# 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. 310214

Project Applicant: The Green Ant LLC

Project Location - Specific:

1719 W. Pacific Coast Highway, Los Angeles, CA 90717 / Pacific Coast Hwy and West

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

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: The Green Ant LLC

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: CEQA Sections 15301 & 15332/Class 1 & 32
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

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

Lead Agency
Contact Person: Jason Killeen Area Code/Telephone/Extension: (213) 978-0738

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ▪ Yes No

Signature: _____ Date: 12/12/2024 Title: Asst. Executive Director

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

THIS NOTICE WAS POSTED

ON October 03 2024

UNTIL November 04 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 206072

FILED
Oct 03 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by TINA TRAN

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES
LA-R-24-310214-ANN / Retail with on-site sales (Type 10)

| LEAD CITY AGENCY | CASE NUMBER |
|---|---|
| **City of Los Angeles (Department of Cannabis Regulation)** | ENV- 310214-ANN |
| PROJECT TITLE<br>DCR CORE RECORD NO. 310214 | COUNCIL DISTRICT |

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
1719 W. Pacific Coast Highway, Los Angeles, CA 90717 / Pacific Coast Hwy and Western Ave

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

NAME OF APPLICANT / OWNER:
The Green Ant LLC

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

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

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

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

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

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

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

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

**CITY STAFF USE ONLY:**

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

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

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

**DEPARTMENT OF CANNABIS REGULATION**

CANNABIS REGULATION COMMISSION

THRYERIS MASON
President

DAVID NASH
Vice President

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

# City of Los Angeles

CALIFORNIA

Karen Bass
MAYOR

**EXECUTIVE OFFICES**
221 N. Figueroa Street, Suite 1245
Los Angeles, CA 90012
(213) 978-0738

MICHELLE GARAKIAN
Executive Director

JASON KILLEEN
Assistant Executive Director

VACANT
Assistant Executive Director

http://cannabis.lacity.org

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

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

| | |
|---|---|
| **DCR Core Record No.:** | 310214 |
| **Applicant Name:** | The Green Ant LLC |
| **DCR Record No. / Activities Requested:** | LA-R-24-310214-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:** | **1719 W. Pacific Coast Highway, Los Angeles, CA 90717** |
| Council District:<br>Closest Neighborhood Council (NC):<br>Business Improvement District:<br>Community Plan Area:<br>Zoning: | 15<br>Harbor City<br>None<br>Wilmington - Harbor City<br>[Q] C2-1VL |
| **LAMC Section / "Phase":** | Phase 3 Retail Round 1 |
| **Evidence of Offer to Meet with NC:** | Yes |
| **Complaint Portal Entry:**<br>**Recent Compliance Inspection:** | No<br>No |
| **Social Equity Applicant / Ownership %:** | Yes / 51 % |
| **Environmental Analysis/Clearance:**<br>ENV-310214-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 May 10, 2022. 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, C10-0001076-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through 6/14/2025. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 1719 W. Pacific Coast Highway, Los Angeles, CA 90717, a parcel zoned for General Commercial purposes.

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

**DEPARTMENT ANNUAL LICENSING RECOMMENDATION:**

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

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

**COMMUNITY INPUT:**

On or about August 8, 2024, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on August 29, 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. DCR did not receive oral or written testimony for this Applicant.

| | |
|---|---|
| Number of Comments In Favor of the Application | 0 |
| Number of Comments Against the Application | 0 |
| **Total Number of Comments** | **0** |

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 General Commercial, [Q] C2-1VL at 1719 W. Pacific Coast Highway, Los Angeles, CA 90717 (Assessor's Parcel Number 7410-010-019). 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 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq*. and 105.00 *et seq*., as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

**CEQA PROJECT ANALYSIS & FINDINGS:**

**Land Use/Zoning Designations**
General Commercial/[Q] C2-1VL

**Surrounding Land Use/Zoning Designations**
1-Medium Residential /1-[Q] R3-1VL
2-Low Medium Residential / 2-[Q] R2-1XL

**Subject Property**
The subject site is a fully developed lot within the Wilmington - Harbor City Community Plan Area. The lot is approximately 129 feet deep and a width of 81 feet along Pacific Coast Highway and is currently developed

with Commercial-Restaurant, Cocktail Lounge-Restaurant, Cocktail Lounge-One Story Tavern building, built in 2004 proposed to be maintained.

The site has a General Commercial land-use designation and is zoned [Q] C2-1VL. The site is located within Council District 15, Harbor City Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include ,the Brite spot Liquor store and Der Wienerschnitzel Restaurant uses within 200 feet of the site. The immediate area along Pacific Coast Highway is predominantly developed with 1-Medium Residential uses, zoned 1-[Q] R3-1VL and 2-Low Medium Residential, zoned 2-[Q] R2-1XL. (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 10,401 gross square feet, zoned [Q] C2-1VL with a Commercial-Restaurant, Cocktail Lounge-Restaurant, Cocktail Lounge-One Story building originally constructed in 2004. 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 10,401 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned 1-Medium Residential , 2-Low Medium Residential;, and developed with a mix of ,the Brite spot Liquor store and Der Wienerschnitzel Restaurant along Pacific Coast Highway between Cayuga Avenue and Western 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.

