

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. 101740

Project Applicant: LA Organic Pharmacy Inc.

Project Location - Specific:

5738 W Washington Blvd. Los Angeles, CA 90016 / Washington Blvd and Genesse Av

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: LA Organic 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.

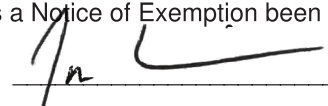
Lead Agency

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: 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 August 07 2024

UNTIL September 06 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 166336

FILED
Aug 07 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by TODD TRAN

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-R-24-101740-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 101740-ANN

PROJECT TITLE

DCR CORE RECORD NO. 101740

COUNCIL DISTRICT

10

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

5738 W Washington Blvd. Los Angeles, CA 90016 / Washington Blvd and Genesee Ave

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

LA Organic 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)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

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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

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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 No.:	101740
Applicant Name:	LA Organic Pharmacy Inc.
DCR Record No./Activities Requested:	LA-R-24-101740-ANN/Retail with on-site sales (Type 10)
Proposed Project:	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.
Business Premises Address/ Project Location:	5738 W Washington Blvd. Los Angeles, CA 90016
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	10 West Adams None West Adams - Baldwin Hills - Leimert C2-2D-CPIO
Environmental Analysis/Clearance: ENV-101740-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

DCR Core Record no. 101740 was continued due to outstanding corrections. On April 24, 2024, DCR conducted a compliance inspection of the Business Premises. A Notice to Correct was issued on April 29, 2024. As of May 29, 2024, all the deficiencies have been corrected by the Applicant and the Business Premises has passed the compliance inspection.

The Applicant was issued Temporary Approval by DCR with an effective date of January 1, 2018. 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, C10-0000450-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through July 16, 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 5738 W WASHINGTON BLVD, a parcel zoned for Community Commercial 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 2, 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. In general, the Applicant did not receive any public comment. However, one written comment was received from a local resident "Against the Application", with a complaint that since the business opened up, the neighborhood has changed drastically, and it's not as peaceful as it once was.

Number of Comments In Favor of the Application	0
Number of Comments Against the Application	1
Total Number of Comments	0

The Applicant has not 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:

As part of its progressive enforcement strategy, DCR performs compliance checks and/or inspections of Applicants and Licensees for operational compliance under the Rules and Regulations for Cannabis Procedures ("Regulations"). There are at least 85 potential violations in the Regulations. For most of these violations, DCR's compliance program aims to provide Licensees with the opportunity to cure before facing significant penalties, denial, suspension, or revocation. DCR's discovery of violations of the Regulations may result in a Notice to Correct ("NTC"), Notice of Violation ("NOV") with administrative penalties, Notice of Suspension ("NOS"), Notice of Revocation ("NOR"), or Notice of Administrative Hold, depending on the severity of the findings. (LAMC § 104.13.)

In most circumstances, when a violation is discovered, DCR's first step is to issue a NTC. If, after the issuance of a NTC, an applicant does not correct violations, DCR may issue a NOV with significant administrative penalties. (LAMC § 104.013(c)(2).) Failure to comply with a NOV may result in a second escalating NOV, denial of a License renewal, imposition of more restrictive License conditions or suspension or revocation of a license. (LAMC §§ 104.13(d)(5), 104.13(e)(2).) DCR may also immediately suspend a business without a hearing if there is an imminent threat to life or public safety, the Applicant operates without all necessary permits or clearances from another agency, or the Applicant does not have an active State license for that Commercial Cannabis Activity.

On January 8, 2021, DCR received a complaint regarding trash, traffic and parking issues. The complaint also alleged that there was no Neighborhood Liaison contact information posted. A second complaint was received on March 1, 2023 about long lines to get into the business, blocking entry into nearby residences.

On April 24, 2024, DCR conducted a compliance inspection of the Business Premises. DCR verified that the neighborhood liaison contact information was posted for public view and did not observe any trash from the operator's business on or adjacent to the property. DCR does not have jurisdiction to enforce traffic or parking requirements.

On April 24, 2024, DCR conducted a compliance inspection of the Business Premises. The following deficiencies/violations of the Rules and Regulations for Cannabis Procedures were noted and discussed with the Licensee's representative:

- Using a Fictitious Business Name without submitting documentation to DCR for "Mecca Mid City
- Emergency contact information was not posted for public view inside the Business Premises
- Missing the DCR record number on employee badges
- Missing Code of Conduct for employees and patrons
- Has not provided a log to record access into Limited-Access Areas
- Inventory discrepancies in the Track and Trace System (19 'Hopy Chill' HI-FI Sessions sparkling water and 23 'Watermelon' fruit gummies in Metrc versus the actual count found on the floor which was 16 'Hopy Chill' HI-FI Sessions sparkling water and 24 'Watermelon' fruit gummies)
- The Limited-Access room adjacent to the retail area where inventory is stored remains open through the day.
- Advertises and engages in curbside delivery
- Delivery customer receipts are missing the customer signature
- Missing age verification device specifications
- Not registering the Delivery Vehicle Fleet with DCR

The Licensee's representative was debriefed by DCR immediately following the inspection and was informed of the deficiencies found. DCR has or will be issuing a Notice to Correct. Please let me know if you have any questions or need any additional information.

On April 24, 2024, DCR conducted a compliance inspection of the Business Premises. A Notice to Correct was issued on April 29, 2024. As of May 29, 2024, all the deficiencies have been corrected by the Applicant and the Business Premises has passed the compliance inspection.

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 community commercially zoned site (C2-2D-CPIO) at 5738 W WASHINGTON BLVD, LOS ANGELES, CA 90016 (Assessor's Parcel Number 5048-006-035). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit 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

Community Commercial/C2-2D-CPIO

Surrounding Land Use/Zoning Designations

Community Commercial/C2-2D-CPIO; Public Facilities/PF-1; Low Medium || Residential/RD1.5-1

Subject Property

The subject site is a fully developed lot within the West Adams - Baldwin Hills - Leimert Community Plan Area. The lot is approximately 107.17 feet deep and a width of 23.76 feet along WASHINGTON BLVD. The site is currently developed with a Community Commercial/C2-2D-CPIO building, proposed to be maintained.

