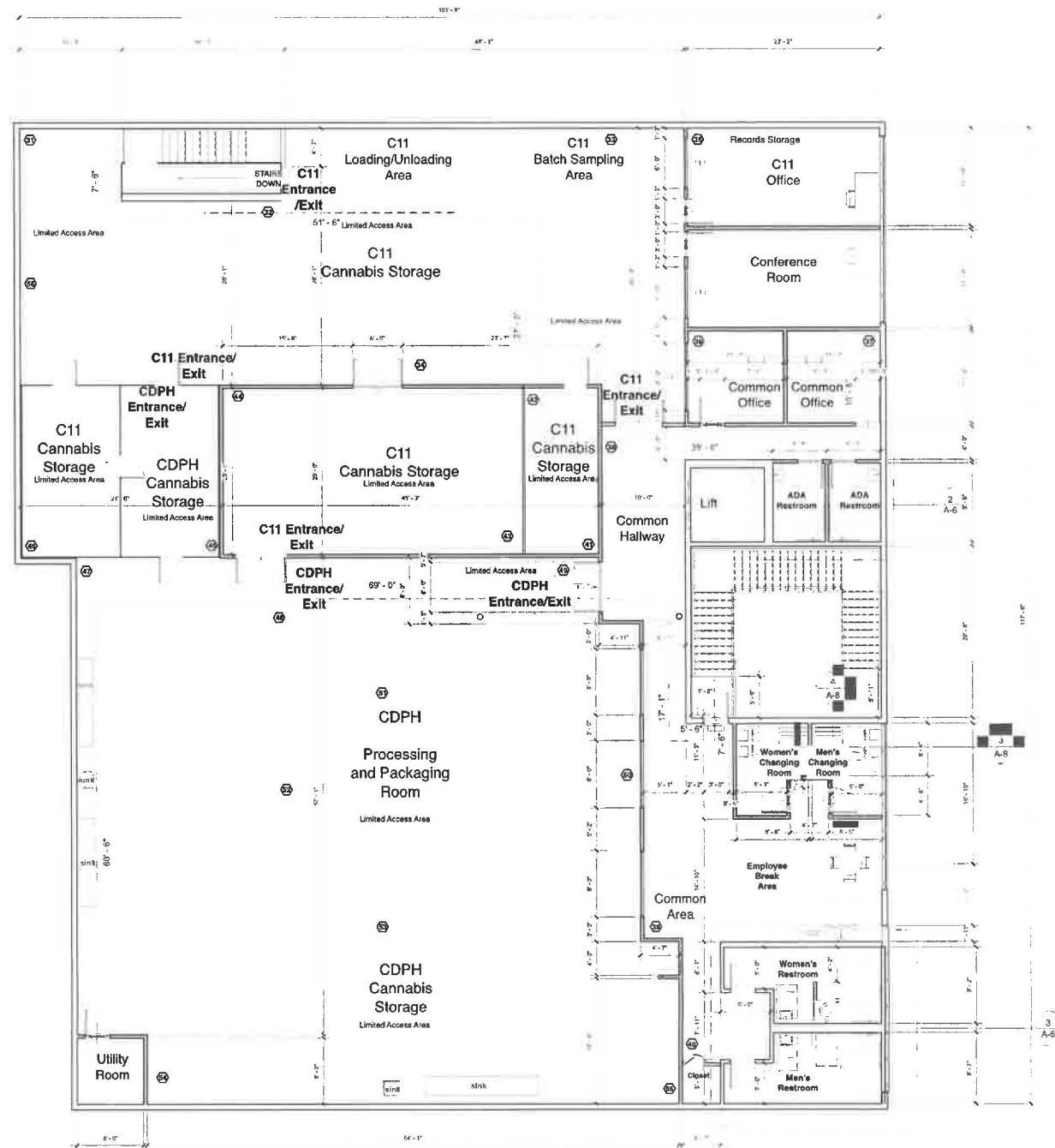


CITY COMPASSIONATE CAREGIVERS, INC.
1645 STAUNTON AVENUE
LOS ANGELES, CA 90021
APN: 5167-002-041
SECOND FLOOR

CDPH AND C11 DISTRIBUTOR PREMISES

NOTES:

1. No subleases on property.
2. No water crossings.





City of Los Angeles Department of City Planning

9/8/2023

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1643 S STAUNTON AVE
1645 S STAUNTON AVE

ZIP CODES

90021

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2772-CRA
CPC-2008-1553-CPU
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1983-506
ORD-171682
ORD-171681
ORD-167449-SA24
ORD-162128
ZA-1981-99
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2008-1780-EIR
AFF-35090
AFF-31754
AF-90-1369601PA
AF-90-1369600-LT

Address/Legal Information

PIN Number	120A213 317
Lot/Parcel Area (Calculated)	5,866.0 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID G1
Assessor Parcel No. (APN)	5167002041
Tract	MEADE AND DALTON TRACT
Map Reference	M R 37-50
Block	C
Lot	63
Arb (Lot Cut Reference)	None
Map Sheet	120A213

