

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. 101767

Project Applicant: ONESRA Enterprises, Inc.

Project Location - Specific:

10655 W Pico Blvd, Los Angeles, CA 90064 / Pico Blvd and Pelham

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: ONESRA Enterprises, 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: [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 September 11 2024

UNTIL October 11 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 190497

FILED
Sep 11 2024

Dana C. Logan, Registrar -- Recorder/County Clerk

Electronically signed by VALERIE VALADEZ

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-24-101767-ANN, LA-C-24-101767-ANN / Retail with on-site sales (Type 10) & Distribution (Type 11)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 101767ANN

PROJECT TITLE

DCR CORE RECORD NO. 101767

COUNCIL DISTRICT

5

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

10655 W Pico Blvd, Los Angeles, CA 90064 / Pico Blvd and Pelham

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

ONESRA Enterprises, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 32)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION

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

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail with on-site sales (Type 10) & Distribution (Type 11)

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

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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, 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.:	101767
Applicant Name:	Onesra Enterprises, Inc
DCR Record No. / Activities Requested:	LA-R-24-101767-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:	10655 West Pico Boulevard, Los Angeles, CA 90064
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	5 Westside None West Los Angeles C2-1VL-O-POD
LAMC Section / "Phase":	LAMC 104.07 Phase 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	No No
Social Equity Applicant / Ownership %:	No
Environmental Analysis/Clearance: ENV-101767-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 September 17, 2020. 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, C10-0000054-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through May 13, 2025. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 10655 West Pico Boulevard, Los Angeles, CA 90064, a parcel zoned for Neighborhood 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 June 21, 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.

Virtual community meetings were held on July 5th and July 11th, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. In general, the oral and written comments provided by the public were in favor of the applicant. Comments included that the business was an improvement to the area, and the staff is very professional and friendly.

Number of Comments In Favor of the Application	5
Number of Comments Against the Application	0
Total Number of Comments	5

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
- 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-POD at 10655 West Pico Boulevard, Los Angeles, CA 90064 (Assessor's Parcel Number 4320-009-038). 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 10:00 a.m. to 8:00 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

Neighborhood Commercial/C2-1VL-O-POD

Surrounding Land Use/Zoning Designations

Neighborhood Commercial /C2-1VL-O-POD

Low Residential / R1-1-O

Subject Property

The subject site is a fully developed lot within the West Los Angeles Community Plan Area. The lot is approximately 113 feet deep and a width of 53 feet along Pico Boulevard. The site is currently developed with a Commercial - Store - One Story building, built in 1947 proposed to be maintained.

The site has a Neighborhood Commercial land-use designation and is zoned C2-1VL-O-POD. The site is located within Council District 5, Westside Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include physical therapy facility, nail salon, and other commercial uses within 200 feet of the site. The immediate area along Pico Boulevard is predominantly developed with Neighborhood Commercial uses, zoned C2-1VL-O-POD, Low Residential, zoned R1-1-O. (See Exhibit A)

CEQA Findings

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

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

a) The site is comprised of one lot totaling approximately 5,501 gross square feet, zoned C2-1VL-O-POD with a Commercial - Store - One Story building originally constructed in 1947. 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 5,501 gross square foot property (i.e., less than five acres), and is substantially surrounded by commercial and residential uses. The surrounding area is zoned Neighborhood Commercial, Low Residential; and commercial type buildings along Pico Boulevard between Manning Avenue and Pelham 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.

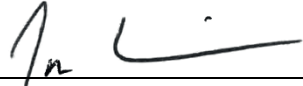
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further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



Jason Killeen
Assistant Executive Director, Department of Cannabis Regulation

July 29, 2024
Date

EXHIBITS:

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



CITY OF LOS ANGELES DEPARTMENT OF

CANNABIS REGULATION

PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 12/27/2023

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

DCR Record No.: LA-C-23-101767-ANN; LA-C-23-000097-DOC AND LA-C-23-000098-DOC

Applicant Entity Name: ONESRA TNEREPRISES, INC., dba EUPHORIC CAREGIVERS PROP 215

License Type(s): MEDICAL CANNABIS ADULT USE RETAIL and medical cannabis distribution

Business Premises Location: 10655 West Pico Blvd

County: Los Angeles Assessor's Parcel Number (APN): 432-0009-038

Council District: 5 Neighborhood Council: WESTSIDE

Community Plan Area: WEST LOS ANGELES

Zoning: C2-IVL-0-POD Specific Plan Area: Exposition Corridor Transit Neighborhood Plan

General Plan Land Use: Neighborhood Commercial Redevelopment Project Area n/a

Business Improvement District: NONE

Promise Zone: NONE

State Enterprise Zone: NONE

Historic Preservation Review: No

LAPD Division/Station: West LA

LAFD District/Fire Station: 92/92

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



CITY OF LOS ANGELES DEPARTMENT OF

CANNABIS REGULATION

PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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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): 12/27/2023

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

DCR Record No.: LA-C-23-101767-ANN; LA-C-23-000097-DOC AND LA-C-23-000098-DOC

Applicant Entity Name: ONESRA TNEREPRISES, INC., dba EUPHORIC CAREGIVERS PROP 215

License Type(s): MEDICAL CANNABIS ADULT USE RETAIL and medical cannabis distribution

Business Premises Location: 10655 West Pico Blvd

County: Los Angeles Assessor's Parcel Number (APN): 432-0009-038

Council District: 5 Neighborhood Council: WESTSIDE

Community Plan Area: WEST LOS ANGELES

Zoning: C2-IVL-0-POD Specific Plan Area: Exposition Corridor Transit Neighborhood Plan

General Plan Land Use: Neighborhood Commercial Redevelopment Project Area n/a

Business Improvement District: _____ Promise Zone: _____

State Enterprise Zone: _____ Historic Preservation Review: _____

LAPD Division/Station: _____ LAFD District/Fire Station: _____

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Department of Cannabis Regulation

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

(213) 978-0738 • cannabis@lacity.org

www.cannabis.lacity.org

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.*

Onesra Enterprises Inc., DCR Record no.LA-R-23-101767-ANN has applied for commercial cannabis license(s) from the Department of Cannabis Regulation, to be located in an existing structure at 10655 W PICO BLVD, LOS ANGELES, CA 90064. The project consists of an existing commercial cannabis business that engaged in commercial cannabis activity prior to January 1, 2018. The site is entirely developed with buildings and hardscape features. The project may involve minor modifications to an existing building and site, consisting of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements, and no demolition of buildings or other features is proposed.

Reasons why Project is Exempt: Based on information contained in the administrative record, as reflected in the answers provided to the Department's Categorical Exemption Evaluation Form, the project and/or project element(s) (DCR Record no. LA-R-23-101767-ANN) is eligible for Class 1 and Class 32 categorical exemptions. The project and/or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

NEGATIVE DECLARATION FROM LA CITY COUNCIL ATTACHED EX 1
PETITION FOR CEQA EXEMPTION ATTACHED EX 2
CEQA NOTICE OF EXEMPTION ATTACHED EX 3

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.

Onesra Enterprises Inc., DCR Record no.LA-R-23-101767-ANN has applied for commercial cannabis license(s) from the Department of Cannabis Regulation, to be located in an existing structure at 10655 W PICO BLVD, LOS ANGELES, CA 90064. The project consists of an existing commercial cannabis business that engaged in commercial cannabis activity prior to January 1, 2018. The site is entirely developed with buildings and hardscape features.

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.

N/A

3. Project Expansion: N/A
Size of expansion in square feet: N/A

Cite source(s) of information.

N/A

- 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.

N/A




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.

N/A: NO DEMOLITION



Categorical Exemption Evaluation Form**Class 2: Replacement or Reconstruction**

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

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

N/A

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

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

N/A NO REPLACEMENT 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.

N/A NO WATER RIGHTS PERMIT REQUIRED

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.

N/A: NO CONVERSION/ MODIFICATION

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.

Interior dividing wall previously removed with permit. ATTACHMENT 12

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.

N/A

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.

N/A

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.

existing use is strip commercial on W Pico Blvd West LA.

Categorical Exemption Evaluation Form**Class 4: Minor Alterations to Land**

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

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

NO

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

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

NO

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

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

NO

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

Cite source(s) of information.

NO

5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency?

☐ Yes ☐ No

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

6. Would the alterations consist of grading in an officially mapped area of severe geologic hazard, such as an Alquist- Priolo Earthquake Fault Zone, or within an official Seismic Hazard Zone designated by the State Geologist?

☐ Yes ☐ No

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

7. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)

☐ Yes ☐ No

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

NO

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.

NO



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.

NO



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.

YES SEE CERT OF OCCUPANCY ATTACHMENT 12

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.

NO CHANGE IN SIZE OF STRIP COMMERCIAL STRUCTURE

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

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

YES

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.

NO

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.

NO

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.

YES SEE ATTACHMENTS 1-8

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.

NO

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

- 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.

NO

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.

NO

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

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.

NO

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.

NO

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

☐ Yes ☐ No

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

NO

7. **Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)?**

☐ Yes ☐ No

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

NO

CEQA Exemption Petition

Class: _____ Category: _____

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

Onesra Enterprises Inc., DCR Record no.LA-R-23-101767-ANN has applied for commercial cannabis license(s) from the Department of Cannabis Regulation, to be located in an existing structure at 10655 W PICO BLVD, LOS ANGELES, CA 90064. The project consists of an existing commercial cannabis business that engaged in commercial cannabis activity prior to January 1, 2018. The site is entirely developed with buildings and hardscape features. The project may involve minor modifications to an existing building and site, consisting of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements, and no demolition of buildings or other features is proposed.

Reasons why Project is Exempt: Based on information contained in the administrative record, as

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

the project and/or project element(s) (DCR Record no. LA-R-23-101767-ANN) is eligible for Class 1 and Class 32 categorical exemptions. The project and/or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

NEGATIVE DECLARATION FROM LA CITY COUNCIL ATTACHED EX 1

PETITION FOR CEQA EXEMPTION ATTACHED EX 2

CEQA NOTICE OF EXEMPTION ATTACHED EX 3

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.*

SEE ATTACHMENTS 1-8

- (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.*

SEE ATTACHMENTS 1-8

- (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.

- (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.

- (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 of cannabis AND distribution of cannabis from wholesale sellers

- (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.*

etail sales of cannabis AND distribution of cannabis from wholesale sellers

- (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.*

approximately 2500 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.*

State license for retail and for distribution, attached

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

10 am to 8 pm

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

3 employees plus outside contractor security guard

- (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.*

20 - 30 trips per hour at peak

- (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.*

city water: LA DWP

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

no wastewater created: cannabis waste removed monthly

4. Environmental Setting:

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

Onesra Enterprises Inc., DCR Record no.LA-R-23-101767-ANN has applied for commercial cannabis license(s) from the Department of Cannabis Regulation, to be located in an existing structure at 10655 W PICO BLVD, LOS ANGELES, CA 90064. The project consists of an existing commercial cannabis business that engaged in commercial cannabis activity prior to January 1, 2018. The site is entirely developed with buildings and hardscape features.

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

Onesra Enterprises Inc., DCR Record no.LA-R-23-101767-ANN has applied for commercial cannabis license(s) from the Department of Cannabis Regulation, to be located in an existing structure at 10655 W PICO BLVD, LOS ANGELES, CA 90064. The project consists of an existing commercial cannabis business that engaged in commercial cannabis activity prior to January 1, 2018. The site is entirely developed with buildings and hardscape features.

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

STRIP COMMERCIAL, LANDSCAPPED

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

NONE

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

NONE

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

NONE

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

NONE

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

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:

WILL NOT INCREASE STORED ON SITE. WASTE REMOVAL MONTHLY

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

NO ADDITIONAL ENERGE BEYOND CITY SERVICE LADWP

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 FOOTPRINT EXPANDED

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.*

NONE

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).*

Onesra Enterprises Inc., DCR Record no. LA-R-23-101767-ANN has applied for commercial cannabis license(s) from the Department of Cannabis egulation, to be located in an existing structure at 10655 W PICO BLVD, LOS ANGELES, CA 90064. The project consists of an existing commercial ~cannabis business that engaged in commercial cannabis activity prior to January 1, 2018. The site is entirely developed with buildings and hardscape features. The project may involve minor modifications to an existing building and site, consisting of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements, and no demolition of buildings or other features is proposed.

Reasons why Project is Exempt: Based on information contained in the administrative record, as reflected in the answers provided to the Department's Categorical Exemption Evaluation Form, the project and/or project element(s) (DCR Record no. LA-R-23-101767-ANN) is eligible for Class 1 and Class 32 categorical exemptions. The project and/or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

NEGATIVE DECLARATION FROM LA CITY COUNCIL ATTACHED EX 1 PETITION FOR CEQA EXEMPTION ATTACHED EX 2
CEQA NOTICE OF EXEMPTION ATTACHED EX 3

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 PERMIT ISSUED
- ☐ Los Angeles Fire Department PERMIT ISSUED
- ☐ Los Angeles Department of Building and Safety PERMIT ISSUED
- ☐ California Department of Fish and Wildlife
- ☐ State Water Resources Control Board / Regional Water Quality Control Board
- ☐ County of Los Angeles Public Health Permit PERMIT ISSUED
- ☐ 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 PERMIT ISSUED

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.

Attachments to LIC-4013-FORM

1. City Council Negative Declaration
2. Petition for CEQA Exemption
3. Radius Map
4. California Dept of Cannabis Control
5. LAFD correspondence attached
6. LA Dept B & S Cert of Occupancy attached
7. LADWP quarterly inspection billing
8. LA Dept Sanitation
9. CEQA NOTICE OF EXEMPTION
10. Current State License RETAILER C10-0000054
11. Current State License DISTRIBUTOR C11-0000085
12. B OF S CERT OF OCCUPANCY FOR 2020 INTERIOR



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: SEP 27 2017

Case No.: CPC-2017-2260-CA
CEQA: ENV-2017-2261-ND; ENV-2017-3361-SE
Plan Areas: All

Council Districts: All

Project Site: Citywide

Applicant: City of Los Angeles
Representative: Niall Huffman, City Planning Associate

At its meeting of **September 14, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

An amendment to the Los Angeles Municipal Code establishing location restrictions for commercial cannabis activity consistent with Measure M adopted by Los Angeles City voters on March 7, 2017.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including Negative Declaration No. ENV-2017-2261-ND ("Negative Declaration"), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment;
2. **Determined** that based on the whole of the administrative record, the project is exempt from CEQA pursuant to California Business and Professions Code Section 26055(h) on the basis that the project will adopt ordinances, rules and/or regulations, that will require discretionary review under CEQA to approve licenses to engage in commercial cannabis activity in the City of Los Angeles;
3. **Recommended** that the City Council adopt the proposed Ordinance;
4. **Adopted** the staff report as the Commission's report on the subject; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Ambroz
Second: Dake Wilson
Ayes: Khorsand, Mack, Millman, Mitchell
Absent: Choe, Padilla-Campos, Perlman

Vote: 6 - 0


James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Findings

c: Tom Rothmann, Principal City Planner
Phyllis Nathanson, Senior City Planner
Niall Huffman, City Planning Associate

Appendix C: Findings

General Plan/Charter Findings

1. In accordance with **City Charter Section 556**, the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan. The draft ordinance furthers the following goals and objectives of the General Plan:

Framework Element:

Goal 7B. A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.

Objective 7.2. Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

The draft ordinance helps to create a City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base by balancing the proliferation of commercial cannabis activity, public safety, and access to cannabis and cannabis-derived products. It advances these policies by identifying certain agricultural, commercial and industrial zones as eligible locations for the sale, cultivation, manufacturing, distribution and testing of cannabis and cannabis-derived products, and by requiring businesses engaging in on-site sales of cannabis to maintain an additional distance from specified categories of sensitive sites, as well as from other businesses engaging in on-site sales of cannabis.

The draft ordinance helps to establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and ensures maximum feasible environmental quality, for the same reasons previously stated, by balancing the proliferation of commercial cannabis activity, public safety, and access to cannabis and cannabis-derived products.

Goal 7D. A City able to attract and maintain new land uses and businesses.

