

# Notice of Exemption

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

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

From: (Public Agency): City of Los Angeles

Department of Cannabis Regulation

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

(Address)

Project Title: DCR CORE RECORD NO. 100081

Project Applicant: Green Earth Pharmacy, Inc.

Project Location - Specific:

1227 W 253rd St Harbor City, CA 90710 / Normandie Ave. and 23rd St.

Project Location - City: Harbor City

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Retail sales, cultivation, 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: Green Earth Pharmacy, 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 Sections 15301 & 15332/Class 1 & 32
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

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

Lead Agency

Contact Person: Jason Killeen

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

**If filed by applicant:**

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

Signature:  Date: 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: \_\_\_\_\_

THIS NOTICE WAS POSTED

ON May 20 2024

UNTIL June 19 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 108537  


**FILED**  
May 20 2024

Denn C. Logen, Registrar - Recorder/County Clerk

Electronically signed by ISAURA CORREA

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-24-100081-ANN, LA-RC24-100081-ANN / Retail with on-site sales (Type 10), Cultivation Specialty Indoor, & Distribution (Type 11)

**LEAD CITY AGENCY**

**City of Los Angeles (Department of Cannabis Regulation)**

**CASE NUMBER**

ENV- 100081-ANN

**PROJECT TITLE**

DCR CORE RECORD NO. 100081

**COUNCIL DISTRICT**

15

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

1227 W 253rd St Harbor City, CA 90710 / Normandie Ave. and 23rd St.

Map attached.

**PROJECT DESCRIPTION:**

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

Additional page(s) attached.

**NAME OF APPLICANT / OWNER:**

Green Earth Pharmacy, Inc.

**CONTACT PERSON (If different from Applicant/Owner above)**

Jason Killeen

**(AREA CODE) TELEPHONE NUMBER**

(213) 978-0738

**EXT.**

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

**STATE CEQA STATUTE & GUIDELINES**

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 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**

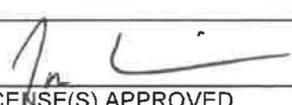
STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

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**

Retail with on-site sales (Type 10), Cultivation Specialty Indoor, & Distribution (Type 11)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

2024 108537



FILED  
May 20 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ISAUARA CORREA

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:

<b>DCR Core Record No.:</b>	100081
<b>Applicant Name:</b>	Green Earth Pharmacy, Inc.
<b>DCR Record No. / Activities Requested:</b>	LA-R-24-100081-ANN / Retail with on-site sales (Type 10)
<b>Proposed Project:</b>	Applicant seeks an Annual License for the Retail with on-site sales (Type 10) commercial cannabis activity pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	1227 W 253rd St Harbor City, CA 90710
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	15 Harbor City None Wilmington - Harbor City [Q]M1-1VL
<b>Environmental Analysis/Clearance:</b> ENV-100081-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

**BACKGROUND:**

The Applicant was issued Temporary Approval by DCR with an effective date of March 19, 2019. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State provisional License, C10-0000416-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through July 13, 2024. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 1227 West 253rd Street Los Angeles, CA 90710, a parcel zoned for Limited Manufacturing purposes.

**DEPARTMENT ANNUAL LICENSING RECOMMENDATION:**

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

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

**COMMUNITY INPUT:**

On or about April 02, 2024, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on April 22, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting.

Number of Comments In Favor of the Application	0
Number of Comments Against the Application	0
<b>Total Number of Comments</b>	<b>0</b>

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

**COMPLIANCE REVIEW:**

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

Safety, clearance from the Los Angeles Fire Department and/or permit from the Los Angeles County Department of Public Health.

**THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:**

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

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

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:**

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing Limited Manufacturing zoned site [Q]M1-1VL at 1227 West 253rd Street (Assessor's Parcel Number 7413-006-016). 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 6:00 a.m. to 10:00 p.m (Retail); 10:00 a.m. to 6:00 p.m (Distribution). 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**

Limited Manufacturing / [Q]M1-1VL

### **Surrounding Land Use/Zoning Designations**

Limited Manufacturing / [Q]M1-1VL

### **Subject Property**

The subject site is a fully developed lot within the Wilmington-Harbor City Community Plan Area. The lot is approximately 150 feet deep and a width of 50 feet along 253rd Street. The site is currently developed with two One Story buildings, built in 1946 proposed to be maintained.

The site has a Limited Manufacturing land-use designation and is zoned [Q]M1-1VL. The site is located within Council District 15, Harbor City Neighborhood Council, the lot is flat and contains two pre-existing buildings to be used by the Applicant.

### **Abutting Properties**

Abutting uses include a Brake Shop and other Industrially zoned properties with Limited Manufacturing uses within 200 feet of the site. The immediate area along 253rd Street is predominantly developed with Limited Manufacturing uses, zoned [Q]M1-1VL. (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 11,890 gross square feet, zoned [Q]M1-1VL (Limited Manufacturing), and is currently developed with Building A totaling 4,800 square-foot Retail building originally constructed in 1946, and Building B totaling 3,196 square-foot Limited Manufacturing originally constructed in 1946. 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 11,890 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Limited Manufacturing/[Q]M1-1VL; and, Low Medium Residential/R2 & R3, and developed with a mix of commercial building, single family and multi-family dwellings along Canoga Avenue between Gault Street (to the north) and Hart Street (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.

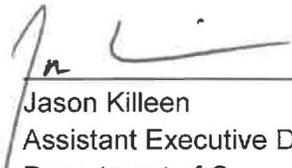
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further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

That the Cannabis Regulation Commission:

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

  
\_\_\_\_\_  
Jason Killeen  
Assistant Executive Director,  
Department of Cannabis Regulation

April 29, 2024  
Date

**EXHIBITS:**

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



LIC-40 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): 10/01/2023

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

DCR Record No.: LA-R-23-100081-ANN / LA-C-23-100081-ANN

Applicant Entity Name: GREEN EARTH PHARMACY, INC.

License Type(s): Retail Storefront / Distribution / Cultivation

Business Premises Location: 1227 W 253RD ST. HARBOR CITY, CA 90710

County: Los Angeles Assessor's Parcel Number (APN): 7413006016

Council District: CD 15 Neighborhood Council: HARBOR CITY

Community Plan Area: Wilmington - Harbor City

Zoning: [Q]M1-1VL Specific Plan Area: None

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

Business Improvement District: None Promise Zone: None

State Enterprise Zone: HARBOR GATEWAY Historic Preservation Review: No

LAPD Division/Station: Harbor LAFD District/Fire Station: 85

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.*

This is an existing facility located at 1227 W 253RD ST. HARBOR CITY, CA 90710. There wont be any new construction. This site has no historical value and no value as habitat for endangered, rare, or threatened species. Approval of this Project would not result in any significant effects relating to traffic, noise, air/water quality or wild life..

**NO EXPANSION OR CONSTRUCTION:** Our project does not involve any new construction, expansion, or alteration of the existing structure. It solely pertains to activities within the existing structure and the Existing Use was sufficient for our activities..

**NO SIGNIFICANT ENVIRONMENTAL EFFECTS:** The activities within our building do not involve the release of pollutants, emissions, or hazardous materials into the environment.

**PROTECTION OF NATURAL RESOURCES:** Our project is designed to minimize waste generation. We have implemented sustainable practices, such as recycling and energy-efficient measures, to reduce our environmental footprint.

**MINIMAL NOISE IMPACT:** Our operations within the building are designed to minimize noise emissions. Our Operation does not create any noise which would disturb the Urban Environment.

**LIGHT POLLUTION MITIGATION:** We are committed to reducing light pollution in the area. All lighting on our property is shielded to prevent upward light spill, contributing to a reduction in light pollution.