The site has a community commercial land-use designation and is zoned C2-2D-CPIO. The site is located within Council District 10, West Adams Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include Community Commercial uses within 200 feet of the site. The immediate area along WASHINGTON BLVD is predominantly developed with Public Facilities uses, zoned PF-1 and Low Medium ||Residential uses, zoned RD1.5-1, along the alleyway behind the site. (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 7,050 gross square feet, zoned Community Commercial (C2-2D-CPIO), and is currently developed with a 5,213 square-foot industrial building originally constructed in 1940. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 7,961 gross square foot property (i.e., less than five acres), and is substantially surrounded by Public Facilities and Low Medium Residential uses. The surrounding area is zoned Public Facilities/PF-1; Low Medium || Residential/RD1.5-1, and developed with a mix of government owned and residential

buildings along Washington Blvd., and the alleyway behind the site, between Genesee Ave and Spaulding Ave.

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

June 17, 2024

Date

EXHIBITS:

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



LIC-4013-FORM

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

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

Date (MM/DD/YYYY): October 25, 2023

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

DCR Record No.: LA-C-22-101740-ANN

Applicant Entity Name: LA Organic Pharmacy, Inc.

License Type(s): Retail with Delivery

Business Premises Location: 5738 W. Washington Blvd, Los Angeles, CA 9

County: Los Angeles Assessor's Parcel Number (APN): 5048006035

Council District: CD 10 Neighborhood Council: West Adams

Community Plan Area: West Adams - Baldwin Hills - Leimert

Zoning: C2-2D-Cf Specific Plan Area: None

General Plan Land Use: Community Cor Redevelopment Project Area: None

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Los Angeles Historic Preservation Review: No

LAPD Division/Station: Southwest LAFD District/Fire Station: 68

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.*

LA Organic Pharmacy, Inc., is a cannabis retail with delivery (Type 10) (the "Project," the "Applicant," or the "Licensee"). The Project is located on a 7,050 sq. ft. lot, and in a 5,213 sq. ft. building. The project is in C2 zoning, and is licensed by the State Department of Cannabis Control ("DCC"), License No. C10-0000450-LIC. See DCC License Search and Zimas as sources for information.

Categorical Exemption Evaluation Form

Class 1: Existing Facilities

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

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

The Project is currently operating as a Type 10 commercial cannabis retail activity site. The Project is licensed by the State Department of Cannabis Control ("DCC"), License Number C10-0000450-LIC. See DCC License Search as source for information regarding license.

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.



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.

NA.

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.

Yes. Source of information is Zimas.

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.

5. Is the parcel zoned for the proposed use?

☒ Yes ☐ No

Cite source(s) of information.

LAMC 105.02(a)(1).

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.

All necessary public services and facilities are available to the Project site and are serviced by LADWP. See, attached, LADWP bill. The Project is served by LAPD and LAFD, see Zimas.

8. Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to Question 11.)

☐ Yes ☒ No

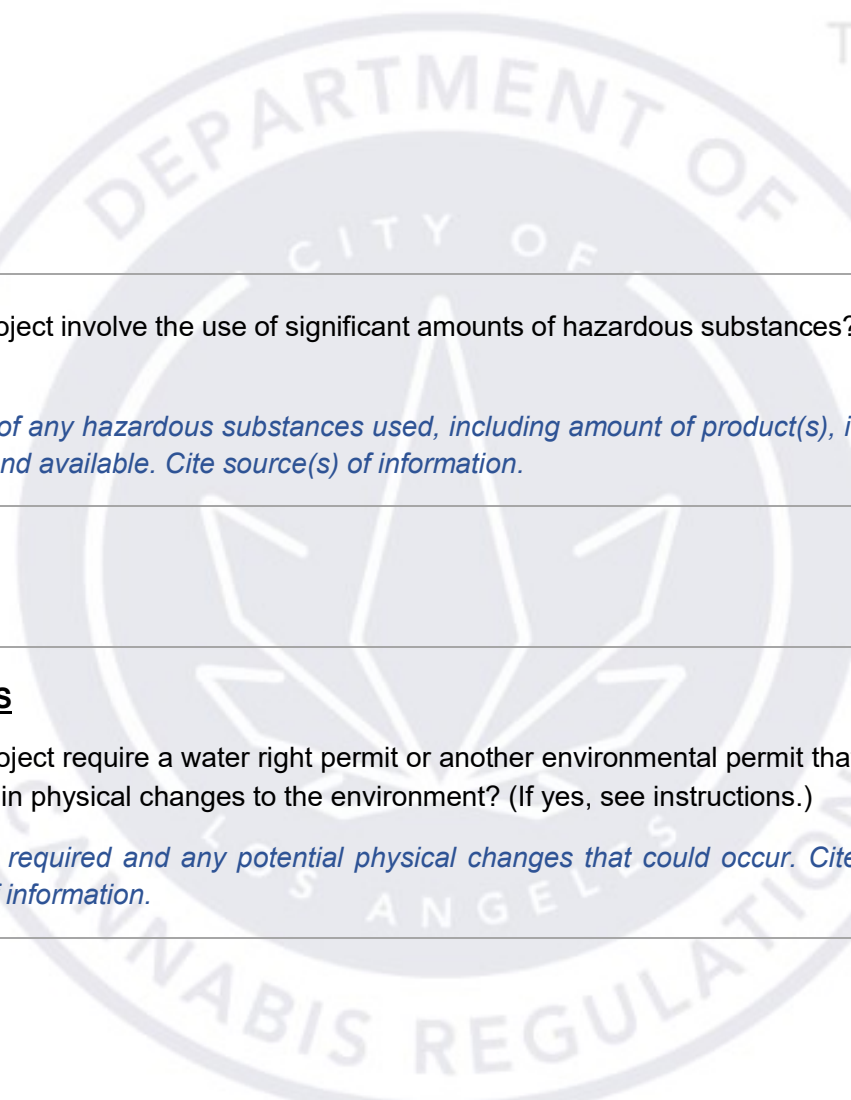
Provide information on the nature of any sensitive environmental areas. Cite source(s) of information, if available.

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.



TM

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.

The Project's General Plan Land Use designation is Community Commercial and it is located in C2 zoning. The project complies with LAMC 105.02(a)(1) for Retailer Commercial Cannabis Activity.

