

# 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. 100021

Project Applicant: Highland Park Patient Collective, Inc.

Project Location - Specific:

**21759 W Erwin St. Los Angeles, CA 91367 / Erwin St and Gwensmouth Ave**

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

Description of Nature, Purpose and Beneficiaries of Project:

**Retail sales and cultivation 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: Highland Park Patient Collective, 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.**

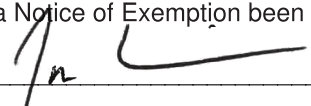
Lead Agency

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 166320

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-24-100021-ANN, LA-C-24-100021-ANN / Retail with on-site sales (Type 10), Cultivation Specialty Indoor

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 100021-ANN

PROJECT TITLE

DCR CORE RECORD NO. 100021

COUNCIL DISTRICT

3

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

21759 W Erwin St. Los Angeles, CA 91367 / Erwin St and Gwensmouth Ave

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Highland Park Patient Collective, 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 &amp; 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) &amp; Cultivation Specialty Indoor

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  
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MARIO MELENDEZ

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Commission Executive Assistant  
(213) 978-0738

City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

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221 N. FIGUEROA STREET, SUITE 1245  
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MICHELLE GARAKIAN  
EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

|                                                                                                                         |                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DCR Core No.:</b>                                                                                                    | 100021                                                                                                                                             |
| <b>Applicant Name:</b>                                                                                                  | Highland Park Patient Collective, Inc.                                                                                                             |
| <b>DCR Record No./Activities Requested:</b>                                                                             | LA-R-24-100021-ANN/Retail with on-site sales (Type 10)                                                                                             |
| <b>Proposed Project:</b>                                                                                                | Applicant seeks an Annual License for the Retail with on-site sales (Type 10) commercial cannabis activity pursuant to LAMC section 104.06 et. al. |
| <b>Business Premises Address/<br/>Project Location:</b>                                                                 | 21759 W Erwin St.<br>Los Angeles, CA 91367                                                                                                         |
| Council District:<br>Closest Neighborhood Council:<br>Business Improvement District:<br>Community Plan Area:<br>Zoning: | 3<br>Woodland Hills-Warner Center<br>None<br>Canoga Park - Winnetka - Woodland Hills - West Hills<br>(WC)DOWNTOWN-SN                               |
| <b>Environmental Analysis/Clearance:</b><br>ENV-100021-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. 100021 was continued due to outstanding corrections. On April 22, 2024, DCR conducted a compliance inspection of the Business Premises. A Notice to Correct was issued on April 29, 2024. As of June 6, 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 March 19, 2019. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State provisional License, C10-0000496-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through July 23, 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 21759 West Erwin Street Los Angeles, CA 91367, a parcel zoned for Regional Center 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 3, 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. There were no oral or written comments with regards to this record or location.

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

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

**COMPLIANCE REVIEW:**

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 September 10, 2020, DCR received a complaint about the location having “Cannabis Drive-Thru” tents. The complaint alleges that over the past several months, the entire building was painted bright green, a new fence was installed and green cones were placed in the parking lot along with marketing trucks and tents for drive-up customers and that a banner was installed on the fence that reads “CANNABIS DRIVE-THRU”.

On April 17, 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:

- The Business Tax Registration Certificate (BTRC) and the Neighborhood Liaison contact information, including an after hours emergency contact was not prominently displayed for the public
- Missing non-employee Limited-Access Area log(s).
- The Business Premises diagram does not include the locations of all the security cameras.
- Missing employee personnel records (W-4, I-9 etc)
- The Applicant provides free samples of “Froot” gummies to patrons.
- Missing all commercial cannabis activity transactions in the Track and Trace System since the beginning of its operations in 2019.

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 22, 2024, DCR conducted a compliance inspection of the Business Premises. A Notice to Correct was issued on April 29, 2024. As of June 6, 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 Regional Center Commercial zoned site (WC)DOWNTOWN-SN at 21759 West Erwin Street (Assessor's Parcel Number 2146-029-018). 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 7:00 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**

Regional Center Commercial, Warner Center / (WC)DOWNTOWN-SN

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

Regional Center Commercial, Warner Center / (WC)DOWNTOWN-SN

##### **Subject Property**

The subject site is a fully developed lot within the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan Area. The lot is approximately 100 feet deep and a width of 174 feet along Erwin Street. The site is currently developed with a two story Commercial - Store and Office

Combination building, built in 2005 proposed to be maintained.

The site has a Regional Center Commercial land-use designation and is zoned (WC)DOWNTOWN-SN. The site is located within Council District 3, Woodland Hills - Warner Center Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include Staples Office Supply and Scandinavian Designs Furniture Store commercial uses within 200 feet of the site. The immediate area along Erwin Street is predominantly developed with Regional Center Commercial uses, zoned (WC)DOWNTOWN-SN. (See Exhibit A)

**CEQA Findings**

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

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

a) The site comprises one lot totaling approximately 17,420 gross square feet, zoned (WC)DOWNTOWN-SN, and is currently developed with a 6,688 square-foot commercial building originally constructed in 2005, and paved parking lots. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 17,420 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Regional Center Commercial / (WC)DOWNTOWN-SN; Medium Residential / R4-1. The project is located on the North side of Erwin Street one half block east of Topanga Canyon near Owensmouth Avenue.

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.

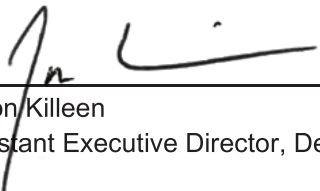
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further 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 16, 2023

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

DCR Record No.: LA-C-23-100021-ANN

Applicant Entity Name: Highland Park Patient Collective, Inc.

License Type(s): Retailer, Cultivator

Business Premises Location: 21757-21759 Erwin Street, Woodland Hills, CA 91367

County: Los Angeles Assessor's Parcel Number (APN): 2146-029-018

Council District: CD3-Bob Blumenfeld Neighborhood Council: Woodland Hills-Warner Center

Community Plan Area: Canoga Park, Winnetka, Woodland Hills, West Hills

Zoning: WC- Downtown SN Specific Plan Area: Warner Center

General Plan Land Use: Regional Center Commercial Redevelopment Project Area: None

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Los Angeles Historic Preservation Review: No

LAPD Division/Station: Topanga LAFD District/Fire Station: 72

### 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.*

Address = 21757-21759 Erwin Street Woodland Hills, CA 91367/ Los Angeles County  
APN# = 2146-029-018 / Cross Street Topanga Blvd and Owensmouth Ave  
Two story building on North curbside of Erwin Street.  
Using driveways, the building entrance is from the parking lot to the North of building.

The Project Site is segregated into two Premises. The Retail premises is exclusively on the First Floor and entry is from parking lot to the North of the building, at the midpoint.

See attached photos and maps showing Project Site.

**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

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

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

Project site has been used as a commercial cannabis facility since 2018 when temporary state licenses and local temporary approval was granted for activities of Cultivation, Retail, Distribution and Manufacturing.

Prior use was a bank branch and supporting offices.

Current use is Cultivation and Retail only.

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.*

There is no expansion. Existing structure to remain.

3. Project Expansion: NA  
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.*

Water service by Los Angeles Department of Water & Power  
Power service by Los Angeles Department of Water & Power  
Site is connected to City sewer line  
Site is adequately serviced by these companies.

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.*

The site is not environmentally sensitive and there is no environmentally sensitive area within one half mile radius of the project site.

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

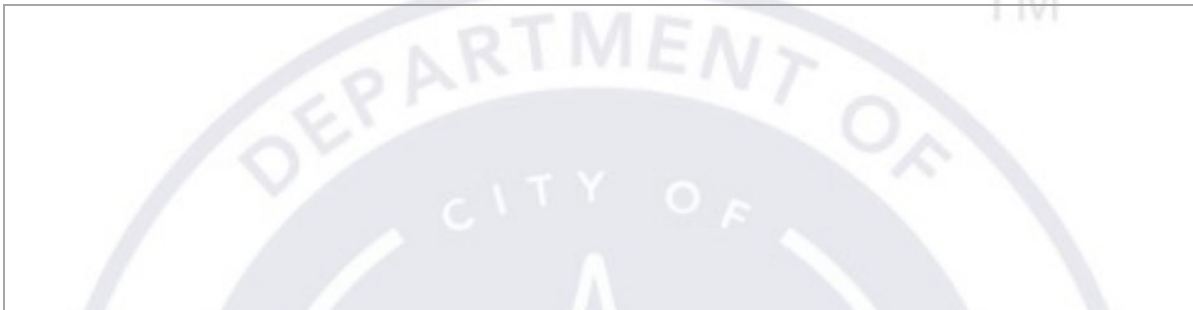
*Describe size of structure to be demolished and location.*

**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**  
**\*\*\*\*NOT APPLICABLE TO PROJECT SITE\*\*\*\***

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.*



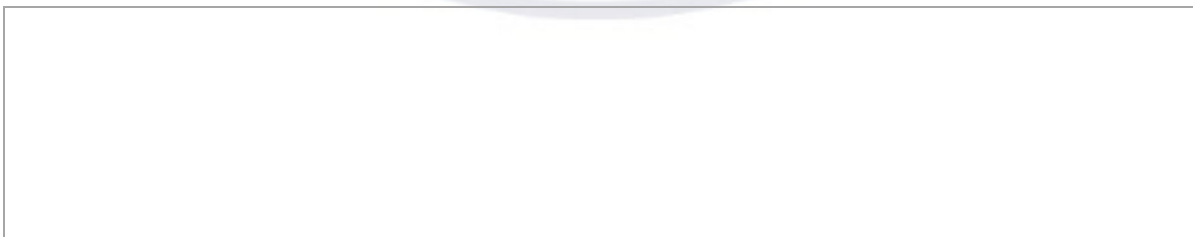
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☐ No

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



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**

\*\*\*\*NOT APPLICABLE TO PROJECT SITE\*\*\*\*

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.*



**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.*



6. Does the project involve the use of significant amounts of hazardous substances?

☐ Yes ☐ No

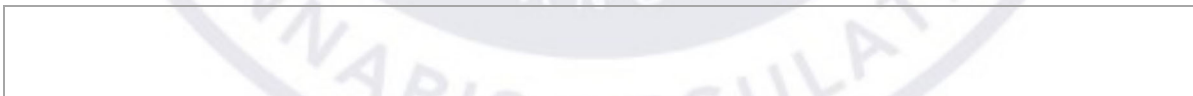
*Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.*



7. Are all necessary public services and facilities available to the project?

☐ Yes ☐ No

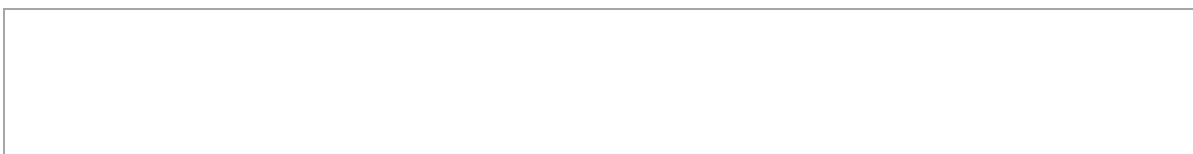
*List all services and facilities provided. Cite source(s) of information.*