**TRAFFIC MANAGEMENT:** Our project will not result in a significant increase in traffic in the surrounding area. There is plenty of Public Transportation available.

**ODOR CONTROL:** We understand the concerns related to odors associated with Cannabis. Our facility is equipped with state-of-the-art odor control systems designed to capture and treat any emissions. We will regularly monitor and maintain these systems to ensure odors are effectively managed and contained within the facility.

**ENERGY EFFICIENCY:** We recognize the importance of minimizing electricity usage. Our operations will adhere to energy-efficient practices, including the use of LED lighting and high-efficiency HVAC systems. We are also committed to exploring renewable energy sources, such as solar power, to reduce our carbon footprint.

**WATER USAGE:** We recognize the importance of responsible water usage, so we make it a priority to reduce water consumption significantly. We actively monitor and manage our water usage to ensure minimal impact on local water resources.

**SUSTAINABLE PRACTICES:** In addition to energy efficiency we employ water conservation methods, implement recycling programs, and work to reduce waste. These measures align with our commitment to environmental responsibility.

**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.*

We are an EMMD which has been operating at this location for many years. At this location we conduct Cannabis Retail and Distribution Activities. We also have Temporary Approval from DCR for Cultivation Activities, however we are not engaged in that activity at the moment.

2. Does the project involve an expansion of existing structures that would be considered negligible or no expansion of existing or former use? (If no, skip to Question 6)  Yes  No

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

**NO EXPANSION OR CONSTRUCTION:** Our project does not involve any new construction, expansion, or alteration of the existing structure. It solely pertains to activities within the existing structure.

Building A houses our Retail activity and it has a correct Certificate of Occupancy for Retail activity.

Building B houses our Distribution activity, and we are working with LADBS to update the Certificate of Occupancy.

3. Project Expansion: \_\_\_\_\_  
Size of expansion in square feet: \_\_\_\_\_

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

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

5. Is there evidence that the project site is located in an environmentally sensitive area?  Yes  No

*Describe the environmentally sensitive area (if applicable). Cite source(s) of information, if available.*

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

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

We are not cultivating at this site.

7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures)?  Yes  No

*Describe size of structure to be demolished and location.*

No demolition and removal of individual small structures.

**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  
We will not be replacing or reconstructing the existing structure.

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

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

N/A  
No new structure.

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

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

We are not cultivating at this site.

**Categorical Exemption Evaluation Form**

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

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

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

No conversions or modifications.

2. Does the project involve the construction of new small structures?  Yes  No

*Provide information regarding the size and purpose of the proposed new structures, if applicable. Cite source(s) of information.*

No construction of new small structures.

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

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

*Cite source(s) of information.*

<https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html>

**FOR SITES IN URBANIZED AREAS**

4. Does the project involve the construction of four or fewer structures totaling 10,0 square feet or less?  Yes  No

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

No construction and no new structures.

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

*Cite source(s) of information.*

Cannabis Location Restrictions  
Cannabis Location Restrictions - Article 5, Chapter X of the Los Angeles Municipal Code

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.*

No Hazardous Materials on this site.

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

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

Water & Power = LADWP  
Trash & Sanitation = LASAN

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.*

<https://planning.lacity.org/odocument/b459d4e1-2dec-4804-892f-db4c100facf4>

**FOR SITES NOT IN URBANIZED AREAS**

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

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

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

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

**FOR ALL SITES**

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

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

We are not cultivating at this site.

**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.*

No removal of trees or any vegetation.

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

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

No alterations to land, water, or vegetation.

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

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

No Alterations.

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

*Cite source(s) of information.*

No Alterations.

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

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

We are not doing any alterations and are not in an officially designated scenic area.

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

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

No Alterations.

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

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

We are not cultivating at this site.

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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

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

N/A  
Project does not include the construction or placement of accessory structures.

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

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

We are not cultivating at this site.