The draft ordinance helps to create a City able to attract and maintain new land uses and businesses by balancing the proliferation of commercial cannabis activity, public safety, and access to cannabis and cannabis-derived products. It advances this policy by identifying certain agricultural, commercial and industrial zones as eligible locations for the sale, cultivation, manufacturing, distribution and testing of cannabis and cannabis-derived products, and by requiring businesses engaging in on-site sales of cannabis to maintain an additional distance from specified categories of sensitive sites, as well as from other businesses engaging in on-site sales of cannabis.

Housing Element:

Objective 2.1. Promote safety and health within neighborhoods.

Policy 2.1.1. Establish development standards and policing practices that reduce the likelihood of crime.

Policy 2.1.2. Establish development standards and other measures that promote and implement positive health outcomes.

The draft ordinance helps to reduce the likelihood of crime and promote positive health outcomes by controlling the proliferation of commercial cannabis activity and restricting the location, in particular, of retail-type cannabis businesses, which have been associated with criminal activity, nuisance behavior, and negative secondary effects. The draft ordinance contains location restrictions that limit the sale, cultivation, manufacturing, distribution and testing of cannabis and cannabis-derived products to certain agricultural, commercial and industrial zones and require businesses engaging in on-site sales of cannabis to maintain an additional distance from specified categories of sensitive sites, as well as from other businesses engaging in on-site sales of cannabis.

These restrictions will help to reduce the likelihood of crime and associated negative secondary impacts on neighborhoods by discouraging over-concentration of cannabis retail businesses with on-site sales in the same neighborhood, so that no single area becomes a destination for cannabis retail and the anticipated instances of crime and nuisance behavior remain isolated from one another.

Despite legal prohibitions against the behavior, some public consumption of cannabis is inevitable near sites with on-site cannabis retail sales. By increasing the distance between on-site cannabis retail sales and between on-site cannabis retail sales and sensitive sites – particularly parks, libraries, and schools where minors are likely to congregate – these location restrictions will help to reduce exposure to health risks such as secondhand smoke, and will help to reduce minors' exposure to cannabis and cannabis-derived products.

2. In accordance with **City Charter Section 558(b)(2)**, the adoption of the proposed ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice.

Conformity with Public Necessity: The proposed ordinance is in conformity with public necessity because it: a) identifies appropriate zones for the sale, cultivation, manufacturing, distribution and testing of cannabis and cannabis-derived products in the City; and b) requires businesses engaging in on-site sales of cannabis to maintain an additional distance from specified categories of sensitive sites, as well as from other businesses engaging in on-site sales of cannabis; c) provides needed regulation to an emerging industry with the potential to generate jobs and revenue in the City; d) balances concerns regarding public safety with access to cannabis and cannabis-derived products.

In addition, the proposed ordinance is in conformity with public necessity because it responds to the passage by voters, in the election of March 7, 2017, of Proposition M, which requires the City Council to repeal the City's existing regulations concerning

medical cannabis dispensaries and states the City's intent to adopt a comprehensive regulatory process and structure for all medical and nonmedical commercial cannabis activity; and as part of that process and structure, it is in the interest of the public safety and welfare to regulate the location and distance requirements of cannabis-related businesses to ensure compatibility with surrounding neighborhoods and protect sensitive sites from negative impacts.

Furthermore, the proposed ordinance is in conformity with public necessity because it responds to recent State legislation – including the 2015 Medical Cannabis Regulation and Safety Act, and the 2016 Adult Use of Marijuana Act (Proposition 64) – that present challenges to license and regulate both medical and nonmedical cannabis and ensure that commercial cannabis activity is compatible with surrounding neighborhoods and that sensitive sites are protected from negative impacts.

Conformity with Public Convenience: The proposed ordinance is in conformity with public convenience for the same reasons as stated above, because it: a) identifies appropriate zones for the sale, cultivation, manufacturing, distribution and testing of cannabis and cannabis-derived products in the City; and b) requires businesses engaging in on-site sales of cannabis to maintain an additional distance from specified categories of sensitive sites, as well as from other businesses engaging in on-site sales of cannabis; c) provides needed regulation to an emerging industry with the potential to generate jobs and revenue in the City; d) balances concerns regarding public safety with access to cannabis and cannabis-derived products.

Conformity with General Welfare: The proposed ordinance is in conformity with general welfare for the same reasons as stated above, because it: a) identifies appropriate zones for the sale, cultivation, manufacturing, distribution and testing of cannabis and cannabis-derived products in the City; and b) requires businesses engaging in on-site sales of cannabis to maintain an additional distance from specified categories of sensitive sites, as well as from other businesses engaging in on-site sales of cannabis; c) provides needed regulation to an emerging industry with the potential to generate jobs and revenue in the City; d) balances concerns regarding public safety with access to cannabis and cannabis-derived products.

Conformity with Good Zoning Practice: The proposed ordinance is in conformity with good zoning practice by: a) identifying appropriate zones for the sale, cultivation, manufacturing, distribution and testing of cannabis and cannabis-derived products in the City; b) separating incompatible land uses and preserving the character of neighborhoods by requiring businesses engaging in on-site sales of cannabis to maintain an additional distance from specified categories of sensitive sites, as well as from other businesses engaging in on-site sales of cannabis.

CEQA Findings

The Department of City Planning determined that the proposed ordinance (Appendix A) would not have a significant impact on the environment. Negative Declaration ENV-2017-

2261-ND (Appendix D) was prepared to assess any potential impacts on the physical environment.

On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that there is no substantial evidence that the proposed ordinance (Appendix A) could have a negative effect on the environment. The attached Negative Declaration was published in the Los Angeles Times on Thursday, August 31, 2016, and reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are located at the Code Studies Division of the Department of City Planning in City Hall Room 701, 200 North Spring Street.

Furthermore, based on the whole of the administrative record, the lead agency finds that the project is exempt from CEQA pursuant to California Business and Professions Code Section 26055(h) on the basis that the project will adopt ordinances, rules and/or regulations, that will require discretionary review under CEQA to approve licenses to engage in commercial cannabis activity in the City of Los Angeles (ENV-2017-3361-SE).

**Bureau of Cannabis Control
CEQA Exemption Petition Form**

(To be completed by applicant – attach additional sheets as needed)

If a previously certified or adopted environmental document is not available or does not exist, you must submit a completed CEQA Exemption Petition Form to request that the Bureau of Cannabis Control (Bureau) consider whether the project is exempt from further CEQA review. You must also submit a completed Project-Specific Information Form to facilitate the processing of your application. The Bureau will use the Project-Specific Information Form to determine whether the project has the potential to generate significant adverse environmental impacts that may require preparation of a CEQA document or the need for additional information. (Cal. Code Regs., tit. 14, § 15060(a) [CEQA Guidelines].)

Please provide detailed responses to the items below. If more space is needed, additional pages may be added. Submit the completed form, attachments, and additional documents with your application for annual licensure. Missing, incomplete, or inconsistent information may delay the processing of your application. Applicants must complete this form to request the Bureau of Cannabis Control (Bureau) to consider whether the project is exempt from further California Environmental Quality Act (CEQA) review when the local jurisdiction from which they received authorization to conduct commercial cannabis activity did not certify a CEQA document.

Applicant Name: Onesra Enterprises Inc

Application Number: A10-18-0000436-APP

Local jurisdiction (city/county): LA City

Justification for categorical exemption (refer the partial list of categorical exemptions provided below)

Class: 1 & 3 Category: Existing Facility / Conversion of Small Structure

Explanation of how the project fits the exemption indicated above:

existing premises ^{1200 sq ft} will include an additional 1200 sq ft in the next door space, all w address 12655 W Pico

The undersigned hereby requests that the Bureau consider whether the proposed activities are exempt from further environmental review pursuant to the California Environmental Quality Act, as amended. In completing this request, the applicant is affirming the applicant's belief that no significant environmental impact will result from the proposed project.

Onesra Enterprises Inc Pres Arsen Ordoukhanian 5/4/2019
Applicant Signature (Applicant Printed Name) (Date)

x 

700' RADIUS LAND USE SURVEY.

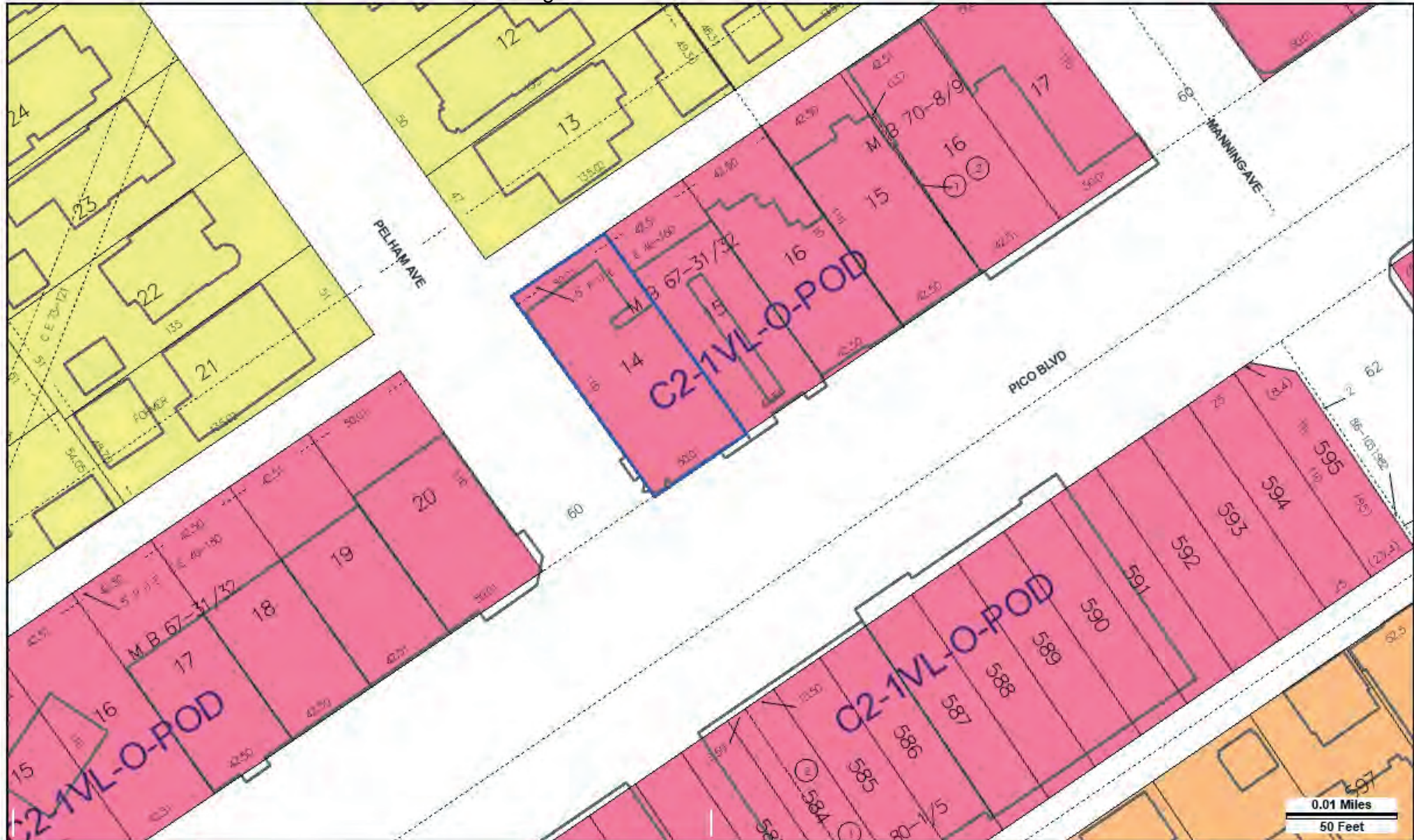
SURVEY PURPOSE; To provide relevant information as whether subject property is outside of a 700-foot radius of a School, Public Park, Public Library, Alcoholism or Drug Abuse Recovery or Treatment Facility, Day Care Center, and Permanent Supportive Housing; and outside of a 700- foot radius of any other Retailer or Microbusiness Commercial Cannabis Activity having on-site retail sales

Data Collection Findings

1.	ZONING	2
2.	SCHOOLS AND PARKS WITHIN 700Ft.....	3
	Los Angeles City Planning data extract used to determine school zones or park zones. School data as provided by the Los Angeles Unified School District. Map provided shows 700Ft radius from subject property.(Blue radius)	
3.	RETAIL STOREFRONT ELIGIBLE ZONES.....	4
	Los Angeles City Planning-Information Technologies. Dated December 4, 2017 <u>Outdated.</u> Used only as a reference.	
4.	CITY OF LOS ANGELES. DEPARTMENT OF CANNABIS REGULATION.....	5
	Businesses with Temporary Approval or a License to sell Medicinal or Adult-Use cannabis and cannabis products.	
5.	SENSITIVE USES WITHIN 700'.....	6-7
	Field data collection results. Report shows facilities that could affect compliance. .	
6.	RADIUS 700'	8
	Graphic display of 700Ft radius, lot boundaries and addresses. Map generated to help determine exact locations of previously reported sensitive uses.	
7.	AERIAL RADIUS 700'	9
	Graphic display of 700Ft radius, lot boundaries and addresses. Map generated to help determine exact locations of previously reported sensitive uses	
8.	ACTIVE BUSINESS.....	10-14
	Active businesses currently registered with the Office of Finance within 700Ft . Report helps to determine if a specific business is legally operating. It also helps to determine, based on industry classification what type of business has a license at any given location.	

LEON MAPPING & GIS SERVICES
15031 CHATSWORTH ST # 17
MISSION HILLS, CA 91345
PHONE 818-235-7649
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www.laradiusmaps.com