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 .12 acres. Source of information is premises diagram.

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

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

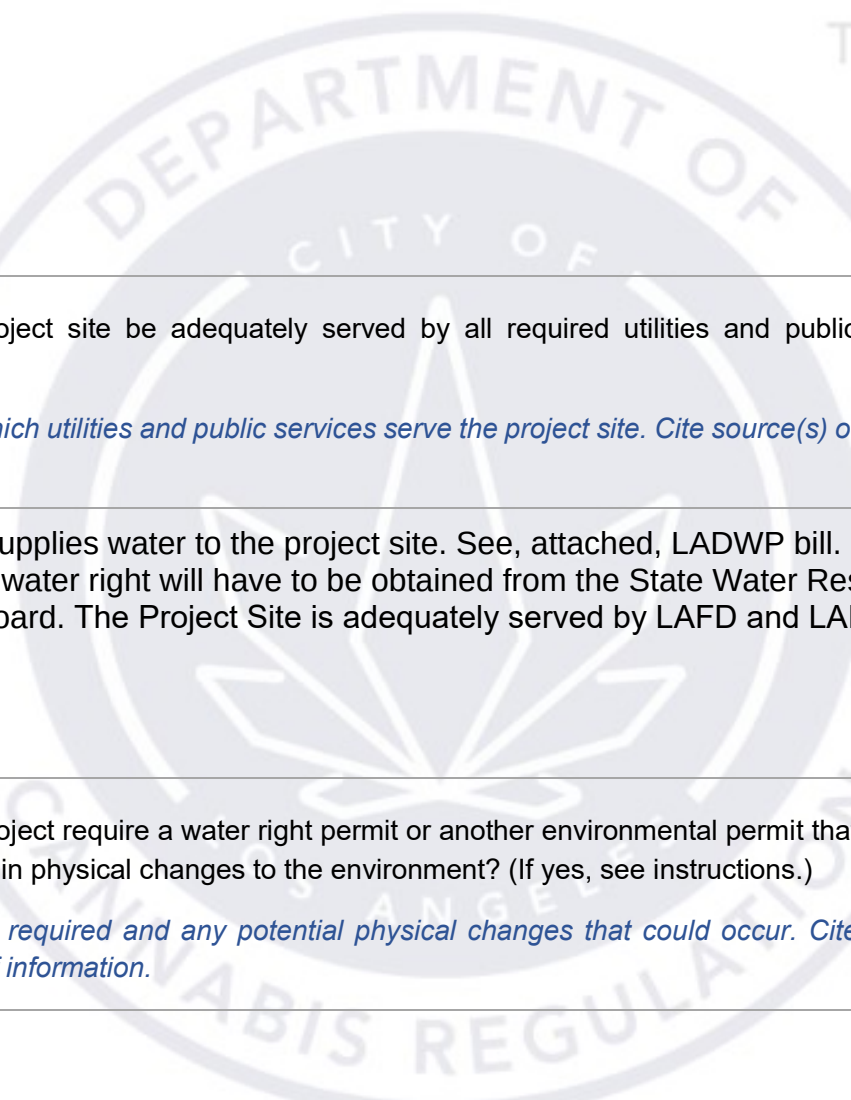
Commercial, Manufacturing (light), Multi-Family, Single-Family within .5 miles of the project. All abutting land is also Community Commercial (vacant field SE of property). See attached maps and aerial images.

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.



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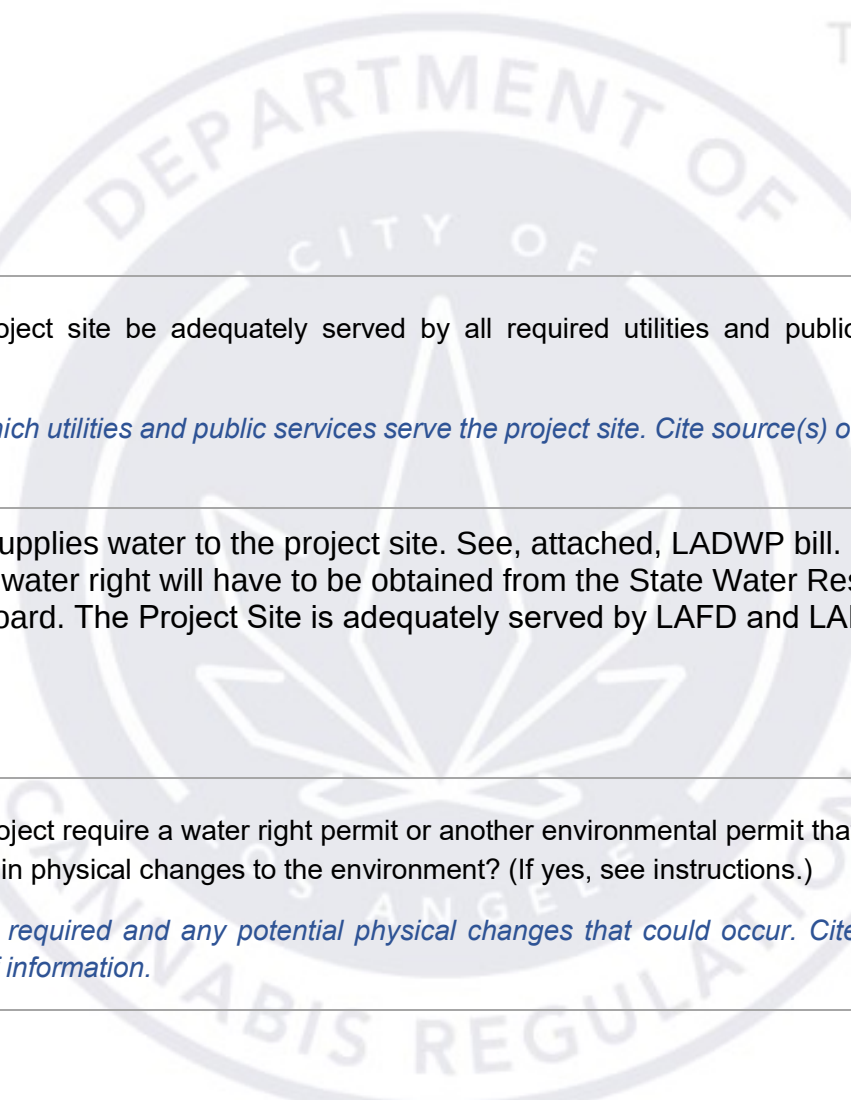
5. Can the project site be adequately served by all required utilities and public services? ☒ Yes ☐ No

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

LADWP supplies water to the project site. See, attached, LADWP bill. No new or amended water right will have to be obtained from the State Water Resources Control Board. The Project Site is adequately served by LAFD and LAPD. See Zimas.