**Categorical Exemption Evaluation Form**

**Class 32: Infill Development Projects**

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

*Cite source(s) of information.*

Cannabis Location Restrictions  
Cannabis Location Restrictions - Article 5, Chapter X of the Los Angeles Municipal Code

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

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

APN Area 0.785 (ac)  
zimas

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

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

The properties immediately surrounding us are all industrially zoned properties with a Limited Manufacturing land Use. if you pan out a little further there are Residentially zoned properties.

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

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

It does not.  
  
California Department of Fish and Wildlife

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

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

The project will not have significant impacts related to traffic, noise, air quality, or water quality

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

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

Water & Power = LADWP  
Trash & Sanitation = LASAN

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

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

We are not cultivating at this site.

## Exceptions to Exemptions

### 1. Scenic Highways

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

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

Not visible from any highway.

- 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  
No damage to scenic resources.

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

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

[https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=4&CMD=search&ocleerp=&business\\_name=&main\\_street\\_number=&main\\_street\\_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM&site\\_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup\\_type=&npi=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&federal\\_superfund=&state\\_response=&voluntary\\_cleanup=&school\\_cleanup=&operating=&post\\_closure=&non\\_operating=&corrective\\_action=&tiered\\_permit=&evaluation=&spec\\_prog=&national\\_priority\\_list=&senate=&congress=&assembly=&critical\\_poi=&business\\_type=&case\\_type=&display\\_results=&school\\_district=&pub=&hwmp=False&permitted=&pc\\_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&ORDERBY=city&next=Next+50](https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=4&CMD=search&ocleerp=&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup_type=&npi=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_poi=&business_type=&case_type=&display_results=&school_district=&pub=&hwmp=False&permitted=&pc_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&ORDERBY=city&next=Next+50)

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

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

We will not cause any changes to historical resources.

zimas

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

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

Our project does not have the potential to contribute to a cumulative environmental impact.

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

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

There is no reasonable possibility that this project will have a significant environmental impact.

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

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

Our project will not impact an environmental resource of hazardous or critical concern.

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

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

No removal of any trees or any vegetation.

**CEQA Exemption Petition**

Class: 1 Category: Existing Facilities

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

**NO EXPANSION OR CONSTRUCTION:** Our project does not involve any new construction, expansion, or alteration of the existing structure. It solely pertains to activities within the existing structure.  
**NO SIGNIFICANT ENVIRONMENTAL EFFECTS:** The activities within our building do not involve the release of pollutants, emissions, or hazardous materials into the environment.  
**PROTECTION OF NATURAL RESOURCES:** Our project is designed to minimize waste generation. We have implemented sustainable practices, such as recycling and energy-efficient measures, to reduce our environmental footprint.

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

Mostly used <http://zimas.lacity.org/>  
other sources are listed in respective fields above.

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.*

1227 W 253RD ST. HARBOR CITY, CA 90710. We are in between Normandie Ave and Frampton Ave. We are in the middle of an Industrial Area.

- (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 properties immediately surrounding us are all industrially zoned properties with a Limited Manufacturing land Use. If you pan out a little further there are Residentially zoned properties.

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

We are not sure what this site was used for prior to our Cannabis Activities. We do not know when prior operations ceased.

- (d) Was the site previously used for a similar use? The key consideration is whether the project involves negligible or no expansion of an existing use.

Our Retail Building (Building A) already has a Certificate of Occupancy for Retail Use, and we are listed on the DCR/LADBS list of Locations Ready for Site Evaluation Requests. We are working on updating our Certificate of Occupancy for Building B which is our Distribution Premises.

- (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).

We conduct Retail Cannabis Activity in Building A. Customers come to our retail store and purchase pre-packaged and tested cannabis products.

We conduct Cannabis Distribution Activities in Building B. We purchase Bulk Products from other Licensees and we handle the Packaging, Labeling, and Distributing of the Final Product.