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.*

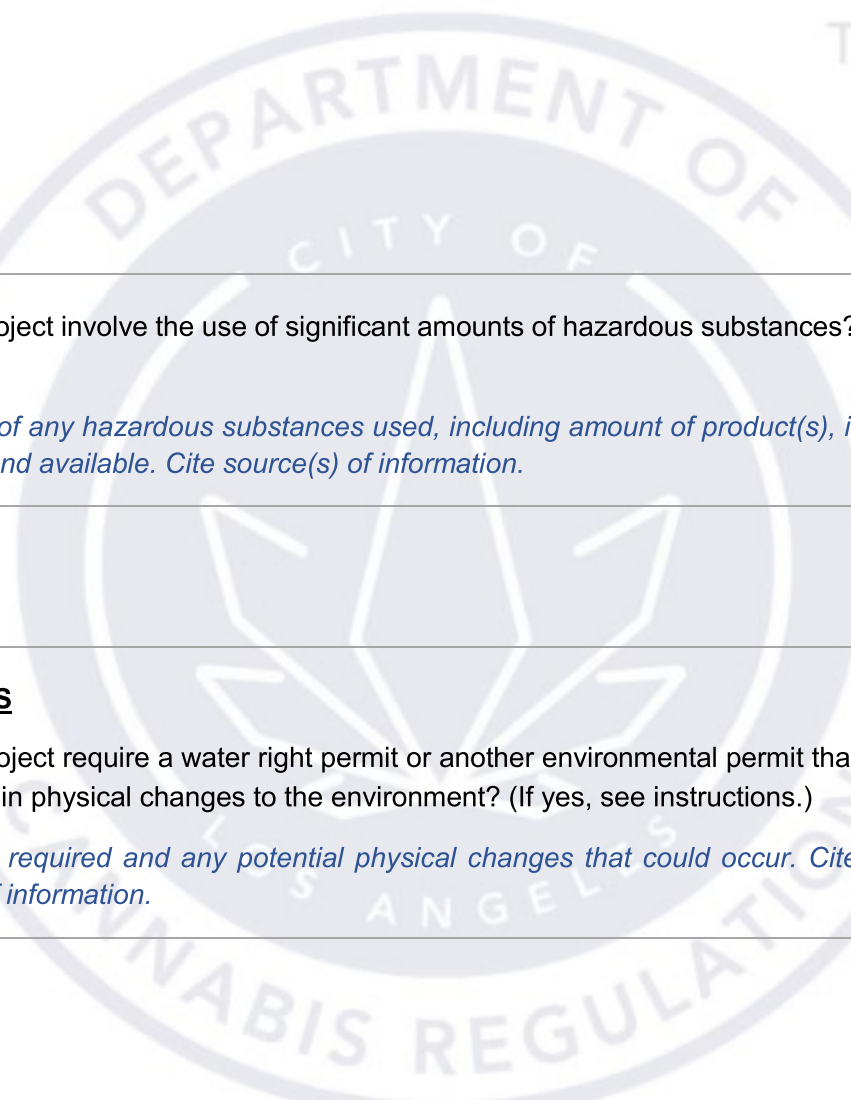


**FOR SITES NOT IN URBANIZED AREAS**

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**  
**\*\*\*NOT APPLICABLE TO PROJECT SITE\*\*\***

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.*



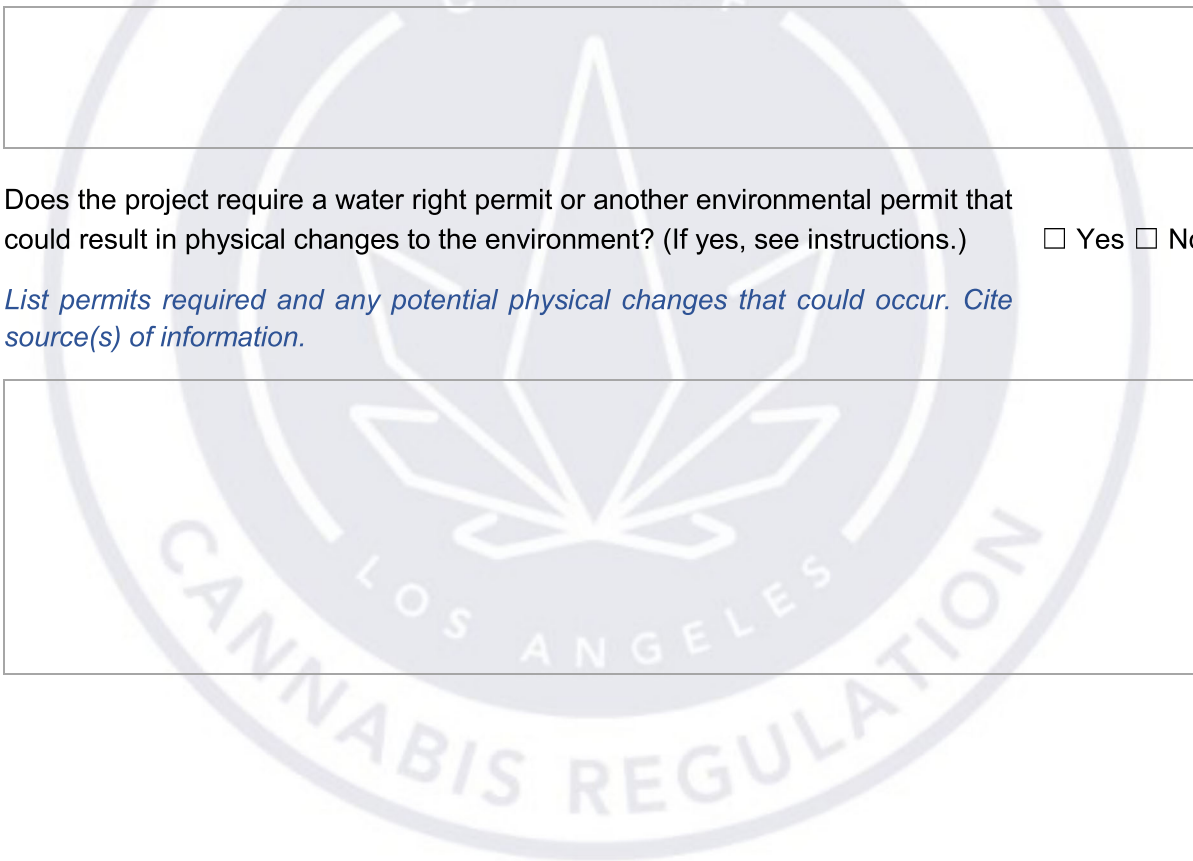
5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency? ☐ Yes ☐ No

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

A large, faint watermark of the City of Los Angeles Cannabis Regulation logo is centered on the page. It features a stylized cannabis leaf inside a circular seal with the words "CITY OF LOS ANGELES" and "CANNABIS REGULATION".

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.*

A large, faint watermark of the City of Los Angeles Cannabis Regulation logo is centered on the page. It features a stylized cannabis leaf inside a circular seal with the words "CITY OF LOS ANGELES" and "CANNABIS REGULATION".

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.*

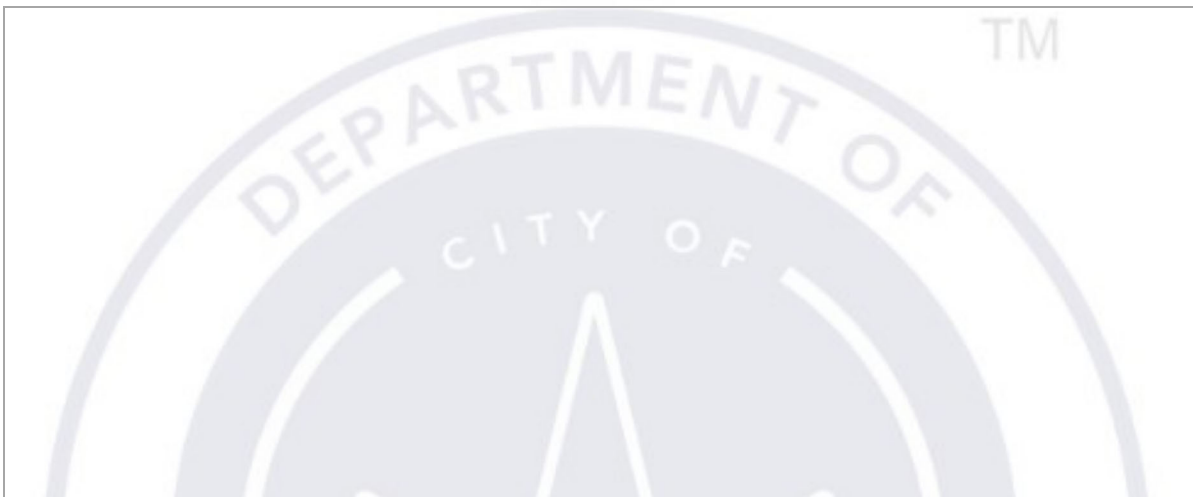
A large, faint watermark of the City of Los Angeles Cannabis Regulation logo is centered on the page. It features a stylized cannabis leaf inside a circular seal with the words "CITY OF LOS ANGELES" and "CANNABIS REGULATION".

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**  
**\*\*\*\*NOT APPLICABLE TO PROJECT SITE\*\*\*\***

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.*



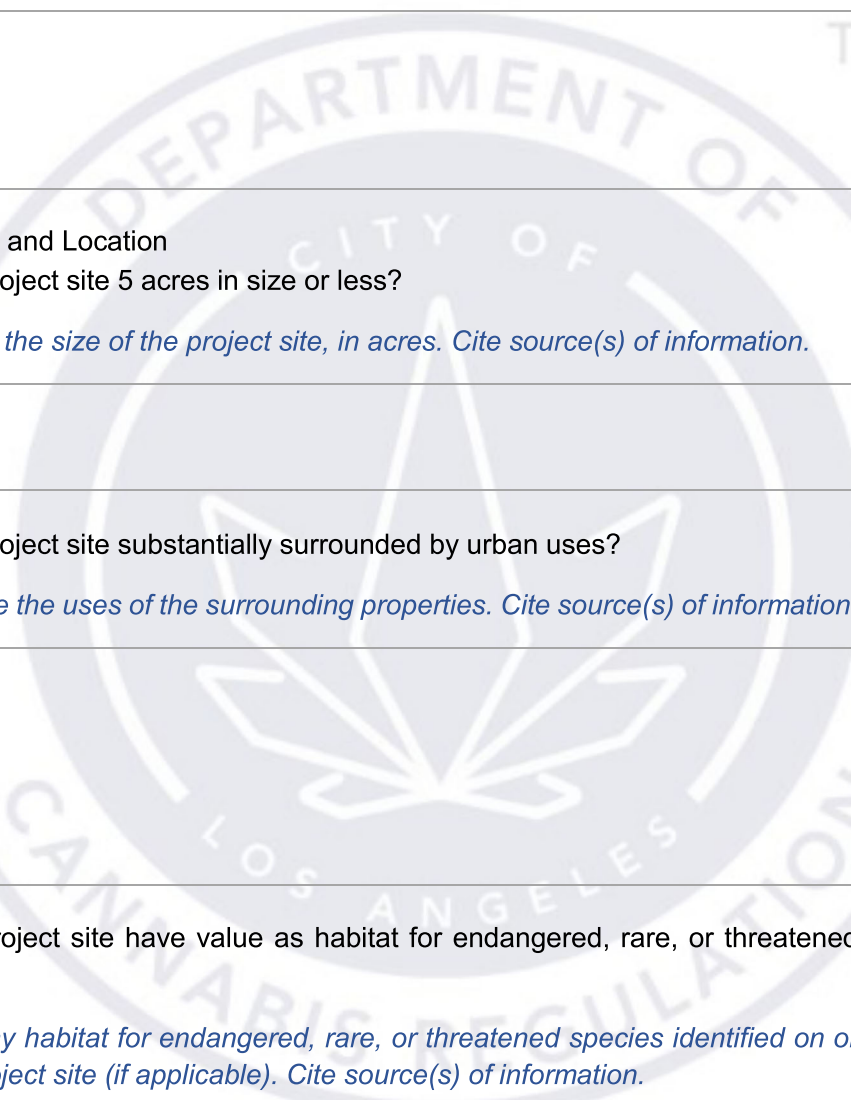
**Categorical Exemption Evaluation Form**

