# 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: DCR CORE RECORD NO. 310788

Project Applicant: TORRANCE HEALING CENTER

Project Location - Specific:
1513 W SEPULVEDA BLVD, LOS ANGELES, CA 90501 / Sepulveda Blvd and Lockne

Project Location - City: Los Angeles Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Retail sales of commercial cannabis products under State and local law.

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

Name of Person or Agency Carrying Out Project: TORRANCE HEALING CENTER

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: 08/22/2024 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 July 08 2024

UNTIL August 07 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**

2024 144189
FILED
Jul 08 2024
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by LAKEISHA MCCOY

# NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES
LA-R-24-310788-ANN / Retail with on-site sales (Type 10)

| LEAD CITY AGENCY | CASE NUMBER |
|---|---|
| **City of Los Angeles (Department of Cannabis Regulation)** | ENV- 310788-ANN |
| PROJECT TITLE | COUNCIL DISTRICT |
| DCR CORE RECORD NO. 310788 | 15 |

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
1513 W SEPULVEDA BLVD, LOS ANGELES, CA 90501 / Sepulveda Blvd and Lockness Ave

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Retail sales of commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:
TORRANCE HEALING CENTER

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

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32

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

JUSTIFICATION FOR PROJECT EXEMPTION: ■ Additional page(s) attached

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

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

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

**CITY STAFF USE ONLY:**

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

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

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

**DEPARTMENT OF CANNABIS REGULATION**

CANNABIS REGULATION COMMISSION

THRYERIS MASON
President

DAVID NASH
Vice President

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

# City of Los Angeles

CALIFORNIA

Karen Bass
MAYOR

**EXECUTIVE OFFICES**
221 N. Figueroa Street, Suite 1245
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, the following application for commercial cannabis activity is complete and the Department of Cannabis Regulation (DCR) has determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below. DCR recommends that the Cannabis Regulation Commission approve the issuance of an Annual License. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 1 and Class 32 categorical exemptions.

| | |
|---|---|
| **DCR Core Record No.:** | 310788 |
| **Applicant Name:** | TORRANCE HEALING CENTER |
| **DCR Record No. / Activities Requested:** | LA-P-24-310788-ANN/ Retail with on-site sales (Type 10) |
| **Proposed Project:** | The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al. |
| **Business Premises Address/ Project Location:** | 1513 W SEPULVEDA BLVD,<br>LOS ANGELES, CA 90501 |
| Council District:<br>Closest Neighborhood Council:<br>Business Improvement District:<br>Community Plan Area:<br>Zoning: | 15<br>Harbor Gateway South<br>None<br>Harbor Gateway<br>[Q]M2-1VL |
| **Environmental Analysis/Clearance:**<br>ENV-310788-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 been issued Temporary Approval by DCR. The Applicant currently possesses a State provisional License, C10-0001186-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through October 14, 2024. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 1513 W Sepulveda Blvd. Los Angeles, CA, 90501, a parcel zoned for light 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.
- The Applicant has met the requirements under LAMC Section 104.20.

**COMMUNITY INPUT:**

On or about May 14, 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 May 30, 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. The applicant's representative and landlord spoke to the company's contributions in the community. There was one comment against the application, a local resident who noted the smell and trash as issues.

| | |
|---|---|
| Number of Comments In Favor of the Application | 3 |
| Number of Comments Against the Application | 1 |
| **Total Number of Comments** | **4** |

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;
- 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 manufacture zoned site (M2-1VL) at 1513 W Sepulveda Blvd., Los Angeles, CA 90501 (Assessor's Parcel Number 7347-017-071). 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. 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 Manufacturing / M2-1VL

**Surrounding Land Use/Zoning Designations**
Light Manufacturing / M2-1VL; Low Residential / R1-1XL

**Subject Property**

The subject site is a fully developed lot within the Harbor Gateway Community Plan Area. The lot is approximately 142 feet deep and a width of 211 feet along Sepulveda Blvd. The site is currently developed with a commercial - store - one story building, built in 1988 proposed to be maintained.