Jurisdictional Information

Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Kevin de León
Census Tract #	2260.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	MR2-2
Zoning Information (ZI)	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2488 Redevelopment Project Area: Council District 9 ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Light Industrial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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

RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	No
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Council District 9
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5167002041
APN Area (Co. Public Works)*	0.402 (ac)
Use Code	3310 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, 10,000 to 24,999 SF - One Story
Assessed Land Val.	\$1,248,480
Assessed Improvement Val.	\$4,429,266
Last Owner Change	05/11/2018
Last Sale Amount	\$5,250,052
Tax Rate Area	6658
Deed Ref No. (City Clerk)	835389
	8-121
	358715
	2686440
	221168-69
	1632616
	1044117
	1-919
	0206287
Building 1	
Year Built	1990
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	23,510.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5167002041]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No

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Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
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	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5167002041]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Newton

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

Reporting District	1317
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	17
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 AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
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-2010-2772-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	CD9 CORRIDORS REDEVELOPMENT PLAN. A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE CD9 CORRIDORS REDEVELOPMENT PLAN.
Case Number:	CPC-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1986-827-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR PROPERTIES WITHIN THE SOUTHEAST LOS ANGELES DISTRICT PLAN, IN CONNECTION WITH THE CITY'S GENERAL PLAN/ZONING CONSISTENCY PROGRAM 1B283
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLAN ORD FOR INTERIM CONDITIONAL USE APPROVAL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-1981-99
Required Action(s):	Data Not Available
Project Descriptions(s):	
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 AUTHORITY 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 AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
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-2008-1780-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE

DATA NOT AVAILABLE

ORD-171682
ORD-171681
ORD-167449-SA24
ORD-162128
AFF-35090
AFF-31754
AF-90-1369601PA
AF-90-1369600-LT



Address: 1645 S STAUNTON AVE

APN: 5167002041

PIN #: 120A213 317

Tract: MEADE AND DALTON TRACT

Block: C

Lot: 63

Arb: None









Zoning: MR2-2

General Plan: Light Industrial



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
---	----------------

PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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











MISC. LINES

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



POINTS OF INTEREST

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


SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)



























	Tier 1		Tier 3
	Tier 2		Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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

CUSTOMER SERVICE – 7:00 am - 6:00 pm
1-800-499-8840

1645 STAUTON LLC, 1645 STAUNTON AVE, LOS ANGELES, CA 90021

PAST DUE REMINDER Your bill includes a past due amount, which is due now.
If you have recently made your payment, thank you.

Paying Your Bill



AUTOMATIC PAYMENT

Automatically pay from your checking or savings by logging in at www.ladwp.com/combillpay



ONLINE

Pay from your checking or savings any time by logging in at www.ladwp.com/myaccount



BY PHONE

Pay from your checking or savings any time by calling 1-877-MYPAYDWP (1-877-697-2939)



BY MAIL

Place your payment stub and your check or money order in the envelope provided with the bill.



IN PERSON

Via payment drop box

The 2021 Power Content Label is included in this bill.

Account Summary

Previous Account Balance	\$ 3,519.85
Payments <i>(see details below)</i>	2,587.65
Past Due Balance	Due Now
	\$ 6,107.50
Returned Item	+ 25.00
New Charges	+ 5,214.27
Total Amount Due	\$ 11,346.77

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges			
 800-499-8840	Electric Charges	5/31/23 - 7/5/23 20,760 kWh	\$5,095.55
	Fire Service Charges	6/5/23 - 7/5/23	\$118.72
	Total LADWP Charges		\$ 5,214.27
Total New Charges			\$ 5,214.27

Payments

Payment Received 6/28/23	<i>Thank you</i>	-3,519.85
Cancelled Payment 5/16/23 - NSF C-R01-Insufficient funds		+ 6,107.50
Total Payments		\$ 2,587.65

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT, MAKING SURE THE RETURN ADDRESS SHOWS IN THE ENVELOPE WINDOW.



P.O. Box 30808 • Los Angeles, CA 90030-0808

ELECTRONIC SERVICE REQUESTED

1645 STAUTON LLC
13223 VENTURA BLVD STE G
STUDIO CITY CA 91604-1801

THIS IS YOUR BILL

PAST DUE AMOUNT **CURRENT CHARGES** **TOTAL AMOUNT DUE**
\$ 6,107.50 + \$5,239.27 = \$ 11,346.77
Due NOW **Due Jul 31, 2023**

ACCOUNT NUMBER
786 820 2649

AMOUNT DUE **\$ 11,346.77**

Please enter amount enclosed

\$

Write account number on check or money order and make payable to LADWP.

78682026490000000011346773

Other Important Phone Numbers

HEARING OR SPEECH-IMPAIRED - TTY
1-800-HEAR-DWP(432-7397)

CITY OF LOS ANGELES UTILITY TAX
1-800-215-6277

Correspondence Addresses

Please do not send correspondence with your payment. It may be delayed or lost.