- (b) Cannabis Operation Activities Owned by the Same or Different Businesses: *Describe any additional cannabis operation activities existing or proposed either owned by the same or different businesses on the property.*

We are the only Business/Licensee located at this Site. We have Approval from DCR to conduct Retail, Distribution, Cultivation, and Manufacturing Activities at this Site. We will be letting our Manufacturing Approval Expire as we are not using that license. We will be Renewing Retail, Distribution, and Cultivation. We do not have a timeframe as to when we will begin Cultivation Activity.

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

total lot = 11,890 sq ft  
Building A (Retail) = 4,800 sq ft Building B (Distribution) = 3,196 sq ft

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

Retail = C10-0000416-LIC  
Distributor = C11-0000758-LIC

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

Retail = 6am to 10pm broken down into 2 shifts  
Distribution = 10am to 6pm ; 1 shift

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

Maximum amount of Retail Employees per shift is 5.  
Maximum amount of Distribution Employees per shift is 8.

- (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.*

Shipments come in and go out once a day M-F. This is an existing site and existing business, so the approximate number of vehicle trips per day to be generated by the project is within the current City of Los Angeles' VMT calculations. Friday's and Saturday's are our busiest days as far as customer vehicle trips. 3pm to 8pm is generally our busiest time frame.

- (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.

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

Our water is tied to the main city sewage line. The only wastewater that gets generated from our project is from the bathrooms and it is serviced by LASAN.

**4. Environmental Setting:**

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

Fully developed and constructed building. The entire surroundings are developed with no new projects in the works.

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

The land is very flat and we are surrounded by buildings and streets.

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

Our lot does not have any vegetation. There is no habitat, or soils. Surrounded by asphalt and concrete.

- (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):

It does not.

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

It does not.

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

It does not.

- (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:

No hazardous materials on our site.

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

We will not be causing any increase to Solid Waste.

- i) 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:

We use an avg of 200 kW of power per day and we do not need a power upgrade.

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.

Our project only takes place within our existing structure; we do not operate beyond this existing footprint.

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.*

We will do everything in our power to be energy and water efficient as well as a good neighbor. we will make sure that we never create noise or lights which would bother the neighborhood or the environment.

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

The above fields have been thoroughly answered and will hopefully be enough detail to obtain a Categorical Exemption.