The site has a light manufacturing land-use designation and is zoned M2-1VL. The site is located within Council District 15, Harbor Gateway South Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include commercial buildings and business uses, within 200 feet of the site. The immediate area along Sepulveda Blvd. is predominantly developed with commercial buildings, zoned light manufacturing / M2-1VL. ((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 comprises one lot totaling approximately 22,362 gross square feet, zoned M2-1VL (light manufacturing), and is currently developed with a 17,692 square-foot commercial building, with a retail space of 1,305 square feet, originally constructed in 1988. 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 22,362 gross square foot property (i.e., less than five acres), and is substantially surrounded by commercial uses. The surrounding area is zoned Light Manufacturing / M2-1V, and Low Residential / R1-1XL
developed within a concentration of commercial buildings along Sepulveda Blvd. between Lockness Ave., and Normandie Blvd., 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 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

**June 3, 2024**
Date

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

CITY OF LOS ANGELES DEPARTMENT OF CANNABIS REGULATION

# PROJECT-SPECIFIC INFORMATION FORM

*LIC-4013-FORM*

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

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

Date (MM/DD/YYYY): 10/23/2023

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

DCR Record No.: LA-P-23-310788-ANN

Applicant Entity Name: Torrance Healing Center

License Type(s): Retail Storefront (Type 10)

Business Premises Location: 1513 Sepulveda Blvd. Torrance, CA 90501

County: Los Angeles Assessor's Parcel Number (APN): 734-7017-071

Council District: CD 15 - Tim McOsker Neighborhood Council: Harbor Gateway South

Community Plan Area: Harbor Gateway

Zoning: [Q]M2-1VL Specific Plan Area: None

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

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Harbor Gateway State Enterprise Zone 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

DCR Record No. LA-P-23-310788-ANN

## Categorical Exemption Evaluation Form

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

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

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

The project is a Type 10 Adult-Use and Medical Cannabis Retail licensee. Acitivties include: intake of shipments, storing, merchandising and selling cannabis products to adults over the age 21 or 18 with a valid physician recommendation.

DCR Record No. LA-P-23-310788-ANN

**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose? ☐ Yes ☑ No

   *Provide details of current or prior operation(s). Cite source(s) of information.*

   The project site is not currently operational.

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.*

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.*

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.*

DCR Record No. LA-P-23-310788-ANN

**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.*

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.*

   The project does not involve the construction of any new structures.

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.*

**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.*

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.*

***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.*

   www.zimas.lacity.org

**FOR SITES IN URBANIZED AREAS**

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

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

The project does not involve the construction of any new structures.

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

*Cite source(s) of information.*

www.zimas.lacity.org

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.*

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

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

Los Angeles Department of Water & Power - Electricity / Water/Sewage/Fireline
SoCal Gas - Gas
Athens Trash Services - Trash / Recycling

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.*

**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.*

**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.*

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

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

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

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

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

   *Cite source(s) of information.*

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.*

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.*

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.*

**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.*

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.*

**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.*

   www.zimas.lacity.org

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.*

      The project site is 0.899 acres per www.zimas.lacity.org

   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 project site is entirely surrounded by Light Manufacturing zoned parcels, as well as low residential zoning to the south.

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.*

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.*

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.*

   Los Angeles Department of Water & Power - Electricity / Water/Sewage/Fireline
   SoCal Gas - Gas
   Athens Trash Services - Trash / Recycling

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.*

## 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.*

   https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

   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.*

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/map/?global_id=60002961

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.*

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.*

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.*

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

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

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.*

DCR Record No. LA-P-23-310788-ANN

## CEQA Exemption Petition

Class: 1 Category: Existing Facilities

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

Project site is an existing retail storefront in a commercial development.