LOS ANGELES DEPT OF WATER & POWER
PO Box 515407
Los Angeles, CA 90051-6707

Customer Service and Payment Information

WHEN TO PAY YOUR BILL

Your bill is due and payable on presentation and shall become delinquent nineteen days after the date of presentation. The payment due on your bill applies to the current charges only and does not extend the due date on any unpaid previous balance. Current City of Los Angeles policy provides for notification ten (10) days prior to discontinuance of service for nonpayment.

LATE PAYMENT CHARGE

A Late Payment Charge amounting to an 18% annual rate, computed on a daily basis, may be assessed on electric and water balances that are not paid by the due date. The charge is made for each day of the billing period shown on the current bill. Service may be discontinued for nonpayment.

IF YOU QUESTION YOUR LADWP CHARGES

Please contact a representative by calling the Customer Service Telephone Number or by going into any of the Department of Water and Power Customer Service Centers listed on the back of your payment stub or email us using our Customer Service form at www.ladwp.com/contactus. After receiving an explanation, you may ask for more information from a supervisor. If you still disagree with the charges, you have a right to a management-level review. To ask for a management-level review, send a written request to: LADWP Customer Relations Office, P.O. Box 51111, Los Angeles, CA 90051-0100. You must pay the undisputed portion of the bill within 7 days of the request for a management-level review. Your account will be reviewed and you will be informed of the result.

ELECTRONIC CHECK CONVERSION

Your payment may be processed as a check transaction or a one-time electronic fund transfer, which means funds may be withdrawn the same day as payment, and you will not receive your check back from your bank. For more information on electronic fund transfers and fees for insufficient funds, please see www.ladwp.com/checkconversion.

WHERE TO PAY YOUR BILL

All LADWP Customer Service Centers below are open Mon-Fri, except holidays, from 9:00 am to 5:00 pm. You may make an appointment to visit a service center by calling 1-888-999-0477, or drop your payment in the payment box during normal business hours.

BISHOP

Main Office.....300 Mandich Street

METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.
Boyle Heights.....919 S. Soto St., #10
Central.....4619 S. Central Ave.
Crenshaw-Baldwin Hills.....4030 Crenshaw Blvd.
Hollywood.....6547-B Sunset Blvd.
(entrance on Schrader Blvd.)
Lincoln Heights.....2417 Daly St.
Slauson-Vermont.....5928 S. Vermont Ave.
Watts.....1647 E. 103rd St

HARBOR AREA

San Pedro.....535 W. 9th St.
Wilmington.....931 N. Avalon Blvd

SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.
North Hills.....9154 Sepulveda Blvd.
Van Nuys.....6550 Van Nuys Blvd.

WEST LOS ANGELES

West Los Angeles.....1394 S. Sepulveda Blvd.

www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm

DEFINITIONS (For residential customers, the tier rates on your bill may include the following adjustments.)

CRPSEA – (Capped Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs associated with RPS Operations and Maintenance, RPS debt service, and Energy Efficiency Programs.

ECA – (Energy Cost Adjustment) an adjustment that reflects the variations of fuel, energy and other associated costs.

ESA – (Electric Subsidy Adjustment) a charge reflecting the costs of subsidies including senior, disabled, EZ-SAVE, traffic control lighting, and enterprise zone.

IRCA – (Incremental Reliability Cost Adjustment) a charge reflecting Operations and Maintenance and debt service related to Power Reliability Program cost and legacy RCA under-collection.

kWh – (kilo-watt-hour) the units in which electric usage is measured. One kWh equals 1000 watts of electricity used for one hour.

RCA – (Reliability Cost Adjustment) a charge reflecting the costs to support additional capital investments needed to improve reliability in areas of power distribution, transmission and generation infrastructure.

VEA – (Variable Energy Adjustment) a charge reflecting the costs of fuel, non-RPS power purchase agreements, non-RPS economy purchases, legacy ECAF under-collection, and base rate decoupling from energy efficiency impact.

VRPSEA – (Variable Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs of RPS market purchases and RPS costs above and beyond any Operations and Maintenance and debt service payments.



Electric Charges

SA # : 7868202454

BILLING PERIOD **DAYS**
5/31/23 - 7/5/23 35

RATE SCHEDULE

A-3 and A-3[i] Subtransmission Electric - Rate
A TOU - KVAR Metered Service

NEXT SCHEDULED READ DATE
7/31/23

METER NUMBER
APMYD00219-000398
20

PERIOD	CURRENT READ	–	PREVIOUS READ	x	MULTIPLIER	=	TOTAL USED
High Peak kW	1.21				40		48.4 kW
Low Peak kW	1.2				40		48 kW
Base kW	1.29				40		51.6 kW
High Peak kWh	1804		1741		40		2520 kWh
Low Peak kWh	2628		2533		40		3800 kWh
Base kWh	8823		8462		40		14440 kWh
	ESTIMATED		ESTIMATED				