**Class 32: Infill Development Projects**

\*\*\*\*NOT APPLICABLE TO PROJECT SITE\*\*\*\*

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.*



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.*

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

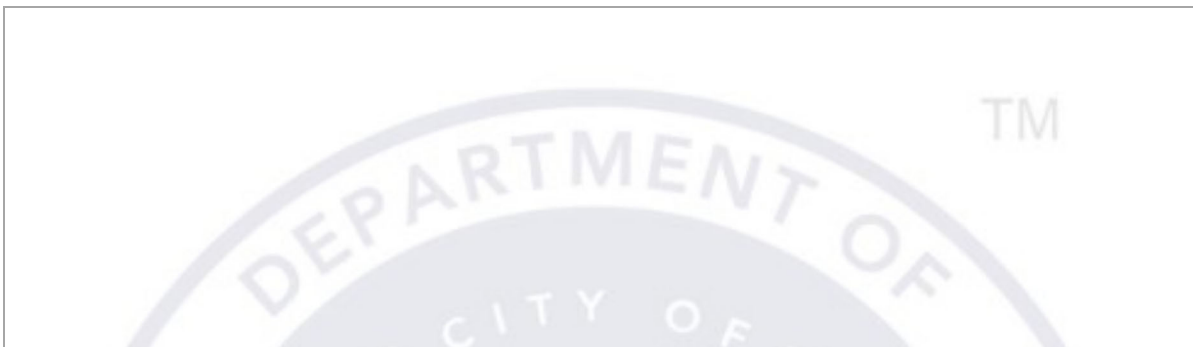
*Describe the uses of the surrounding properties. Cite source(s) of information.*

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

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

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

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



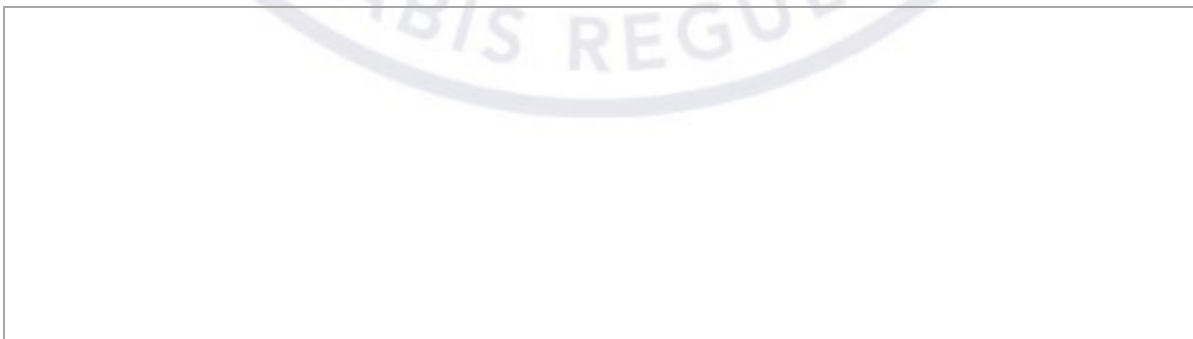
5. Can the project site be adequately served by all required utilities and public services? ☐ Yes ☐ No

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



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

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



**Exceptions to Exemptions****1. Scenic Highways**

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

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

No State Scenic Highway from which the project is visible.

- 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.*

Search of zip code at [envirostor.dts.ca.gov](https://envirostor.dts.ca.gov) shows the project is not located on the Cortese List.

- 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.*

No historic resource exists at the project location.

4. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?**

☐ Yes ☒ No

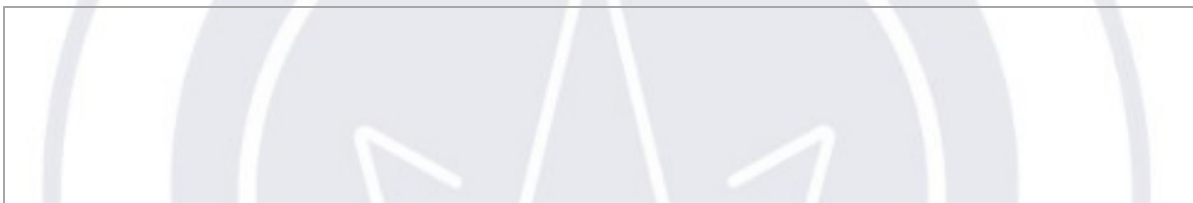
*Describe the potential cumulative impact(s) and evidence (if applicable). Cite source(s) of information.*

The seal of the Department of Planning and Development, City of Los Angeles, is visible in the background of the form. It features a circular design with the text "DEPARTMENT OF PLANNING AND DEVELOPMENT" and "CITY OF LOS ANGELES" around the perimeter. In the center is a stylized sunburst or starburst design.

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.*

The seal of the Department of Planning and Development, City of Los Angeles, is visible in the background of the form. It features a circular design with the text "DEPARTMENT OF PLANNING AND DEVELOPMENT" and "CITY OF LOS ANGELES" around the perimeter. In the center is a stylized sunburst or starburst design.

6. **Would the project impact an environmental resource of hazardous or critical concern?**

☐ Yes ☒ No

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

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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.*

The seal of the Department of Planning and Development, City of Los Angeles, is visible in the background of the form. It features a circular design with the text "DEPARTMENT OF PLANNING AND DEVELOPMENT" and "CITY OF LOS ANGELES" around the perimeter. In the center is a stylized sunburst or starburst design.

**CEQA Exemption Petition**Class: 1 Category: Existing Facilities

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

Project site is existing. No expansion, this is not a new structure.

Site is not an environmentally sensitive zone.

Site is serviced by city water, sewer and power.

There are no natural waterways onsite.

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

Zimas Property Profile Report and Mapping  
Envirostor  
LADBS.org  
Internal corporate documents.

**2. Project Location and Surrounding Land Use.**

- (a) Describe Project Location: *Provide detailed information about the project location and any other physical description that clearly indicates the project site location.*

Address = 21757-21759 Erwin Street Woodland Hills, CA 91367  
Los Angeles County  
APN# = 2146-029-018 / Major cross Street Topanga Blvd and Owensmouth Ave  
Project is 1/2 block East of Topanga Cyn Blvd., on the North side of Erwin Street.

- (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.*

Existing general plan and uses/zoning is WC Downtown (Warner Center Specific Plan). Surrounding land uses and zoning designations are (WC) Downtown = Warner Center / R4 -1 = Multiple Dwelling Zone / RD2-1 = Restricted Density / R3-1 = Multiple Dwelling / RE 11-1 Residential Estates / RS-1RIO = Suburban / A2 = Agricultural. Abutting land uses are: McDonalds (fast food) - 21901 Erwin Street; Staples (office supply) - 21825 Erwin Street; Cardio Barre (dance school) - 21747 Erwin Street (Suite A); HCF Insurance Agency (prof. office) - 21747 Erwin Street (2nd Fl); Wing Warriors (gym) - 21747 Erwin Street (Suite B); Scandinavian Designs (furniture) - 21725 Erwin Street (Suite A).

- (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: Retail Bank branch and supporting offices.

- (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.

Yes. Prior bank served walk-in customers making short visits, with employees serving those customers and other staff working in back office.

- (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).*

Cannabis cultivation and retail activities.

- (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.*

Total floor area is 6,688 sq. ft.  
The lot size is 17,420.1 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.*

Yes. Retailer license issued C10-0000496-LIC  
Cultivation license application pending.

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

7 days per week  
7 a.m. to 10 p.m.  
Two work shifts, 7 a.m. to 2:30 p.m. and 2:30 p.m. to 10 p.m.

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

10 employees.  
30 occupancy.

- (g) Estimated Daily Trip Generation: *Estimate the frequency of deliveries or shipments originating from and/or arriving to the project site. Identify the approximate number of vehicle trips per day to be generated by the project and information regarding the days and times most trips are expected to occur.*

Estimated frequency of deliveries or shipments to/from site: Once daily.  
Approximate number of vehicle trips: 20 vehicle trips  
Days and times of most trips: Monday-Friday, 8 a.m. to 8 p.m.

- (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.*

Los Angeles Department of Water & Power

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

City municipal sewer line. No on-site treatment facility.

#### 4. Environmental Setting:

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

Metropolitan developed land with no natural characteristics.

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

No slopes or other features

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

Paved over land with runoff drainage to municipal sewer line. No natural vegetation, soil, or habitat. Property is landscaped with grass, trees and shrubs along Erwin Street.

- (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):

No natural and/or artificial waterway on project site or within 150 feet of premises.

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

No natural features of scenic value or of rare/unique characteristics.

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

No historic designations or archeological remains.

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

No habitat for special status species.

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

None.

- (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:

There will be no increase in waste.

- g) 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:

Source of power is municipal utility, Los Angeles Department of Water & Power. Anticipated energy per day will be supplied by site transformer there is no need for additional energy sources.

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.

No expansion of facility footprint, no increase in the amount of impervious surface, and no reduction in any natural habitat.

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

Air filtration systems installed to reduce any odor of cannabis.

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).*

See attached photos, maps and parcel profile report..

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

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

**Partial List of Categorical Exemptions under CEQA**

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

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

# LA-C-23-100021-ANN

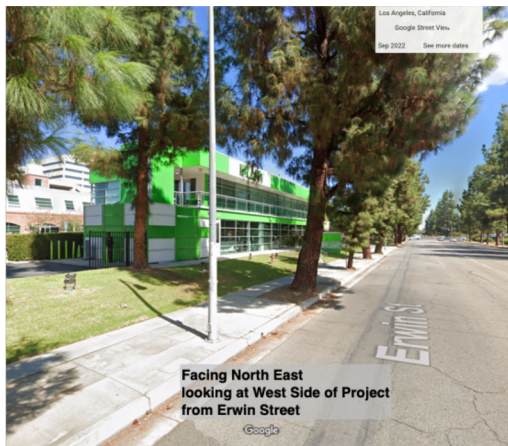
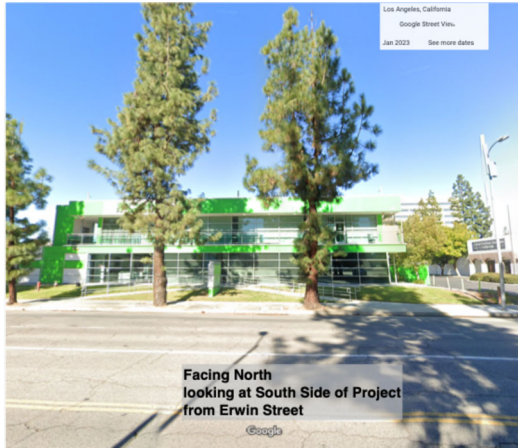