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

www.zimas.lacity.org

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.*

Street Address: 1513 Sepulveda Blvd. Torrance, CA 90501
County: Los Angeles
APN: 734-7017-071
Major Cross Streets: Sepulveda Blvd. and Lockness Ave.

(b) Existing Land Uses/Zoning: *Describe the current land uses on the project site and any existing buildings and structures. Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

The project site is entirely surrounded by Light Manufacturing zoned parcels, as well as low residential zoning to the south.

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

The previous use of the project site is unknown.

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

The project site invovles no expansion of the existing use.

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

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

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

The project is a Type 10 Adult-Use and Medical Cannabis Retail licensee. Acitivties include: intake of shipments, storing, merchandising and selling cannabis products to adults over the age 21 or 18 with a valid physician recommendation.

(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.*

There are no other cannabis businesses existing or proposed on site.

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

The total floor area of the project site is 8,763 sq ft. The lot size is 0.899 acres.

(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.*

C10-0001186-LIC

Expires 10/14/2024

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

Proposed hours of operation 6AM - 10PM
Morning shift: 5:30AM - 2:00PM
Middle Shift: 9:00AM - 5:30PM
Closing Shift: 2:30PM - 11:00PM

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

Estimated Total employees: 40

Estimated employees per shift:
Morning: 12
Middle: 4
Closing: 20

(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.*

Estimated shipment deliveries per week: 3
Estimated daily trips generated by employees: 72
Estimated daily trips generated by patrons: 1440
Total estimated daily trips: 1,513

(h) Source(s) of Water: *Name all sources of water, and indicate whether a new or amended water right must be obtained from the State Water Resources Control Board.*

Water is provided to site by the Los Angeles Department of Water and Power.

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

The project site's waste water is collected by the nearest LADWP wastewater treatment plant.

**4. Environmental Setting:**

(a) Describe natural characteristics on the project site:

The project site is a commercial building surrounded by paved surfaces and existing structures. As such, it is devoid of natural characteristics apart from landscaping i.e., greenways and trees.

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

The project site is in a flat commercial area surrounded by existing structures. There are no significant grades or slopes and it is completely devoid of natural features.

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

The project site is a commercial building surrounded by paved surfaces and existing structures. As such, it is devoid of natural characteristics apart from landscaping i.e., greenways and trees.

(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):

There are no watercourses or riparian habitats within 150 feet of the proposed premises. It is located in a commercial area that is completely paved.

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

The proposed project is a commercial building. There are no natural features of scenic value.

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

There are no historical designations for the site and there are no archaeological remains on site, to the applicant's knowledge.

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

There are no habitats for special status species known to the applicant. It is an existing commercial building.

(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:

There are no hazardous materials as defined by the California Health and Safety Code § 25260(d)(1), (d)(2), or (d)(3) and their subsequent sections stored, used, or disposed of at the project site. The project site is exclusively for commercial cannabis retail activity. There is no HMBP prepared for the premises.

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

The proposed commercial cannabis project will not increase the amount of solid waste as defined by PRC § 40191 beyond what is typically generated by similar retail businesses, cannabis or non-cannabis. Types of solid waste will primarily be plastic and cardboard packaging. The proposed project will generate no hazardous waste as defined by HSC § 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 resource:

The project anticipates a 22.5 kilowatt hour per square foot operational energy demand. Using this assumption then multiplying by total square footage and dividing by 365 days per year; daily energy usage is anticipated to be 1,849 kilowatt hour/day.

**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.

None 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.