Service Charge							75.00
Facilities Charge			82.4 kW x \$4.56/kW				375.74
ESA			82.4 kW x \$0.46/kW				37.90
RCA			82.4 kW x \$0.96/kW				79.10
IRCA - 30 days			82.4 kW x \$2.55/kW				180.10
IRCA - 5 days			82.4 kW x \$2.70/kW				31.78
			17,794.28571				
IRCA based on KWH - 30 days			kWh x \$0.00399/kWh				71.00
IRCA based on KWH - 5 days			2,965.71429 kWh x \$0.01815/kWh				53.83
High Peak High Season Demand			48.4 kW x \$9.70/kW				469.48
High Peak High Season Energy			2,520 kWh x \$0.05991/kWh				150.97
High Peak ECA			2,520 kWh x \$0.0569/kWh				143.39
High Peak VEA - 30 days			2,160 kWh x \$0.00849/kWh				18.34
High Peak VEA - 5 days			360 kWh x \$0.01149/kWh				4.14
High Peak CRPSEA - 30 days			2,160 kWh x \$0.01065/kWh				23.00
High Peak CRPSEA - 5 days			360 kWh x \$0.01104/kWh				3.97
High Peak VRPSEA - 30 days			2,160 kWh x \$0.02765/kWh				59.72
High Peak VRPSEA - 5 days			360 kWh x \$0.02408/kWh				8.67
High Peak Subtotal (2,520 kWh x \$0.34987/kWh)							\$881.68
Low Peak High Season Demand			48 kW x \$3.30/kW				158.40
Low Peak High Season Energy			3,800 kWh x \$0.05365/kWh				203.87
Low Peak ECA			3,800 kWh x \$0.0569/kWh				216.22
Low Peak VEA - 30 days			3,257.14286 kWh x \$0.00849/kWh				27.65
Low Peak VEA - 5 days			542.85714 kWh x \$0.01149/kWh				6.24
Low Peak CRPSEA - 30 days			3,257.14286 kWh x \$0.01065/kWh				34.69
Low Peak CRPSEA - 5 days			542.85714 kWh x \$0.01104/kWh				5.99
Low Peak VRPSEA - 30 days			3,257.14286 kWh x \$0.02765/kWh				90.06
Low Peak VRPSEA - 5 days			542.85714 kWh x \$0.02408/kWh				13.07
Low Peak Subtotal (3,800 kWh x \$0.199/kWh)							\$756.19

(Continued on next page)



www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm

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ECA – (Energy Cost Adjustment) an adjustment that reflects the variations of fuel, energy and other associated costs.

ESA – (Electric Subsidy Adjustment) a charge reflecting the costs of subsidies including senior, disabled, EZ-SAVE, traffic control lighting, and enterprise zone.

IRCA – (Incremental Reliability Cost Adjustment) a charge reflecting Operations and Maintenance and debt service related to Power Reliability Program cost and legacy RCA under-collection.

kWh – (kilo-watt-hour) the units in which electric usage is measured. One kWh equals 1000 watts of electricity used for one hour.

RCA – (Reliability Cost Adjustment) a charge reflecting the costs to support additional capital investments needed to improve reliability in areas of power distribution, transmission and generation infrastructure.

VEA – (Variable Energy Adjustment) a charge reflecting the costs of fuel, non-RPS power purchase agreements, non-RPS economy purchases, legacy ECAF under-collection, and base rate decoupling from energy efficiency impact.

VRPSEA – (Variable Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs of RPS market purchases and RPS costs above and beyond any Operations and Maintenance and debt service payments.

(Continued from previous page)

Base High Season Demand	51.6 kW x \$0.00/kW	0.00
Base High Season Energy	14,440 kWh x \$0.03356/kWh	484.61
Base ECA	14,440 kWh x \$0.0569/kWh	821.64
	12,377.14286	
Base VEA - 30 days	kWh x \$0.00849/kWh	105.08
Base VEA - 5 days	2,062.85714 kWh x \$0.01149/kWh	23.70
	12,377.14286	
Base CRPSEA - 30 days	kWh x \$0.01065/kWh	131.82
Base CRPSEA - 5 days	2,062.85714 kWh x \$0.01104/kWh	22.77
	12,377.14286	
Base VRPSEA - 30 days	kWh x \$0.02765/kWh	342.23
Base VRPSEA - 5 days	2,062.85714 kWh x \$0.02408/kWh	49.67
Base Subtotal (14,440 kWh x \$0.13722/kWh)		\$1,981.52
Reactive Energy - No Consumption		0.00
Green LA Program (REO)	0 kWh x \$0.03/kWh	0.00
Subtotal Electric Charges		\$4,523.84
City of Los Angeles Utility Tax	\$4,523.84 x 12.5%	565.48
State Energy Surcharge	20,760 kWh x \$0.0003/kWh	6.23
Total Electric Charges		\$ 5,095.55

Green Power for a Green LA --LADWP's Green Power program replaces electricity from polluting power plants with energy generated from renewable resources. To learn more and sign up, visit www.ladwp.com/greenpower

