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. 310102

Project Applicant: 4158 Pico Holdings LLC

Project Location - Specific:

3318 W Venice Blvd, Los Angeles, CA 90019 / Venice Blvd and 4th Ave

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

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: 4158 Pico Holdings LLC

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: _____

2024 159043

FILED
Jul 29 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CARINA CHEN

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)

THIS NOTICE WAS POSTED
ON July 29 2024
UNTIL August 28 2024
REGISTRAR – RECORDER/COUNTY CLERK

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-24-310102-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of Cannabis Regulation)	ENV- 310102-ANN
PROJECT TITLE DCR CORE RECORD NO. 310102	COUNCIL DISTRICT 10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
3318 W Venice Blvd, Los Angeles, CA 90019 / Venice Blvd and 4th Ave

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

NAME OF APPLICANT / OWNER:
4158 Pico Holdings LLC

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

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

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

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

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

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

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

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

CITY STAFF USE ONLY:

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

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

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

DEPARTMENT OF CANNABIS REGULATION

CANNABIS REGULATION COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles

CALIFORNIA

Karen Bass
MAYOR

EXECUTIVE OFFICES
221 N. FIGUEROA STREET, SUITE 1245
LOS ANGELES, CA 90012
(213) 978-0738

MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

http://cannabis.lacity.org

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

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

DCR Core Record No.:	310102
Applicant Name:	4158 Pico Holdings LLC
DCR Record No. / Activities Requested:	LA-R-24-310102-ANN / Retail w/ on-site sales (Type 10)
Proposed Project:	The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	3318 W Venice Blvd, Los Angeles, CA 90019
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	10 United Neighborhoods None West Adams - Baldwin Hills - Leimert C2-1VL-O-CPIO
LAMC Section / "Phase":	104.06.1 P3RR1 Retail / Phase 3 Retail Round 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: **Recent Compliance Inspection:**	No No
Social Equity Applicant / Ownership %:	Yes / 51%
Environmental Analysis/Clearance: ENV-310102-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of March 13, 2023. 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, C10-0001205-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through December 8, 2024. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 3318 W Venice Blvd, Los Angeles, CA 90019, a parcel zoned for Neighborhood Commercial purposes.

Social Equity Applications are evaluated for compliance with the Equity Share requirements under LAMC 104.20. To comply with the Equity Share requirements, Social Equity Individual Applicants (SEIAs) must possess unrestricted ownership of their share of the Social Equity Applicant (business), a proportional right to vote and to the profits, and include certain language mandated by LAMC 104.20 in their agreements, among other requirements. As part of the application process, DCR reviewed the corporate and ownership documentation provided for this Applicant and determined that the Applicant met the minimum Equity Share requirements at that time.

DEPARTMENT ANNUAL LICENSING RECOMMENDATION:

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- The Applicant has met the requirements under LAMC Section 104.20.

COMMUNITY INPUT:

On or about May 9, 2024, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on May 30, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. One oral comment in support, highlighting community engagement and safety measures, was provided by a representative of the business. No written comments were provided.

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

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

COMPLIANCE REVIEW:

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

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing site zoned for Neighborhood Commercial, C2-1VL-O-CPIO at 3318 W Venice Blvd, Los Angeles, CA 90019 (Assessor's Parcel Number 5072-028-024). 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 9:00 a.m. to 9:30 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
Neighborhood Commercial/C2-1VL-O-CPIO

Surrounding Land Use/Zoning Designations
Neighborhood Commercial /C2-1VL-O-CPIO
Low Medium II Residential / RD2-1XL-O-CPIO
Low Medium II Residential / RD2-1-O-CPIO

Subject Property
The subject site is a fully developed lot within the West Adams - Baldwin Hills - Leimert Community Plan Area. The lot is approximately 100 feet deep and a width of 140 feet along Venice Blvd. The site is currently developed with a Commercial - Auto Body Repair Shop building, built in 1990 proposed to be maintained.