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

N/A

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

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

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

# Partial List of Categorical Exemptions under CEQA

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

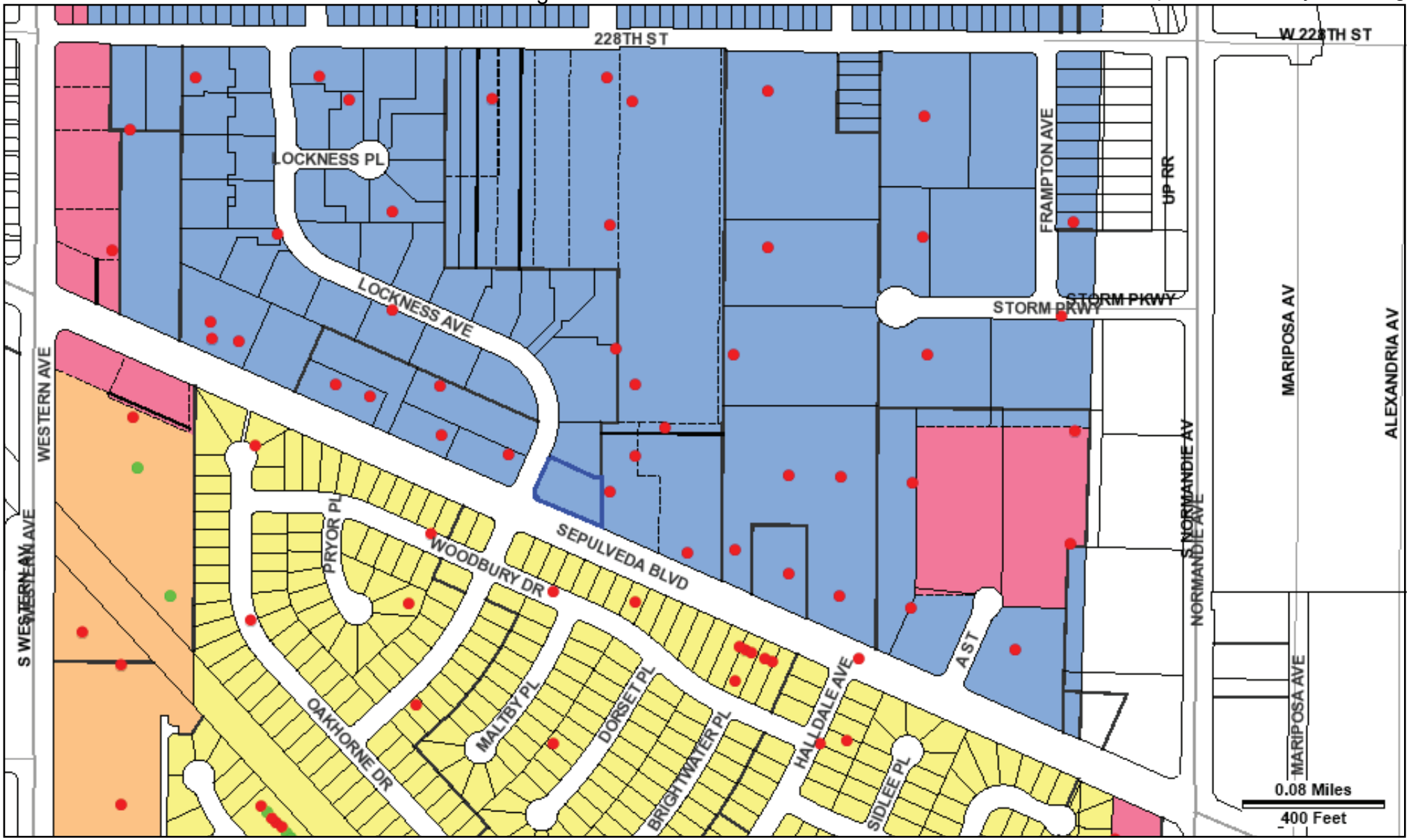
| Class | Category | Description |
|---|---|---|
| Class 1 | Existing Facilities | Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible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

# ZIMAS PUBLIC

Generalized Zoning

10/23/2023

City of Los Angeles
Department of City Planning




Address: 1513 W SEPULVEDA BLVD
APN: 7347017071
PIN #: 045B193 519

Tract: TR 31080
Block: None
Lot: 1
Arb: None

Zoning: [Q]M2-1VL
General Plan: Light Manufacturing

N
W
E
S

CITY OF LOS ANGELES FOUNDED 1781

# 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

#### 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

### FRAMEWORK

#### COMMERCIAL

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

#### INDUSTRIAL

- Limited Industrial
- Light Industrial

Sepulveda
Unidos Por La Cruz
1513-1515
The Coffee Bean & Tea Leaf
Google
Image capture: Aug 2022 © 2023 Google United States Terms Privacy Report a problem