Overhead looking North at Project

## ADJACENT AND ABUTTING USES



# LA-C-23-100021-ANN





# City of Los Angeles Department of City Planning

## 9/6/2023 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

21759 W ERWIN ST  
21757 W ERWIN ST

### ZIP CODES

91367

### RECENT ACTIVITY

CPC-2008-3470-SPP

### CASE NUMBERS

CPC-2019-1742-CPU  
CPC-2008-3470-SP-GPA-ZC-SUD-BL  
CPC-2005-3594-ICO  
CPC-2000-846-SP  
CPC-1999-122-SP-A  
CPC-1997-356-ICO  
CPC-1991-308  
CPC-1971-23761  
CPC-12436  
ORD-183148  
ORD-182764  
ORD-174061  
ORD-173072  
ORD-173071  
ORD-171529  
ORD-171426  
ORD-168984  
ORD-168870  
ORD-147600  
ORD-123219  
DIR-2003-4021-SPP  
ZA-2001-4983-CU  
ZA-19XX-21405  
ZA-1993-1099-CUB  
ZA-1989-682-CUB  
BZA-1989-4182-CUB  
TT-54289  
ENV-2019-1743-EIR  
ENV-2008-3471-EIR  
ENV-2005-8253-ND  
ENV-2005-3595-CE  
ENV-2003-6591-MND  
ENV-2003-4022-CE  
ENV-2002-502-CE  
ENV-2001-4984-MND  
ND-93-399-CUB

### Address/Legal Information

PIN Number 177B105 125  
Lot/Parcel Area (Calculated) 17,420.1 (sq ft)  
Thomas Brothers Grid PAGE 530 - GRID A7  
Assessor Parcel No. (APN) 2146029018  
Tract TR 54289-C  
Map Reference M B 1303-11/13  
Block None  
Lot 2  
Arb (Lot Cut Reference) None  
Map Sheet 177B105

### Jurisdictional Information

Community Plan Area Canoga Park - Winnetka - Woodland Hills - West Hills  
Area Planning Commission South Valley  
Neighborhood Council Woodland Hills-Warner Center  
Council District CD 3 - Bob Blumenfield  
Census Tract # 1351.16  
LADBS District Office Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review None

### Planning and Zoning Information

Special Notes None  
Zoning (WC)DOWNTOWN-SN  
Zoning Information (ZI) ZI-2374 State Enterprise Zone: Los Angeles  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-1870 Specific Plan: Warner Center 2035  
General Plan Land Use Regional Center Commercial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area WARNER CENTER  
Subarea Downtown District  
Special Land Use / Zoning (WC)C4-165/1.5  
Historic Preservation Review No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Other Historic Survey Information None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area None  
RFA: Residential Floor Area District None

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

|                               |                                    |                                                                                  |
|-------------------------------|------------------------------------|----------------------------------------------------------------------------------|
| ND-89-56-CUB                  | RIO: River Implementation Overlay  | No                                                                               |
| EIR-90-435-CUB-YV             | SN: Sign District                  | Warner Center 2035 Plan                                                          |
| EIR-86-747-ZC                 | AB 2334: Very Low VMT              | No                                                                               |
| PKG-4705                      | AB 2097: Reduced Parking Areas     | No                                                                               |
| PKG-4657                      | Streetscape                        | No                                                                               |
| OB-14153                      | Adaptive Reuse Incentive Area      | None                                                                             |
| AFF-45662                     | Affordable Housing Linkage Fee     |                                                                                  |
| AFF-41277                     | Residential Market Area            | Medium                                                                           |
| CFG-2000                      | Non-Residential Market Area        | Medium                                                                           |
|                               | Transit Oriented Communities (TOC) | Not Eligible                                                                     |
|                               | ED 1 Eligibility                   | Review Eligibility                                                               |
|                               | RPA: Redevelopment Project Area    | None                                                                             |
|                               | Central City Parking               | No                                                                               |
|                               | Downtown Parking                   | No                                                                               |
|                               | Building Line                      | None                                                                             |
|                               | 500 Ft School Zone                 | No                                                                               |
|                               | 500 Ft Park Zone                   | No                                                                               |
| <b>Assessor Information</b>   |                                    |                                                                                  |
|                               | Assessor Parcel No. (APN)          | 2146029018                                                                       |
|                               | APN Area (Co. Public Works)*       | 0.400 (ac)                                                                       |
|                               | Use Code                           | 1200 - Commercial - Store Combination - Store and Office Combination - One Story |
|                               | Assessed Land Val.                 | \$2,320,957                                                                      |
|                               | Assessed Improvement Val.          | \$2,643,050                                                                      |
|                               | Last Owner Change                  | 11/07/2014                                                                       |
|                               | Last Sale Amount                   | \$4,400,044                                                                      |
|                               | Tax Rate Area                      | 16                                                                               |
|                               | Deed Ref No. (City Clerk)          | 991                                                                              |
|                               |                                    | 655658                                                                           |
|                               |                                    | 326137                                                                           |
|                               |                                    | 326127                                                                           |
|                               |                                    | 2945895                                                                          |
|                               |                                    | 2546440                                                                          |
|                               |                                    | 2384662                                                                          |
|                               |                                    | 2102                                                                             |
|                               |                                    | 1478350                                                                          |
|                               |                                    | 1361068                                                                          |
|                               |                                    | 1191498                                                                          |
|                               |                                    | 1153256                                                                          |
|                               |                                    | 1072132                                                                          |
|                               |                                    | 1072129                                                                          |
|                               | Building 1                         |                                                                                  |
|                               | Year Built                         | 2005                                                                             |
|                               | Building Class                     | C7A                                                                              |
|                               | Number of Units                    | 0                                                                                |
|                               | Number of Bedrooms                 | 0                                                                                |
|                               | Number of Bathrooms                | 0                                                                                |
|                               | Building Square Footage            | 8,344.0 (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: 2146029018]                                                             |
| <b>Additional Information</b> |                                    |                                                                                  |
|                               | Airport Hazard                     | None                                                                             |

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|                                                   |                         |
|---------------------------------------------------|-------------------------|
| Coastal Zone                                      | None                    |
| Santa Monica Mountains Zone                       | No                      |
| Farmland                                          | Urban and Built-up Land |
| Urban Agriculture Incentive Zone                  | YES                     |
| Very High Fire Hazard Severity Zone               | No                      |
| Fire District No. 1                               | No                      |
| Flood Zone                                        | Outside Flood Zone      |
| Watercourse                                       | No                      |
| Hazardous Waste / Border Zone Properties          | No                      |
| Methane Hazard Site                               | None                    |
| High Wind Velocity Areas                          | No                      |
| Special Grading Area (BOE Basic Grid Map A-13372) | No                      |
| Wells                                             | None                    |

#### Seismic Hazards

|                                      |                                         |
|--------------------------------------|-----------------------------------------|
| Active Fault Near-Source Zone        |                                         |
| Nearest Fault (Distance in km)       | 13.2734304                              |
| Nearest Fault (Name)                 | Malibu Coast Fault                      |
| Region                               | Transverse Ranges and Los Angeles Basin |
| Fault Type                           | B                                       |
| Slip Rate (mm/year)                  | 0.30000000                              |
| Slip Geometry                        | Left Lateral - Reverse - Oblique        |
| Slip Type                            | Poorly Constrained                      |
| Down Dip Width (km)                  | 13.00000000                             |
| Rupture Top                          | 0.00000000                              |
| Rupture Bottom                       | 13.00000000                             |
| Dip Angle (degrees)                  | 75.00000000                             |
| Maximum Magnitude                    | 6.70000000                              |
| 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                                             | None                              |
| Jobs and Economic Development Incentive Zone (JEDI) | None                              |
| Opportunity Zone                                    | No                                |
| Promise Zone                                        | None                              |
| State Enterprise Zone                               | LOS ANGELES STATE ENTERPRISE ZONE |

#### Housing

|                                       |                                                                     |
|---------------------------------------|---------------------------------------------------------------------|
| Direct all Inquiries to               | Los Angeles Housing Department                                      |
| Telephone                             | (866) 557-7368                                                      |
| Website                               | <a href="https://housing.lacity.org">https://housing.lacity.org</a> |
| Rent Stabilization Ordinance (RSO)    | No [APN: 2146029018]                                                |
| Ellis Act Property                    | No                                                                  |
| AB 1482: Tenant Protection Act        | No                                                                  |
| Housing Crisis Act Replacement Review | Yes                                                                 |
| Housing Element Sites                 |                                                                     |
| HE Replacement Required               | N/A                                                                 |
| SB 166 Units                          | 0.0 Units, Above Moderate                                           |
| Housing Use within Prior 5 Years      | No                                                                  |

#### Public Safety

|                    |
|--------------------|
| Police Information |
|--------------------|

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|                             |         |
|-----------------------------|---------|
| Bureau                      | Valley  |
| Division / Station          | Topanga |
| Reporting District          | 2156    |
| Fire Information            |         |
| Bureau                      | Valley  |
| Battalion                   | 17      |
| District / Fire Station     | 72      |
| Red Flag Restricted Parking | No      |