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.



WATER ABIS REGULATION

Exceptions to Exemptions**1. Scenic Highways**

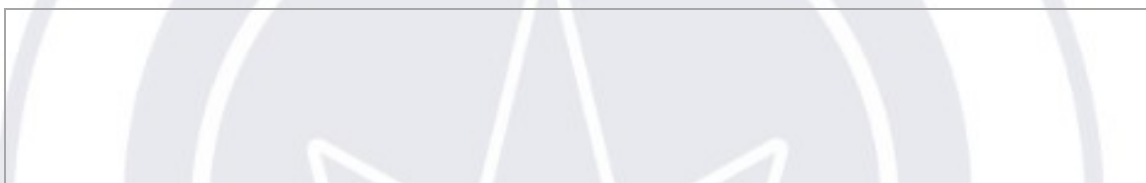
- a. Is the project visible from an official State Scenic Highway? ☐ Yes ☒ No

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



- 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.



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.



CEQA Exemption PetitionClass: 1 & 32 Category: Existing Facilities & In-Fill

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

The Project is an existing facility.

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

Applicant/Licensee, Zimas, Google Maps and LAMC 105.00 et seq.

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.*

5738 Washington Blvd. Los Angeles, CA 90016; Los Angeles County
APN: 5048-006-035; C2-2D-CPIO: Community Commercial
W Washington Blvd at 25th St (Genesee Ave) just East of S Fairfax 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.*

Commercial, Manufacturing (light), Multi-Family, Single-Family w/in .5 miles. All abutting land is also Community Commercial (vacant field SE of property)

- (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.

Previous use was a retail lighting store, which ceased operation in November 2018.

- (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.

No.

- (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).*

Commercial cannabis retail with delivery (Type 10). No other commercial cannabis activity is occurring on the premises. The cannabis business operation is a retail storefront transacting cannabis sales with its customers. The Licensee's retail delivery operation services approximately 15 deliveries to customers per day.

- (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.*

None.

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

The project size is 5,213 sq. ft. The lot size is 7,050 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.*

The applicant is licensed by the California Department of Cannabis Control, license number C10-0000450-LIC. The license is active and allows for adult-use and medicinal retail cannabis sales.

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

Monday - Sunday, 8:00 a.m. to 10:00 p.m.

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

30

- (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.*

345

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

LADWP currently supplies water to the Project Site. No new or amended water right will have to be obtained from the State Water Resources Control Board.

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

LADWP currently services Project Site with the City's sewer system and the infill business will not cause any change or increase in wastewater needs.

4. Environmental Setting:

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

Developed commercial area.

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

Developed commercial area.

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

Developed commercial area.

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

None.

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

None.

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

None.

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

None.

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

No hazardous waste will be created or kept on-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:

The only solid waste created will be that of normal business operation. There is no hazardous waste created or kept on-site. Cannabis waste is removed via a designated cannabis waste hauler.

- ④ Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resource:

Electricity is supplied via the municipal grid.

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.

NA.

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.*

NA.

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).*

NA.

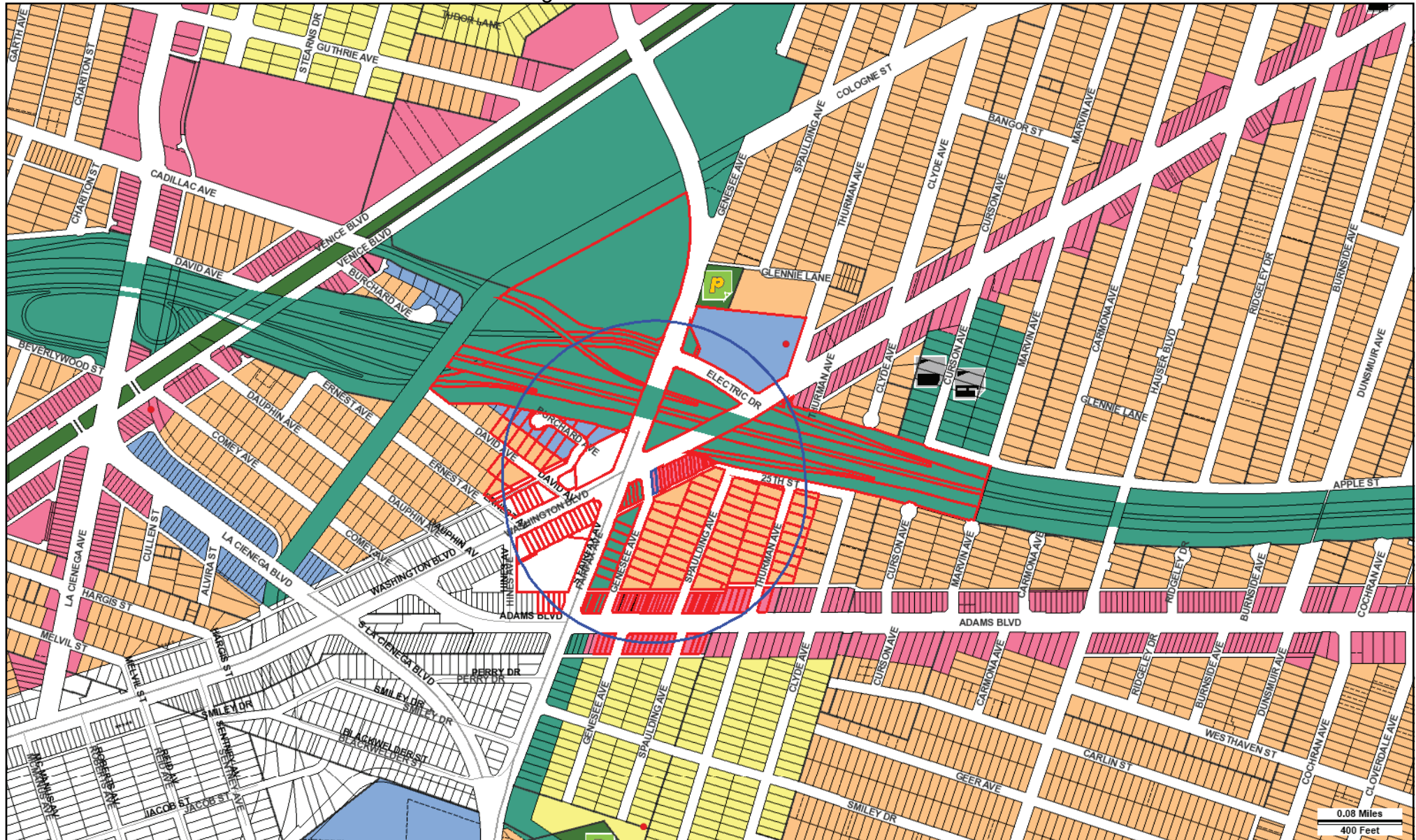
8. Permits Required: *List all other required federal, state, and local permits required, including, but not limited to, all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed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