LIMA TAEKWONDO
Unidos Por La Luz
The Coffee Bean & Tea Leaf
Google
Image capture: Sep 2022 © 2023 Google United States Terms Privacy Report a problem

# City of Los Angeles
# Department of City Planning

## 5/21/2024
## PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**
1513 W SEPULVEDA BLVD

**ZIP CODES**
90501

**RECENT ACTIVITY**
None

**CASE NUMBERS**
CPC-2018-6404-CPU
CPC-2016-2357-CU
CPC-1986-254-GPC
CPC-1983-53
ORD-163982-SA2850
ORD-158131
ZA-2016-822-CU
ZA-2000-1896-ZV
ZA-1987-933-CCR
ENV-2019-3379-EIR
ENV-2017-2502-CE
ENV-2016-821-CE
ENV-2016-2358-CE
MND-00-1895-ZV
CND-82-174-SUB-ZC

| Address/Legal Information | |
|---|---|
| PIN Number | 045B193 519 |
| Lot/Parcel Area (Calculated) | 22,362.3 (sq ft) |
| Thomas Brothers Grid | PAGE 793 - GRID J1 |
| Assessor Parcel No. (APN) | 7347017071 |
| Tract | TR 31080 |
| Map Reference | M B 1072-26/30 |
| Block | None |
| Lot | 1 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 045B193 |
| **Jurisdictional Information** | |
| Community Plan Area | Harbor Gateway |
| Area Planning Commission | Harbor |
| Neighborhood Council | Harbor Gateway South |
| Council District | CD 15 - Tim McOsker |
| Census Tract # | 2932.05 |
| LADBS District Office | San Pedro |
| **Permitting and Zoning Compliance Information** | |
| Administrative Review | None |
| **Planning and Zoning Information** | |
| Special Notes | None |
| Zoning | [Q]M2-1VL |
| Zoning Information (ZI) | ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 |
| | ZI-1022 Parcel/Tract Map Conditions Clearance |
| | ZI-2130 State Enterprise Zone: Harbor Gateway |
| General Plan Land Use | Light 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 |

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(*) - 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 | Not Eligible |
| 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) | 7347017071 |
| APN Area (Co. Public Works)* | 0.899 (ac) |
| Use Code | 1100 - Commercial - Store - One Story |
| Assessed Land Val. | $1,129,807 |
| Assessed Improvement Val. | $1,211,379 |
| Last Owner Change | 10/21/2003 |
| Last Sale Amount | $0 |
| Tax Rate Area | 19 |
| Deed Ref No. (City Clerk) | 815587 |
| | 715619 |
| | 582571 |
| | 3139064 |
| | 307221 |
| | 3-931 |
| | 2602 |
| | 2039165 |
| | 183147 |
| | 1487388 |
| | 1455385 |
| | 1402552 |
| | 1301 |
| | 1277608 |
| | 1241 |
| | 1227,9 |
| | 0-673 |
| Building 1 | |
| Year Built | 1988 |
| Building Class | D65D |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 17,692.0 (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: 7347017071] |
| **Additional Information** | |

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| | |
|---|---|
| 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) | 3.1717488 |
| 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 | None |
| 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 | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | No [APN: 7347017071] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | N/A |

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| | |
|---|---|
| SB 166 Units | N/A |
| Housing Use within Prior 5 Years | No |
| **Public Safety** | |
| Police Information | |
| Bureau | South |
| Division / Station | Harbor |
| Reporting District | 507 |
| Fire Information | |
| Bureau | South |
| Battallion | 6 |
| District / Fire Station | 85 |
| Red Flag Restricted Parking | No |