## CASE SUMMARIES

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

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number:             | CPC-2019-1742-CPU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | CPU-COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Case Number:             | CPC-2008-3470-SP-GPA-ZC-SUD-BL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Required Action(s):      | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)<br>GPA-GENERAL PLAN AMENDMENT<br>ZC-ZONE CHANGE<br>SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)<br>BL-BUILDING LINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Project Descriptions(s): | WARNER CENTER SPECIFIC PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Case Number:             | CPC-2005-3594-ICO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | ICO-INTERIM CONTROL ORDINANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Project Descriptions(s): | WARNER CENTER SPECIFIC PLAN ICO. CITY COUNCIL REQUESTS THE PLANNING DEPARTMENT, WITH THE ASSISTANCE OF THE CITY ATTORNEY AND THE DEPARTMENT OF TRANSPORTATION, DRAFT AN INTERIM CONTROL ORDINANCE(ICO), WITH AN URGENCY CLAUSE, FOR THE WARNER CENTER SPECIFIC PLAN AREA THAT SHALL NOT ALLOW BUILDING PERMITS TO BE ISSUED FOR RESIDENTIAL PROJECTS ONCE THE 3,000 UNIT THRESHOLD IS PASSED. SAID ICO IS TO BE IMPOSED FOR A ONE-YEAR PERIOD, WITH THE POSSIBILITY OF TWO, SIX-MONTH EXTENSIONS DURING WHICH TIME THE WCSP BE REVIEWED AND REVISED TO IMPLEMENT THE NEXT STAGE OF GROWTH BASED ON SMARTER GROWTH PLANS AND NEW COMMUNITY INPUT. AN APPLICATION FOR A HARDSHIP EXEMPTION FROM THE ICO CAN BE MADE TO THE CITY COUNCIL. THE CITY COUNCIL MAY GRANT AN EXEMPTION PROVIDED THAT PROVISIONS OF PROJECT COMPLIANCE AS CURRENTLY REQUIRED IN THE WCSP ARE COMPLETE, AN ENVIRONMENTAL REVIEW THAT ADDRESSES THE CUMULATIVE ENVIRONMENTAL AND TRAFFIC IMPACTS FOR THE AREA AND REGION IMPACTS IS CERTIFIED, THE APPROPRIATE MITIGATION MEASURES AND/OR CONTRIBUTIONS TO THE WARNER CENTER TRANSPORTATION TRUST FUND ARE MADE, AND A MIX-USE COMPONENT IN THE PROJECT IS PROVIDED. PLANNING DEPARTMENT IMMEDIATELY WORK WITH WHWCNC TO CONSULT WITH THE STAKEHOLDERS OF WOODLAND HILLS AND LOCAL DEVELOPERS SUCH THAT WITHIN ONE YEAR, RECOMMENDATIONS WILL BE MADE TO THE LOS ANGELES CITY PLANNING COMMISSION AND CITY COUNCIL FOR MODIFICATIONS AND AMENDMENTS TO THE WCSP TO IMPLEMENT PHASE II THAT WILL ALLOW FOR CONTINUED SMART GROWTH DEVELOPMENT OF WARNER CENTER WITH THE APPROPRIATE JOBS/HOUSING BALANCE, INCLUDING GREATER CONSIDERATION TO THE NEEDS OF THE REGION AND COMMUNITY, APPROPRIATE LAND USE AND DESIGN STANDARDS FOR A HIGH QUALITY MIXED-USE COMMUNITY GIVING DUE CONSIDERATION TO MARKET AND ECONOMIC FORCES, AND APPROPRIATE MITIGATION MEASURES TO CURTAIL TRAFFIC CONGESTION. DATE INTRODUCED AND REFERRED 02/09/2005 TO PLANNING AND LAND USE MANAGEMENT COMMITTEE; 4-6-05 - PLANNING AND LAND USE MANAGEMENT COMMITTEE DISPOSITION. |
| Case Number:             | CPC-2000-846-SP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Required Action(s):      | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Project Descriptions(s): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | CPC-1999-122-SP-A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)<br>A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Project Descriptions(s): | AMENDMENT TO THE WARNER CENTER SPECIFIC PLAN (ORDINANCE NOS. 168,873, 168,984 AND 171,529 FOR PROPERTY LOCATED APPROXIMATELY 1.5 SQ MILES AND IS GENERALL BOUNDED BY WESTSIDE OF TOPANGA CANYON BLVD ON THE WEST, VANOWEN ST ON THE NORTH, DE SOTO AVE ON THE EAST AND THE US 101 FRWY ON THE SOUTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Case Number:             | CPC-1997-356-ICO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | ICO-INTERIM CONTROL ORDINANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Project Descriptions(s): | TO PROVIDE A GUIDE IN ORDER TO BALANCE FUTURE GROWTH WITH AN IMPROVED TRANSPORTATION SYSTEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Case Number:             | CPC-1991-308                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): | CONTINUATION OF CPC-91-0308. SEE GENERAL COMMENTS FOR CONTINUATION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Case Number:             | CPC-1971-23761                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | DIR-2003-4021-SPP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Project Descriptions(s): | PROJECT PERMIT COMPLIANCE PURSUANT TO THE WARNER CENTER SPECIFIC PLAN TO ALLOW THE MAINTENANCE OF TWO EXISITNG BUILDINGS (COMBINED AREA OF 29,660 S.F.) AND THE CONSTRUCTION OF A NEW TWO-STORY BUILDING OF 8,000 S.F. PARKING(151 SPACES)TO BE PROVIDED, IS IN EXCESS OF CODE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | ZA-2001-4983-CU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Required Action(s):      | CU-CONDITIONAL USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): | TO PERMIT AN ARCADE IN AN EXISTING RESTAURANT/SPORT BAR CONSISTING OF POOL TABLES, ARCADE, BIG SCREEN T.V., BAR & RESTAURANT. PROPOSED 15 VIDEO GAME ARCADE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number:             | ZA-19XX-21405                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | ZA-1993-1099-CUB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Project Descriptions(s): | TO PERMIT THE SALE FOR OFF-SITE CONSUMPTION OF BEER AND WINE ONLY WITHIN AN EXISTING RETAIL COMMERCIAL STORE HAVING OPERATIONHOURS FROM 10 A.M. TO 9 P.M. MON- FRI AND 10 A.M. TO 8 P.M. SAT AND 10 A.M. TO 7 P.M. SUNDAY ALL WITHIN THE (Q)C4-1 ZONES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Case Number:             | ZA-1989-682-CUB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Project Descriptions(s): | TO PERMIT THE SALE AND DISPENSING FOR CONSIDERATION OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING IMPORT STORE, HAVING HOURS OF OPERATION FROM 10 A.M. TO9 P.M. MON-FRI 10 A.M. 7 P.M., SAT AND 11 A.M. TO6 P.M. SUN INTHE (Q)C4-1 ZONE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Case Number:             | BZA-1989-4182-CUB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Project Descriptions(s): | TO PERMIT THE SALE AND DISPENSING FOR CONSIDERATION OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING IMPORT STORE, HAVING HOURS OF OPERATION FROM 10 A.M. TO9 P.M. MON-FRI 10 A.M. 7 P.M., SAT AND 11 A.M. TO6 P.M. SUN INTHE (Q)C4-1 ZONE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Case Number:             | TT-54289                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): | TENTATIVE TRACT FOR 8-UNIT COMMERCIAL CONDO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Case Number:             | ENV-2019-1743-EIR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | EIR-ENVIRONMENTAL IMPACT REPORT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Case Number:             | ENV-2008-3471-EIR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | EIR-ENVIRONMENTAL IMPACT REPORT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Project Descriptions(s): | WARNER CENTER SPECIFIC PLAN<br>CEQA CLEARANCE FOR ZA-2018-7429-SPP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Case Number:             | ENV-2005-8253-ND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | ND-NEGATIVE DECLARATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Project Descriptions(s): | AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | ENV-2005-3595-CE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Project Descriptions(s): | WARNER CENTER SPECIFIC PLAN ICO. CITY COUNCIL REQUESTS THE PLANNING DEPARTMENT, WITH THE ASSISTANCE OF THE CITY ATTORNEY AND THE DEPARTMENT OF TRANSPORTATION, DRAFT AN INTERIM CONTROL ORDINANCE(ICO), WITH AN URGENCY CLAUSE, FOR THE WARNER CENTER SPECIFIC PLAN AREA THAT SHALL NOT ALLOW BUILDING PERMITS TO BE ISSUED FOR RESIDENTIAL PROJECTS ONCE THE 3,000 UNIT THRESHOLD IS PASSED. SAID ICO IS TO BE IMPOSED FOR A ONE-YEAR PERIOD, WITH THE POSSIBILITY OF TWO, SIX-MONTH EXTENSIONS DURING WHICH TIME THE WCSP BE REVIEWED AND REVISED TO IMPLEMENT THE NEXT STAGE OF GROWTH BASED ON SMARTER GROWTH PLANS AND NEW COMMUNITY INPUT. AN APPLICATION FOR A HARDSHIP EXEMPTION FROM THE ICO CAN BE MADE TO THE CITY COUNCIL. THE CITY COUNCIL MAY GRANT AN EXEMPTION PROVIDED THAT PROVISIONS OF PROJECT COMPLIANCE AS CURRENTLY REQUIRED IN THE WCSP ARE COMPLETE, AN ENVIRONMENTAL REVIEW THAT ADDRESSES THE CUMULATIVE ENVIRONMENTAL AND TRAFFIC IMPACTS FOR THE AREA AND REGION IMPACTS IS CERTIFIED, THE APPROPRIATE MITIGATION MEASURES AND/OR CONTRIBUTIONS TO THE WARNER CENTER TRANSPORTATION TRUST FUND ARE MADE, AND A MIX-USE COMPONENT IN THE PROJECT IS PROVIDED. PLANNING DEPARTMENT IMMEDIATELY WORK WITH WHWCNC TO CONSULT WITH THE STAKEHOLDERS OF WOODLAND HILLS AND LOCAL DEVELOPERS SUCH THAT WITHIN ONE YEAR, RECOMMENDATIONS WILL BE MADE TO THE LOS ANGELES CITY PLANNING COMMISSION AND CITY COUNCIL FOR MODIFICATIONS AND AMENDMENTS TO THE WCSP TO IMPLEMENT PHASE II THAT WILL ALLOW FOR CONTINUED SMART GROWTH DEVELOPMENT OF WARNER CENTER WITH THE APPROPRIATE JOBS/HOUSING BALANCE, INCLUDING GREATER CONSIDERATION TO THE NEEDS OF THE REGION AND COMMUNITY, APPROPRIATE LAND USE AND DESIGN STANDARDS FOR A HIGH QUALITY MIXED-USE COMMUNITY GIVING DUE CONSIDERATION TO MARKET AND ECONOMIC FORCES, AND APPROPRIATE MITIGATION MEASURES TO CURTAIL TRAFFIC CONGESTION. DATE INTRODUCED AND REFERRED 02/09/2005 TO PLANNING AND LAND USE MANAGEMENT COMMITTEE; 4-6-05 - PLANNING AND LAND USE MANAGEMENT COMMITTEE DISPOSITION. |
| Case Number:             | ENV-2003-6591-MND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | MND-MITIGATED NEGATIVE DECLARATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): | TENTATIVE TRACT FOR 8-UNIT COMMERCIAL CONDO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Case Number:             | ENV-2003-4022-CE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Project Descriptions(s): | PROJECT PERMIT COMPLIANCE PURSUANT TO THE WARNER CENTER SPECIFIC PLAN TO ALLOW THE MAINTENANCE OF TWO EXISITNG BUILDINGS (COMBINED AREA OF 29,660 S.F.) AND THE CONSTRUCTION OF A NEW TWO-STORY BUILDING OF 8,000 S.F. PARKING(151 SPACES)TO BE PROVIDED, IS IN EXCESS OF CODE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | ENV-2002-502-CE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

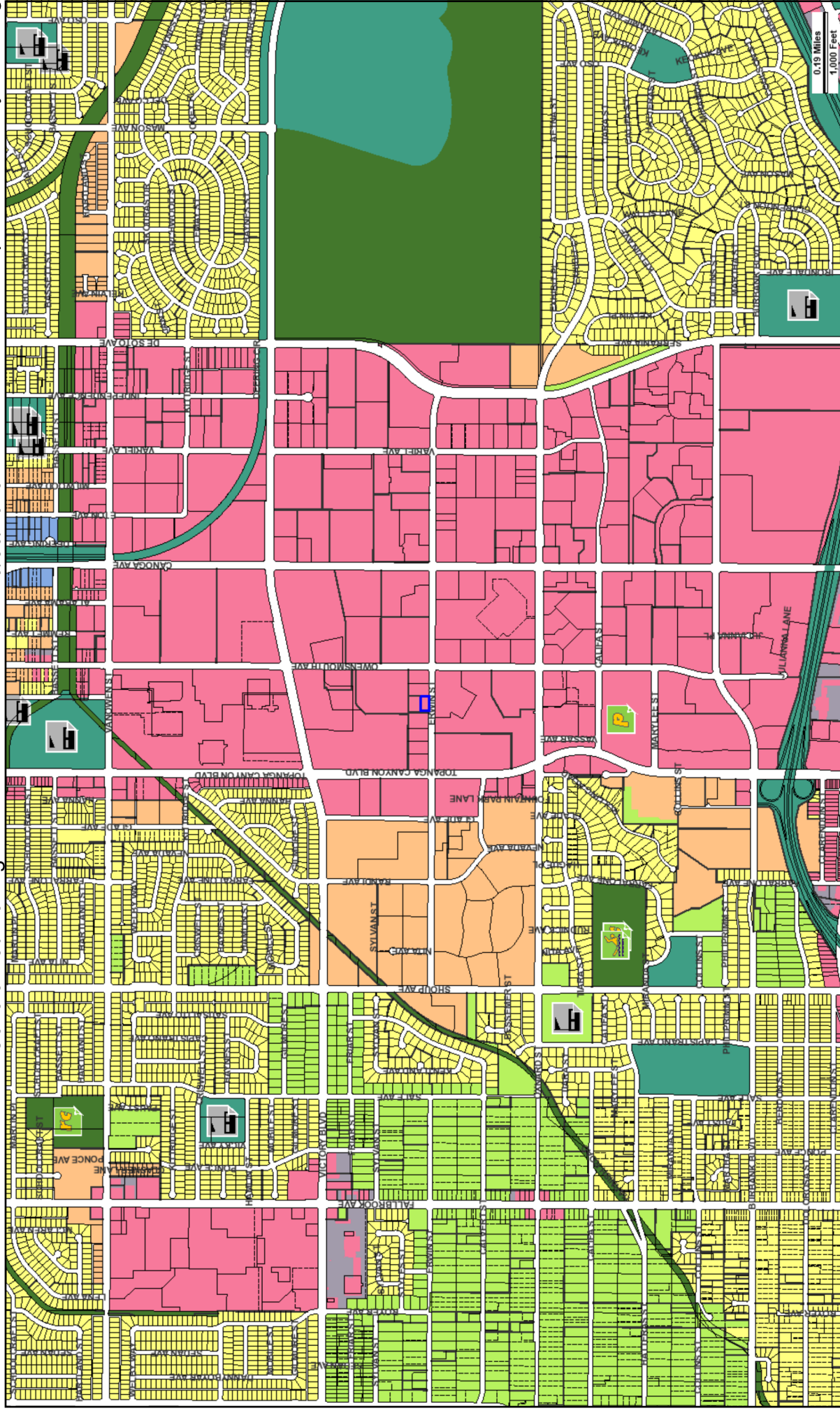
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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