(signature)
Antonio Puertas 06/26/2019



Address: 10655 W PICO BLVD

APN: 4320009038

PIN #: 126B157 536

Tract: TR 5609

Block: 90

Lot: 14

Arb: None

Zoning: C2-1VL-O-POD

General Plan: Neighborhood Commercial



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Address: 10655 W PICO BLVD

APN: 4320009038

PIN #: 126B157 536

Tract: TR 5609

Block: 90

Lot: 14

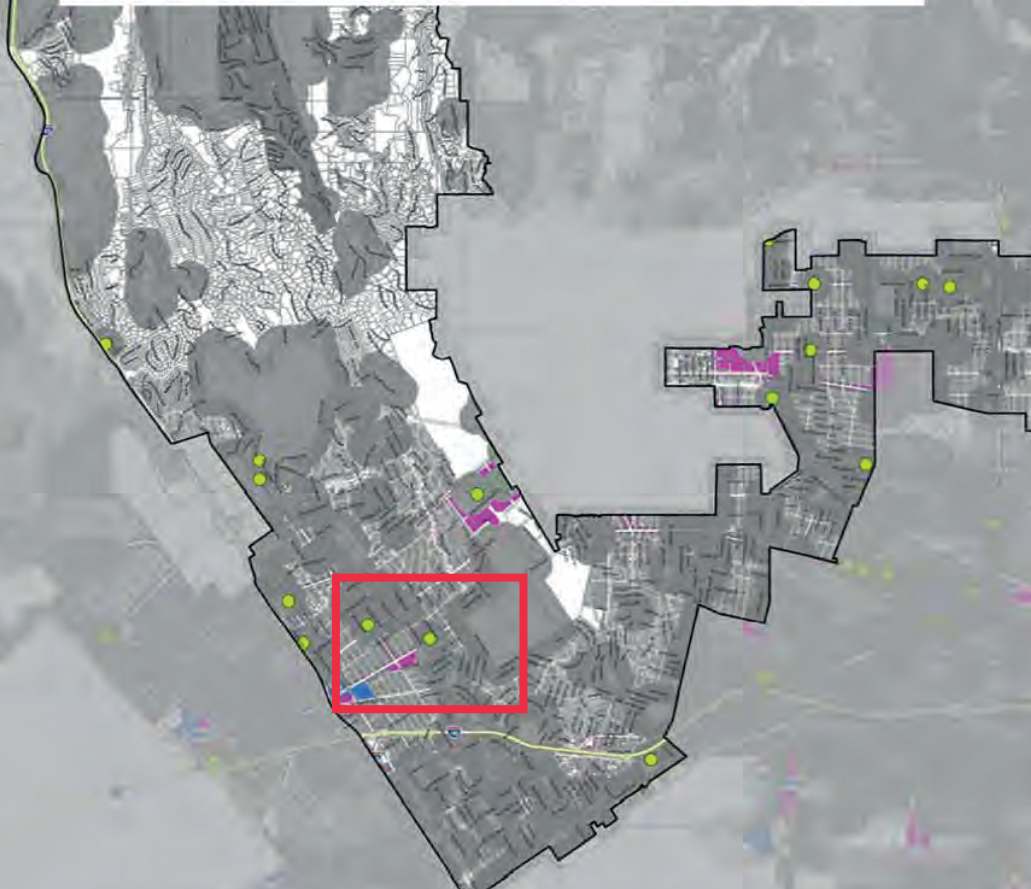
Arb: None

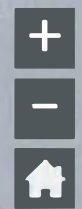
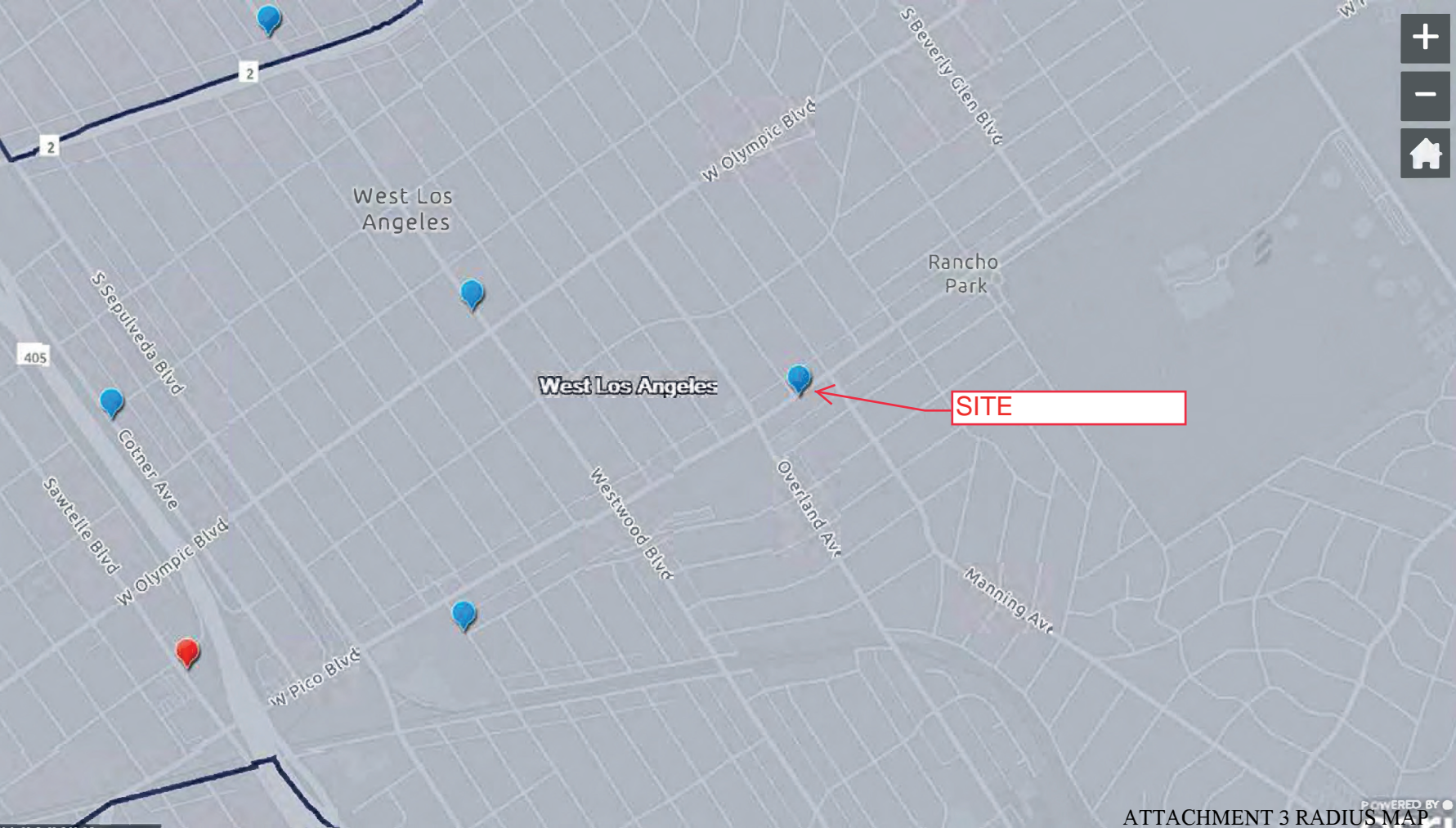
Zoning: C2-1VL-O-POD

General Plan: Neighborhood Commercial








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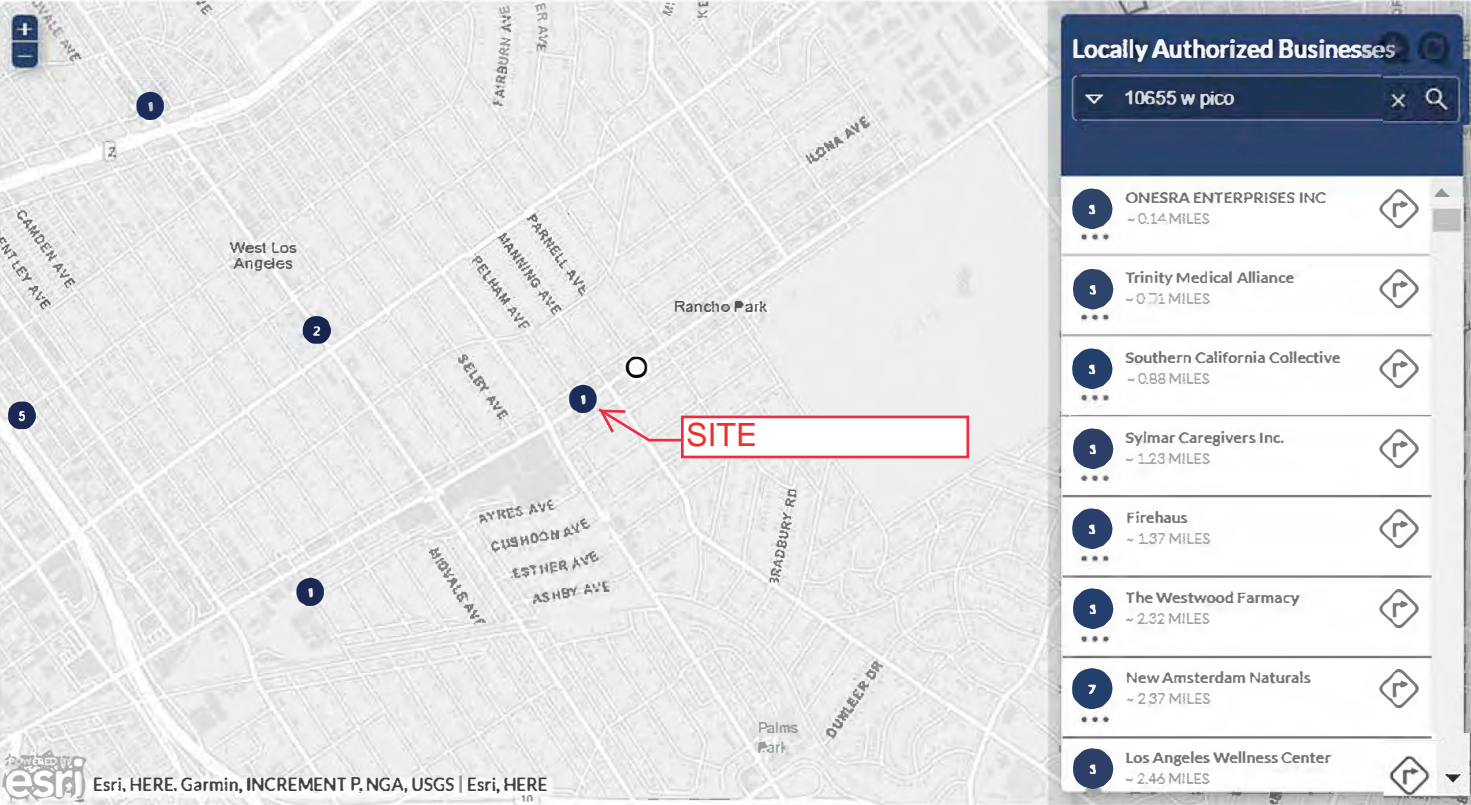


Layer List

Layers

- ▼  Locally Authorized Businesses
- 
- ▼  Pending Applications
- 
- ▶ ☐ Social Equity Program
- ▶  Community Plan Area
- ▶ ☐ Council Districts (Adopted 2012)

Within the City's new regulatory program, businesses must local authorization to engage in commercial cannabis activity. This page will feature a comprehensive list and map of all businesses with Temporary Approval or a License to sell Medicinal or Adult-Use cannabis and cannabis products.



ATTACHMENT 3 RADIUS MAP



Land use survey requirement.

Outside of a 700-foot radius of a School, Public Park, Public Library, Alcoholism or Drug Abuse Recovery or Treatment Facility, Day Care Center, and Permanent Supportive Housing; and outside of a 700- foot radius of any other Retailer or Microbusiness Commercial Cannabis Activity having on-site retail sales, which is licensed by the state of California and licensed by the City to engage in the Commercial Cannabis Activity.

Existing legal business data from City of Los Angeles Department of Cannabis Regulation web page "Temporary Approval or a License to sell Medicinal or Adult-Use cannabis and cannabis products." as well as physical survey. We cannot determine at this point if any nearby facility has an application pending.

Survey of specified kinds of properties or uses showing that they are present or absent within specified radius of the proposed or pending project is to provide relevant information to the lead or local agency's decision makers, and does not assure that they will reach decisions based upon that information.

Data sources are businesses currently registered with the Office of Finance, school data as provided to City Planning Department by the Los Angeles Unified School District as well as visual inspection in the field while surveying the subject property and surrounding area within the radius. Inconsistencies, if any, between different sources is reported to the best of our knowledge.

LEON MAPPING & GIS SERVICES
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Antonio Puertas 06/26/2019

Disclaimer: Survey of specified kinds of properties or uses showing that they are present or absent within specified radius of the proposed or pending project is to provide relevant information to the lead or local agency's decision makers, and does not assure that they will reach decisions based upon that information.

LIST OF SCHOOLS /PARKS 700Ft RADIUS


No Public or Private elementary or secondary schools located within 700' of site.

- School data as provided to City Planning Department by the Los Angeles Unified School District.
- California Department of Education, Educator Excellence Office 2017-18 Private School Affidavit Data - (July 2018) does not show any nearby private school.
- City Planning Department as well as physical survey does not show any park within 700 Ft radius.

LIST OF SENSITIVE USES 700Ft RADIUS

- No Public Library within 700-feet radius of site.
- No Alcoholism or Drug Abuse Recovery Facility within 700-feet radius of site.
- No Day Care located within 700-feet radius of site.
- Department of Cannabis Regulation does not show other existing licensed Cannabis facilities within 700-feet radius of site.

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(signature)

Antonio Puertas 06/26/2019

Disclaimer: Survey of specified kinds of properties or uses showing that they are present or absent within specified radius of the proposed or pending project is to provide relevant information to the lead or local agency's decision makers, and does not assure that they will reach decisions based upon that information.

LISTING OF ALL ACTIVE BUSINESSES
CURRENTLY REGISTERED WITH
THE CITY OF LOS ANGELES
OFFICE OF FINANCE
DATA DOWNLOAD 02/15/2019

SEE ATTACHED TABLE



Map Prepared by: Leon Mapping & GIS Services 15031 Chatsworth St, Ste 17 Mission Hills, CA 91345 818-235-7649 leonmapping@hotmail.com www.laradiusmaps.com	CASE # Date: 6/26/2019 UPDATE: USES: FIELD CONTACT: PHONE:
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------

700' RADIUS. SENSITIVE USES

SEE ATTACHED TABLE



CASE #
Date: 6/26/2019
UPDATE: _____
USES: FIELD
CONTACT:
PHONE:

PREMISES: 10655 W PICO BLVD
LISTING OF ACTIVE BUSINESSES CURRENTLY REGISTERED WITH THE OFFICE OF FINANCE DATA

ACCOUNT	BUSINESS_NAME DBA_NAME	STREET_ADDRESS	START_DATE	DESCRIPTION
0000403629-0001-0	THE PHYLMAR GROUP INC	2342 MANNING AVE	10/1/1997	Advertising & related services
0000560236-0001-9	SAL LAPARDO WESTSIDE PET STOP	10588 W PICO BLVD	2/1/1987	All other miscellaneous store
0000299818-0001-8	BLOSSOM FLORAL INC BLOSSOM FLORAL	10653 W PICO BLVD	2/5/2004	All other miscellaneous store
0000100971-0001-8	ARNE CHEIFER OPTICS BY ARNE	10665 W PICO BLVD	1/1/1984	All other miscellaneous store
0002294970-0001-4	TIMAC INC TIMAC SOLUTIONS	10680 W PICO BLVD SUITE #230	11/15/2006	All other miscellaneous store
0002897439-0001-4	VIACHESLAV VLADIMIROV	10579 AYRES AVE	1/1/2014	All other personal services
0002465930-0001-9	RAMINFARD SCHOOL OF ARTS LLC R-STUDIO	10604 W PICO BLVD	9/15/2009	All other personal services
0002339532-0001-0	ALAIN RBIBO/JAHIR NAVARRO ABS CLUB LA	10617 W PICO BLVD	4/15/2008	All other personal services
0003079041-0001-1	RANDY FREEDMAN	10641 W PICO BLVD	1/2/2013	All other personal services
0003100009-0001-9	SMILELABS LA INC. SMILELABS LA	10681 W PICO BLVD	1/1/2018	All other personal services
0002321684-0001-1	RICKMON INC	2350 MANNING AVE	9/12/2006	All other personal services
0002973477-0001-3	DEREK FORBES FORBES MEDIA	2351 OVERLAND AVE	10/1/2015	All other personal services
0002935677-0001-9	DANCING PINEAPPLE LLC	2367 OVERLAND AVE	2/3/2016	All other personal services
0002705973-0001-5	JORDAN RICHMAN HIGGINS	2372 OVERLAND AVE	8/1/2012	All other personal services
0003109043-0001-1	STEVE DARLING CONSULTING CORPORATION	10632 AYRES AVE	2/1/2019	All other professional, scientific
0002431463-0001-4	CYNTHIA BECKER MEDIA, INC NEW OUTLOOK MEDIA	10635 AYRES AVE #4	9/3/2008	All other professional, scientific
0002897819-0001-0	LUMI ENDLESS IDEAS	10635 AYRES AVE UNIT #1	1/1/2016	All other professional, scientific
0002632996-0001-8	DEBRA A FREEMAN	2320 MANNING AVE	4/1/2010	All other professional, scientific
0002618018-0001-5	DANA DANESI	2363 MANNING AVE	5/31/2011	All other specialty trade
0003048576-0001-0	CLUBHOUSE EXCHANGE LLC	10590 W PICO BLVD	4/13/2018	Apparel mfg.
0000575895-0002-6	HOSTRUP INDUSTRIES INC IMPRINT REVOLUTION	10675 W PICO BLVD	6/1/2007	Apparel mfg.
0000862694-0001-5	ELEANORE FORER ELLE ENTERPRISES	10680 W PICO BLVD SUITE #444	6/1/1986	Apparel mfg.
0002678430-0001-7	SANDRA L ZIPSER	10646 AYRES AVE	10/1/2012	Apparel, piece goods, & notions
0000072650-0001-5	SOUTHLAND FABRICS INC F & S FABRICS FOR THE HOME	10654 W PICO BLVD	6/1/1993	Apparel, piece goods, & notions
0000149347-0001-6	ABRAHAM YEROSHALMI PAVILION FABRIC	10673 W PICO BLVD	2/1/1996	Apparel, piece goods, & notions
0000407597-0001-7	SANDRA J BAIK ARCHITECTS INC	10680 W PICO BLVD SUITE #300	1/2/2002	Architectural services
0002934365-0001-4	FRCH CALIFORNIA LLC FRCH DESIGN WORLDWIDE	10680 W PICO BLVD SUITE #340	12/1/2014	Architectural services
0003037228-0001-2	STUDIO SKY INC.	2476 OVERLAND AVE SUITE #205	1/1/2017	Architectural services
0003073257-0001-5	GANTI & ASSOCIATES INC	2476 OVERLAND AVE SUITE #205	1/1/2018	Architectural services
0000498887-0004-7	THE PEP BOYS-MANNY/MOE & JACK OF CA PEP BOYS #614	10644 W PICO BLVD	6/14/1985	Automotive parts, accessories,
0002496697-0001-4	JOY H KIM JANE'S BEAUTY SALON	10592 W PICO BLVD	9/1/2009	Beauty salons
0002256402-0003-2	INDULGENCE SPA LLC SELF INDULGENCE SPA	10602 W PICO BLVD	1/1/2014	Beauty salons
0002719961-0001-8	JIANHUA BAI HEALTH MASSAGE	10667 W PICO BLVD	12/24/2013	Beauty salons
0002506884-0002-0	K FAMILY ENTERPRISES LLC	10590 W PICO BLVD	7/1/2010	Children's & infants' clothing stores
0000001831-0001-7	ARTURO PADILLA B RANCHO TAILOR & CLEANERS	2456 OVERLAND AVE	3/1/1992	Coin-operated laundries & drycleaners
0002258646-0001-0	GREENBLATT INVESTMENTS INC EFFECTIVE REALTORS	10600 W PICO BLVD SUITE #203	7/16/2007	Computer & software stores
0000117490-0001-7	GENNADY DIVINSKY COMPUTREND	2362 PARNELL AVE	3/1/1994	Computer & software stores
0002226980-0001-8	MURRIE CLEANERS & FURRIERS INC REGAL	10631 W PICO BLVD	1/2/2007	Drycleaning & laundry services
0000624108-0001-8	NICOLAS ELHABR NICOLAS	2388 PARNELL AVE	1/11/1988	Drycleaning & laundry services
0000402666-0001-3	JANE S JONAITIS	10639 BLYTHE AVE	9/4/1997	Educational services (including schools,*
0002582313-0001-2	8 COUNT DANCE AND MUSICAL THEATER ACADEMY INC	10662 W PICO BLVD	9/23/2010	Educational services (including schools,*
0000141105-0001-8	KAMRAN SHEEN UNIVERSITY TEENAGE SCHOOL OF DRIVING	10680 W PICO BLVD #288	8/1/1994	Educational services (including schools,*
0000682467-0001-3	CHEF ERICS CULINARY CLASSROOM LLC CHEF ERIC'S CULINARY CLASSROOM	2366 PELHAM AVE	6/18/2002	Employment services
0000426647-0001-2	JAMES CHU	10680 W PICO BLVD SUITE #300	1/20/1986	Engineering services
0000940011-0001-1	JOHN'S SHOE REPAIR INC JOHN'S SHOE REPAIR	10608 W PICO BLVD	6/1/1998	Footwear & leather goods repair
0000106730-0001-6	TOTORAKU INC. THE TERIYAKI HOUSE PICO	10610 W PICO BLVD	5/31/2000	Full-service restaurants
0000275170-0002-2	GARCO ENTERPRISES INC MCDONALD'S #7072	10611 W PICO BLVD	3/1/1999	Full-service restaurants
0002700917-0001-5	HUI NI CENTURY DRAGON	10614 W PICO BLVD	9/3/2013	Full-service restaurants
0002465344-0001-1	MASA ORGANIC LLC JACK SPRATS GRILLE	10668 W PICO BLVD	9/9/2009	Full-service restaurants
0002633484-0001-1	SANDRO CHIAVARO	10636 AYRES AVE	8/1/2012	Furniture & related product mfg.