Address: 5738 W WASHINGTON BLVD

APN: 5048006035

PIN #: 123B173 474

Tract: TR 5644

Block: None

Lot: FR 7

Arb: None

Zoning: C2-2D-CPIO

General Plan: Community Commercial



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

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

PARKING

- Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

-  Aquatic Facilities
-  Other Facilities
-  Opportunity School
-  Beaches
-  Park / Recreation Centers
-  Charter School
-  Child Care Centers
-  Parks
-  Elementary School
-  Dog Parks
-  Performing / Visual Arts Centers
-  Span School
-  Golf Course
-  Recreation Centers
-  Special Education School
-  Historic Sites
-  Senior Citizen Centers
-  High School
-  Horticulture/Gardens
-  Middle School
-  Skate Parks
-  Early Education Center

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

-  Tier 1
-  Tier 3
-  Tier 2
-  Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2014
-  Building Outlines 2008
-  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

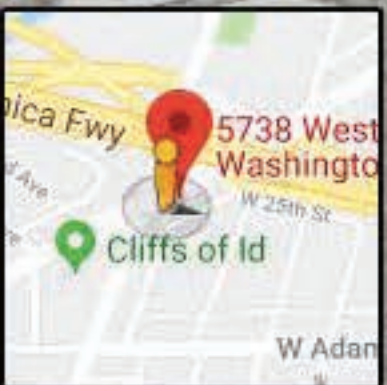
5738 Washington Blvd
Los Angeles, California