The site has a Neighborhood Commercial land-use designation and is zoned C2-1VL-O-CPIO. The site is located within Council District 10, United Neighborhoods Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties
Abutting uses include parking, automobile repair, optical sales, and fast-food restaurants uses within 200 feet of the site. The immediate area along Venice Blvd is predominantly developed with Neighborhood Commercial uses, zoned C2-1VL-O-CPIO. To the north and south along 3rd Avenue and 4th Avenue are single-family homes, zoned RD2-1XL-O-CPIO and RD2-1-O-CPIO (Exhibit A)

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

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

a) The site is comprised of one lot totaling approximately 7,000 gross square feet, zoned C2-1VL-O-CPIO with a Commercial - Auto Body Repair Shop building originally constructed in 1990. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 7,000 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Neighborhood Commercial and Low Medium II Residential and developed with a mix of parking, automobile repair, optical sales, and fast-food restaurants and along Venice Blvd between 3rd Avenue and 4th 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 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.

June 17, 2024
Date

Jason Killeen
Assistant Executive Director, Department of Cannabis Regulation

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

CITY OF LOS ANGELES DEPARTMENT OF CANNABIS REGULATION

PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/03/2023

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

DCR Record No.: LA-S-22-310102-02-01-TMP / LA-S-23-310102-ANN

Applicant Entity Name: 4158 Pico Holdings, LLC

License Type(s): Type 10 - Storefront Retail

Business Premises Location: 3318 W VENICE BLVD, LOS ANGELES, CA 90019

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

Council District: CD 10 - Heather Neighborhood Council:

Community Plan Area: West Adams - Baldwin Hills - Leimert

Zoning: C2-1VL-O-CPIO Specific Plan Area: None

General Plan Land Use: Neighborhood Commercial Redevelopment Project Area: Mid City Recovery

Business Improvement District: None Promise Zone: None

State Enterprise Zone: None Historic Preservation Review: No

LAPD Division/Station: Wilshire LAFD District/Fire Station: 26

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

Categorical Exemption Evaluation Form

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

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

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

The Applicant moved into an existing facility located at 3318 W Venice Blvd, Los Angeles, CA 90019. The project consists of an existing building of approximately 2,450 square feet located within a lot of approximately 7,000 square feet.

The project consists of the leasing, operation, maintenance, and repair of existing private structure. There was a change of use/tenant improvement to the existing structure. The previous use of the site was that of an auto shop. Improvements to the facility are largely contained to the interior of the facility and included new interior walls, finishes, furniture, new mechanical, electrical and plumbing throughout, as well as new landscaping.

Retail Sales with prepackaged cannabis goods only is the sole commercial cannabis activity occurrence on the proposed premises. No other commercial cannabis activity is planned for this premises.

The project's current general land use is Neighborhood Commercial and the project's zoning is C2-1VL-O-CPIO. Abutting zones to the location are C2-1VL-O-CPIO and the abutting general plan land uses are Neighborhood Commercial. Surrounding land uses are Neighborhood Commercial and Low Medium II Residential. Surrounding Zoning Designations are C2-1VL-O--CPIO, RD2-1XL-O-CPIO, RD1.5-1-O-CPIO, and RD2-1-O-CPIO. Within one half mile zoning designations are: RD2-1XL-O-CPIO; RD2-1-O-CPIO RD1.5-1-O-CPIO; R1-1-O; R1-1-O-CPIO; R1-1-O-HPOZ; RD2-1-O; R3-1-O-HPOZ; RD1.5-1-O-HPOZ; RE9-1-O-HPOZ; C1.5-1VL-O-CPIO; C2-2D-O-CPIO; C2-1VL-O-CPIO; C4-1-O;C4-1-O-HPOZ; [Q] C2-1-O; PF-1; PF-1-O; OS-1XL. Within one half mile land use designations are: neighborhood commercial; low medium II residential; community commercial; public facilities; medium residential; low II residential; open space; low medium I residential.

Categorical Exemption Evaluation Form

Class 1: Existing Facilities

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

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

   The facility is currently operating as a Type 10 - Storefront Retail.

   source: Department of Cannabis Regulation Temporary Approval - LA-S-22-310102-02-01-TMP

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.

   The project does not involve an expansion of existing or former use.

3. Project Expansion: _____
   Size of expansion in square feet: _____

   Cite source(s) of information.