ACCOUNT	BUSINESS_NAME DBA_NAME	STREET_ADDRESS	START_DATE	DESCRIPTION
0000843386-0001-1	W E BEDDING CORP ORTHO MATTRESS	10672 W PICO BLVD	12/1/1997	Furniture stores
0000971887-0003-2	WORLD OIL MARKETING COMPANY STATION #63	10691 W PICO BLVD	8/1/1975	Gasoline stations
0002791344-0001-8	TALMERA USA INC	10680 W PICO BLVD SUITE #425	7/15/2014	Grocery & related products
0002949234-0001-3	HARASTA GROUP INC	10691 W PICO BLVD	1/1/2017	Grocery stores
0000619363-0001-3	DOHENY MIRROR & ARTISTIC GLASS INC			
	DOHENY GLASS	10604 1/2 W PICO BLVD	5/5/1987	Home furnishings stores
0002541091-0001-5	LISA A ROSALES	10580 AYRES AVE	9/1/2010	Independent artists,
0002516341-0001-9	RUDY ROSALES	10580 AYRES AVE	1/1/2001	Independent artists,
0003033830-0001-0	WCDB, INC.	10595 AYRES AVE	8/22/2017	Independent artists,
0002314234-0001-5	THOMPSON ENTERTAINMENT INC	10615 1/2 W PICO BLVD	1/1/2006	Independent artists,
0002884798-0001-8	BLUFF CHARGE INC	10622 AYRES AVE	1/1/2014	Independent artists,
0002714524-0001-8	NICHOLAS HOWE OBERLANDER	10635 AYRES AVE #5	2/2/2009	Independent artists,
0000813680-0001-9	ROBIN L KAY PHD	2328 MANNING AVE	7/1/1996	Individual & family services
0003021975-0001-4	RACHEL A YOUNG	10600 W PICO BLVD #6	11/1/2017	Jewelry, watch, precious stone,
0000532485-0004-9	BEAD SOURCE INC	10606 W PICO BLVD	1/1/2001	Jewelry, watch, precious stone,
0002256635-0001-7	BRENTWOOD LANDSCAPE	10580 AYRES AVE	1/1/2002	Landscaping services
0003014294-0001-5	EE BROWN PROPETIES LLC	10569 AYRES AVE	4/3/2017	Lessor of real estate
0002364159-0001-9	ANDREA GIAMBRONE TR WALDORF TRUST	10591 AYRES AVE	1/1/2004	Lessor of real estate
0002048698-0001-0	MABEL DAUGHERTY EEG	10597 AYRES AVE	1/1/1971	Lessor of real estate
0002562354-0001-9	MARK GREENBLATT	10600 W PICO BLVD SUITE #203	1/29/2003	Lessor of real estate
0002969819-0001-1	MACENTHUSIASTS PROFIT SHARING 401K TRUST	10600 W PICO BLVD SUITE #203	1/1/2016	Lessor of real estate
0000892711-0001-0	NORMA ZANE CHAPLAIN	10612 W PICO BLVD	1/1/1970	Lessor of real estate
0000892727-0001-1	PEETZ PROPERTIES LLC	10631 W PICO BLVD	1/1/1970	Lessor of real estate
0000905769-0001-4	TAMARA A KUSHNER TR KUSHNER TRUST	10651 W PICO BLVD	3/25/1994	Lessor of real estate
0000819275-0001-9	LOUIS R WOZNICKI TR/ LOUIS R WOZNICKI TRUST	10654 W PICO BLVD	1/1/1985	Lessor of real estate
0000946207-0001-5	DAVID KHEDR KHEDR MANAGEMENT CO	10655 W PICO BLVD	9/1/1999	Lessor of real estate
0002544105-0001-1	GREGORY VAYSLEYB/YING T TSENG	10667 W PICO BLVD	5/1/2010	Lessor of real estate
0002996278-0001-6	2450 TIC OWNERS LLC	10670 AYRES AVE	6/30/2017	Lessor of real estate
0000359596-0001-3	ANDREW KWIAT	10680 W PICO BLVD #485	9/1/1976	Lessor of real estate
0002707784-0001-1	10680 W PICO LLC	10680 W PICO BLVD SUITE #480	1/1/2013	Lessor of real estate
0000553936-0001-1	DAVID SCHWARTZ	10681 W PICO BLVD		Lessor of real estate
0002098823-0001-0	THE CHARLESTON APARTMENTS LLC	2460 OVERLAND AVE	1/1/2001	Lessor of real estate
0000605597-0001-3	LISA CHAN	2468 OVERLAND AVE	3/7/1985	Lessor of real estate
0002284358-0001-8	SJS SPRING LLC	2472 OVERLAND AVE	12/6/2006	Lessor of real estate
0002769075-0001-8	2476 OVERLAND AVENUE LLC	2476 OVERLAND AVE	8/1/2014	Lessor of real estate
0000738344-0001-1	RONALD PERLSTEIN	2476 OVERLAND AVE #203	1/1/1989	Lessor of real estate
0003119917-0001-9	HOLYCOWBBQ PICO LLC HOLYCOW BBQ - PICO	10645 W PICO BLVD	3/27/2019	Limited-service eating places
0000775306-0001-0	JONATHAN M WIENER JON WIENER	10615 BLYTHE AVE	1/1/1997	Management, scientific, & technical
0000320729-0001-3	MIDLINK INTERNATIONAL/C MIDLINK	10680 W PICO BLVD #330	4/15/1996	Management, scientific, & technical
0000401586-0001-5	PDV FINANCIAL MANAGEMENT/C	10680 W PICO BLVD #400	1/1/1997	Management, scientific, & technical
0000447078-0001-9	ML MEDICAL BILLING & CONSULTING INC ML MEDICAL BILLING AND CONSULTING	2476 OVERLAND AVE #201	1/1/1998	Management, scientific, & technical
0002799467-0001-5	ORGANIC INNOVATIONS GOLDEN AGE MEDICAL	10680 W PICO BLVD #250	5/1/2014	Medical equipment & supplies mfg.
0002254984-0001-1	ONESRA ENTERPRISES INC EUPHORIC CARE GIVERS / PROP 215 EUPHORIC CAREGIVERS PROP 215	10655 W PICO BLVD	6/21/2007	Medical Marijuana Collective
0000513488-0001-2	CALPORT RESOURCES INC	10618 W PICO BLVD	12/9/1985	Metal & mineral (except petroleum)
0002671591-0001-1	MADRONE FILMS INC	10640 AYRES AVE	1/1/2013	Motion picture & video industries
0000819797-0001-6	CLOSE TO THE LAND PRODUCTIONS INC	2306 PELHAM AVE	1/1/1997	Motion picture & video industries
0000855924-0001-0	ROBERT H HAMPTON SPLAT PICTURES	2343 MANNING AVE	8/1/1998	Motion picture & video industries
0000736693-0001-5	ADAM'S MUSIC ADAMS MUSIC	10612 W PICO BLVD	10/1/1989	Musical instrument & supplies stores
0000799088-0001-5	BRENDA M ROONEY	10593 1/2 AYRES AVE	8/11/1995	Nail salons
0000933238-0001-2	LAN KIM THI NGUYEN KAREN'S NAIL SALON	10649 W PICO BLVD	10/1/1998	Nail salons
0003029835-0001-0	KARENS NAILS SALON, INC	10649 W PICO BLVD	1/2/2018	Nail salons
0002919144-0001-0	PHUONG LAN THI NGUYEN PLATINUM NAILS	10679 W PICO BLVD	7/2/2016	Nail salons
0002954878-0001-5	JERAMY SHIRLEY	10670 AYRES AVE APT #2	1/1/2017	Offices of all other miscellaneous health
0002789437-0001-8	PARVIZ ZARRABI NIRVANA HOMEOPATHY	10680 W PICO BLVD #270	1/1/2015	Offices of all other miscellaneous health
0002983490-0001-5	JOSEPH FELDMAN LIGHT SOUL ENERGY	2330 OVERLAND AVE	1/1/2017	Offices of all other miscellaneous health
0000584744-0001-6	JOANNA D POPPINK JOANNA POPPINK MFT	2339 PARNELL AVE	1/2/1998	Offices of all other miscellaneous health

ACCOUNT	BUSINESS_NAME DBA_NAME	STREET_ADDRESS	START_DATE	DESCRIPTION
0002111539-0001-0	SAMANTHA ROBIN LEVY	2305 PELHAM AVE	8/4/2004	Offices of mental health practitioners
0002507779-0001-0	GUAN HUA HE GUAN HUA HEALTH CENTER	10619 W PICO BLVD	6/14/2010	Offices of physicians
0000415655-0001-3	GREGORY VAYSLEYB DDS	10673 W PICO BLVD	10/1/1984	Offices of physicians
0003106082-0001-0	GOPALSAMI MEDICAL CORPORATION	2366 OVERLAND AVE	1/1/2019	Offices of physicians
0000548947-0001-0	LISA A CHAN DDS	2468 OVERLAND AVE	1/1/1987	Offices of physicians
0002241039-0001-3	DEAN L CARLSTON DDS INC	2472 OVERLAND AVE	10/21/2006	Offices of physicians
0002486340-0001-3	CITY TRIO INC	10680 W PICO BLVD #485	4/19/2008	Offices of real estate agents
0000068817-0001-6	DANCO INC	2476 OVERLAND AVE #203	8/10/1992	Offices of real estate agents
0003109037-0001-6	LINDA M DARLING	10632 AYRES AVE	2/1/2019	Other accounting services
0000027956-0001-1	LEONARD B VINE	10680 W PICO BLVD #325	1/1/1993	Other accounting services
0000201050-0001-5	SHERWOOD C KINGSLEY CPA INC APC	10680 W PICO BLVD #360	10/18/1984	Other accounting services
0000208495-0001-6	WILLING/MOSER INC	2476 OVERLAND AVE #205	1/1/1985	Other accounting services
0002533768-0001-1	SILVER ROCK FINANCIAL INC	2476 OVERLAND AVE UNIT #203	3/7/2008	Other activities related to real estate
0002544691-0001-6	SUNWEST SERVICES INC	10680 W PICO BLVD SUITE #315	2/22/2011	Other amusement
0003043051-0001-2	ADVEXURE LLC ADVEXURE	10657 W PICO BLVD BUILDING	5/15/2017	Other direct selling establishments
0002523498-0001-1	STEVE WILLING	2476 OVERLAND AVE SUITE #205	9/23/2010	Other direct selling establishments
0002845023-0001-4	DANIEL PERLSTEIN	2476 OVERLAND AVE SUITE #203	2/13/2008	Other financial investment
0000890669-0001-1	MACENTHUSIASTS /C THE MACENTHUSIASTS	10600 W PICO BLVD	1/1/1991	Other miscellaneous nondurable
0000661230-0001-4	NIGHT LOOK, INC.	2476 OVERLAND AVE SUITE #205	1/1/2001	Other miscellaneous nondurable
0002888433-0001-8	LUMI BEAUTY AND WELLNESS CORP.	10635 AYRES AVE APT #1	3/20/2014	Other personal care services
0000007848-0039-3	IMPERIAL PARKING INDUSTRIES INC	10680 W PICO BLVD	1/2/2013	Parking lots & garages
0003019654-0001-0	PRECISION RX LLC US PRECISION PHARMACY	10680 W PICO BLVD SUITE #250	12/4/2017	Pharmacies & drug stores
0000204128-0001-1	KEVIN FOLEY	10622 AYRES AVE		Photographic services
0000363419-0001-2	CHARLES SZTANSKI CHARLES CUSTOM PICTURE FRAMING/GRAPHICS	10677 W PICO BLVD	9/21/1981	Photographic services
0000389777-0002-4	SUNNY SIDE UP INC HIROSHI WATANABE PHOTOGRAPHY	2361 PELHAM AVE	7/1/2015	Photographic services
0000382260-0001-9	FRANK KOVACS	10680 W PICO BLVD SUITE #260	8/12/1998	Promoters of performing arts,
0003091349-0001-7	ON POINTE PROPERTY MANAGEMENT LLC	10618 W PICO BLVD	10/1/2017	Real estate property managers
0002548385-0001-5	J MARK & ASSOCIATES LLC	10618 W PICO BLVD	1/1/2011	Real estate property managers
0000907230-0009-1	THE FINISH LINE INC FINISH LINE #2515	10730 W PICO BLVD	7/24/2013	Shoe stores
0002060267-0001-6	COHEN CONSTRUCTION CO INC	10680 W PICO BLVD SUITE #300	1/2/2003	Single Family Housing Construction
0000589182-0001-9	HOMAYOUN NEYDAVOUD	2339 MANNING AVE	5/10/1999	Single Family Housing Construction
0002632642-0001-7	SO CAL DOMINIDS INC DOMINOS PIZZA #7806	10616 W PICO BLVD	7/30/2012	Special food services (
0000724006-0001-6	THEMIS WEB TECHNOLOGIES INC THEMIS WEB TECHNOLOGIES	10680 W PICO BLVD SUITE #315	1/1/2005	Specialized design services
0000945904-0001-1	THE GEMINI GROUP INC	2476 OVERLAND AVE SUITE #205	2/25/1999	Specialized design services
0002771380-0001-1	RAINIER OVERSEAS INC	10680 W PICO BLVD #310	3/27/2012	Specialized freight trucking
0002996324-0001-8	KAMRAN LUCAS ALLAHVERDY	10608 AYRES AVE	7/13/2017	Spectator sports (including professional
0002781708-0001-8	KENT JOSEPH LIEBERMAN	2329 MANNING AVE	10/26/2014	Spectator sports (including professional
0002781706-0001-9	ROY ISAAC LIEBERMAN	2329 MANNING AVE	10/25/2014	Spectator sports (including professional
0002419931-0001-1	MANDY AMANO	10652 AYRES AVE	1/5/2008	Support activities for animal production
0002042844-0001-6	ALBERT SOUMEKH	10680 W PICO BLVD SUITE #460	1/1/2002	Tax preparation services
0002604397-0001-9	JMW SALES INC INSIGHT IMPORTS	2476 OVERLAND AVE SUITE #205	1/1/2011	Toy & hobby goods & supplies
0000784661-0001-2	DONNA JACOBS	10619 AYRES AVE	1/4/2000	Travel arrangement
0000828513-0001-1	SANFORD M JACOBY	2321 PELHAM AVE	1/1/1997	Travel arrangement
0000010558-0001-1	VIRGINIA STINCHFIELD	10590 W PICO BLVD		Used merchandise stores
0002886920-0001-7	MARCIA GOLAN COAL & ICE	10588 1/2 W PICO BLVD	2/10/2016	Women's clothing stores
0002484934-0001-2	STEPHANIE DENISE COHEN	10579 AYRES AVE	1/1/2016	
0000757604-0001-7	ARBA BONIM 1996 LLC	10618 W PICO BLVD	1/1/2002	
0002545548-0001-9	MICHAEL P DARLING	10632 AYRES AVE	11/3/2010	
0002015905-0001-7	STEVEN DARLING	10632 AYRES AVE	1/1/2001	
0003096518-0001-4	BETTE GELLER 10635 AYRES TENANTS IN COMMON	10635 AYRES AVE	1/1/2019	
0002051524-0001-3	LOEWEN WINDOW CENTER OF LOS ANGELES INC LOEWEN WINDOW CENTER	10641 W PICO BLVD	8/1/2005	
0000381612-0001-5	MALCOLM GOLDSHINE/NELSON FARRAN VINTON PROPERTIES	10680 W PICO BLVD #340	9/1/1980	
0002075770-0001-1	KIDS - PROTECTORS OF THE ENVIRONMENT	10680 W PICO BLVD SUITE #200	1/1/2002	
0002495159-0001-1	TEAM ONE COMMUNICATIONS INC	10680 W PICO BLVD SUITE #260	1/1/2010	
0000167372-0001-2	BRAD GRAVES	10680 W PICO BLVD SUITE #300	8/1/1995	
0002173293-0001-2	JEWISH FAMILY SERVICE OF LOS ANGELES	10730 W PICO BLVD FLOOR #3rd	4/13/2006	
0002038291-0001-9	ROBERT ALLEN	2321 PARNELL AVE	1/1/2001	