September 3, 2024
CRC Transmission Date

Jason Killeen
Assistant Executive Director, Department of Cannabis Regulation

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

CITY OF LOS ANGELES DEPARTMENT OF CANNABIS REGULATION

# PROJECT-SPECIFIC INFORMATION FORM

*LIC-4013-FORM*

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

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

Date (MM/DD/YYYY): 10/20/2023

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

DCR Record No.: LA-S-19-310214-01-01-APP

Applicant Entity Name: The Green Ant, LLC

License Type(s): Retail Storefront

Business Premises Location: 1719 Pacific Coast Highway, Lomita, California 90717

County: Los Angeles Assessor's Parcel Number (APN): 7410010019

Council District: CD 15 Neighborhood Council: Harbor City

Community Plan Area: Wilmington - Harbor City

Zoning: C2-1VL Specific Plan Area: None

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

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Harbor Gateway State Historic Preservation Review: No

LAPD Division/Station: Harbor LAFD District/Fire Station: 85

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

DCR Record No. LA-S-19-310214-01-01-APP

## 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.*

This is a retail storefront located at 1719 W Pacific Coast Highway, Lomita, CA 90717.

This Project will only involve negligible or no expansion of use beyond that existing at the time of the beginning of the project. There will be no significant structural changes made to the building, and the intended use will be consistent with the use permitted by the zoning.

**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

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

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

   The project site is currently operating as a retail storefront under The Green Ant, LLC.

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: _____
   Size of expansion in square feet: _____

   *Cite source(s) of information.*

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

      *Cite source(s) of information.*

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

      *Cite source(s) of information.*

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

      *Cite source(s) of information.*

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

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

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

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

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

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

   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

**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

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

**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

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.*

   N/A

***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.*

   N/A

**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.*

   N/A

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.*

   N/A

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.*

   Water, power, waste disposal, and sewage.

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

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

**FOR SITES NOT IN URBANIZED AREAS**

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

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

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

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

**FOR ALL SITES**

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

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

N/A

**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.*

   N/A

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.*

   N/A

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.*

   N/A

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

   *Cite source(s) of information.*

   N/A

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.*

   N/A

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.*

   N/A

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.*

   N/A

**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.*

   N/A

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.*

   N/A

**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.*

   LA City Planning Website - General Plan
   https://planning.lacity.org/plans-policies/general-plan-overview

   Los Angeles General Plan ANNUAL PROGRESS REPORT - 2022

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.*

      0.24 acres
      (Source: Zimas)

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

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

      The project site is surrounded by urban uses.
      The surrounding land uses are the following: C2-1VL and R2-1XL

      (Source: Zimas)

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

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

   The project site does not have any habitat for endangered, rare, or threatened species identified on or near the project site.

   (Source: Zimas)

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

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

The project's use is consistent with the previous use, thus it will not have any additional significant impacts related to traffic, noise, air quality, or water quality.

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

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

The project site can be adequately served by all required utilities and public services, including LADWP, LAPD, and LAFD.

(Source: Zimas)

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

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

N/A

## Exceptions to Exemptions

1. **Scenic Highways**
   a. Is the project visible from an official State Scenic Highway? ☐ Yes ▣ No

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

   b. If yes, would the project result in damage to scenic resources? ☐ Yes ▣ No

   *Describe scenic resources and potential damage (if applicable). Cite source(s) of information.*

2. **Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?** ☐ Yes ▣ No

   *Describe the type of hazardous site (if applicable). Cite source(s) of information.*

3. **Would the project result in a substantial adverse change in the significance of a historical resource?** ☐ Yes ▣ No

   *List the historic resource(s) potentially affected and describe the potential effects (if applicable). Cite source(s) of information.*

4. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?** ☐ Yes ▣ No

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

   N/A

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.*

   N/A

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

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

   N/A

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.*

   N/A

## CEQA Exemption Petition

Class: 1 Category: Existing Facilities

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

This project will only involve negligible or no expansion of use beyond that existing at the time of the beginning of the project. There will be no significant structural changes made to the building, and the intended use will be consistent with the use permitted by the zoning.

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

Zoning; Zimas. Maps; Google Maps. Activities; Local and State Cannabis Applications/ California Department of Cannabis Control. Project Size; Architectural Plans. Sources of Water; LADWP Documentation & California/ Los Angeles Water Board. Wastewater; LA Department of Public Works , Bureau of Sanitation.
California Department of Fish and Wildlife
Los Angeles Department of Building and Safety

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

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

The project is located at 1719 W Pacific Coast Highway, Lomita, California 90717, on a 0.24 acre lot, with a freestanding 1,892 sq ft building.