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

      Cite source(s) of information.

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

      Cite source(s) of information.

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

      Cite source(s) of information.

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

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

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

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

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

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

The project does not require a water right permit or another environmental permit.

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.

The project does not require a demolition and removal of individual small structures.

Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

1. Does the project involve the replacement or reconstruction of an existing structure on the same site as the structure being replaced or reconstructed? ☐ Yes ■ No

   Describe both the existing structure and replacement structure, including the location on the site. Cite source(s) of information.

   The project does not meet the requirements to qualify for Class 2: Replacement or Reconstruction. The project does not involve the replacement or reconstruction of an existing structure.

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

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

   The project does not meet the requirements to qualify for Class 2: Replacement or Reconstruction. The project does not involve the replacement or reconstruction of an existing structure.

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

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

   The project does not require a water right permit or another environmental permit.

Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

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

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

   The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures.

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.

   he project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not involve the construction of new small structures.

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

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

   Cite source(s) of information.

   The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project is within an urbanized area
   Source: Census Bureau, Department of Commerce's - Federal Register 2020

FOR SITES IN URBANIZED AREAS

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

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

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not involve the construction of a new structure. The project consists of an existing neighborhood commercial building of approximately 2,450 square feet located within a lot of approximately 7,000 square feet.

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

Cite source(s) of information.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The parcel is zoned for the proposed use. The parcel is zoned as Neighborhood Commercial. Source: Zimas

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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not involve the use of a significant amount of hazardous substances.

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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project does not provide public services or facilities as it is not required for Retail Cannabis. Source: CCR Title 4 Division 19

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.

The project does not meet the requirements to qualify for Class 3: New Construction or Conversion of Small Structures. The project site or the surrounding lands do not contain a sensitive environmental area.

FOR SITES NOT IN URBANIZED AREAS

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

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

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

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

FOR ALL SITES

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

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

The project does not require a water right permit or another environmental permit.

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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

   The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land. The project does not involve the removal of healthy, mature, scenic trees.

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.

   The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land. The project does not involve alterations to land, water, or vegetation.

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

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

   The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land.

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

   Cite source(s) of information.

   The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land.

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.

The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land.

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.

The project does not meet the requirements to qualify for Class 4: Minor Alterations to Land.

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.

The project does not require a water right permit or another environmental permit.

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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

   The project does not meet the requirements to qualify for Class 11: Accessory Structures. The project does not include the construction or placement of accessory structures.

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

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

   The project does not require a water right permit or another environmental permit.

Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

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

   Cite source(s) of information.

   The project does not meet the requirements to qualify for Class 32: Infill Development Projects. The Project is consistent with the general plan, designation, all applicable general plan policies, and zoning designation and regulations for the site. Source: Zimas

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

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

      The project does not meet the requirements to qualify for Class 32: Infill Development Projects. The project is less than 5 acres. The project does not involve the construction of a new structure. The project consists of an existing neighborhood commercial building of approximately 2,450 square feet located within a lot of approximately 7,000 square feet.

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

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

      The project does not meet the requirements to qualify for Class 32: Infill Development Projects. The project's current general land use is Neighborhood Commercial and the project's zoning is C2-1VL-O-CPIO. Abutting zones to the location are C2-1VL-O-CPIO (Neighborhood Commercial). Surrounding land uses are Neighborhood Commercial and Low Medium II Residential. Within one half mile land use designations are: neighborhood commercial; low medium II residential; community commercial; public facilities; medium residential; low II residential; open space; low medium I residential. Source: Zimas

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.

   The project does not meet the requirements to qualify for Class 32: Infill Development Projects. The project site does not have value as a habitat for endangered, rare, or threatened species.

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

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

The project does not meet the requirements to qualify for Class 32: Infill Development Projects. The project does not have a significant impact related to traffic, noise, air quality, or water quality.

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

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

The project does not meet the requirements to qualify for Class 32: Infill Development Projects. The project is adequately served by Los Angeles Department of Water and Power for water and power. Trash and Recycling is picked up by Republic Services.

Source: Utility Bills

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.

The project does not require a water right permit or another environmental permit.

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.

The project is not visible from an official State Scenic Highway.