ACCOUNT	BUSINESS_NAME DBA_NAME	STREET_ADDRESS	START_DATE	DESCRIPTION
0002167970-0001-1	LYNN VAVRECK LEWIS	2330 PELHAM AVE	1/1/2004	
0000712123-0001-7	JEFFREY B LEWIS	2330 PELHAM AVE	1/1/2004	
0002238053-0001-8	ROSA ENTERTAINMENT, LLC	2338 PARNELL AVE	8/21/2006	
	KIMBERLY SUE ANTHONY RELAXED PAWS			
0002133667-0001-7	ANIMAL MASSAGE	2346 OVERLAND AVE	6/12/2006	
0002054871-0001-4	TECHNOSYS EQUIPMENT INC	2476 OVERLAND AVE SUITE #205	5/13/2003	



Bureau of Cannabis Control
(833) 768-5880

Adult-Use and Medicinal - Retailer License
Provisional
Storefront

LICENSE NO:
C10-0000054-LIC

VALID:
5/14/2019

LEGAL BUSINESS NAME:
ONESRA ENTERPRISES, INC.

EXPIRES:
5/13/2022

PREMISES:
10655 PICO BLVD W
LOS ANGELES, CA 90064-2222



Non-Transferable

*Prominently display this license
as required by Title 16 CCR § 5039*

Scan to verify this license.



Valid:

5/14/2019

Expires:

5/13/2022

License No:

C10-0000054-LIC

Legal Business Name:

ONESRA ENTERPRISES, INC.

Premises Address:

10655 PICO BLVD W LOS
ANGELES, CA 900642222

1. Use your smartphone camera to scan the QR code for licensing information.
2. If your camera doesn't have scanning functionality, you can look up a location at **CAPotcheck.com** using license number C10-0000054-LIC.



Adult-Use
CHECKED
Medicinal
CHECKED



**BUREAU OF
CANNABIS
CONTROL**
CALIFORNIA

Bureau of Cannabis Control
(833) 768-5880

Adult-Use and Medicinal - Retailer License



No Results

CONDITION NAME

Provisional License

**Provisional
Interim**

DUB19/00000/003ZL/91156

Storefront

<https://online.bcc.ca.gov/bcc/Admin/login.aspx>

**LICENSE NO:
C10-0000054-LIC**

**VALID:
5/14/2019**

**LEGAL BUSINESS NAME:
ONESRA ENTERPRISES, INC.**

**EXPIRES:
5/13/2022**

**PREMISES:
10655 PICO BLVD W
LOS ANGELES, CA 900642222**



Non-Transferable

*Prominently display this license
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Valid:

5/14/2019

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5/13/2022

License No:

C10-0000054-LIC

Legal Business Name:

ONESRA ENTERPRISES, INC.

Premises Address:

10655 PICO BLVD W LOS
ANGELES, CA 900642222

1. Use your smartphone camera to scan the QR code for licensing information.
2. If your camera doesn't have scanning functionality, you can look up a location at **CApotcheck.com** using license number C10-0000054-LIC.



From: [Ljubomir Zagorac](#)
To: [Stan Kimmel](#)
Cc: [Arsen O](#)
Subject: Re: Citation 2016403001
Date: Wednesday, January 6, 2021 4:29:38 PM

Yes, I approve of exemption and will clear notice of violation.. thank you

On Wed, Jan 6, 2021 at 16:27 Stan Kimmel <skimmel@shkimmel.com> wrote:

Inspector Zagorac:

Regarding the above citation, attached, I have spoken with Mr. Ordoukhanian. He is concerned with security if he puts a key to the shop in a lock box – that others could use it to break into the dispensary. He has 24-hour video security which alerts him to motion around the store and on the roof. He agrees to be responsible for any damage to the property in the event the fire department needs emergency access and must destroy the roll down metal gate or door access. On this basis, he requests an exemption from the code requirement of a lock box.

Please confirm that this satisfies the notice of violation and no further action is required from Mr. Ordoukhanian. And that the exemption request is granted.

Thanks for your prompt response to our inquiry.

For the record, I represent Mr. Ordoukhanian and Onesra Enterprises dba Euphoric Caregivers Inc, Prop 215.

Stanley H. Kimmel

Stanley H. Kimmel Esq., PC

[10727 White Oak Ave #202](#)

[Granada Hills, CA 91344](#)

Phone: 818-832-5700

Cell: 818-219-1748

Email: <skimmel@shkimmel.com>

PERMIT DETAIL

PERMIT NUMBER 19016-20000-15679	PERMIT ADDRESS 10655 W Pico Blvd	PERMIT DESCRIPTION CHANGE OF USE FROM (E) 878 SF TAKE-OUT RESTAURANT TO RETAIL, REMOVE DEMISING WALL BETWEEN ADJACENT (E) 905 SF RETAIL AND CREATE AS ONE RETAIL SPACE (NO CHANGE IN PARKING).	STATUS - DATE - BY CofO Issued - 11/25/2020 HENRY L BAGHDASSARIAN
------------------------------------	-------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

PARCEL INFORMATION

Area Planning Commission: West Los Angeles	Census Tract: 2679.02	Certified Neighborhood Council: Westside
Community Plan Area: West Los Angeles	Council District: 5	District Map: 126B157
Energy Zone: 9	Fire District: 2	Hillside Grading Area: YES
LADBS Branch Office: WLA	Methane Hazard Site: Methane Zone	Near Source Zone Distance: 1.5
Thomas Brothers Map Grid: 632-D5	Zone: C2-1VL-O-POD	

PARCEL DOCUMENT

City Planning Cases (CPC) CPC-10769	City Planning Cases (CPC) CPC-1974-25468	City Planning Cases (CPC) CPC-1992-39-SUD
City Planning Cases (CPC) CPC-1992-40-ZC	City Planning Cases (CPC) CPC-1992-41-HD	City Planning Cases (CPC) CPC-2013-621-ZC-GPA-SP
City Planning Cases (CPC) CPC-2014-1457-SP	Ordinance (ORD) ORD-117151	Ordinance (ORD) ORD-129279
Ordinance (ORD) ORD-147820	Ordinance (ORD) ORD-160340	Ordinance (ORD) ORD-171227
Ordinance (ORD) ORD-171492	Ordinance (ORD) ORD-171859	Ordinance (ORD) ORD-183497
Pedestrian Oriented District (POD) Westwood / Pico	Zoning Information File (ZI) ZI-2256 Westwood / Pico	Zoning Information File (ZI) ZI-2452 Transit Priority Area in the City of Los A

CHECKLIST ITEMS

Attachment - D.A. Accessibility Upgrades Std. Work Descr - Seismic Gas Shut Off Valve	Attachment - Plot Plan	Permit Flag - Not a Fire Life Safety Project
------------------------------------------------------------------------------------------	------------------------	----------------------------------------------

PROPERTY OWNER, TENANT, APPLICANT INFORMATION**OWNER(S)**

Khedr, David And Odette Trs Khedr Family Trust 1242 3rd Street Promenade STE 206 SANTA MONICA CA 90401

TENANT**APPLICANT**

Relationship: Agent for Owner
Matthew Merino- 10655 S Pico Blvd LOS ANGELES,CA 90064 (818) 310-8589

BUILDING RELOCATED FROM:**(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

<u>NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE #</u>	<u>PHONE #</u>	
(C) A A A All Star Construction Inc	12500 Riverside Drive 201a,	Valley Village, CA 91607	B	1018926	(800) 975-5512
(E) Wu,, Harold Ping-Hung	1168 San Gabriel Blvd No N,	Rosemead, CA 91770	NA	C35693	

SITE IDENTIFICATION-ALL

ADDRESS:
10655 W PICO BLVD 90064

LEGAL DESCRIPTION-ALL

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO.MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
TR 5609	90	14		M B 67-31/32 (SHTS 7-8)	126B157 536	4320-009-038



CITY OF LOS ANGELES

Department of Public Works, Bureau of Sanitation
2714 Media Center Dr. Los Angeles, CA 90065

INVOICE

Business Location

10655 W. Pico BLVD.
Los Angeles, CA 90064



*****AUTO**ALL FOR AADC 900 24
EUPHORIC CAREGIVERS PROP 215 6051
ARSEN ORDOUKHANIAN
1730 N VISTA ST
LOS ANGELES, CA 90046-2235

Invoice Number: 20220402300
Permit Number: W - 562367
District: NA
Billing Frequency: Quarterly

Invoice Date: 3/17/2022
Payment Due Date: 4/1/2022
Delinquent Date: 5/1/2022

Late Payment Warning: Mail payment before 5/1/2022 to avoid a 2.5% penalty (\$10 minimum)

WASTEWATER FLOW: 26	GALLONS/DAY	INSP CLASS: IP01	
SUSPENDED SOLIDS: 0	MG/LITER	SANITARY FLOW: 0	GALLONS/DAY
BIOCHEMICAL OXYGEN DEMAND: 0	MG/LITER		

Description	Billing Period	Amount
PAST DUE BALANCE:		\$0.00
CURRENT CHARGES		
CLASS 1 INSPECTION AND CONTROL FEE	01/01/2022-03/31/2022	\$105.75

TOTAL AMOUNT DUE:

\$105.75

- Pay Online at <https://ipn2.paymentus.com/rotp/lasn>
- Pay by Mail. Please cut the lower portion of this invoice on the dotted line. Include this portion along with your check. **DO NOT SEND CASH.**
- Mail before the delinquent date to avoid a 2.5% penalty (\$10 minimum).
- Call (323) 342-1518 before the delinquent date if you have any questions about your bill.
- Notify us in writing if ownership or billing address has changed. [Address is for correspondence only]

Attention: Surcharge and Billing

Industrial Waste Management Division
2714 Media Center Drive, Los Angeles, CA 90065

ATTACHMENT 7 LA DEPT SANITATION



VISTA STREET
MANAGEMENT COMPANY
1730 NORTH VISTA STREET
LOS ANGELES, CA 90046



90-7172/3222

DATE 7-1-22

**PAY
TO THE
ORDER OF**

PAY TO THE ORDER OF CITY OF LOS ANGELES - PUBLIC WORKS SANITATION DATE 10 5 75
- One hundred Five 75/100 DOLLARS

DOLLARS

citibank®

CITIBANK N.A.

FOR **Permit Number: W-562367** CITIBANK, N.A.

11001139 1322271724 207721630



EUPHORIC CAREGIVERS PROP 215
ARSEN ORDOUKHANIAN
1730 N VISTA ST
LOS ANGELES, CA 90046-2235

Mail Payment to:

City of Los Angeles - Public Works Sanitation
P.O. Box 30749
Los Angeles, CA 90030-0749

Invoice Number: 20220402300

Permit Number: W - 562367

Date Due: 4/1/2022

Amount Due: \$	\$105.75
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Amount Enclosed: \$

				1	0	5	,	7	5
--	--	--	--	---	---	---	---	---	---

Write your Permit No. on your check.

Late Payment Warning:

Mail before the delinquent date 5/1/2022 to avoid a 2.5% penalty (\$10 minimum)

20220402300 1 WP562367 6 00000010575 0 0

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

CECILIA CABELLO
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JESSICA CALOZA
COMMISSIONER

AURA GARCIA
COMMISSIONER

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

BUREAU OF SANITATION

ENRIQUE C. ZALDIVAR
DIRECTOR AND GENERAL MANAGER

TRACI J. MINAMIDE
CHIEF OPERATING OFFICER

LISA B. MOWERY
CHIEF FINANCIAL OFFICER

MAS DOJIRI
JOSE P. GARCIA
ALEXANDER E. HELOU
ASSISTANT DIRECTORS

TIMEYIN DAFETA
HYPERION EXECUTIVE PLANT MANAGER

INDUSTRIAL WASTE
MANAGEMENT DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
OFFICE: (323) 342-6200
FAX: (323) 342-8111

October 5, 2020

Euphoric Caregivers Prop 215
1730 N Vista Street
Los Angeles, CA 90046

In Reply Refer to: IU157865.prm

Attn: Arsen Osdoukhanian, CEO

**ISSUANCE OF INDUSTRIAL WASTEWATER PERMIT FOR IU157865
PERMIT: W-562367**

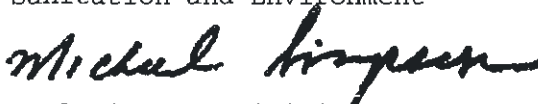
The City of Los Angeles (City), LA Sanitation and Environment (LASAN) has completed a review of Euphoric Caregivers' Industrial Wastewater Permit application, an inspection of the facility, and the determination of discharge standards and conditions to discharge industrial wastewater generated from commercial Cannabis retail operations into the City of Los Angeles sewer system. Enclosed, please find the Industrial Wastewater Permit (permit) covering industrial wastewater discharged from this facility to the City of Los Angeles sewer system. Euphoric Caregivers is subject to the Los Angeles Municipal Code (L.A.M.C.) Section 64.30. All discharge from this facility and actions and reports relating thereto shall be in accordance with the terms and conditions of this permit.