|                          |                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Required Action(s):      | CE-CATEGORICAL EXEMPTION                                                                                                                                     |
| Project Descriptions(s): |                                                                                                                                                              |
| Case Number:             | ENV-2001-4984-MND                                                                                                                                            |
| Required Action(s):      | MND-MITIGATED NEGATIVE DECLARATION                                                                                                                           |
| Project Descriptions(s): | TO PERMIT AN ARCADE IN AN EXISTING RESTAURANT/SPORT BAR CONSISTING OF POOL TABLES, ARCADE, BIG SCREEN T.V., BAR & RESTAURANT. PROPOSED 15 VIDEO GAME ARCADE. |
| Case Number:             | ND-93-399-CUB                                                                                                                                                |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                         |
| Project Descriptions(s): | Data Not Available                                                                                                                                           |
| Case Number:             | ND-89-56-CUB                                                                                                                                                 |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                         |
| Project Descriptions(s): | Data Not Available                                                                                                                                           |
| Case Number:             | EIR-90-435-CUB-YV                                                                                                                                            |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL<br>YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE                                                                        |
| Project Descriptions(s): | Data Not Available                                                                                                                                           |
| Case Number:             | EIR-86-747-ZC                                                                                                                                                |
| Required Action(s):      | ZC-ZONE CHANGE                                                                                                                                               |
| Project Descriptions(s): | Data Not Available                                                                                                                                           |

**DATA NOT AVAILABLE**

- CPC-12436
- ORD-183148
- ORD-182764
- ORD-174061
- ORD-173072
- ORD-173071
- ORD-171529
- ORD-171426
- ORD-168984
- ORD-168870
- ORD-147600
- ORD-123219
- PKG-4705
- PKG-4657
- OB-14153
- AFF-45662
- AFF-41277
- CFG-2000

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Address: 21759 W ERWIN ST

APN: 2146029018

PIN #: 177B105 125

Tract: TR 54289-C

Block: None

Lot: 2

Arb: None

Zoning: (WC)DOWNTOWN-SN

General Plan: Regional Center Commercial

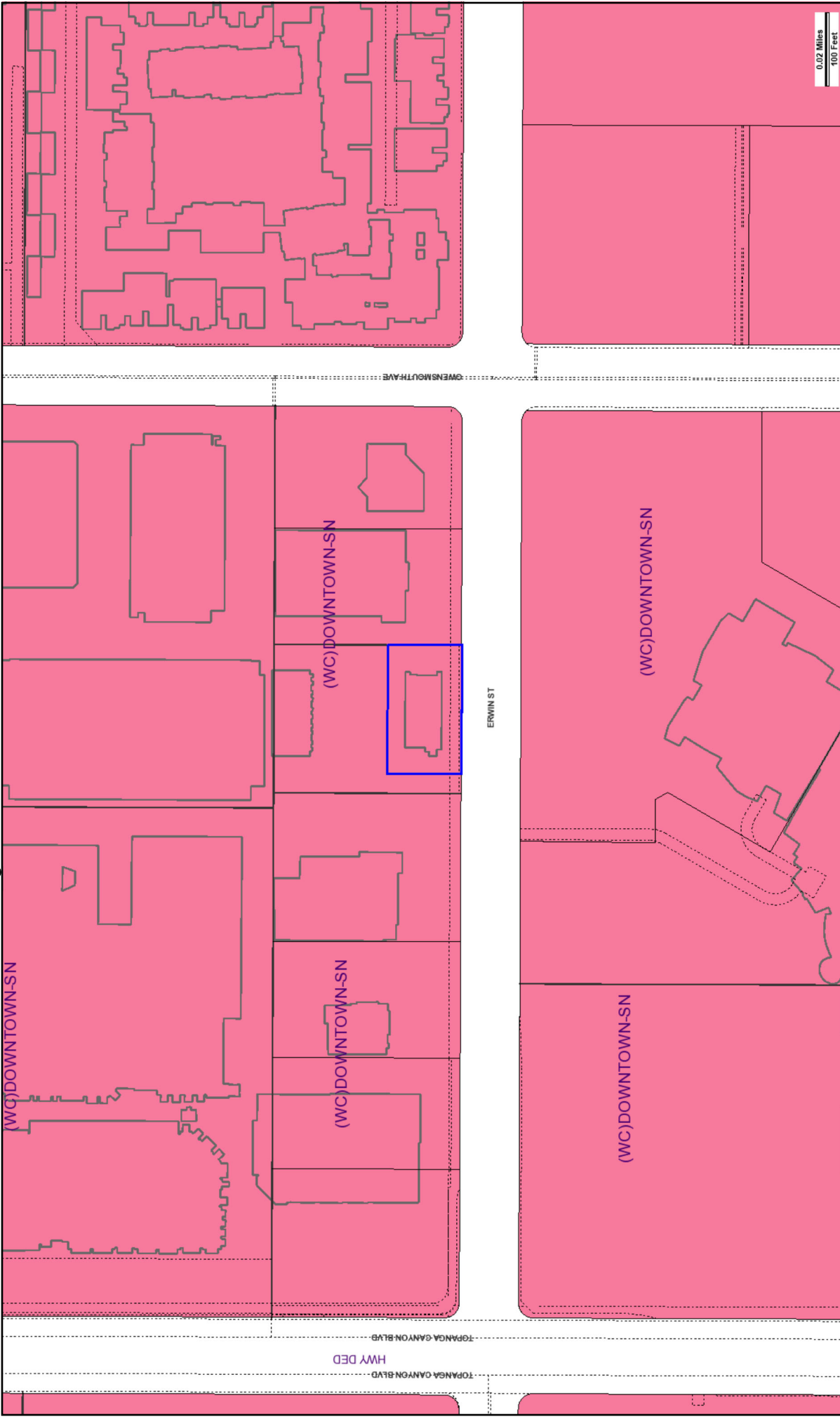


ZIMAS PUBLIC

Generalized Zoning

09/06/2023

City of Los Angeles  
Department of City Planning



Address: 21759 W ERWIN ST

APN: 2146029018

PIN #: 177B105 125

Tract: TR 54289-C

Block: None

Lot: 2

Arb: None

Zoning: (WC)DOWNTOWN-SN

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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            |                                     |



# City of Los Angeles Department of City Planning

## 4/22/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

21759 W ERWIN ST  
21757 W ERWIN ST

### ZIP CODES

91367

### RECENT ACTIVITY

CPC-2008-3470-SPP

### CASE NUMBERS

CPC-2019-1742-CPU  
CPC-2008-3470-SP-GPA-ZC-SUD-BL  
CPC-2005-3594-ICO  
CPC-2000-846-SP  
CPC-1999-122-SP-A  
CPC-1997-356-ICO  
CPC-1991-308  
CPC-1971-23761  
CPC-12436  
ORD-183148  
ORD-182764  
ORD-174061  
ORD-173072  
ORD-173071  
ORD-171529  
ORD-171426  
ORD-168984  
ORD-168870  
ORD-147600  
ORD-123219  
DIR-2003-4021-SPP  
ZA-2001-4983-CU  
ZA-19XX-21405  
ZA-1993-1099-CUB  
ZA-1989-682-CUB  
BZA-1989-4182-CUB  
TT-54289  
ENV-2019-1743-EIR  
ENV-2008-3471-EIR  
ENV-2005-8253-ND  
ENV-2005-3595-CE  
ENV-2003-6591-MND  
ENV-2003-4022-CE  
ENV-2002-502-CE  
ENV-2001-4984-MND  
ND-93-399-CUB

### Address/Legal Information

PIN Number 177B105 125  
Lot/Parcel Area (Calculated) 17,420.1 (sq ft)  
Thomas Brothers Grid PAGE 530 - GRID A7  
Assessor Parcel No. (APN) 2146029018  
Tract TR 54289-C  
Map Reference M B 1303-11/13  
Block None  
Lot 2  
Arb (Lot Cut Reference) None  
Map Sheet 177B105

### Jurisdictional Information

Community Plan Area Canoga Park - Winnetka - Woodland Hills - West Hills  
Area Planning Commission South Valley  
Neighborhood Council Woodland Hills-Warner Center  
Council District CD 3 - Bob Blumenfield  
Census Tract # 1351.16  
LADBS District Office Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review None

### Planning and Zoning Information

Special Notes None  
Zoning (WC)DOWNTOWN-SN  
Zoning Information (ZI) ZI-2374 State Enterprise Zone: Los Angeles  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-1870 Specific Plan: Warner Center 2035  
ZI-2452 Transit Priority Area in the City of Los Angeles  
General Plan Land Use Regional Center Commercial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area WARNER CENTER  
Subarea Downtown District  
Special Land Use / Zoning (WC)C4-165/1.5  
Historic Preservation Review No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area None  
RFA: Residential Floor Area District None

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|                               |                                    |                                                                                  |
|-------------------------------|------------------------------------|----------------------------------------------------------------------------------|
| ND-89-56-CUB                  | RIO: River Implementation Overlay  | No                                                                               |
| EIR-90-435-CUB-YV             | SN: Sign District                  | Warner Center 2035 Plan                                                          |
| EIR-86-747-ZC                 | AB 2334: Very Low VMT              | No                                                                               |
| PKG-4705                      | AB 2097: Reduced Parking Areas     | Yes                                                                              |
| PKG-4657                      | Streetscape                        | No                                                                               |
| OB-14153                      | Adaptive Reuse Incentive Area      | None                                                                             |
| AFF-45662                     | Affordable Housing Linkage Fee     |                                                                                  |
| AFF-41277                     | Residential Market Area            | Medium                                                                           |
| CFG-2000                      | Non-Residential Market Area        | Medium                                                                           |
|                               | Transit Oriented Communities (TOC) | Tier 1                                                                           |
|                               | ED 1 Eligibility                   | Review Eligibility                                                               |
|                               | RPA: Redevelopment Project Area    | None                                                                             |
|                               | Central City Parking               | No                                                                               |
|                               | Downtown Parking                   | No                                                                               |
|                               | Building Line                      | None                                                                             |
|                               | 500 Ft School Zone                 | No                                                                               |
|                               | 500 Ft Park Zone                   | No                                                                               |
| <b>Assessor Information</b>   |                                    |                                                                                  |
|                               | Assessor Parcel No. (APN)          | 2146029018                                                                       |
|                               | APN Area (Co. Public Works)*       | 0.400 (ac)                                                                       |
|                               | Use Code                           | 1200 - Commercial - Store Combination - Store and Office Combination - One Story |
|                               | Assessed Land Val.                 | \$2,320,957                                                                      |
|                               | Assessed Improvement Val.          | \$2,695,911                                                                      |
|                               | Last Owner Change                  | 11/07/2014                                                                       |
|                               | Last Sale Amount                   | \$4,400,044                                                                      |
|                               | Tax Rate Area                      | 16                                                                               |
|                               | Deed Ref No. (City Clerk)          | 991                                                                              |
|                               |                                    | 655658                                                                           |
|                               |                                    | 326137                                                                           |
|                               |                                    | 326127                                                                           |
|                               |                                    | 2945895                                                                          |
|                               |                                    | 2546440                                                                          |
|                               |                                    | 2384662                                                                          |
|                               |                                    | 2102                                                                             |
|                               |                                    | 1478350                                                                          |
|                               |                                    | 1361068                                                                          |
|                               |                                    | 1191498                                                                          |
|                               |                                    | 1153256                                                                          |
|                               |                                    | 1072132                                                                          |
|                               |                                    | 1072129                                                                          |
|                               | Building 1                         |                                                                                  |
|                               | Year Built                         | 2005                                                                             |
|                               | Building Class                     | C7A                                                                              |
|                               | Number of Units                    | 0                                                                                |
|                               | Number of Bedrooms                 | 0                                                                                |
|                               | Number of Bathrooms                | 0                                                                                |
|                               | Building Square Footage            | 8,344.0 (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: 2146029018]                                                             |
| <b>Additional Information</b> |                                    |                                                                                  |
|                               | Airport Hazard                     | None                                                                             |