Source: California Department of Transportation - State Scenic Highway Map

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.

he project is not visible from an official State Scenic Highway.

Source: California Department of Transportation - State Scenic Highway Map

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.

The project is not located on a site included on the Cortese List.

source: Department of Toxic Substances Control - Hazardous Waste and Substances Site List, State Water Resources Control Board - List of Leaking Underground Storage Tank Sites, California Environmental Protection Agency - Cortese List: Section 65962.5(a), Water Board - List of Active CDO and CAO, Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit

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.

The property and existing building do not have historical resources.

source: The site was not listed on the California Office of Historic Preservation's Built Environment Resource Directory (BERD) or the National Register Database

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.

There is no evidence of potential for the project to contribute to a significant cumulative impact.

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

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

There is no evidence of a reasonable possibility of a significant environmental impact due to unusually circumstances.

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

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

The project would not impact an environmental resource of hazardous or critical concern.

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

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

The project does not involve the removal of healthy, mature, scenic trees.

CEQA Exemption Petition

Class: Class 1 Category: Existing Facilities

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

The Applicant moved into an existing facility located at 3318 W Venice Blvd, Los Angeles, CA 90019. The project consists of the leasing, operation, maintenance, and repair of existing private structure. There was a change of use/tenant improvement to the existing structure. The previous use of the site was that of an auto shop. Improvements to the facility are largely contained to the interior of the facility and included new interior walls, finishes, furniture, new mechanical, electrical and plumbing throughout, as well as new landscaping.

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

Zimas; Google Maps; California Office of Historic Preservation's Built Environment Resource Directory ; National Register of Historic Places Database, Los Angeles Fire Department Battalion Map, City of Los Angeles State Enterprise Zones, Map, City of Los Angeles Business Improvement Districts Map, Department of Toxic Substances Control - Hazardous Waste and Substances Site List, State Water Resources Control Board - List of Leaking Underground Storage Tank Sites, California Environmental Protection Agency - Cortese List: Section 65962.5(a), Water Board - List of Active CDO and CAO, Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit, Utility Bills

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.*

The project is located at located at 3318 W Venice Blvd, Los Angeles, CA 90019; APN: 5072-028-024; major cross streets are Venice Boulevard and 4th Street. The project consists of an existing neighborhood commercial building of approximately 2,450 square feet located within a lot of approximately 7,000 square feet.

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

The project's current general land use is Neighborhood Commercial and the project's zoning is C2-1VL-O-CPIO. The project consists of an existing building of approximately 2,450 square feet located within a lot of approximately 7,000 square feet. Abutting zones to the location are C2-1VL-O-CPIO and the abutting general plan land uses are Neighborhood Commercial. Surrounding land uses are Neighborhood Commercial and Low Medium II Residential. Surrounding Zoning Designations are C2-1VL-O--CPIO, RD2-1XL-O-CPIO, RD1.5-1-O-CPIO, and RD2-1-O-CPIO. Within one half mile zoning designations are: RD2-1XL-O-CPIO; RD2-1-O-CPIO RD1.5-1-O-CPIO; R1-1-O; R1-1-O-CPIO; R1-1-O-HPOZ; RD2-1-O; R3-1-O-HPOZ; RD1.5-1-O-HPOZ; RE9-1-O-HPOZ; C1.5-1VL-O-CPIO; C2-2D-O-CPIO; C2-1VL-O-CPIO; C4-1-O;C4-1-O-HPOZ; [Q] C2-1-O; PF-1; PF-1-O; OS-1XL. Within one half mile land use designations are: neighborhood commercial; low medium II residential; community commercial; public facilities; medium residential; low II residential; open space; low medium I residential.

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

The previous use of the project site was that of an auto shop. It is estimated to have ceased operations in June 2022.

(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, the previous use is similar to the site's current use. The site's previous use was a retail business and the site's current use is a Type 10 Cannabis Retail Storefront.

(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).*

Retail Sales with only prepackaged cannabis goods is the sole commercial cannabis activity occurrence on the proposed premises. No other commercial cannabis activity is planned for this premises.

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

There are no additional Cannabis Operation Activities on the Property.