Euphoric Caregivers shall immediately notify LASAN of any changes to the facility, process, discharge flow, production, or pretreatment system that may change the characteristics which cause them to be different from those expressly allowed under the permit. In addition, Euphoric Caregivers shall notify LASAN of its intent to close business, become a zero discharger or change ownership.

If there are any questions regarding these permit conditions, please contact David Cazares, Associate Environmental Engineer, of my staff at (323) 342-6174.

Sincerely,

Enrique C. Zaldivar, P.E.
Director and General Manager
LA Sanitation and Environment

By 
Michael Simpson, Division Manager
Industrial Waste Management Division

c: Pamela C. La Beau, Chief Environmental Compliance Inspector II
Cannabis Permit File

ATTACHMENT 8 LA DEPT PUB WORKS

**INDUSTRIAL USER
PERMIT REQUIREMENTS AND CONDITIONS**

**Legal Name: Onesra Enterprises, Inc.
dba Name: Euphoric Caregivers Prop 215
Industrial User No: IU157865**

**INDUSTRIAL WASTEWATER PERMIT NO.
W-562367**

CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS
LA Sanitation and Environment



INDUSTRIAL WASTE MANAGEMENT DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
(323) 342-6200

INDUSTRIAL WASTEWATER PERMIT

INDUSTRIAL USER NO: IU157865
PERMIT NO: W-562367
EFFECTIVE DATE: 06/27/2019
AMENDED DATE: NA
EXPIRATION DATE: NA

LEGAL BUSINESS NAME: Onesra Enterprises, Inc.
DOING BUSINESS AS: Euphoric Caregivers Prop 215
MAILING ADDRESS: 1730 N Vista Street
Los Angeles, CA 90046
LOCATION ADDRESS: 10655 W Pico Boulevard
Los Angeles, CA 90064
CATEGORY: LOCAL INDUSTRIAL USER

POINT OF DISCHARGE: Public Sewer

In accordance with the provisions of the Los Angeles Municipal Code (L.A.M.C.) Section 64.30, the above identified industrial user is hereby authorized to discharge industrial wastewater through the approved point of discharge identified herein in accordance with the discharge limitations, conditions, and requirements set forth in this permit and the L.A.M.C. Compliance with this permit does not relieve the industrial user of its obligation to comply with all pretreatment regulations, standards or requirements under local, State and Federal laws, including any such laws, regulations, standards or requirements that may become effective during the term of this permit.

The industrial user must comply with the provisions of L.A.M.C. Section 64.30 and all terms and conditions of this permit. Noncompliance with the terms and conditions of this permit shall constitute a violation of the L.A.M.C. Section 64.30 and may subject the industrial user to administrative actions or other legal proceedings. This permit becomes void upon any change of ownership or location whatsoever.

Enrique C. Zaldivar, Director and General Manager
La Sanitation and Environment

BY: Michael Simpson

ATTACHMENT 8 LA DEPT PUB WORKS



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PART 1 - DISCHARGE LIMITATIONS**CITY OF LOS ANGELES
BUREAU OF SANITATION****LOCAL DISCHARGE LIMITATIONS**

In accordance with L.A.M.C. Section 64.30, wastewaters introduced into the City of Los Angeles sewer system or approved point of discharge shall not exceed the following limitations:

Constituent	Units	Instantaneous Maximum
Arsenic, Total	mg/l	3.00
Cadmium, Total	mg/l	15.00
Chromium, Total	mg/l	10.00
Copper, Total	mg/l	15.00
Cyanide (Free)	mg/l	2.00
Cyanide (Total)	mg/l	10.00
Dissolved Sulfides	mg/l	0.10
Lead, Total	mg/l	5.00
Nickel, Total	mg/l	12.00
Oil & Grease (Total)	mg/l	600.00
pH	SU	< 5.50
pH	SU	> 11.00
Silver, Total	mg/l	5.00
Temperature - Liquid	Deg F	140.00
Zinc, Total	mg/l	25.00

The above limitations shall not apply where more restrictive limitations are imposed by permit or other National Categorical Pretreatment Standards.

PART 2 – FACILITY INFORMATION

Euphoric Caregivers shall give notice to the Bureau for any increase in discharge flow and pay the applicable **Sewer Facilities Charge** if the increase in flow volume to the sewer exceeds the facility's purchased sewer capacity.

PART 3 - MONITORING REQUIREMENTS

Not Applicable.

PART 4 - REPORTING REQUIREMENTS

Not Applicable.

PART 5 - SPECIAL CONDITIONS**A. Cannabis Waste Prohibition**

Euphoric Caregivers is prohibited from disposing Cannabis Waste¹ into the City of Los Angeles sewer collection system.

B. Cannabis Waste Management Plan Requirement

Euphoric Caregivers must follow the Cannabis Waste Management Plan (Appendix: A) in accordance with all state and local laws, rules, and regulations.

C. Record Keeping Requirement

Euphoric Caregivers shall maintain all certified weight tickets, manifests, receipts or other documentation provided by the hauler transporting Cannabis Waste off-site. Euphoric Caregivers shall furnish copies of such documents to the Bureau representative upon request.

¹Cannabis Waste

Cannabis waste means waste that is not hazardous waste, as defined in Public Resources Code section 40141, and is organic waste, as defined in Public Resource Code section 42649.8, subdivision (c), that contains cannabis and that has been made unusable and unrecognizable in the manner prescribed in sections 5054 and 5055, Title 16 of California Code of Regulations, Division 42 Bureau of Cannabis Control.

PART 6 – STANDARD CONDITIONS**A. Prohibitions****1. General Prohibitive Standards**

The Industrial User shall comply with all the general prohibitive discharge standards in the General Pretreatment Regulations, 40 CFR 403, and the L.A.M.C. Section 64.30. Except as expressly allowed in an Industrial Wastewater Permit, no Industrial User shall introduce or cause to be introduced into the POTW any of the following:

- a) Gasoline, mercury, total identifiable chlorinated hydrocarbons, kerosene, naphtha, benzene, toluene, xylene, ethers, alcohols, ketones, aldehydes, peroxides, chlorates, perchlorates, bromates, carbides, hydrides, solvents, pesticides or jet fuel;
- b) Liquids, solids or gases which by reason of their nature or quantity are flammable, reactive, explosive, corrosive, or radioactive, or by interaction with other materials could result in fire, explosion or injury. Pollutants which create a fire or explosion hazard in the POTW, including, but not limited to, wastewater with a closed cup flashpoint of less than 140 degrees Fahrenheit or 60 degrees Centigrade using the test methods specified in 40CFR261;
- c) Solid or viscous materials which could cause obstruction to the flow or operation of the POTW;
- d) Toxic pollutants in sufficient quantity to injure or interfere with any wastewater treatment process, including private pretreatment systems, to constitute a hazard or cause injury to human, animal, plant or fish life, or to exceed any limitation set forth in this Permit;
- e) Noxious or malodorous liquids, gases, or solids in sufficient quantity either singly or by interaction with other materials to create a public nuisance, hazard to life, or to prevent entry of any person to the POTW;
- f) Pollutants which result in the presence of toxic gases, vapors or fumes within the POTW in a quantity that may cause acute worker health and safety problems;
- g) Material of sufficient quantity to interfere with any POTW treatment plant process or to render any product thereof unsuitable for reclamation and reuse;
- h) Material in sufficient quantity to cause the POTW to be in noncompliance with biosolids use or disposal criteria, guidelines or regulations in conjunction with Section 405 of the Act, the Solid Waste Disposal Act (SWDA), the Clean Air Act, the Toxic Substances Control Act, the Marine Protection Research and Sanctuaries Act, or State criteria (including those contained in any state sludge management plan prepared pursuant to Title II of SWDA) applicable to the biosolids management method being used;
- i) Material which will cause the POTW to violate its NPDES Permit, applicable Federal and State statutes, rules or regulations;
- j) Wastewater containing pigment which is not removed in the ordinary POTW treatment process and which creates a visual contrast with the material appearance of the POTW discharge observable at the point of POTW discharge;
- k) Wastewater having a heat content in such quantities that the temperature of the wastewater at the introduction into the POTW Collection system exceeds 140 degrees Fahrenheit, or at the introduction into the POTW treatment plant exceeds 104 degrees Fahrenheit;
- l) Petroleum oil, nonbiodegradable cutting oil, or products of mineral oil origin in amounts that will cause interference or pass through;

- m) Pollutants, including oxygen demanding pollutants, released at a flow rate or pollutant concentration which will cause or contribute to interference;
- n) Storm water collected and discharged to the POTW;
- o) Single pass cooling water in excess of 200 gallons per day discharged to the POTW;
- p) Wastewater which constitutes a hazard or causes injury to human; animal, plant or fish life or creates a public nuisance;
- q) Recognizable portions of the human or animal anatomy;
- r) Floatable material which is readily removable;
- s) Radioactive wastes or isotopes;
- t) Grinder food wastes from commercial kitchens, markets, or food plants;
- u) Trucked or hauled pollutants, except at discharge points designated by the City;
- v) Human or animal blood suspected or known to contain bloodborne pathogen(s);
- w) Pharmaceutical wastes;
- x) Medical wastes; or
- y) Sharps.

B. Permit Provisions

1. Severability

The provisions of this permit are severable, and if any provision of this permit or the application of any provision of this permit to any circumstance is held invalid, the application of such provision to other circumstances and the remainder of this permit shall not be affected thereby.

2. Duty to Comply

The Industrial User must comply with the provisions of L.A.M.C. 64.30 and all conditions of this permit. Failure to comply with the requirements of this permit may be grounds for administrative action or enforcement proceedings, including civil or criminal penalties, injunctive relief and summary abatements.

3. Duty to Mitigate

The Industrial User shall take all reasonable steps to minimize or correct any adverse impact to the public treatment plant or the environment resulting from noncompliance with this permit, including such accelerated or additional monitoring as necessary to determine the nature and impact of the noncomplying discharge.

4. Modification or Revision of the Permit

This permit may be modified, revoked and reissued or terminated for good causes including, but not limited to, the following:

- a) The incorporation of any new or revised Federal, State or Local pretreatment standards or requirements;
- b) Material or significant alterations or additions to the Industrial User's operational processes or discharge volume or character which were not covered in the effective permit;
- c) A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge;

- d) Information indicating that the permitted discharge poses a threat to the City of Los Angeles' collection and treatment systems, POTW personnel or the receiving waters;
- e) A violation of any terms or conditions of this permit;
- f) Obtaining this permit by misrepresentation or failure to disclose fully all relevant facts;
- g) A revision of or a grant of variance from such categorical standards pursuant to 40 CFR 403.13.
- h) A request of the Industrial User, provided such request does not create a violation of any existing applicable requirements, standards, laws or rules and regulations; or
- i) A correction of typographical or other errors in the permit.

5. Property Rights

The issuance of this permit does not convey any property rights of any sort or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor does it authorize any violation of Federal, State or Local laws or regulations.

6. Limitation of Permit Transfer

An Industrial Wastewater Permit shall not be transferable by operation of law or otherwise, either from one location to another or from one person to another. Statutory mergers or name changes shall not constitute a transfer or a change in ownership.

7. Duty to Reapply

To continue an activity regulated by this permit after the expiration date, the Industrial User must file an application for permit renewal at least 90 days before the expiration date of this permit.

8. Dilution

The Industrial User shall not increase the use of potable or process water or, in any way, attempt to dilute an effluent as a partial or complete substitute for adequate treatment to achieve compliance with the limitations contained in this permit.

9. Compliance with Applicable Pretreatment Standards and Requirements

The Industrial User shall comply at all times with any and all applicable Local, State and Federal pretreatment standards and requirements including Best Management Practices and any such standards or requirements that may become effective during the term of this permit. In addition, the Industrial User may be required to prepare a pollution prevention plan.

10. Confidentiality

- a) Any information, except for discharge and effluent data, submitted to the City pursuant to this Permit may be claimed by the Industrial User to be confidential. Any such claim must be asserted at the time of submission of the information or data to the City. The claim may be asserted by stamping the words "Confidential Business Information" on each page containing such information or by other means; however, if no claim is asserted at the time of submission, the City may make the information available to the public without further notice. If such a claim is asserted, the information will be treated in accordance with the procedures set forth in 40 CFR Part 2 (Public Information).
- b) Information and data provided to the City which is effluent data shall be available to the public without restriction.

C. Operation and Maintenance of Pollution Controls**1. Proper Operation and Maintenance**

The Industrial User shall at all times properly operate and maintain all facilities and systems for treatment and control (and related appurtenances) which are installed or used by the Industrial User to achieve compliance with the conditions of this permit. Proper operation and maintenance includes but is not limited to effective performance, adequate funding, adequate operator staffing and training and adequate laboratory and process controls including appropriate quality assurance procedures. This provision requires the operation of back-up or auxiliary facilities or similar systems only when necessary to achieve compliance with the conditions of the permit.

2. Duty to Halt or Reduce Activity

Upon reduction of efficiency of operation or loss or failure of all or part of the pretreatment facility, the Industrial User shall, to the extent necessary to maintain compliance with its permit, control its production or discharge (or both) until operation of the pretreatment facility is restored or an alternative method of pretreatment is provided. This requirement applies, for example, when the primary source of power of the pretreatment facility fails or is reduced. It shall not be a defense for an Industrial User in an enforcement action to state that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

3. Removed Substances

Solids, sludge, filter backwash or other pollutants removed in the course of treatment or control of wastewaters shall be disposed of in accordance with section 405 of the Clean Water Act and Subtitles C and D of the Resource Conservation and Recovery Act.

4. Bypass of Treatment Facilities

- a) Bypass is prohibited unless it is unavoidable to prevent loss of life, personal injury or severe property damage or no feasible alternatives exist.
- b) The Industrial User may allow bypass to occur which does not cause effluent limitations to be exceeded, but only if it is also for essential maintenance to assure efficient operation.
- c) Notification of bypass:
 - (1) Anticipated bypass. If the Industrial User knows in advance of the need for a bypass, written notice shall be submitted to the Director at least ten days prior to the anticipated date of bypass.
 - (2) Unanticipated bypass. The Industrial User shall provide oral notice of an unanticipated bypass that exceeds applicable Pretreatment Standards to the Director at (323) 342-6200 within 24 hours from the time the Industrial User becomes aware of the bypass. A written notice shall also be provided within 5 days of the time the Industrial User becomes aware of the bypass. The written notice shall contain the following:
 - (i) A description of the bypass including its cause and duration;
 - (ii) Whether the bypass has been corrected; and
 - (iii) The steps taken or to be taken to reduce, eliminate and prevent reoccurrence of bypassing.

D. Monitoring and Records**1. Flow Measurements**

If flow measurement is required by this permit, the appropriate flow measurement devices and methods consistent with approved scientific practices shall be selected and used to ensure the accuracy and reliability of measurements of the volume of monitored discharge. The devices shall be installed, calibrated and maintained to ensure that the accuracy of the measurements are consistent with the accepted capability of that type of device. Devices selected shall be capable of measuring flows with a

maximum deviation of less than 5 percent from true discharge rates throughout the range of expected discharge volumes.

1. Monitoring Waiver from a Categorical Pretreatment Standard

The Industrial User subject to a Categorical Pretreatment Standard may seek a waiver from the Director to forego sampling of a pollutant regulated by a Categorical Pretreatment Standard if the Industrial User has demonstrated through sampling and other technical factors that the pollutant is neither present nor expected to be present in the discharge, or is present only at background levels from intake water and without any increase in the pollutant due to activities of the Industrial User. To qualify for the waiver, the Industrial User shall:

- a) Request for a monitoring waiver signed by an authorized or duly authorized representative of the Industrial User and include the following certification statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations";
- b) Provide data from at least one sampling of the facility's process wastewater prior to any treatment present at the facility that is representative of all wastewater from all processes; and
- c) Submit a new request for the waiver before the waiver can be granted for each subsequent individual wastewater discharge permit.