USAGE HISTORY

Bill Date	Days	BASE PERIOD		LOW PERIOD		HIGH PERIOD		Total kWh Consumption	Billing kW (Facilities)	Total Electric Cost
		kWh	kW	kWh	kW	kWh	kW			
7/5/23	35	14,440.00	51.60	3,800.00	48.00	2,520.00	48.40	20,760.00	82.40	5,095.55
5/31/23	30	3,600.00	79.20	4,800.00	81.20	3,600.00	82.40	12,000.00	82.40	3,401.13
5/1/23	28	18,560.00	79.20	5,440.00	81.20	3,680.00	82.40	27,680.00	82.40	5,988.78
4/3/23	61	36,080.00	75.20	11,200.00	72.40	7,680.00	82.00	54,960.00	82.00	11,895.86
2/1/23	29	12,040.00	51.60	3,960.00	56.40	2,520.00	51.60	18,520.00	79.20	4,235.00
1/3/23	32	9,520.00	55.20	2,920.00	48.00	1,960.00	50.80	14,400.00	79.20	3,578.57
12/2/22	245	90,480.00	62.40	24,640.00	65.20	16,600.00	68.40	131,720.00	79.20	33,930.72
4/1/22	59	27,040.00	62.40	7,680.00	74.40	5,280.00	79.20	40,000.00	79.20	9,110.25
TOTALS	519	211,760.00	79.20	64,440.00	81.20	43,840.00	82.40	320,040.00	82.40	77,235.86
sum		sum	highest	sum	highest	sum	highest	sum	highest	sum



www.ladwp.com 1-800-499-8840
Hours of operation - 7 am to 6 pm

Fire Service Charges

SA # : 7868202608

BILLING PERIOD 6/5/23 - 7/5/23 **DAYS** 30 **RATE SCHEDULE** Water Schedule E - Private Fire Service

SERVES
6" FIRE SERVICE

METER NUMBER	CURRENT READ	-	PREVIOUS READ	=	TOTAL USED
02464839-1286526	0		0		0 HCF
Service Availability Charge					118.72
Subtotal Water Charges					\$118.72

Total Fire Service Charges \$ 118.72

There are no Sewer Service Charges on Fire Service.

Electric Definitions

Demand Charge — a charge related to maximum power measured in kilowatts (kW). It is the highest kW as measured by the meter over a continuous 15 minute interval during the billing period.

Facilities Charge — a charge to recover the cost of transformer and line capacity used in meeting customer's maximum demand as recorded in the last twelve months.

kVarh — (kilo-var-hour) the units in which electric reactive energy usage is measured. One kVarh equals 1000 volt-ampere reactive energy use for one hour.

Minimum Charge — an amount charged if your usage falls below a certain minimum level to cover costs for services provided such as meter reading, billing, postage, etc. when a service charge is not applicable.

Power Factor — the ratio of real Energy (kWh) to reactive energy (kVarh) for a given time period. The Maximum value is 1.0

Rate Schedule — rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

RPS — Renewable Portfolio Standard program to increase the use of energy from photovoltaics, wind, biomass, and other renewable sources.

Service Charge — a charge for services provided such as meter reading, billing, postage, etc.

Time-of-Use — Time-of-Use rates are based on the time of day that you use electricity. During the Base hours, when customer use is low, your price will be lower than the standard rate. Prices during Low Peak hours are slightly higher than standard rate. In High Peak hours, the cost to supply energy is the highest, and it will cost more than the standard rate.

PROPERTY DIAGRAM

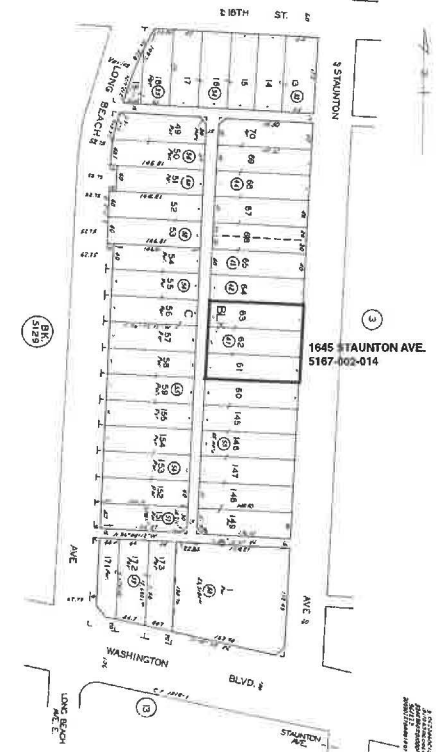
CITY COMPASSIONATE CAREGIVERS, INC.
1645 STAUNTON AVENUE
LOS ANGELES, CA 90021
APN: 5167-002-041