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|                                                     |                                                                     |
|-----------------------------------------------------|---------------------------------------------------------------------|
| Coastal Zone                                        | None                                                                |
| Farmland                                            | Urban and Built-up Land                                             |
| Urban Agriculture Incentive Zone                    | YES                                                                 |
| Very High Fire Hazard Severity Zone                 | No                                                                  |
| Fire District No. 1                                 | No                                                                  |
| Flood Zone                                          | Outside Flood Zone                                                  |
| Watercourse                                         | No                                                                  |
| Hazardous Waste / Border Zone Properties            | No                                                                  |
| Methane Hazard Site                                 | None                                                                |
| High Wind Velocity Areas                            | No                                                                  |
| Special Grading Area (BOE Basic Grid Map A-13372)   | No                                                                  |
| Wells                                               | None                                                                |
| <b>Environmental</b>                                |                                                                     |
| Santa Monica Mountains Zone                         | No                                                                  |
| Biological Resource Potential                       | None                                                                |
| Mountain Lion Potential                             | None                                                                |
| <b>Seismic Hazards</b>                              |                                                                     |
| Active Fault Near-Source Zone                       |                                                                     |
| Nearest Fault (Distance in km)                      | 13.2734304                                                          |
| Nearest Fault (Name)                                | Malibu Coast Fault                                                  |
| Region                                              | Transverse Ranges and Los Angeles Basin                             |
| Fault Type                                          | B                                                                   |
| Slip Rate (mm/year)                                 | 0.30000000                                                          |
| Slip Geometry                                       | Left Lateral - Reverse - Oblique                                    |
| Slip Type                                           | Poorly Constrained                                                  |
| Down Dip Width (km)                                 | 13.00000000                                                         |
| Rupture Top                                         | 0.00000000                                                          |
| Rupture Bottom                                      | 13.00000000                                                         |
| Dip Angle (degrees)                                 | 75.00000000                                                         |
| Maximum Magnitude                                   | 6.70000000                                                          |
| Alquist-Priolo Fault Zone                           | No                                                                  |
| Landslide                                           | No                                                                  |
| Liquefaction                                        | Yes                                                                 |
| Preliminary Fault Rupture Study Area                | No                                                                  |
| Tsunami Hazard Area                                 | No                                                                  |
| <b>Economic Development Areas</b>                   |                                                                     |
| Business Improvement District                       | None                                                                |
| Hubzone                                             | None                                                                |
| Jobs and Economic Development Incentive Zone (JEDI) | None                                                                |
| Opportunity Zone                                    | Yes                                                                 |
| Promise Zone                                        | None                                                                |
| State Enterprise Zone                               | LOS ANGELES STATE ENTERPRISE ZONE                                   |
| <b>Housing</b>                                      |                                                                     |
| Direct all Inquiries to                             | Los Angeles Housing Department                                      |
| Telephone                                           | (866) 557-7368                                                      |
| Website                                             | <a href="https://housing.lacity.org">https://housing.lacity.org</a> |
| Rent Stabilization Ordinance (RSO)                  | No [APN: 2146029018]                                                |
| Ellis Act Property                                  | No                                                                  |
| AB 1482: Tenant Protection Act                      | No                                                                  |
| Housing Crisis Act Replacement Review               | Yes                                                                 |
| Housing Element Sites                               |                                                                     |
| HE Replacement Required                             | N/A                                                                 |
| SB 166 Units                                        | 0.0 Units, Above Moderate                                           |

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|                                  |    |
|----------------------------------|----|
| Housing Use within Prior 5 Years | No |
|----------------------------------|----|

|                      |
|----------------------|
| <b>Public Safety</b> |
|----------------------|

|                    |
|--------------------|
| Police Information |
|--------------------|

|                    |         |
|--------------------|---------|
| Bureau             | Valley  |
| Division / Station | Topanga |
| Reporting District | 2156    |

|                  |
|------------------|
| Fire Information |
|------------------|

|                             |        |
|-----------------------------|--------|
| Bureau                      | Valley |
| Battalion                   | 17     |
| District / Fire Station     | 72     |
| Red Flag Restricted Parking | No     |

## CASE SUMMARIES

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

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number:             | CPC-2019-1742-CPU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | CPU-COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Case Number:             | CPC-2008-3470-SP-GPA-ZC-SUD-BL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Required Action(s):      | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)<br>GPA-GENERAL PLAN AMENDMENT<br>ZC-ZONE CHANGE<br>SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)<br>BL-BUILDING LINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Project Descriptions(s): | WARNER CENTER SPECIFIC PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Case Number:             | CPC-2005-3594-ICO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | ICO-INTERIM CONTROL ORDINANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Project Descriptions(s): | WARNER CENTER SPECIFIC PLAN ICO. CITY COUNCIL REQUESTS THE PLANNING DEPARTMENT, WITH THE ASSISTANCE OF THE CITY ATTORNEY AND THE DEPARTMENT OF TRANSPORTATION, DRAFT AN INTERIM CONTROL ORDINANCE(ICO), WITH AN URGENCY CLAUSE, FOR THE WARNER CENTER SPECIFIC PLAN AREA THAT SHALL NOT ALLOW BUILDING PERMITS TO BE ISSUED FOR RESIDENTIAL PROJECTS ONCE THE 3,000 UNIT THRESHOLD IS PASSED. SAID ICO IS TO BE IMPOSED FOR A ONE-YEAR PERIOD, WITH THE POSSIBILITY OF TWO, SIX-MONTH EXTENSIONS DURING WHICH TIME THE WCSP BE REVIEWED AND REVISED TO IMPLEMENT THE NEXT STAGE OF GROWTH BASED ON SMARTER GROWTH PLANS AND NEW COMMUNITY INPUT. AN APPLICATION FOR A HARDSHIP EXEMPTION FROM THE ICO CAN BE MADE TO THE CITY COUNCIL. THE CITY COUNCIL MAY GRANT AN EXEMPTION PROVIDED THAT PROVISIONS OF PROJECT COMPLIANCE AS CURRENTLY REQUIRED IN THE WCSP ARE COMPLETE, AN ENVIRONMENTAL REVIEW THAT ADDRESSES THE CUMULATIVE ENVIRONMENTAL AND TRAFFIC IMPACTS FOR THE AREA AND REGION IMPACTS IS CERTIFIED, THE APPROPRIATE MITIGATION MEASURES AND/OR CONTRIBUTIONS TO THE WARNER CENTER TRANSPORTATION TRUST FUND ARE MADE, AND A MIX-USE COMPONENT IN THE PROJECT IS PROVIDED. PLANNING DEPARTMENT IMMEDIATELY WORK WITH WHWCNC TO CONSULT WITH THE STAKEHOLDERS OF WOODLAND HILLS AND LOCAL DEVELOPERS SUCH THAT WITHIN ONE YEAR, RECOMMENDATIONS WILL BE MADE TO THE LOS ANGELES CITY PLANNING COMMISSION AND CITY COUNCIL FOR MODIFICATIONS AND AMENDMENTS TO THE WCSP TO IMPLEMENT PHASE II THAT WILL ALLOW FOR CONTINUED SMART GROWTH DEVELOPMENT OF WARNER CENTER WITH THE APPROPRIATE JOBS/HOUSING BALANCE, INCLUDING GREATER CONSIDERATION TO THE NEEDS OF THE REGION AND COMMUNITY, APPROPRIATE LAND USE AND DESIGN STANDARDS FOR A HIGH QUALITY MIXED-USE COMMUNITY GIVING DUE CONSIDERATION TO MARKET AND ECONOMIC FORCES, AND APPROPRIATE MITIGATION MEASURES TO CURTAIL TRAFFIC CONGESTION. DATE INTRODUCED AND REFERRED 02/09/2005 TO PLANNING AND LAND USE MANAGEMENT COMMITTEE; 4-6-05 - PLANNING AND LAND USE MANAGEMENT COMMITTEE DISPOSITION. |
| Case Number:             | CPC-2000-846-SP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Required Action(s):      | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Project Descriptions(s): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | CPC-1999-122-SP-A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)<br>A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Project Descriptions(s): | AMENDMENT TO THE WARNER CENTER SPECIFIC PLAN (ORDINANCE NOS. 168,873, 168,984 AND 171,529 FOR PROPERTY LOCATED APPROXIMATELY 1.5 SQ MILES AND IS GENERALL BOUNDED BY WESTSIDE OF TOPANGA CANYON BLVD ON THE WEST, VANOWEN ST ON THE NORTH, DE SOTO AVE ON THE EAST AND THE US 101 FRWY ON THE SOUTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Case Number:             | CPC-1997-356-ICO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | ICO-INTERIM CONTROL ORDINANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Project Descriptions(s): | TO PROVIDE A GUIDE IN ORDER TO BALANCE FUTURE GROWTH WITH AN IMPROVED TRANSPORTATION SYSTEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Case Number:             | CPC-1991-308                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): | CONTINUATION OF CPC-91-0308. SEE GENERAL COMMENTS FOR CONTINUATION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Case Number:             | CPC-1971-23761                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | DIR-2003-4021-SPP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Project Descriptions(s): | PROJECT PERMIT COMPLIANCE PURSUANT TO THE WARNER CENTER SPECIFIC PLAN TO ALLOW THE MAINTENANCE OF TWO EXISITNG BUILDINGS (COMBINED AREA OF 29,660 S.F.) AND THE CONSTRUCTION OF A NEW TWO-STORY BUILDING OF 8,000 S.F. PARKING(151 SPACES)TO BE PROVIDED, IS IN EXCESS OF CODE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | ZA-2001-4983-CU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Required Action(s):      | CU-CONDITIONAL USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): | TO PERMIT AN ARCADE IN AN EXISTING RESTAURANT/SPORT BAR CONSISTING OF POOL TABLES, ARCADE, BIG SCREEN T.V., BAR & RESTAURANT. PROPOSED 15 VIDEO GAME ARCADE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number:             | ZA-19XX-21405                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | ZA-1993-1099-CUB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Project Descriptions(s): | TO PERMIT THE SALE FOR OFF-SITE CONSUMPTION OF BEER AND WINE ONLY WITHIN AN EXISTING RETAIL COMMERCIAL STORE HAVING OPERATIONHOURS FROM 10 A.M. TO 9 P.M. MON- FRI AND 10 A.M. TO 8 P.M. SAT AND 10 A.M. TO 7 P.M. SUNDAY ALL WITHIN THE (Q)C4-1 ZONES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Case Number:             | ZA-1989-682-CUB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Project Descriptions(s): | TO PERMIT THE SALE AND DISPENSING FOR CONSIDERATION OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING IMPORT STORE, HAVING HOURS OF OPERATION FROM 10 A.M. TO9 P.M. MON-FRI 10 A.M. 7 P.M., SAT AND 11 A.M. TO6 P.M. SUN INTHE (Q)C4-1 ZONE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Case Number:             | BZA-1989-4182-CUB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Project Descriptions(s): | TO PERMIT THE SALE AND DISPENSING FOR CONSIDERATION OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING IMPORT STORE, HAVING HOURS OF OPERATION FROM 10 A.M. TO9 P.M. MON-FRI 10 A.M. 7 P.M., SAT AND 11 A.M. TO6 P.M. SUN INTHE (Q)C4-1 ZONE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Case Number:             | TT-54289                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Required Action(s):      | Data Not Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): | TENTATIVE TRACT FOR 8-UNIT COMMERCIAL CONDO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Case Number:             | ENV-2019-1743-EIR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | EIR-ENVIRONMENTAL IMPACT REPORT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Case Number:             | ENV-2008-3471-EIR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | EIR-ENVIRONMENTAL IMPACT REPORT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Project Descriptions(s): | WARNER CENTER SPECIFIC PLAN<br>CEQA CLEARANCE FOR ZA-2018-7429-SPP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Case Number:             | ENV-2005-8253-ND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | ND-NEGATIVE DECLARATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Project Descriptions(s): | AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | ENV-2005-3595-CE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Project Descriptions(s): | WARNER CENTER SPECIFIC PLAN ICO. CITY COUNCIL REQUESTS THE PLANNING DEPARTMENT, WITH THE ASSISTANCE OF THE CITY ATTORNEY AND THE DEPARTMENT OF TRANSPORTATION, DRAFT AN INTERIM CONTROL ORDINANCE(ICO), WITH AN URGENCY CLAUSE, FOR THE WARNER CENTER SPECIFIC PLAN AREA THAT SHALL NOT ALLOW BUILDING PERMITS TO BE ISSUED FOR RESIDENTIAL PROJECTS ONCE THE 3,000 UNIT THRESHOLD IS PASSED. SAID ICO IS TO BE IMPOSED FOR A ONE-YEAR PERIOD, WITH THE POSSIBILITY OF TWO, SIX-MONTH EXTENSIONS DURING WHICH TIME THE WCSP BE REVIEWED AND REVISED TO IMPLEMENT THE NEXT STAGE OF GROWTH BASED ON SMARTER GROWTH PLANS AND NEW COMMUNITY INPUT. AN APPLICATION FOR A HARDSHIP EXEMPTION FROM THE ICO CAN BE MADE TO THE CITY COUNCIL. THE CITY COUNCIL MAY GRANT AN EXEMPTION PROVIDED THAT PROVISIONS OF PROJECT COMPLIANCE AS CURRENTLY REQUIRED IN THE WCSP ARE COMPLETE, AN ENVIRONMENTAL REVIEW THAT ADDRESSES THE CUMULATIVE ENVIRONMENTAL AND TRAFFIC IMPACTS FOR THE AREA AND REGION IMPACTS IS CERTIFIED, THE APPROPRIATE MITIGATION MEASURES AND/OR CONTRIBUTIONS TO THE WARNER CENTER TRANSPORTATION TRUST FUND ARE MADE, AND A MIX-USE COMPONENT IN THE PROJECT IS PROVIDED. PLANNING DEPARTMENT IMMEDIATELY WORK WITH WHWCNC TO CONSULT WITH THE STAKEHOLDERS OF WOODLAND HILLS AND LOCAL DEVELOPERS SUCH THAT WITHIN ONE YEAR, RECOMMENDATIONS WILL BE MADE TO THE LOS ANGELES CITY PLANNING COMMISSION AND CITY COUNCIL FOR MODIFICATIONS AND AMENDMENTS TO THE WCSP TO IMPLEMENT PHASE II THAT WILL ALLOW FOR CONTINUED SMART GROWTH DEVELOPMENT OF WARNER CENTER WITH THE APPROPRIATE JOBS/HOUSING BALANCE, INCLUDING GREATER CONSIDERATION TO THE NEEDS OF THE REGION AND COMMUNITY, APPROPRIATE LAND USE AND DESIGN STANDARDS FOR A HIGH QUALITY MIXED-USE COMMUNITY GIVING DUE CONSIDERATION TO MARKET AND ECONOMIC FORCES, AND APPROPRIATE MITIGATION MEASURES TO CURTAIL TRAFFIC CONGESTION. DATE INTRODUCED AND REFERRED 02/09/2005 TO PLANNING AND LAND USE MANAGEMENT COMMITTEE; 4-6-05 - PLANNING AND LAND USE MANAGEMENT COMMITTEE DISPOSITION. |
| Case Number:             | ENV-2003-6591-MND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Required Action(s):      | MND-MITIGATED NEGATIVE DECLARATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Descriptions(s): | TENTATIVE TRACT FOR 8-UNIT COMMERCIAL CONDO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Case Number:             | ENV-2003-4022-CE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Project Descriptions(s): | PROJECT PERMIT COMPLIANCE PURSUANT TO THE WARNER CENTER SPECIFIC PLAN TO ALLOW THE MAINTENANCE OF TWO EXISITNG BUILDINGS (COMBINED AREA OF 29,660 S.F.) AND THE CONSTRUCTION OF A NEW TWO-STORY BUILDING OF 8,000 S.F. PARKING(151 SPACES)TO BE PROVIDED, IS IN EXCESS OF CODE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Case Number:             | ENV-2002-502-CE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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