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

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

## Partial List of Categorical Exemptions under CEQA

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

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

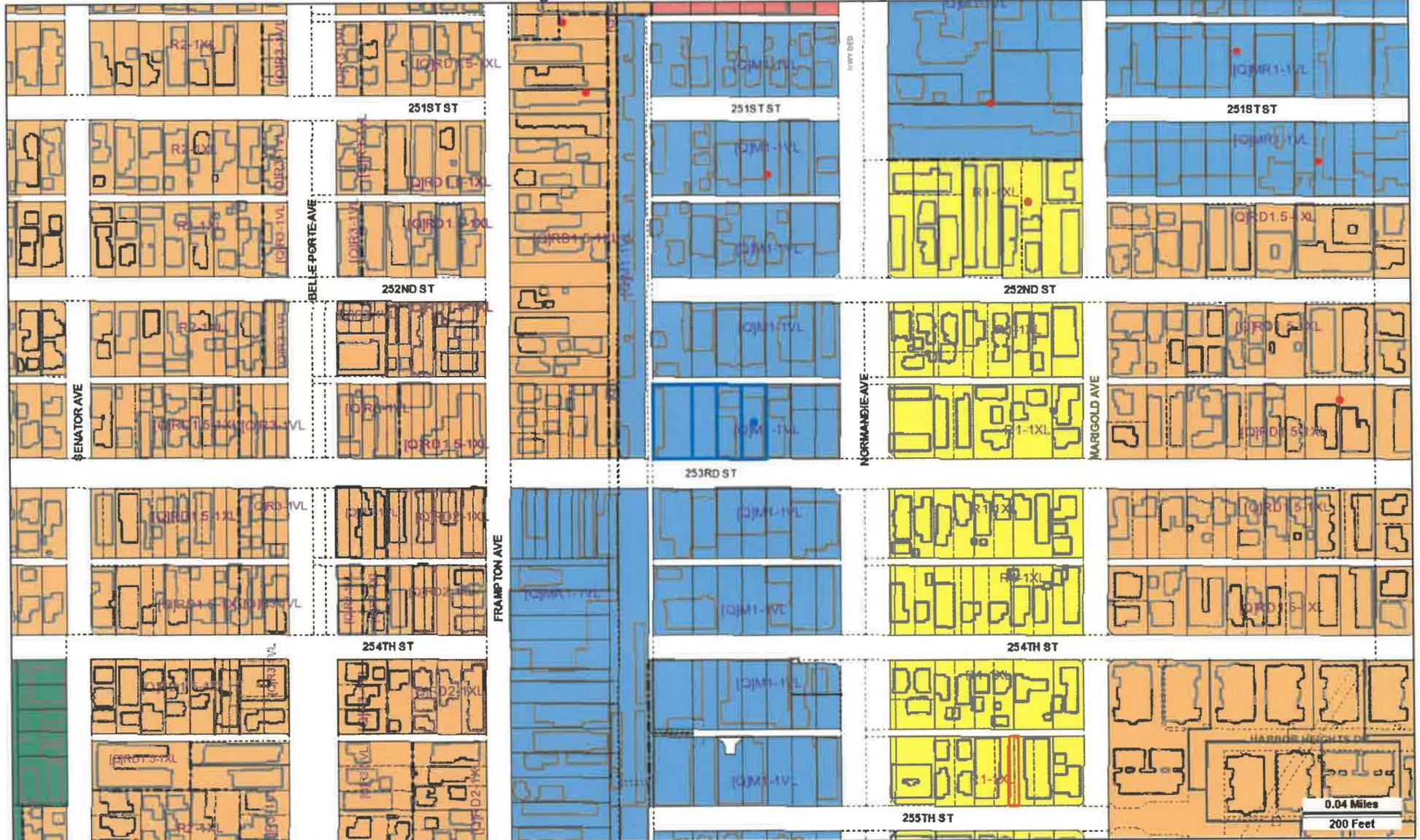


# ZIMAS PUBLIC

Generalized Zoning

10/25/2023

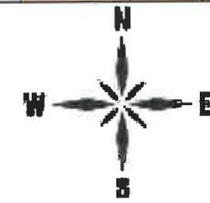
City of Los Angeles  
Department of City Planning



Address: 1227 W 253RD ST  
APN: 7413006016  
PIN #: 036B197 404

Tract: TR 1589  
Block: 19  
Lot: 11  
Arb: None

Zoning: [Q]M1-1VL  
General Plan: Limited Manufacturing













# City of Los Angeles Department of City Planning

## 4/22/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1227 W 253RD ST

### ZIP CODES

90710

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2018-6402-CPU

CPC-2005-8252-CA

CPC-1997-50-CPU

CPC-1986-833-GPC

ORD\_162741

ORD-187552

ORD-172853-SA17

ORD-167234

ORD-166001

ORD-164960

ORD-163420

ENV-2019-3379-EIR

ENV-2017-2502-CE

ENV-2005-8253-ND

### Address/Legal Information

PIN Number	036B197 404
Lot/Parcel Area (Calculated)	7,500.9 (sq ft)
Thomas Brothers Grid	PAGE 794 - GRID A4
Assessor Parcel No. (APN)	7413006016
Tract	TR 1589
Map Reference	M B 21-38/39 (SHT 1)
Block	19
Lot	11
Arb (Lot Cut Reference)	None
Map Sheet	036B197

### Jurisdictional Information

Community Plan Area	Wilmington - Harbor City
Area Planning Commission	Harbor
Neighborhood Council	Harbor City
Council District	CD 15 - Tim McOsker
Census Tract #	2944.21
LADBS District Office	San Pedro