Google



Street View - Mar 2019



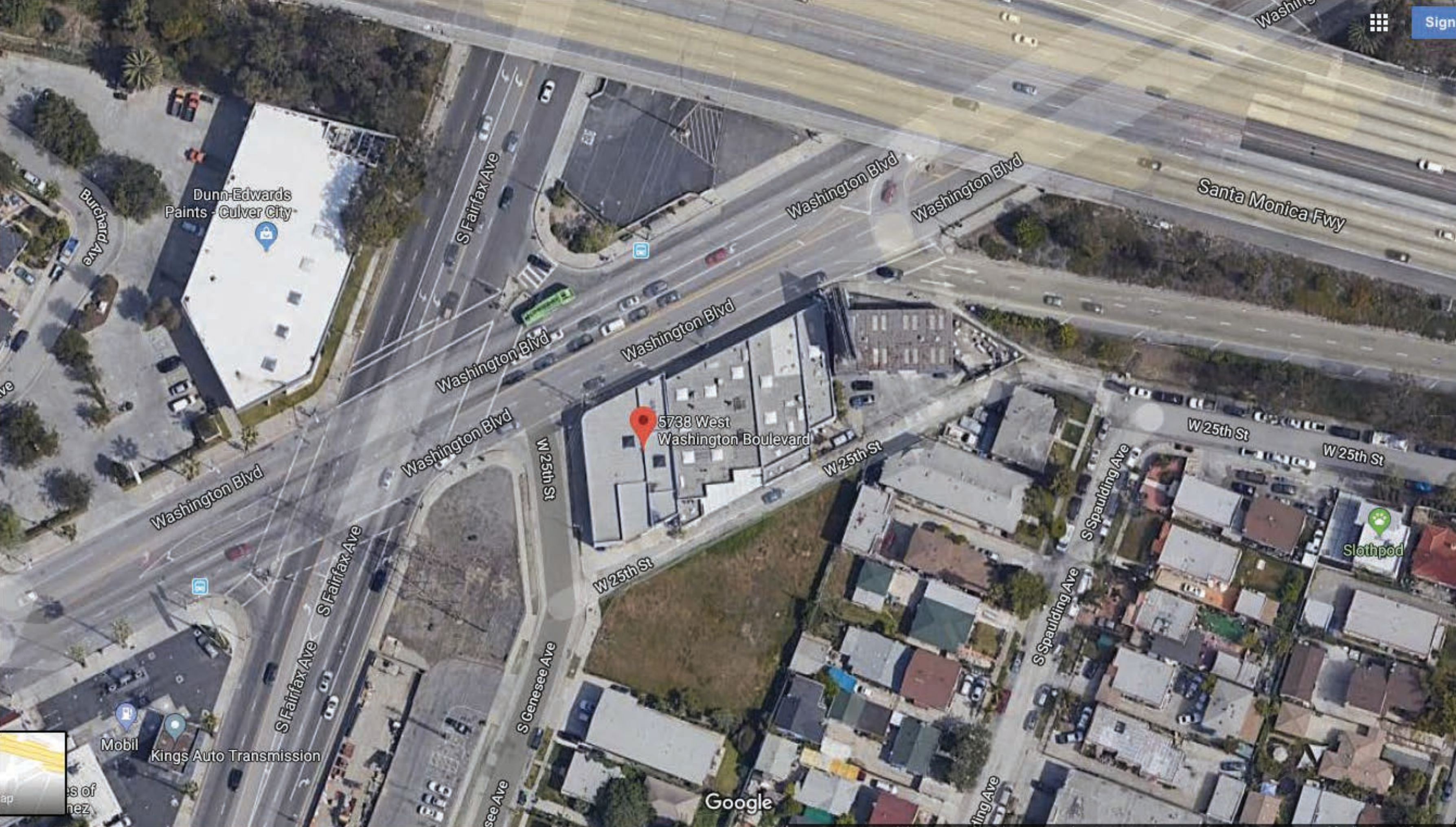
Google



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Sign

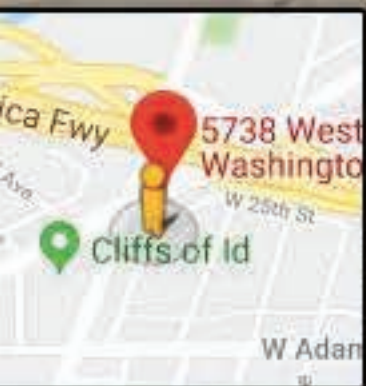
Dunn-Edwards
Paints - Culver City



5738 West
Washington Boulevard

Slothpod

Google



CUSTOMER SERVICE

1-800-DIAL-DWP (342-5397)
Monday-Friday: 7 a.m. - 7 p.m.
Saturday: 7 a.m. - 2 p.m.
Sunday and holidays: Closed
Available 24/7 for emergency & outage calls

Paying Your Bill



AUTOMATIC PAYMENT

Automatically pay from your checking, savings or credit card by logging in at www.ladwp.com/billpay



ONLINE

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



BY PHONE

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



BY MAIL

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



IN PERSON

Via payment drop box

The 2021 Power Content Label is included in this bill.

Available July 1, 2023

**2022 Drinking Water
QUALITY REPORT**

Report will be available online at ladwp.com/waterqualityreport. For printed copies call (213) 367-3182.

NOELLE FRONTZ, 5736 W WASHINGTON BLVD, LOS ANGELES, CA 90016

This bill corrects a previous bill and contains your new charges. Previous charges were cancelled and then rebilled correctly. Details on the following pages.

Account Summary

Previous Account Balance	\$ 1,000.45
Payment Received 9/1/23	Thank you -1,000.45
Credit Corrections (see details on page 3)	-\$1.55
Credit Balance	\$ -1.55
New Charges	+ 1,091.68

Total Amount Due \$ 1,090.13

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges				
 800-342-5397	Electric Charges	8/18/23 - 9/18/23	3,417 kWh	\$916.86
	Water Charges	8/18/23 - 9/18/23	11 HCF	\$115.24
	Total LADWP Charges			\$ 1,032.10

LADWP provides billing services for the Bureau of Sanitation. All money collected for the services listed in the City of Los Angeles Bureau of Sanitation Charges section is forwarded to them.

City of Los Angeles Bureau of Sanitation Charges				
	Sewer Charges	8/18/23 - 9/18/23		\$59.58
	Total Sanitation Charges			\$ 59.58
	800-773-2489			

Total New Charges \$ 1,091.68

Other Important Phone Numbers

HEARING OR SPEECH-IMPAIRED - TTY

1-800-HEAR-DWP(432-7397)

STATE OF CALIFORNIA HOME ENERGY ASSISTANCE PROGRAM

1-866-675-6623, toll-free

CITY OF LOS ANGELES UTILITY TAX

1-800-215-6277

Correspondence Addresses

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

LOS ANGELES DEPT OF WATER & POWER

PO Box 515407
Los Angeles, CA 90051-6707

Customer Service and Payment Information

WHEN TO PAY YOUR BILL

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

LATE PAYMENT CHARGE

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

IF YOU QUESTION YOUR LADWP CHARGES

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

ELECTRONIC CHECK CONVERSION

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

WHERE TO PAY YOUR BILL

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

BISHOP

Main Office.....300 Mandich Street

METROPOLITAN LOS ANGELES

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

HARBOR AREA

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

SAN FERNANDO VALLEY

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

WEST LOS ANGELES

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

Corrections *(See details below)*

	CORRECTION DESCRIPTION	BILLING PERIOD CORRECTED	CANCELLED AMOUNT	CORRECTED AMOUNT	NET DIFFERENCE
1	Water Service Charges - Court Ruling	4/21/23 - 5/19/23	\$96.19	\$95.71	-\$0.48
2	Water Service Charges - Court Ruling	5/19/23 - 6/20/23	\$115.47	\$114.40	-\$1.07
Total Corrections					-\$1.55

Correction 1

Water Charges

SA # : 9438955558

CORRECTED BILLING for period shown

BILLING PERIOD 4/21/23 - 5/19/23 **DAYS** 28 **RATE SCHEDULE** Water Schedule C - Comm, Ind, Govt and Temp Service

TIER 1 ALLOTMENT
0 HCF

METER NUMBER	ENDING READ	-	BEGINNING READ	=	TOTAL USED
90383823	554		544		10 HCF
Tier 1 Water			0.94388 HCF x \$7.7976/HCF		7.36
Tier 2 Water			9.05612 HCF x \$9.75583/HCF		88.35
Subtotal Water Charges					\$95.71

CORRECTED Water Charges \$ 95.71

Correction 2

Water Charges

SA # : 9438955558

CORRECTED BILLING for period shown

BILLING PERIOD 5/19/23 - 6/20/23 **DAYS** 32 **RATE SCHEDULE** Water Schedule C - Comm, Ind, Govt and Temp Service

TIER 1 ALLOTMENT
0 HCF

METER NUMBER	ENDING READ	-	BEGINNING READ	=	TOTAL USED
90383823	566		554		12 HCF
Tier 1 Water			1.11232 HCF x \$7.75856/HCF		8.63
Tier 2 Water			10.88768 HCF x \$9.71465/HCF		105.77
Subtotal Water Charges					\$114.40

CORRECTED Water Charges \$ 114.40

New Charges



www.ladwp.com 1-800-342-5397

Hours of operation - 7 am to 7 pm

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

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

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

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

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

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

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

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

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



Electric Charges

SA # : 9438955062

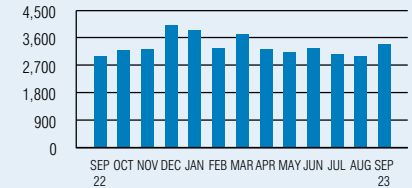
BILLING PERIOD 8/18/23 - 9/18/23
DAYS 31