|                          |                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Required Action(s):      | CE-CATEGORICAL EXEMPTION                                                                                                                                     |
| Project Descriptions(s): |                                                                                                                                                              |
| Case Number:             | ENV-2001-4984-MND                                                                                                                                            |
| Required Action(s):      | MND-MITIGATED NEGATIVE DECLARATION                                                                                                                           |
| Project Descriptions(s): | TO PERMIT AN ARCADE IN AN EXISTING RESTAURANT/SPORT BAR CONSISTING OF POOL TABLES, ARCADE, BIG SCREEN T.V., BAR & RESTAURANT. PROPOSED 15 VIDEO GAME ARCADE. |
| Case Number:             | ND-93-399-CUB                                                                                                                                                |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                         |
| Project Descriptions(s): | Data Not Available                                                                                                                                           |
| Case Number:             | ND-89-56-CUB                                                                                                                                                 |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                         |
| Project Descriptions(s): | Data Not Available                                                                                                                                           |
| Case Number:             | EIR-90-435-CUB-YV                                                                                                                                            |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL<br>YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE                                                                        |
| Project Descriptions(s): | Data Not Available                                                                                                                                           |
| Case Number:             | EIR-86-747-ZC                                                                                                                                                |
| Required Action(s):      | ZC-ZONE CHANGE                                                                                                                                               |
| Project Descriptions(s): | Data Not Available                                                                                                                                           |

**DATA NOT AVAILABLE**

- CPC-12436
- ORD-183148
- ORD-182764
- ORD-174061
- ORD-173072
- ORD-173071
- ORD-171529
- ORD-171426
- ORD-168984
- ORD-168870
- ORD-147600
- ORD-123219
- PKG-4705
- PKG-4657
- OB-14153
- AFF-45662
- AFF-41277
- CFG-2000

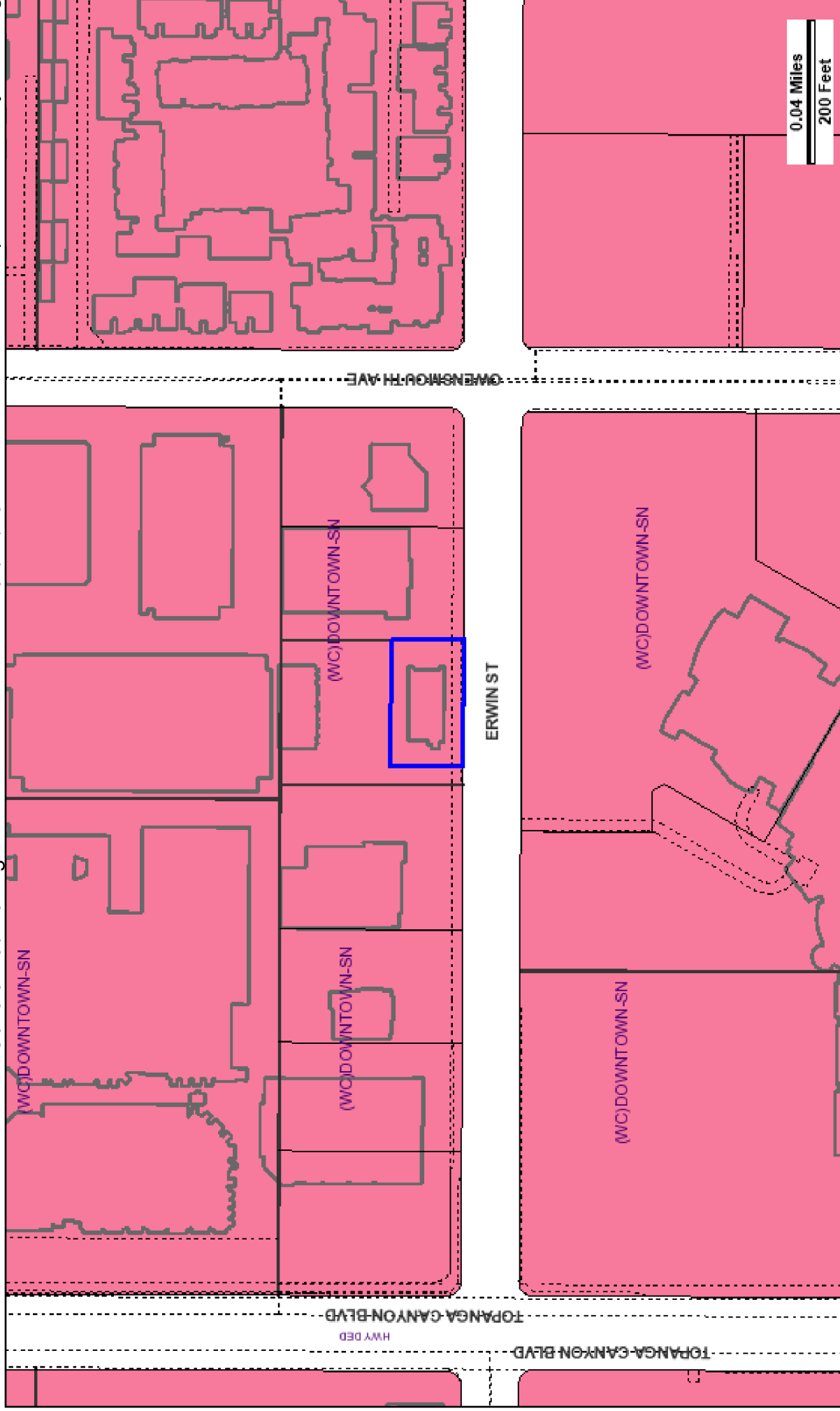
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ZIMAS PUBLIC

Generalized Zoning

04/22/2024

City of Los Angeles  
Department of City Planning



Address: 21759 W ERWIN ST

APN: 2146029018

PIN #: 177B105 125

Tract: TR 54289-C

Block: None

Lot: 2

Arb: None

Zoning: (WC)DOWNTOWN-SN

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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