### Permitting and Zoning Compliance Information

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

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]M1-1VL
Zoning Information (ZI)	ZI-2130 State Enterprise Zone: Harbor Gateway ZI-2514 Wilmington-Harbor Trucking Related Uses ICO ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Not Eligible
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)	7413006016
APN Area (Co. Public Works)*	0.785 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$1,190,674
Assessed Improvement Val.	\$348,173
Last Owner Change	10/29/2015
Last Sale Amount	\$9
Tax Rate Area	19
Deed Ref No. (City Clerk)	8-305
	2313561
	1314965

#### Building 1

Year Built	1946
Building Class	D5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,305.0 (sq ft)

#### Building 2

Year Built	0
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,200.0 (sq ft)

#### Building 3

Year Built	1946
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	9,040.0 (sq ft)

#### Building 4

Year Built	1946
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0

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](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 7413006016]

**Additional Information**

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
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)	1.68783
Nearest Fault (Name)	Palos Verdes Fault Zone
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	3.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.30000000
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	No
Promise Zone	None
State Enterprise Zone	HARBOR GATEWAY STATE ENTERPRISE ZONE

**Housing**

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 7413006016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

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](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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	South
Division / Station	Harbor
Reporting District	513
Fire Information	
Bureau	South
Battallion	6
District / Fire Station	85
Red Flag Restricted Parking	No

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](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

<b>Case Number:</b>	<b>CPC-2018-6402-CPU</b>
<b>Required Action(s):</b>	CPU-COMMUNITY PLAN UPDATE
<b>Project Descriptions(s):</b>	ADOPTION OF COMMUNITY PLAN POLICY DOCUMENT; GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY NEW ZONING CODE.
<b>Case Number:</b>	<b>CPC-2005-8252-CA</b>
<b>Required Action(s):</b>	CA-CODE AMENDMENT
<b>Project Descriptions(s):</b>	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
<b>Case Number:</b>	<b>CPC-1997-50-CPU</b>
<b>Required Action(s):</b>	CPU-COMMUNITY PLAN UPDATE
<b>Project Descriptions(s):</b>	COMMUNITY PLAN UPDATE FOR WILMINGTON-HARBOR CITY 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
<b>Case Number:</b>	<b>CPC-1986-833-GPC</b>
<b>Required Action(s):</b>	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
<b>Project Descriptions(s):</b>	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILMINGTON-HARBOR CITY-COMMUNITY WIDE ZONE AND GENERAL PLAN CHANGES TO BRING THE PLAN AND ZONING INTO CONSISTENCY. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN HILLSIDE FEDERATION LAWSUIT (TAYLOR-PARKER)
<b>Case Number:</b>	<b>ENV-2019-3379-EIR</b>
<b>Required Action(s):</b>	EIR-ENVIRONMENTAL IMPACT REPORT
<b>Project Descriptions(s):</b>	ENVIRONMENTAL IMPACT REPORT FOR HARBOR GATEWAY AND WILMINGTON-HARBOR CITY COMMUNITY PLAN UPDATE
<b>Case Number:</b>	<b>ENV-2017-2502-CE</b>
<b>Required Action(s):</b>	CE-CATEGORICAL EXEMPTION
<b>Project Descriptions(s):</b>	ENVIRONMENTAL CLEARANCE
<b>Case Number:</b>	<b>ENV-2005-8253-ND</b>
<b>Required Action(s):</b>	ND-NEGATIVE DECLARATION
<b>Project Descriptions(s):</b>	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

## DATA NOT AVAILABLE

ORD\_162741  
ORD-187552  
ORD-172853-SA17  
ORD-167234  
ORD-166001  
ORD-164960  
ORD-163420



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

## SCHOOLS/PARKS WITH 500 FT. BUFFER



## COASTAL ZONE

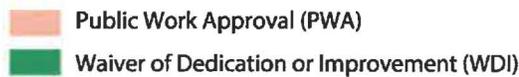


## TRANSIT ORIENTED COMMUNITIES (TOC)



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



## OTHER SYMBOLS