2. Inspection and Entry

The Industrial User shall allow the Director or an authorized representative, upon the presentation of credentials and other documents, entry to and inspection of the premises. The applicant, by accepting any permit issued pursuant to L.A.M.C. Section 64.30, does hereby consent and agree to the entry upon the premises, described in the permit, by Department personnel for the following purposes as required by this permit or L.A.M.C Section 64.30 or other applicable laws. The City shall be afforded access at all reasonable times:

- d) for the purposes of inspection, sampling, flow measurement, examination of records in the performance of other authorized duties;
- e) to set up on the Industrial User's property such devices as are necessary to conduct sampling inspections, compliance monitoring, flow measuring or metering operations;
- f) to inspect and copy any records, reports, test results or other information required to carry out the provisions of L.A.M.C. Section 64.30, the industrial wastewater permit, or other applicable laws; and
- g) to photograph any waste, waste container, vehicle, waste treatment process, discharge location, or violation discovered during an inspection.

The applicant, by accepting any permit issued, does hereby consent and agree to entry upon the premises as described herein. Any person violating this authority shall be guilty of a misdemeanor.

3. Retention of Records

- a) The Industrial User shall retain records of all monitoring information, including documentation associated with Best Management Practices and all calibration and maintenance records, all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this permit and records of all data used to complete the application for this permit, for a period of at least three years from the date of the sample, measurement, report or application. This period may be extended by request of the City of Los Angeles at any time.
- b) All records that pertain to matters that are the subject of special orders or any other enforcement or litigation activities brought by the City of Los Angeles shall be retained and preserved by the Industrial User until all enforcement activities have concluded and all periods of limitation with respect to any and all appeals have expired.

4. Record Contents

Records of sampling and analyses shall include the following:

- a) the date, exact place, time and methods of sampling or measurement, and sample preservation techniques or procedures;
- b) Who performed the sampling or measurements;
- c) The date(s) analyses were performed;
- d) Who performed the analyses;
- e) The analytical techniques or methods used; and
- f) The results of such analyses.

5. Falsifying Information

No person shall knowingly make any false statement, representation or certification in any application, record, report, plan or other document filed with the City of Los Angeles. In addition, no person shall tamper with or knowingly render inaccurate any monitoring device required under this permit.

The reports and other documents required to be submitted or maintained under this Industrial Wastewater Permit shall be subject to:

- a) The provisions of 18 U.S.C. Section 1001 relating to fraud and false statements;
- b) The provisions of Section 309 (c) (4) of the Clean Water Act (CWA), as amended, governing false statements, representation or certification; and
- c) The provisions of Section 309 (c) (6) of the Clean Water Act (CWA), as amended, regarding responsible corporate officers.

E. Additional Reporting Requirements

1. Notification of Planned Changes

The Industrial User shall immediately notify the Director in advance of any significant change to the Industrial User's operations or system which might alter the nature, quality, or volume of its wastewater including the listed or characteristic hazardous wastes for which the Industrial User had submitted initial notification under 40 CFR 403.12(p). The Director may require that a new Industrial Wastewater Permit application be filed and a new permit obtained before any planned changes take place.

2. Duty to Provide Information

The Industrial User shall furnish to the Director any information which the Director may request to determine whether cause exists for modifying, revoking and reissuing or terminating this permit. The Industrial User shall also furnish to the Director, upon request, copies of records required to be kept by this permit.

3. Notification of a Slug or Potential Slug Discharge

The Industrial User shall notify the Director immediately upon the occurrence of a slug discharge or any changes at its facility affecting the potential for a slug discharge of substance(s) prohibited by L.A.M.C. Section 64.30 that may enter the public sewer. The Director shall be notified by telephone at (323) 342-6200. The notification of a slug discharge shall include location of discharge, date and time thereof, type of waste, including concentration and volume, and corrective action taken. The Industrial User's notification of accidental cases in accordance with this permit does not relieve it of other reporting requirements that arise under Local, State or Federal laws.

Within five (5) days following an accidental discharge, the Industrial User shall submit to the Director a detailed written report. The report shall contain the following:

- a) A description and cause of the slug or accidental discharge, the cause(s) thereof and the impact on the Industrial User's compliance status. The description should also include the location of discharge and the type, concentration and volume of waste.
- b) The duration of noncompliance, including exact dates and times of noncompliance, and if the noncompliance continues, the time by which compliance is reasonably expected to occur.
- c) All steps taken or to be taken to reduce, eliminate and prevent recurrence of such a slug discharge, accidental discharge or any other conditions of noncompliance.

4. Operating Upsets

Any Industrial User that experiences an upset in operations that places the Industrial User in a temporary state of noncompliance with the provisions of either this permit or with L.A.M.C. Section 64.30 shall notify the Director within 24 hours of becoming aware of the upset at (323) 342-6200. The notification shall include the location of discharge, type of material, concentration and volume, and corrective actions taken.

A written follow-up report of the upset shall be filed by the Industrial User with the Director within five (5) days. The report shall contain the following information:

- a) A description of the upset, the cause(s) thereof and the upset's impact on the Industrial User's compliance status;
- b) The duration of noncompliance, including exact dates and times of noncompliance, and if the noncompliance continues, the time by which compliance is reasonably expected to occur; and
- c) All steps taken or to be taken to reduce, eliminate and prevent recurrence of such an upset or other conditions of noncompliance.

The report must also demonstrate that the treatment facility was being operated in a prudent and workmanlike manner.

A documented and verified operating upset shall be an affirmative defense to any enforcement action brought against the Industrial User for violations attributable to the upset event.

5. Slug Discharge Control Plan

Upon request by LA Sanitation and Environment, the Industrial User is required to submit a Slug Discharge Control Plan to address how the Industrial User will respond to spills, bypass, and any accidental discharges that could violate any permit limits or conditions or impact the City sewer system. The plan shall contain detailed procedures to be followed by the Industrial User in the event a slug discharge occurs. The Slug Discharge Control Plan must contain, at a minimum, the following:

- a) Description of sewer discharge practices, including non-routine batch discharges;
- b) Description of stored chemicals including type and characteristic, volume, and chemical hazard classification;
- c) Procedures for promptly notifying the City of slug discharges, including any discharges that would violate a prohibition under 40 CFR 403.5(b), with procedures for follow-up written notification within five days;
- d) Any necessary procedures to prevent adverse impact from accidental spills, including inspection and maintenance of storage areas, handling and transfer of materials, loading and unloading operation, control of plant site run-off and worker training;
- e) Any necessary measures for building any containment structures or equipment;
- f) Any necessary measures for controlling toxic organics (including solvents); and/or
- g) Measures and equipment for emergency response.

6. Notification of Hazardous Waste Discharged into POTW

An Industrial User not exempt from the requirements under 40 CFR 403.12(p) shall notify the City of Los Angeles, LA Sanitation and Environment; the EPA Region 9, Hazardous Waste Management Division; and the California Environmental Protection Agency, Department of Toxic Substances Control in writing of any discharge into the City of Los Angeles sewer system of a substance, which, if otherwise disposed of, would be a hazardous waste under 40 CFR part 261. The written notification shall be submitted to the City of Los Angeles LA Sanitation and Environment, the EPA Region 9 and the California Environmental Protection Agency.

7. Signatory Requirements

All applications, reports or information submitted by the Industrial User to the Director must contain the following certification statement and be signed by an authorized representative indicated below:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

An authorized representative shall mean the following:

- (a) a president, secretary, treasurer, or vice-president in charge of a principal business function, or any other person who performs similar policy or decision-making functions, if the Industrial User is a corporation;
- (b) the manager of one or more manufacturing, production, or operating facilities, provided the manager is authorized to (1) make management decisions that govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiate and direct other comprehensive measures to assure long-term environmental compliance with environmental laws and regulations; (2) ensure that the necessary systems are established or actions taken to gather complete and accurate information for control mechanism requirements; and (3) sign documents in accordance with corporate procedures;
- (c) a general partner or proprietor if the Industrial User is a partnership or proprietorship, respectively;
- (d) a principal executive officer or director having responsibility for the overall operation of the discharging facility or a ranking elected official if the Industrial User is a governmental entity, charitable organization or other such unincorporated entity; or
- (e) a representative authorized in writing by any individual designated above, if the authorization is submitted to the Director and specifies an individual or a position having responsibility for the overall operation of the facility. This includes the position of plant manager, a position of equivalent responsibility, or an individual having overall responsibility for environmental matters for the company. If an authorization under Paragraph (e) is no longer accurate because a different individual or position has the responsibility for the overall operation of the facility, or overall responsibility for environmental matters of the company, a new authorization satisfying the requirements of Paragraph (e) of this Permit must be submitted to the Director prior to, or together with, any reports to be signed by an authorized representative.

8. Annual Publication of Significant Noncompliance

The Industrial User in noncompliance with applicable Federal Pretreatment Standards, Best Management Practices or other Pretreatment Requirements during the twelve (12) previous months may lead to an enforcement action resulting in publication of its name in a newspaper(s) of general circulation that provides meaningful public notice within the jurisdiction(s) served by the POTW. For purposes of this provision, significant noncompliance is defined under 40 CFR 403.8 (f)(2)(viii) and L.A.M.C. Section 64.30.E.8.

9. Civil and Criminal Liability

Nothing in this permit shall be construed to relieve the Industrial User from civil and/or criminal penalties for noncompliance under L.A.M.C. Section 64.30 or State or Federal laws and regulations.

10. Penalties for Violations of Permit Conditions

The L.A.M.C. Section 64.30 provides that any person who violates a permit condition is subject to a civil penalty in the maximum sum provided by law for each day in which such violation occurs. Any person who willfully or negligently violates permit conditions is subject to criminal penalties of up to \$1000.00 per violation per day and/or by imprisonment in the County Jail for a period of not more than six (6) months. The Industrial User may also be subject to sanctions under State and/or Federal law.

11. Liability For Costs Incurred From Unlawful Discharge

Whenever any Industrial User introduces or causes to be introduced wastewater in violation of this permit or the L.A.M.C. and such discharge, either singly or by interaction with other discharges, results in damage to or is otherwise detrimental to or adversely affects the P.O.T.W., the storm drain system, or any Waters of the State, said Industrial User shall be liable to the City for reasonable costs necessary to correct that discharge, detriment or adverse effect, including, but not limited to labor, material, inspection, transportation, overhead, and incidental expenses associated with the corrective action. The Industrial User shall additionally be liable to the City for the reasonable costs of investigation by the City arising from the unlawful discharge.

12. Civil Liability

Violation of any pretreatment standards or requirements or any term or condition or applicable compliance schedule of this permit, the Industrial User shall be civilly liable to the City in a sum of not to exceed twenty-five thousand dollars (\$25,000) a day for each violation.

13. Resource Conservation Recovery Act Notification and California Hazardous Waste Control Law

It is the responsibility of the Industrial User to ensure that the operations performed at their site comply with federal hazardous waste management regulations under subtitles C & D of the Resource Conservation and Recovery Act (RCRA) and California hazardous waste management regulations under the Hazardous Waste Control Law (Chap. 6.5, HSC, Sec. 25100 et. seq.) and California Code of Regulations (CCR), Titles 8 and 22. For information on federal and state hazardous waste regulations, contact the California Environmental Protection Agency, Department of Toxic Substances Control.

F. Definitions

1. **Best Management Practices (BMP)** - Activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce pollutants in discharges. BMP also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw materials storage.
2. **Bi-Monthly** - Once every other month.
3. **Bypass** - The intentional diversion of wastestreams from any portion of an Industrial User's treatment facility.
4. **Categorical Pretreatment Standards** - Limitations on pollutant discharges to POTWs, promulgated by EPA in accordance with Section 307 of the Clean Water Act, that apply to specified process wastewaters of particular industrial categories.
5. **Commercial Establishment** - A private establishment such as a restaurant, hotel, laundry, store, filling station, or recreational facility. A nonprofit private or government entity such as a church, school, hospital, military facility, correctional institution recreational facility or a facility owned or operated by a charitable organization is considered a commercial establishment.

6. Commingled Load – A load of septage which includes septage generated both within and outside the City's boundaries.
7. Composite Sample - A sample that is collected over time, formed either by continuous sampling or by mixing discrete samples. The sample may be composited either as a flow proportional composite sample (collected either as a constant sample volume at time intervals proportional to stream flow or collected by increasing the volume of each aliquot as the flow increases while maintaining a constant time interval between the aliquot) or as a time composite sample (composed of discrete sample aliquot collected in one container at constant time intervals providing representative samples irrespective of stream flow).
8. Cooling Water
 - a) Uncontaminated - Water used only for cooling purposes which has no direct contact with any raw material, intermediate or final product and which does not contain a level of contaminants detectably higher than that of the intake water.
 - b) Contaminated - Water used only for cooling purposes which may become contaminated either through the use of water treatment chemicals used for corrosion inhibitors or biocides or by direct contact with process materials and/or wastewater.
9. Daily Maximum - The maximum allowable discharge of a pollutant during a calendar day. Where daily maximum limitations are expressed in units of mass, the daily discharge is the total mass discharged over the course of the day. Where daily maximum limitations are expressed in terms of a concentration, the daily discharge is the arithmetic average measurement of the pollutant concentration derived from all measurements taken that day.
10. Director - The Director of LA Sanitation and Environment of the Department of Public Works of the City of Los Angeles or the duly authorized representative thereof.
11. Domestic Septage – The liquid or solid material removed from a private sewage disposal system (PSDS), portable toilet or other holding device that receives only domestic sewage.
12. Domestic Wastewater (Domestic Sewage) – Sanitary wastewater and wastewater generated from household type operations.
13. Establishment - An economic unit, generally at a single physical location, where business is conducted or where services or industrial operations are performed.
14. Facility - All buildings, equipment, structures, and other stationary items which are located on a single site or on contiguous or adjacent sites and which are owned or operated by the same person (or by any person which controls, is controlled by, or under common control with such person) and is authorized by the City of Los Angeles to discharge industrial wastewater to the POTW. A facility may contain more than one establishment.
15. Food Service Establishment - A facility engaged in preparing food for consumption by the public such as, but not limited to, a restaurant, bakery, commercial kitchen, caterer, hotel, school, hospital, prison, correctional facility, or care institution.
16. Four (4) - Day Average – The average of daily values for four consecutive monitoring days.
17. Grab Sample - An individual sample collected in less than 15 minutes, without regard for flow.
18. Gravity Grease Interceptor (GGI) - An approved device with a minimum total volume of 300 gallons that is specifically designed to separate, trap, and hold nonpetroleum fats, oil, and grease (FOG) from an industrial wastewater discharge, and which shall be remotely located from where food is handled, and is identified by the following: volume, a minimum retention time of 30 minutes, baffle(s), a minimum of two compartments, and gravity separation.

19. Hydromechanical Grease Interceptor (HGI) - An approved device that is installed in an industrial wastewater drainage system to separate, trap, and hold nonpetroleum fats, oil, and grease (FOG) from a wastewater discharge and is identified by flow rate, retention time, and separation efficiency. HGI design incorporates, in combination or separately, air entrainment, hydromechanical separation, interior baffling, and internal barriers.
20. Industrial User - A person that has been authorized to discharge industrial wastewater into the City of Los Angeles POTW.
21. Industrial Wastewater - Liquid and any water - carried waste other than domestic sewage. Wastewater generated from household type operations, including, but not limited to dishwashing, laundry, and car washing, performed at commercial establishments for or to support commercial purposes is considered industrial wastewater.
22. Instantaneous Maximum - The allowable maximum concentration determined from the analysis of any discrete or composited sample collected, independent of the industrial flow rate and the duration of the sampling event.
23. Interference - A discharge which alone or in conjunction with a discharge or discharges from other sources both:
 - a) Inhibits or disrupts the POTW, its treatment processes or operations or its sludge processes, use or disposal; and
 - b) Causes a violation of any requirement of the POTW's NPDES permit (including an increase in the magnitude or duration of a violation) or prevents the use of disposal of sewage sludge. The following statutory provisions and regulations or permits issued thereunder apply (or more stringent State or Local regulations): Section 405 of the Clean Water Act, the Solid Waste Disposal Act (SWDA) (including Title II, more commonly referred to as the Resource Conservation and Recovery Act (RCRA) and including State regulations contained in any State sludge management plan prepared pursuant to Subtitle D of the SWDA), the Clean Air Act, the Toxic Substances Control Act and the Marine Protection, Research and Sanctuaries Act.
24. Monthly Average - The maximum allowable value for the average of all observations obtained during one calendar month. Compliance with the monthly average discharge limit is required regardless of the number of samples analyzed and averaged. Therefore, if only one sample is taken during the calendar month, results of the one analysis will be used to determine compliance with the monthly average.
25. Non-Domestic Septage - The liquid or solid material removed from a private sewage disposal system (PSDS) or other sanitation holding device that receives industrial wastewater or a combination of domestic and industrial wastewater.
26. Pass Through - A discharge which exits the POTW into waters of the United States in quantities or concentrations which, alone or in conjunction with a discharge or discharges from other sources, cause a violation of any requirement of the POTW's NPDES permit (including an increase in the magnitude or duration of a violation).
27. Person - Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity or any other legal entity, or their legal representatives, agents or assigns. The masculine gender shall include the feminine, the singular shall include the plural where indicated by the context.
28. Portable Toilet - Any portable or permanently installed sanitation apparatus or system which includes a tank for toilet waste retention. Portable Toilet includes sanitation holding devices from airplanes, trains, boats with type III marine sanitation devices, buses, movie dressing room trailers, recreational vehicles, or other similar transport vehicles.