ZIMAS MAP



ASSESSOR'S PARCEL MAP



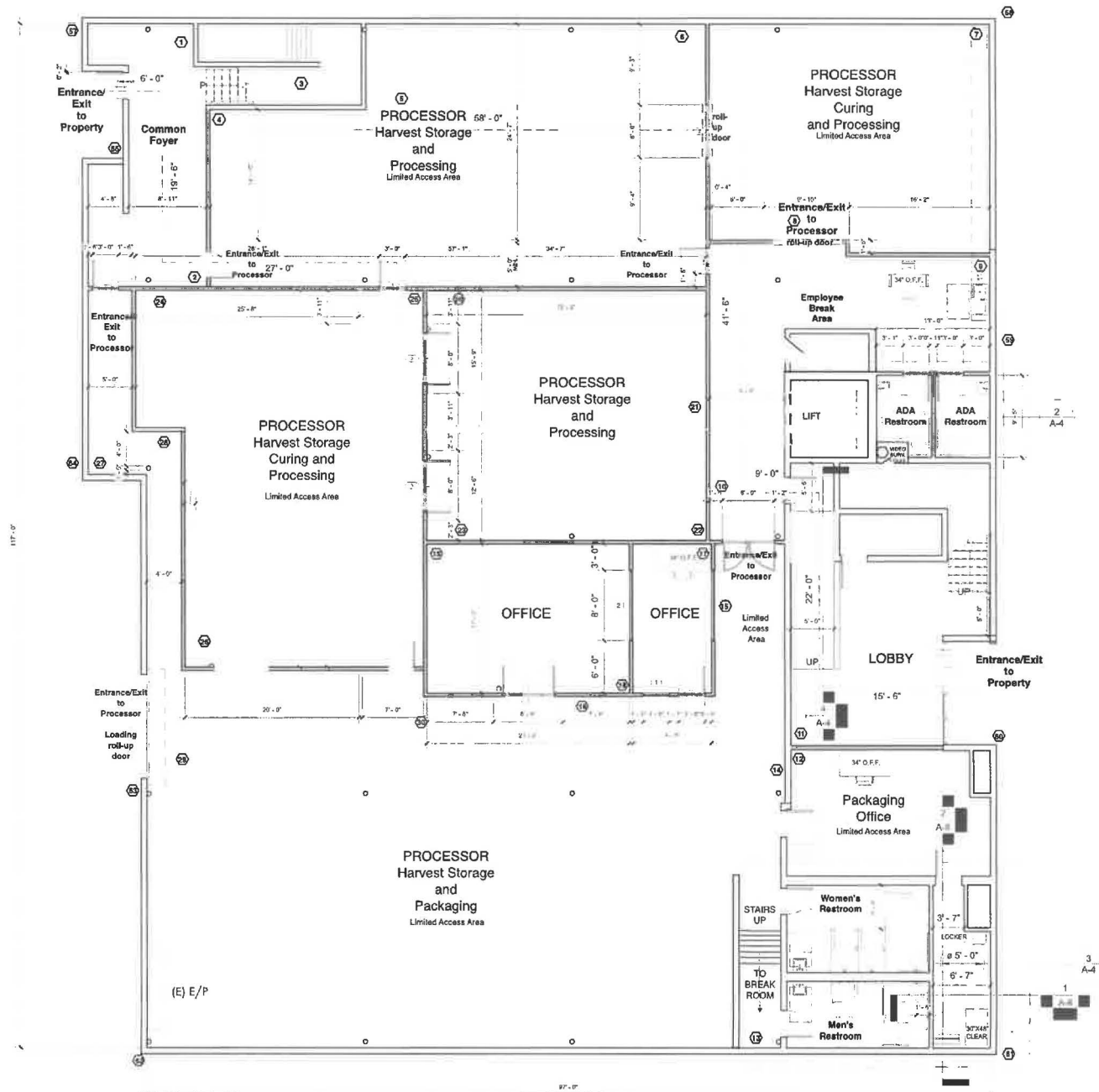
PREMISES DIAGRAM

CITY COMPASSIONATE CAREGIVERS, INC.
1645 STAUNTON AVENUE
LOS ANGELES, CA 90021
APN: 5167-002-041
FIRST FLOOR

CULTIVATION PROCESSOR PREMISES

NOTES:

1. No subleases on property.
2. No water crossings.





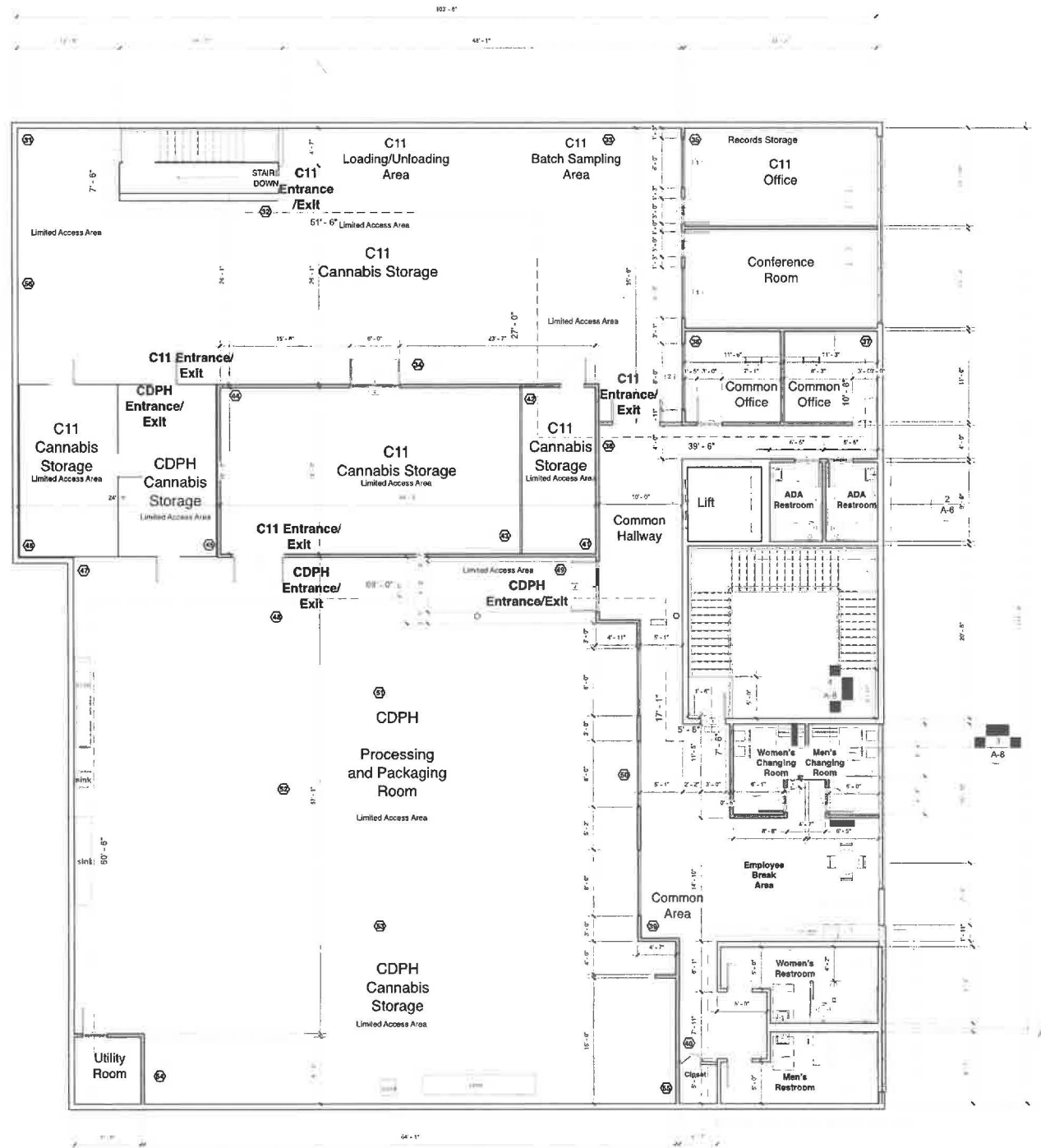
PREMISES DIAGRAM

CITY COMPASSIONATE CAREGIVERS, INC.
1645 STAUNTON AVENUE
LOS ANGELES, CA 90021
APN: 5167-002-041
SECOND FLOOR

CDPH AND C11 DISTRIBUTOR PREMISES

NOTES:

1. No subleases on property.
2. No water crossings.





City of Los Angeles Department of City Planning

4/16/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1643 S STAUNTON AVE
1645 S STAUNTON AVE

ZIP CODES

90021

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2772-CRA
CPC-2008-1553-CPU
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1983-506
ORD-171682
ORD-171681
ORD-167449-SA24
ORD-162128
ZA-1981-99
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2008-1780-EIR
AFF-35090
AFF-31754
AF-90-1369601PA
AF-90-1369600-LT

Address/Legal Information

PIN Number	120A213 317
Lot/Parcel Area (Calculated)	5,866.0 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID G1
Assessor Parcel No. (APN)	5167002041
Tract	MEADE AND DALTON TRACT
Map Reference	M R 37-50
Block	C
Lot	63
Arb (Lot Cut Reference)	None
Map Sheet	120A213

Jurisdictional Information

Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Kevin de León
Census Tract #	2260.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	MR2-2
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2488 Redevelopment Project Area: Council District 9 ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
General Plan Land Use	Light Industrial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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

RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	No
AB 2097: Reduced Parking Areas Streetscape	Yes
Adaptive Reuse Incentive Area	No
Affordable Housing Linkage Fee	None
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Council District 9
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5167002041
APN Area (Co. Public Works)*	0.402 (ac)
Use Code	3310 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, 10,000 to 24,999 SF - One Story
Assessed Land Val.	\$1,248,480
Assessed Improvement Val.	\$2,241,960
Last Owner Change	03/31/2023
Last Sale Amount	\$1,000,010
Tax Rate Area	6658
Deed Ref No. (City Clerk)	835389
	8-121
	358715
	2686440
	221168-69
	1632616
	1044117
	1-919
	0206287
Building 1	
Year Built	1990
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	23,510.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5167002041]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped

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Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
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 A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5167002041]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	