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
10/18/23

METER NUMBER
FM00009-01088224

USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	3,020	3,417
Average daily kWh	97	110
Days in billing period	31	31
Your average daily cost of electricity		\$29.58
Highest Demand in last 12 months:		11.77 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	9.29				9.29 kW
Energy kWh	97005		93588		3417 kWh
Service Charge					7.00
Facilities Charge			11.77 kW x \$5.36/kW		63.09
ESA			11.77 kW x \$0.46/kW		5.41
RCA			11.77 kW x \$0.96/kW		11.30
IRCA			11.77 kW x \$2.70/kW		31.78
IRCA based on KWH			3,417 kWh x \$0.01815/kWh		62.02
Energy Charge High Season			3,417 kWh x \$0.08188/kWh		279.78
ECA			3,417 kWh x \$0.0569/kWh		194.43
VEA			3,417 kWh x \$0.01149/kWh		39.26
CRPSEA			3,417 kWh x \$0.01104/kWh		37.72
VRPSEA			3,417 kWh x \$0.02408/kWh		82.28
Subtotal Electric Charges					\$814.07
City of Los Angeles Utility Tax			\$814.07 x 12.5%		101.76
State Energy Surcharge			3,417 kWh x \$0.0003/kWh		1.03
Total Electric Charges					\$ 916.86

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



www.ladwp.com 1-800-342-5397

Hours of operation - 7 am to 7 pm

DEFINITIONS

HCF – (Hundred Cubic Feet) the units in which water usage is measured. One HCF equals 748 gallons.

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

Tier (Commercial) – One of two usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Winter Tier 1 allotment) is based on average consumption for the preceding Dec. - Mar. Any usage over the Tier 1 allotment is billed at a higher rate (Tier 2). During the High Season months (June 1 - Sept. 30), Tier 1 allotment shall be 105% of Winter Tier 1 allotment. Shortage year water rates no longer apply.



Water Charges

BILLING PERIOD 8/18/23 - 9/18/23
DAYS 31

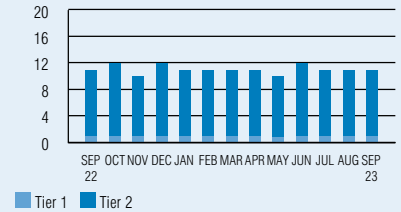
RATE SCHEDULE

Water Schedule C - Comm, Ind, Govt and Temp Service

NEXT SCHEDULED READ DATE
10/18/23

SA # : 9438955558

USAGE HISTORY (Total HCF)



	Prev Yr	Sep 23
Total HCF used	11	11
Average daily gallons	265	265
Days in billing period	31	31
Your average daily cost of water		\$3.72
Your average cost per gallon of water		\$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	PREVIOUS READ	TOTAL USED
90383823	599	588	11 HCF

Tier 1 Water	1.09709 HCF x \$7.27379/HCF	7.98
Tier 2 Water	9.90291 HCF x \$10.83116/HCF	107.26

Subtotal Water Charges \$115.24

Total Water Charges \$ 115.24

Your Water Usage by Tier

Tier 1 Water Allotment \$7.27379/HCF	Tier 2 \$10.83116/HCF
1.09 HCF	More than 1.09 HCF

Usage is billed at different rates, depending on how much you use. The graph shows how your water usage relates to these tiers, and the rate you paid in each tier. For more, visit www.ladwp.com/res_water

For the Quarterly Notice of Change in LADWP Water Rates, go to

www.ladwp.com/quarterlynnotice



www.lacitysan.org 1-800-773-2489

Hours of operation - 24/7

DEFINITIONS

EZ-SAVE Program Sewer Surcharge - an amount charged to each customer to help cover the costs of providing sewer service subsidies to EZ-SAVE customers, required by state and federal law.

Sewer Service Charge - (SSC) a charge for use of the sewer system, to cover the costs of constructing and maintaining wastewater facilities such as sewers and sewage treatment plants, and for treating sewage.

Sewer Charges

SA # : 9438955595

BILLING PERIOD		DAYS	SEWER RATE SCHEDULE
8/18/23 - 9/18/23		31	Sewer Service Charge - Multi Dwell and Commercial
Sewer Service Charge*		10.23000 HCF x \$5.80/HCF	59.33
Sewer Service EZ-SAVE Program Surcharge*			0.25
Total Sewer Charges			\$ 59.58

**Your Sewer Service Charge is calculated on 93% of your water consumption.*

Electric Definitions

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

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

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

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

Temperatures Zone – Two groupings of zip codes, based on generally common average temperatures, used to determine a customer's electrical allotment for each pricing tier.

Tier (Residential) – one of three usage ranges, based on zone, with associated rates to provide an incentive to conserve electricity. The lowest rate for usage is in Tier 1.

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

To view the Connections newsletter, go to

www.ladwp.com/connections

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

NOELLE FRONTZ, 5738 W WASHINGTON BLVD, LOS ANGELES, CA 90016

Paying Your Bill



AUTOMATIC PAYMENT

Automatically pay from your checking or savings by logging in at

www.ladwp.com/combillpay

**ONLINE**

Pay from your checking or savings
any time by logging in at

www.ladwp.com/myaccount



BY PHONE

Pay from your checking or savings
any time by calling

1-877-MYPAYDWP (1-877-697-2939)



BY MAIL

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



IN PERSON

Via payment drop box

The 2021 Power Content Label is included in this bill.

Account Summary

Previous Account Balance		\$ 1,053.80
Payment Received 9/1/23	<i>Thank you</i>	-1,053.80
Remaining Balance		\$ 0.00
New Charges		+ 1,008.87

Total Amount Due \$ 1,008.87

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges				
 800-499-8840	Electric Charges	8/18/23 - 9/18/23	3,268 kWh	\$1,008.87
	Total LADWP Charges			\$ 1,008.87

Total New Charges	\$ 1,008.87
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P.O. Box 30808 • Los Angeles, CA 90030-0808

ELECTRONIC SERVICE REQUESTED

NOELLE FRONTZ
5738 W WASHINGTON BLVD
LOS ANGELES CA 90016

THIS IS YOUR BILL

AUTOMATIC PAYMENT

ACCOUNT NUMBER
094 383 0000

AUTO PAYMENT Oct 3, 2023

AMOUNT	\$ 1,008.87
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Your payment is scheduled to be paid automatically on the date shown above, from the account you designated .