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## CASE SUMMARIES

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

| | |
|---|---|
| Case Number: | CPC-2018-6404-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | ADOPTION OF COMMUNITY PLAN POLICY DOCUMENT; GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY NEW ZONING CODE. |
| Case Number: | CPC-2016-2357-CU |
| Required Action(s): | CU-CONDITIONAL USE |
| Project Descriptions(s): | PURSUANT TO LAMC SECTION 12.24 U.24, A CONDITIONAL USE PERMIT FOR A NEW 8,538 S.F. PUBLIC CHARTER SCHOOL IN A COMMERCIAL SHOPPING CENTER ON A 39,895 S.F. SITE IN THE [Q]M2-1VL ZONE. |
| Case Number: | CPC-1986-254-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | HARBOR GATEWAY GP/ZC PROGRAM - ZONE AND HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - COMMUNITY-WIDE |
| Case Number: | CPC-1983-53 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | |
| Case Number: | ZA-2016-822-CU |
| Required Action(s): | CU-CONDITIONAL USE |
| Project Descriptions(s): | PURSUANT TO 12.24 W 27 OF THE LAMC TO ALLOW THE A POLE SIGN ON A COMMMERCIAL CORNER DEVELOPMENT IN THE [Q]M2-1VL ZONE. |
| Case Number: | ZA-2000-1896-ZV |
| Required Action(s): | ZV-ZONE VARIANCE |
| Project Descriptions(s): | REQUEST TO ESTABLISH AN ADULT DAY CARE FACILITY. |
| Case Number: | ZA-1987-933-CCR |
| Required Action(s): | CCR-COMMERCIAL CORNER REVIEW |
| Project Descriptions(s): | COMMERCIAL CORNER REVIEW FOR A SITE CONTINUING A FAST-FOOD RESTAURANT WITH A DRIVE-THRU PICK-UP WINDOW. |
| Case Number: | ENV-2019-3379-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | ENVIRONMENTAL IMPACT REPORT FOR HARBOR GATEWAY AND WILMINGTON-HARBOR CITY COMMUNITY PLAN UPDATE |
| Case Number: | ENV-2017-2502-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | ENVIRONMENTAL CLEARANCE |
| Case Number: | ENV-2016-821-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | PURSUANT TO 12.24 W 27 OF THE LAMC TO ALLOW THE A POLE SIGN ON A COMMMERCIAL CORNER DEVELOPMENT IN THE [Q]M2-1VL ZONE. |
| Case Number: | ENV-2016-2358-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | PURSUANT TO LAMC SECTION 12.24 U.24, A CONDITIONAL USE PERMIT FOR A NEW 8,538 S.F. PUBLIC CHARTER SCHOOL IN A COMMERCIAL SHOPPING CENTER ON A 39,895 S.F. SITE IN THE [Q]M2-1VL ZONE. |
| Case Number: | MND-00-1895-ZV |
| Required Action(s): | ZV-ZONE VARIANCE |
| Project Descriptions(s): | Data Not Available |
| Case Number: | CND-82-174-SUB-ZC |
| Required Action(s): | SUB-SUBDIVISIONS |
| | ZC-ZONE CHANGE |
| Project Descriptions(s): | Data Not Available |