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Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1317
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	17
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 AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
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-2010-2772-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	CD9 CORRIDORS REDEVELOPMENT PLAN. A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE CD9 CORRIDORS REDEVELOPMENT PLAN.
Case Number:	CPC-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1986-827-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR PROPERTIES WITHIN THE SOUTHEAST LOS ANGELES DISTRICT PLAN, IN CONNECTION WITH THE CITY'S GENERAL PLAN/ZONING CONSISTENCY PROGRAM 1B283
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-1981-99
Required Action(s):	Data Not Available
Project Descriptions(s):	
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 AUTHORITY 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 AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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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-2008-1780-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE

DATA NOT AVAILABLE

ORD-171682

ORD-171681

ORD-167449-SA24

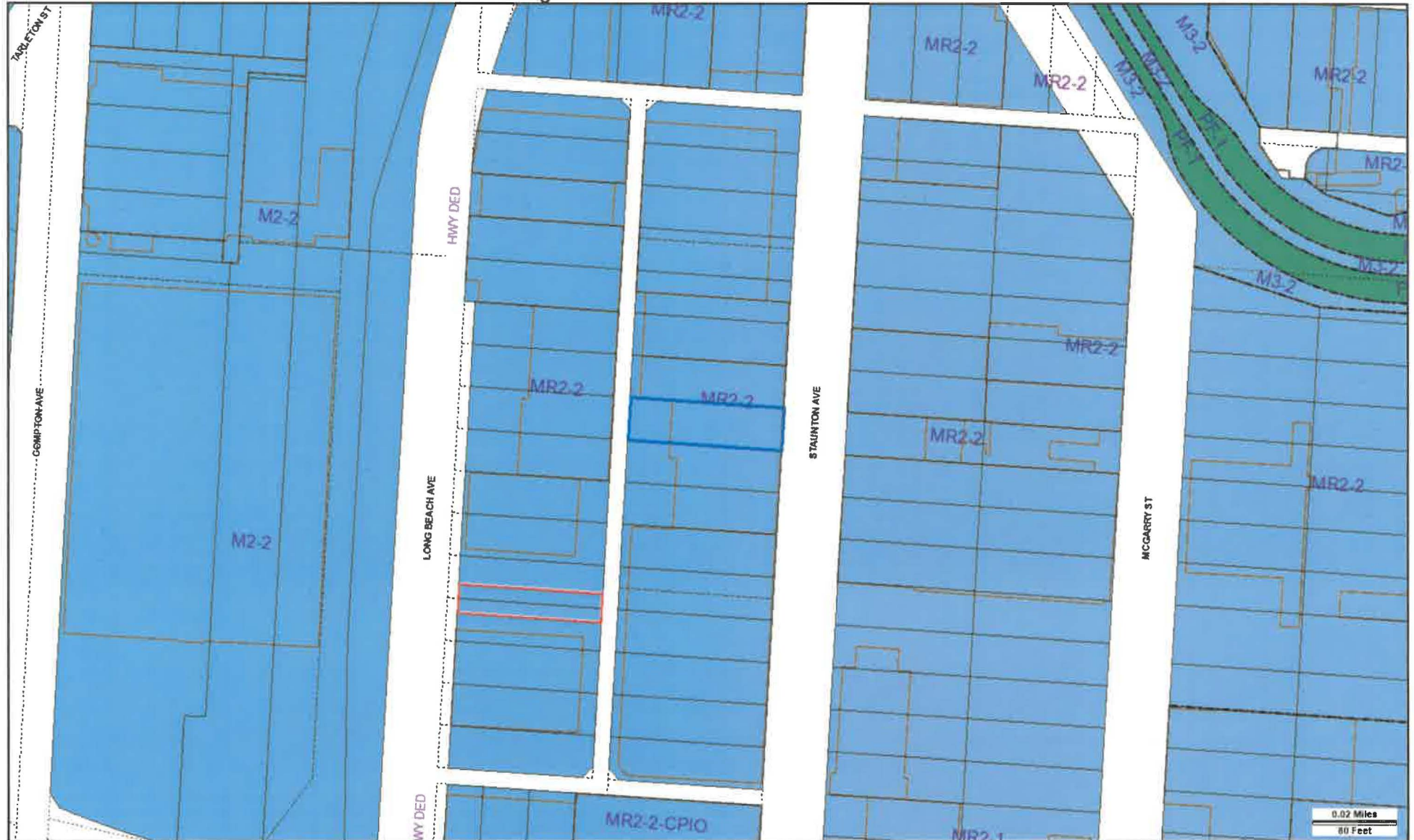
ORD-162128

AFF-35090

AFF-31754

AF-90-1369601PA

AF-90-1369600-LT



Address: 1645 S STAUNTON AVE

APN: 5167002041

PIN #: 120A213 317

Tract: MEADE AND DALTON TRACT

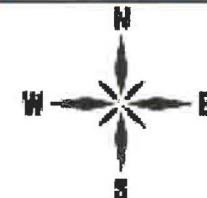
Block: C

Lot: 63

Arb: None









Zoning: MR2-2

General Plan: Light Industrial



LEGEND


GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
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PORT OF LOS ANGELES

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


LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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




POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)










	Tier 1		Tier 3
	Tier 2		Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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