094383000000000000001008877

Other Important Phone Numbers

HEARING OR SPEECH-IMPAIRED - TTY

1-800-HEAR-DWP(432-7397)

CITY OF LOS ANGELES UTILITY TAX

1-800-215-6277

Correspondence Addresses

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

LOS ANGELES DEPT OF WATER & POWER

PO Box 515407
Los Angeles, CA 90051-6707

Customer Service and Payment Information

WHEN TO PAY YOUR BILL

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LATE PAYMENT CHARGE

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

IF YOU QUESTION YOUR LADWP CHARGES

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

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

WHERE TO PAY YOUR BILL

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

BISHOP

Main Office.....300 Mandich Street

METROPOLITAN LOS ANGELES

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

HARBOR AREA

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

SAN FERNANDO VALLEY

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

WEST LOS ANGELES

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



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

Hours of operation - 7 am to 6 pm

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

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

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

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

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

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

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

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

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



Electric Charges

BILLING PERIOD 8/18/23 - 9/18/23
DAYS 31

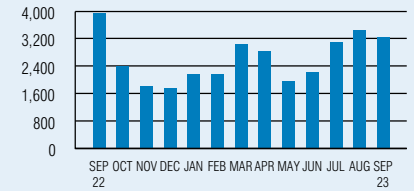
RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A Standard Service

NEXT SCHEDULED READ DATE
10/18/23

METER NUMBER
PMS00209-00032206

SA # : 0943830889

USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	3,969	3,268
Average daily kWh	128	105
Days in billing period	31	31
Your average daily cost of electricity		\$32.54
Highest Demand in last 12 months:		23.6 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	17.11				17.11 kW
Energy kWh	66982		63714		3268 kWh
Service Charge					7.00
Facilities Charge			23.6 kW x \$5.36/kW		126.50
ESA			23.6 kW x \$0.46/kW		10.86
RCA			23.6 kW x \$0.96/kW		22.66
IRCA			23.6 kW x \$2.70/kW		63.72
IRCA based on KWH			3,268 kWh x \$0.01815/kWh		59.31
Energy Charge High Season			3,268 kWh x \$0.08188/kWh		267.58
ECA			3,268 kWh x \$0.0569/kWh		185.95
VEA			3,268 kWh x \$0.01149/kWh		37.55
CRPSEA			3,268 kWh x \$0.01104/kWh		36.08
VRPSEA			3,268 kWh x \$0.02408/kWh		78.69
Subtotal Electric Charges					\$895.90
City of Los Angeles Utility Tax			\$895.90 x 12.5%		111.99
State Energy Surcharge			3,268 kWh x \$0.0003/kWh		0.98
Total Electric Charges					\$ 1,008.87

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

Electric Definitions

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

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

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

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

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

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

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

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

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



City of Los Angeles Department of City Planning

4/15/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5738 W WASHINGTON BLVD

ZIP CODES

90016

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2010-2278-GPA

CPC-2007-3827-ICO

CPC-2006-5567-CPU

CPC-2004-2395-ICO

CPC-1986-821-GPC

ORD-85913

ORD-187643

ORD-184796-SA360

ORD-184794

ORD-180103

ORD-177323

ORD-165481-SA2465

ENV-2010-2279-CE

ENV-2008-478-EIR

ENV-2007-3828-CE

ENV-2004-2411-CE-ICO

Address/Legal Information

PIN Number	123B173 474
Lot/Parcel Area (Calculated)	2,353.2 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID A6
Assessor Parcel No. (APN)	5048006035
Tract	TR 5644
Map Reference	M B 67-18/19
Block	None
Lot	FR 7
Arb (Lot Cut Reference)	None
Map Sheet	123B173

Jurisdictional Information

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	West Adams
Council District	CD 10 - Heather Hutt
Census Tract #	2199.02
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	C2-2D-CPIO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2468 Community Plan Implementation Overlay: West Adams-Baldwin Hills-Leimert ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2512 Housing Element Inventory of Sites
General Plan Land Use	Community Commercial
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	West Adams - Baldwin Hills - Leimert
Subarea	Major Intersection Nodes
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
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5.5
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5048006035
APN Area (Co. Public Works)*	0.144 (ac)
Use Code	3300 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story
Assessed Land Val.	\$48,323
Assessed Improvement Val.	\$54,169
Last Owner Change	11/07/2018
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	935065
	5-730
	2294632
	1127380
Building 1	
Year Built	1940
Building Class	D55A
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,660.0 (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: 5048006035]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone

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Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.62608968
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5048006035]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.04 Units, Lower
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	301
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	68

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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-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K). 2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G). 3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F). 4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q). 5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J). 6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON
Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1986-821-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WEST ADAMS AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE
Case Number:	ENV-2007-3828-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	ENV-2004-2411-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION ICO-INTERIM CONTROL ORDINANCE

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Project Descriptions(s): ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC

DATA NOT AVAILABLE

ORD-85913

ORD-187643

ORD-184796-SA360

ORD-184794

ORD-180103

ORD-177323

ORD-165481-SA2465



Address: 5738 W WASHINGTON BLVD

APN: 5048006035

PIN #: 123B173 474

Tract: TR 5644

Block: None

Lot: FR 7

Arb: None

Zoning: C2-2D-CPIO

General Plan: Community Commercial



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

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

PARKING

- Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

- | | | |
|----------------------|----------------------------------|--------------------------|
| Aquatic Facilities | Other Facilities | Opportunity School |
| Beaches | Park / Recreation Centers | Charter School |
| Child Care Centers | Parks | Elementary School |
| Dog Parks | Performing / Visual Arts Centers | Span School |
| Golf Course | Recreation Centers | Special Education School |
| Historic Sites | Senior Citizen Centers | High School |
| Horticulture/Gardens | | Middle School |
| Skate Parks | | Early Education Center |

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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