29. Private Septage Disposal Facility (PSDF) – A disposal site, other than a City designated discharge location, with a direct connection to the City sewer, which accommodates the discharge of hauled septage.
30. Publicly Owned Treatment Works (POTW) - A treatment works as defined by Section 212 of the Clean Water Act which is owned by the State or municipality. This definition includes any devices and systems used in the storage, treatment, recycling and reclamation of municipal sewage or industrial wastes of a liquid nature. It also includes sewers, pipes and other conveyances only if they convey wastewater to a POTW treatment plant.
31. Resource Conservation and Recovery Act (RCRA) - A Federal statute regulating the management of hazardous waste from its generation through ultimate disposal. The Act contains requirements for waste generators, transporters and owners and operators of treatment, storage and disposal facilities.
32. Sanitary Wastewater – Wastewater of human origin derived from toilets, urinals, showers, baths and restroom sinks.
33. Septage – The liquid or solid material removed from a private sewage disposal system (PSDS), portable toilet or other sanitation holding device that receives wastewater.
34. Septage Hauler – A person or an owner/operator of a business that holds Septage Disposal Permit(s) issued by the Director to discharge septage to the City's P.O.T.W.
35. Slug Discharge - Any discharge of a non-routine, episodic nature, including but not limited to an accidental spill or a non-customary batch discharge, which has a reasonable potential to cause Interference or Pass Through, or in any other way violate the POTW's regulations, local limits or permit conditions.
36. Total Toxic Organics (TTO) - The sum of the masses or concentrations greater than 0.01 mg/l of the specific toxic organic compounds regulated by specific categorical pretreatment regulations which is found in the discharge at specific quantifiable concentrations.
37. Type III Marine Sanitation Device – A device that is designed to prevent the overboard discharge of treated or untreated domestic sewage.
38. Upset - An exceptional incident in which there is unintentional and temporary noncompliance with technology based permit effluent limitations because of factors beyond the reasonable control of the Industrial User, excluding such factors as operational error, improperly designed or inadequate treatment facilities or improper operation and maintenance or lack thereof.
39. Wastewater - Liquid and water - carried industrial and/or domestic wastes and sewage from facilities including, but not limited to, dwellings, commercial buildings, industrial facilities, agricultural activities, hospitals, medical facilities and other institutions, together with other wastes which may be present, whether treated or untreated, which enter the POTW.



CITY OF LOS ANGELES DEPARTMENT OFTM

CANNABIS REGULATION

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

(213) 978-0738

CEQA NOTICE OF EXEMPTION

TO: Department of Cannabis Control 2920 Kilgore Road Rancho Cordova, CA 95670	FROM: City of Los Angeles Department of Cannabis Regulation (DCR) 221 N. Figueroa Street, Suite 1245 Los Angeles, CA 90012
-----------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------

Project Title (DCR Record No.):	LA-C-23-101767-ANN
Project Applicant:	Onesra Enterprises Inc.
Project Location – Specific :	10655 W PICO BLVD, LOS ANGELES, CA 90064
Project Location – City/County:	City of Los Angeles, Los Angeles County, California
Description of Nature, Purpose and Beneficiaries of Project:	

Onesra Enterprises Inc., DCR Record no. LA-C-23-101767-ANN has applied for commercial cannabis license(s) from the Department of Cannabis Regulation, to be located in an existing structure at 10655 W PICO BLVD, LOS ANGELES, CA 90064. The project consists of an existing commercial cannabis business that engaged in commercial cannabis activity prior to January 1, 2018. The site is entirely developed with buildings and hardscape features. The project may involve minor modifications to an existing building and site, consisting of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements, and no demolition of buildings or other features is proposed.

Public Agency Approving Project: City of Los Angeles, California

Person or Agency Carrying Out Project: Department of Cannabis Regulation

Exempt Status: Categorical Exemption: Class 1: Existing Facilities & Class 32: In-Fill Development Projects

Reasons why Project is Exempt: Based on information contained in the administrative record, as reflected in the answers provided to the Department's Categorical Exemption Evaluation Form, the project and/or project element(s) (DCR Record no. LA-C-23-101767-ANN) is eligible for Class 1 and Class 32 categorical exemptions. The project and/or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

General

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Advance Search

- › [Applicants and Licensees](#)

Resources

- › [Department of Consumer Affairs](#)

Contact

- › [Email: info@cannabis.ca.gov](mailto:info@cannabis.ca.gov)
- › Phone: (844) 612-2322
- › Address: Department of Cannabis Control
PO Box 419106
Rancho Cordova, CA. 95741-9106

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Cannabis - Distributor License

Record Status: Active

Expiration Date: 05/13/2024

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[Conditions](#) 1

A notice was added to this record on 05/13/2021.
Condition: Provisional License Severity: Notice
Total Conditions: 1 (Notice: 1)

Attachments

Please submit your required documents for your application here.
The maximum file size allowed is 200 MB.
Only document file types are allowed to be uploaded.

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Conditions

Showing 1-1 of 1

Licensing - 1 Applied

License Conditions

Provisional License

Provisional License

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Contact

- > [Email: info@cannabis.ca.gov](mailto:info@cannabis.ca.gov)
- > Phone: (844) 612-2322
- > Address: Department of Cannabis Control
PO Box 419106
Rancho Cordova, CA. 95741-9106

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Logged in as: Arsen Ordoukhanian

Cart (0)

[Account Management](#)

[Logout](#)

[Announcements](#)

License C10-0000054-LIC:

[Add to cart](#)

Cannabis - Retailer License

Record Status: Active

Expiration Date: 05/13/2024

Record Info ▼

Payments ▼

Conditions 1

A notice was added to this record on 05/11/2021.
Condition: Provisional License Severity: Notice
Total Conditions: 1 (Notice: 1)

Attachments

Please submit your required documents for your application here.
The maximum file size allowed is 200 MB.
Only document file types are allowed to be uploaded.

[Add](#)

Conditions

Showing 1-1 of 1

Licensing - 1 Applied

License Conditions

Provisional License

Provisional License

Applied | Notice | 05/14/2019

PERMIT DETAIL

PERMIT NUMBER 19016-20000-15679	PERMIT ADDRESS 10655 W Pico Blvd	PERMIT DESCRIPTION CHANGE OF USE FROM (E) 878 SF TAKE-OUT RESTAURANT TO RETAIL, REMOVE DEMISING WALL BETWEEN ADJACENT (E) 905 SF RETAIL AND CREATE AS ONE RETAIL SPACE (NO CHANGE IN PARKING).	STATUS - DATE - BY CofO Issued - 11/25/2020 HENRY L BAGHDASSARIAN
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PARCEL INFORMATION

Area Planning Commission: West Los Angeles	Census Tract: 2679.02	Certified Neighborhood Council: Westside
Community Plan Area: West Los Angeles	Council District: 5	District Map: 126B157
Energy Zone: 9	Fire District: 2	Hillside Grading Area: YES
LADBS Branch Office: WLA	Methane Hazard Site: Methane Zone	Near Source Zone Distance: 1.5
Thomas Brothers Map Grid: 632-D5	Zone: C2-1VL-O-POD	

PARCEL DOCUMENT

City Planning Cases (CPC) CPC-10769	City Planning Cases (CPC) CPC-1974-25468	City Planning Cases (CPC) CPC-1992-39-SUD
City Planning Cases (CPC) CPC-1992-40-ZC	City Planning Cases (CPC) CPC-1992-41-HD	City Planning Cases (CPC) CPC-2013-621-ZC-GPA-SP
City Planning Cases (CPC) CPC-2014-1457-SP	Ordinance (ORD) ORD-117151	Ordinance (ORD) ORD-129279
Ordinance (ORD) ORD-147820	Ordinance (ORD) ORD-160340	Ordinance (ORD) ORD-171227
Ordinance (ORD) ORD-171492	Ordinance (ORD) ORD-171859	Ordinance (ORD) ORD-183497
Pedestrian Oriented District (POD) Westwood / Pico	Zoning Information File (ZI) ZI-2256 Westwood / Pico	Zoning Information File (ZI) ZI-2452 Transit Priority Area in the City of Los A

CHECKLIST ITEMS

Attachment - D.A. Accessibility Upgrades Std. Work Descr - Seismic Gas Shut Off Valve	Attachment - Plot Plan	Permit Flag - Not a Fire Life Safety Project
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PROPERTY OWNER, TENANT, APPLICANT INFORMATION**OWNER(S)**

Khedr, David And Odette Trs Khedr Family Trust 1242 3rd Street Promenade STE 206 SANTA MONICA CA 90401

TENANT**APPLICANT**

Relationship: Agent for Owner
Matthew Merino- 10655 S Pico Blvd LOS ANGELES, CA 90064 (818) 310-8589

BUILDING RELOCATED FROM:**(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) A A A All Star Construction Inc	12500 Riverside Drive 201a,	B	1018926	(800) 975-5512
(E) Wu,, Harold Ping-Hung	1168 San Gabriel Blvd No N,	NA	C35693	

SITE IDENTIFICATION-ALL

ADDRESS:
10655 W PICO BLVD 90064

LEGAL DESCRIPTION-ALL

TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
TR 5609	90	14		M B 67-31/32 (SHTS 7-8)	126B157 536	4320-009-038



City of Los Angeles Department of City Planning

7/22/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10655 W PICO BLVD
10657 W PICO BLVD
10659 W PICO BLVD

ZIP CODES

90064

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-7546-CPU
CPC-2014-1457-SP
CPC-2013-621-ZC-GPA-SP
CPC-2009-1536-CPU
CPC-1992-41-HD
CPC-1992-40-ZC
CPC-1992-39-SUD
CPC-1974-25468
CPC-10769
ORD-186402
ORD-186108
ORD-183497
ORD-171859
ORD-171492
ORD-171227
ORD-160340
ORD-147820
ORD-129279
ORD-117151
ENV-2014-1458-EIR-SE-CE
ENV-2013-622-EIR
ENV-2009-1537-EIR
ENV-2005-8253-ND
ENV-2002-478-CE
ND-93-12-ZC
ED-75-154-ZC-HD

Address/Legal Information

PIN Number	126B157 536
Lot/Parcel Area (Calculated)	5,501.2 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID D5
Assessor Parcel No. (APN)	4320009038
Tract	TR 5609
Map Reference	M B 67-31/32 (SHTS 7-8)
Block	90
Lot	14
Arb (Lot Cut Reference)	None
Map Sheet	126B157

Jurisdictional Information

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	Westside
Council District	CD 5 - Katy Young Yaroslavsky
Census Tract #	2679.02
LADBS District Office	West Los Angeles

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL-O-POD
Zoning Information (ZI)	ZI-2486 Streetscape Plan: Exposition Corridor/Livable Boulevards ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2256 Neighborhood Overlay District: Westwood/Pico ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2512 Housing Element Inventory of Sites 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	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
Subarea	None
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None

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

Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	Westwood/Pico
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	Livable Boulevards
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
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

Assessor Information

Assessor Parcel No. (APN)	4320009038
APN Area (Co. Public Works)*	0.126 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$843,219
Assessed Improvement Val.	\$866,429
Last Owner Change	11/17/1999
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	868297-8
Building 1	
Year Built	1947
Building Class	D5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,525.0 (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: 4320009038]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone

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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)	Yes
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.4610588
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
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	Not 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: 4320009038]
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	0.08 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	847

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Fire Information

Bureau	South
Battalion	18
District / Fire Station	92
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-2018-7546-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2013-621-ZC-GPA-SP
Required Action(s):	ZC-ZONE CHANGE GPA-GENERAL PLAN AMENDMENT SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINES PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETScape IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS. WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.
Case Number:	CPC-1992-41-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	HEIGHT DISTRICT CHANGE TO (Q)C4-2D-POD TO ENCOURAGE USE OF URBAN DESIGN TECHNIQUES IN NEW PROJECTS & GRANTING OF MAXIMUM FLOOR-AREA RATIO OF 1.65:1 FOR PROPERTIES WHICH INCORPORATE SPECIFIED PEDESTRIAN-ORIENTED AMENITIES BOTH SIDES WESTWOOD BET SANTA MONICA & PICO BOTH SIDES OVERLAND FROM PICO TO ASHBY THE NLY/S PICO FROM BENTLEY TO FOX HILLS & SLY/S PICO FROM MILITARY TO PATRICIA
Case Number:	CPC-1992-40-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE TO (Q)C4-2D-POD INCLUDING PROVISIONS TO ENCOURAGE USE OF URBAN DESIGN TECHNIQUES IN NEW PROJECTS & GRANTING OF MAX FLOOR-AREA RATIO OF 1.65:1 FOR THOSE PROJECTS WHICH INCORPORATE SPECIFIED PEDESTRIAN-ORIENTED AMENITIES BOTH SIDES WESTWOOD BET SANTA MONICA & PICO BOTH SIDES OVERLAND FROM PICO TO ASHBY THE NLY/S PICO FROM BENTLEY TO FOX HILLS DR & SLY/S PICO FROM MILITARY TO PATRICIA
Case Number:	CPC-1992-39-SUD
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
Project Descriptions(s):	AMENDMENT TO "WESTWOOD-PICO NOD" (PEDESTRIAN ORIENTED DISTRICT) TO PROHIBIT NEON SIGNS, IN THE WEST LOS ANGELES COMMUNITY PLAN AREA, BOTH SIDES WESTWOOD BL BETWEEN SANTA MONICA BL & PICO BL, BOTH SIDES OF OVERLAND AV FROM PICO BL TO ASHBY AV., THE NORTHERLY SIDE OF PICO BL FROM BENTLEY AV TO FOX HILLS DR & THE SOUTHERLY SIDE OF PICO BL FROM MILITARY AV TO PATRICIA AV
Case Number:	CPC-1974-25468
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION

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Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2013-622-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	ENV-2009-1537-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	<p>THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETScape IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.</p> <p>WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.</p>
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-2002-478-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	AMENDMENT TO "WESTWOOD-PICO NOD" (PEDESTRIAN ORIENTED DISTRICT) TO PROHIBIT NEON SIGNS, IN THE WEST LOS ANGELES COMMUNITY PLAN AREA, BOTH SIDES WESTWOOD BL BETWEEN SANTA MONICA BL & PICO BL, BOTH SIDES OF OVERLAND AV FROM PICO BL TO ASHBY AV., THE NORTHERLY SIDE OF PICO BL FROM BENTLEY AV TO FOX HILLS DR & THE SOUTHERLY SIDE OF PICO BL FROM MILITARY AV TO PATRICIA AV
Case Number:	ND-93-12-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	ED-75-154-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-10769
ORD-186402
ORD-186108
ORD-183497
ORD-171859
ORD-171492
ORD-171227
ORD-160340
ORD-147820
ORD-129279
ORD-117151



Address: 10655 W PICO BLVD

APN: 4320009038

PIN #: 126B157 536

Tract: TR 5609

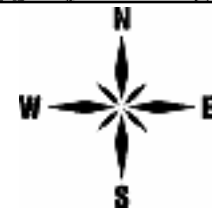
Block: 90

Lot: 14

Arb: None

Zoning: C2-1VL-O-POD

General Plan: Neighborhood Commercial



LEGEND

GENERALIZED ZONING

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




GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

PARKING

	Parking Buffer
-------------------------------------------------------------------------------------	----------------

PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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