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

The project consists of an existing neighborhood commercial building of approximately 2,450 square feet located within a lot of approximately 7,000 square feet.

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

The facility is licensed with a Department of Cannabis Control Provisional Retailer (Storefront) License. The license number is C10-0001205-LIC

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

The project will be open to the general public between the hours of 10:00am and 9:30pm Monday through Sunday. There are typically 3 work shifts per day. 8-10 employees arrive around 9:30am Monday-Sunday and depart around 3-5pm. The mid shift of 1-2 employees will arrive between 11am-1pm and depart between 6-8pm. The closing shift of 8-10 employees arrives around 2-4pm and departs between 9-10:30pm

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

The number of employees anticipated to be onsite is 9. The proposed use of the project is a Retail Type 10: storefront (A) (M) commercial cannabis activity and cannabis goods will be sold to customers on-site. The dispensary will be open to the general public between the hours of 10:00am and 9:30pm. Occupancy during operating hours is estimated to be between 12-16 persons per hour on average (7-9 employees and 5-7 customers).

(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.*

The project is anticipated to have no material effects on public transit, bicycle, or pedestrian facilities. The transportation activity of receiving shipments of inventory is approximately four per day Monday-Friday. All transportation activities occur off-street in the back parking lot and does not affect public transit, bicycle, or pedestrian traffic. Employees arrive in three shifts where 8-10 employees arrive around 9:30am Monday- Sunday and depart around 3-5pm. The mid shift of 1-2 employees will arrive between 11am-1pm and depart between 6-8pm. The closing shift of 8-10 employees arrives around 2-4pm and departs between 9-10:30pm. No shipments originate from this site. There is parking offered for customers.

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

Water Sources are from commercial water source. An amended water right does not need to be obtained from the State Water Resources Control Board.

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

The City Sewer is used for this site. Water use is consistent with other retail stores. The hand sinks are low flow .5 gallon per minute faucets and the toilets are low flow .6 gallon per flush. The kitchen sink is 1.75 gallon per minute faucet. The approved plans were reviewed by LADBS Green Building department and have been finalized by city inspectors. The facility has Title 24 Part 6 compliant reduced water usage.

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

The project is a flat lot. The site has no slopes or features beyond roads and basic sloping for drainage to the City Sewer. Small shrubs are planted alongside the front of the building facing the parking lot and the border between the parking lot and the pathway leading to the entrance. Next to the gate and in the parking lot planter nearest 4th Avenue there are three Dwarf Magnolia trees.

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

The project is a flat lot. The site has no slopes or features beyond roads and basic sloping for drainage to the City Sewer.

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

Existing graded flat pad with no soil issues. Existing compliant drainage to City Drainage. Small shrubs are planted alongside the front of the building facing the parking lot and the border between the parking lot and the pathway leading to the entrance. Next to the gate and in the parking lot planter nearest 4th Avenue there are three Dwarf Magnolia trees.

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

There are no watercourses or riparian habitats within 150-feet of the premises.

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

The property does not contain natural features of scenic value of rare or unique characteristics.

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

The property and existing building do not have historic designations or archaeological remains. The site was not listed on the California Office of Historic Preservation's Built Environment Resource Directory (BERD) or the National Register Database.

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

The property does not contain a 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:

As a cannabis retailer, we do not store, use, or dispose of hazardous materials. A plan was not created as it was deemed not necessary due to the activity on site.

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

There will be no increase in solid waste or hazardous waste from the previous use of the premises which was retail. A small amount of cannabis waste that will not be disposed of as regular waste. Cannabis waste will be handled according to the requirements in Title 4, Division 19 of the California Code of Regulations and handled via a licensed waste hauler.

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

There is no anticipated increase in the amount of energy used from the prior use of the premises as retail. All lighting is new and are led fixtures with controls and motion sensors throughout. All lighting and power was installed per title 24 energy requirements and was signed off by the city and a 3rd party certified title 24 inspector.

5. Explain whether any of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat. If the project is part of a larger project, attach a separate sheet to briefly describe the larger project.

None of the project activities will expand the existing footprint of the proposed facility, increase the amount of impervious surface,or reduce any natural habitat as the only activity that will occur is retail sales within the facility.