## DATA NOT AVAILABLE

ORD-163982-SA2850

ORD-158131

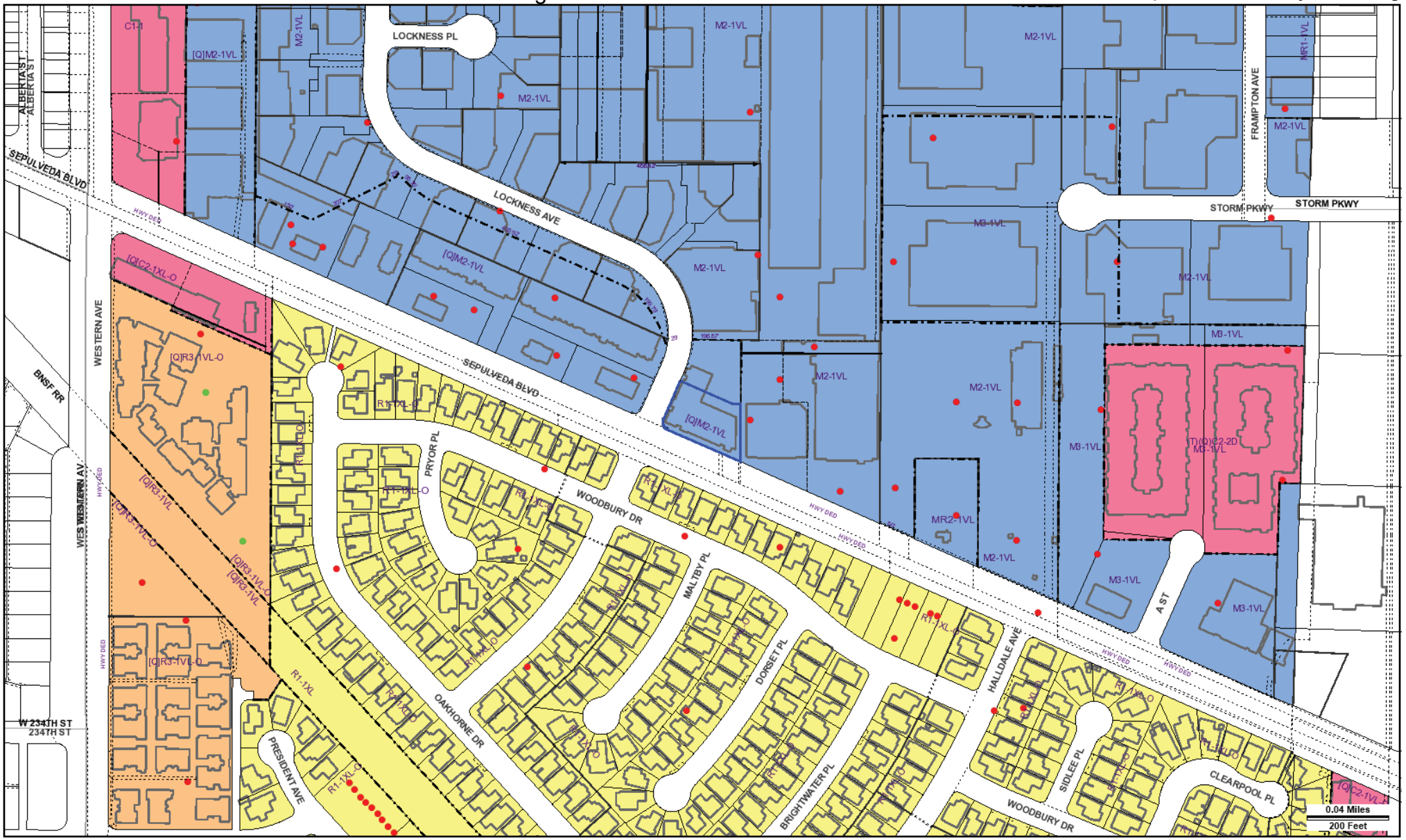
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

# ZIMAS PUBLIC

Generalized Zoning

05/21/2024

City of Los Angeles
Department of City Planning




Address: 1513 W SEPULVEDA BLVD
APN: 7347017071
PIN #: 045B193 519

Tract: TR 31080
Block: None
Lot: 1
Arb: None

Zoning: [Q]M2-1VL
General Plan: Light Manufacturing

N
W E
S

# 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

#### 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

### FRAMEWORK

#### COMMERCIAL

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

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- 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 2
- Tier 3
- 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
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2020
- Building Outlines 2017
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells - Acitive
- Wells - Inactive