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.*

The project's Green Building review by the Los Angeles Department of Building and Safety was compliant. This included Title 24 Part 6 compliant building envelope (insulation, glass, roof) and Title 24 Part 6 compliant electrical mechanical and plumbing per approved building department plans and inspections.

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.*

Local Air District - The Project was determined to be AQMD Exempt.

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

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

Partial List of Categorical Exemptions under CEQA

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

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

City of Los Angeles
Department of City Planning

5/23/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
3318 W VENICE BLVD

ZIP CODES
90019

RECENT ACTIVITY
None

CASE NUMBERS
ADM-2022-5658-CPIOC
CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2278-GPA
CPC-2007-3827-ICO
CPC-2006-5567-CPU
CPC-2004-2395-ICO
CPC-1999-2293-ICO
CPC-1959-11297
ORD-59967
ORD-44676
ORD-187643
ORD-184796-SA200
ORD-184794
ORD-180103
ORD-177323
ORD-173607
ORD-118186
ZA-1989-953-PAD
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3170-CE
ENV-2010-2279-CE
ENV-2008-478-EIR
ENV-2007-3828-CE
ENV-2004-2411-CE-ICO

Address/Legal Information	
PIN Number	126B189 302
Lot/Parcel Area (Calculated)	7,000.0 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID G5
Assessor Parcel No. (APN)	5072028024
Tract	CENTRAL ARLINGTON HEIGHTS
Map Reference	M R 30-51
Block	35
Lot	23
Arb (Lot Cut Reference)	None
Map Sheet	126B189
Jurisdictional Information	
Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	United Neighborhoods of the Historic Arlington Heights, West Adams, and Jef
Council District	CD 10 - Heather Hutt
Census Tract #	2181.20
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	ADM-2022-5658-CPIOC
Planning and Zoning Information	
Special Notes	None
Zoning	C2-1VL-O-CPIO
Zoning Information (ZI)	ZI-2280 Redevelopment Project Area: Mid City Recovery (Billboard)
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2512 Housing Element Inventory of Sites
	ZI-2488 Redevelopment Project Area: Mid City Recovery
	ZI-2468 Community Plan Implementation Overlay: West Adams-Baldwin Hills-Leimert
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	West Adams - Baldwin Hills - Leimert
Subarea	Commercial Corridors
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 2
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	Mid City Recovery
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5072028024
APN Area (Co. Public Works)*	0.161 (ac)
Use Code	2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story
Assessed Land Val.	$33,151
Assessed Improvement Val.	$624,240
Last Owner Change	04/27/2022
Last Sale Amount	$1,800,018
Tax Rate Area	401
Deed Ref No. (City Clerk)	9-440
	679826-27
	53254
	5-797
	2857067
	1157773
	0456898
	0126673
Building 1	
Year Built	1990
Building Class	C5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,450.0 (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: 5072028024]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped

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Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.22464376
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5072028024]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.06 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	

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Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	779
Fire Information	
Bureau	Central
Battallion	11
District / Fire Station	26
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	ADM-2022-5658-CPIOC
Required Action(s):	CPIOC-COMMUNITY PLAN IMPLEMENTATION OVERLAY CLEARANCE
Project Descriptions(s):	WEST ADAMS - BALDWIN HILLS - LEIMERT CPIO CLEARANCE
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K). 2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G). 3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F). 4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q). 5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J). 6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON
Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1959-11297

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Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1989-953-PAD
Required Action(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	PLAN APPROVAL FOR RECONSTRUCTION OF AN AUTO REPAIR SHOP IN THEC2-1 ZONE.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE
Case Number:	ENV-2007-3828-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	ENV-2004-2411-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION
	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC

DATA NOT AVAILABLE

ORD-59967

ORD-44676

ORD-187643

ORD-184796-SA200

ORD-184794

ORD-180103

ORD-177323

ORD-173607

ORD-118186

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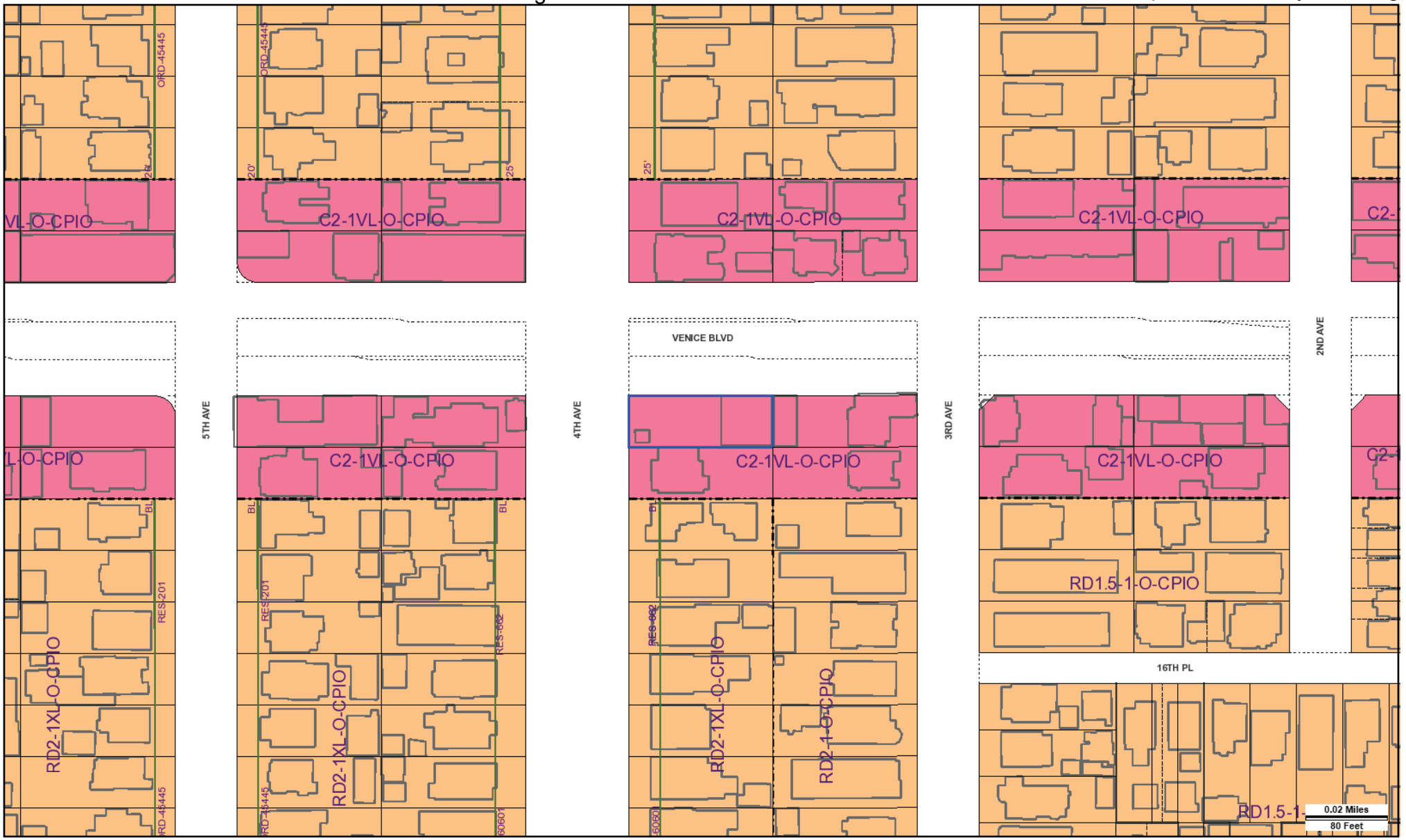
ZIMAS PUBLIC

Generalized Zoning

05/23/2024

City of Los Angeles
Department of City Planning



Address: 3318 W VENICE BLVD

APN: 5072028024

PIN #: 126B189 302

Tract: CENTRAL ARLINGTON HEIGHTS

Block: 35

Lot: 23

Arb: None

Zoning: C2-1VL-O-CPIO

General Plan: Neighborhood Commercial

N W E S

LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

INDUSTRIAL

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

PARKING

- Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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