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

The current land uses on the project site are the following: C2-1VL
The surrounding land uses and zones: P1-1VL, R1-1XL, C2-1VL, R3-1VL, RD1.5-1VL, R2-1XL, MR1-1VL

(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.

Unknown

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

Yes.

(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 - Storefront

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

There are no additional cannabis operation activities existing or proposed owned by the same or different business on the property.

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

The project size is 1,892 sq ft on a lot size of 10,401.2 sq ft.

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

The Applicant is licensed by the California Department of Cannabis Control to engage in commercial cannabis activity at the project site.

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

Employees will be on the premises from the hours of 10:00 a.m. to 10:00 p.m.

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

There will be up to 12 employees on site during operating hours.

The anticipated total occupancy during operating hours is 7 to 14 persons at one time.

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

The estimated frequency of deliveries or shipments originating from and/or arriving to the project site is anywhere between 2-3 shipments per week, 0 to 2 trips a day, that will happen during weekday work hours, between 9am to 6pm.

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

LADWP is the source of all water. No new or amended water right will be obtained from the State Water Resources Control Board.

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

LA Department of Public Works , Bureau of Sanitation.

**4. Environmental Setting:**

(a) Describe natural characteristics on the project site:

The project site is an industrial building, located in a fully developed area, with almost no natural characteristics, in a typical light industrial city block.

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

The project site is an industrial building, located in a fully developed area, with almost no natural characteristics, in a typical light industrial city block.

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

There are scarce amounts of native Southern California vegetation/fauna, and no soil instability. Drainage is managed by Bureau of Engineering/GIS Mapping Division,as well as the LA Dept. or Public Works, Bureau of Sanitation.

(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):

The only potential watercourses or riparian habitats within 150-feet of the premises would be the LA River, drainage and associated runoff canals.

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

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

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

The property does not have any historic designations or archaeological remains onsite.

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

The property does not contain any known habitats of special status species.

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

No hazardous materials are stored, used, or disposed of on the property site.

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

There will not be an increase in the quantity of solid waste that is generated or stored onsite.

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

The source of energy supplied is LADWP with no excessive use of energy above what is standard for the activities.
The project will not require an increase in energy demand nor the need for additional energy resources.

**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.

The project activities will not expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, will not increase the amount of impervious surface, and will not reduce any natural habitat.

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

The applicant pledges to follow all City, County, and State Environmental Standards, and pledges to implement the use of the most efficient equipment in order to reduce the impact on the environment.
Applicant agrees to protect all resources.

**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.*

N/A

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

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

# Partial List of Categorical Exemptions under CEQA

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

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

# City of Los Angeles
# Department of City Planning

# 8/16/2024
# PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**
1719 W PACIFIC COAST HWY
1715 W PACIFIC COAST HWY
1713 W PACIFIC COAST HWY

**ZIP CODES**
90717

**RECENT ACTIVITY**
None

**CASE NUMBERS**
CPC-2018-6402-CPU
CPC-2007-5738-ICO
CPC-2005-8252-CA
CPC-1986-833-GPC
ORD_162741
ORD-167235-SA1
ORD-166001
ORD-164960
ORD-163420
ZA-2002-61-CU
ZA-1989-150-CCR
ENV-2019-3379-EIR
ENV-2017-2502-CE
ENV-2007-5739-ND
ENV-2005-8253-ND
ENV-2002-62-MND
CFG-1000

| Address/Legal Information | |
|---|---|
| PIN Number | 033B193 12 |
| Lot/Parcel Area (Calculated) | 10,401.2 (sq ft) |
| Thomas Brothers Grid | PAGE 793 - GRID J5 |
| Assessor Parcel No. (APN) | 7410010019 |
| Tract | TR 1589 |
| Map Reference | M B 21-74 (SHT 2) |
| Block | 51 |
| Lot | FR 9 |
| Arb (Lot Cut Reference) | 2 |
| Map Sheet | 033B193 |
| **Jurisdictional Information** | |
| Community Plan Area | Wilmington - Harbor City |
| Area Planning Commission | Harbor |
| Neighborhood Council | Harbor City |
| Council District | CD 15 - Tim McOsker |
| Census Tract # | 2933.04 |
| LADBS District Office | San Pedro |
| **Permitting and Zoning Compliance Information** | |
| Administrative Review | None |
| **Planning and Zoning Information** | |
| Special Notes | None |
| Zoning | [Q]C2-1VL |
| Zoning Information (ZI) | ZI-2512 Housing Element Inventory of Sites |
| | ZI-2130 State Enterprise Zone: Harbor Gateway |
| | ZI-2514 Wilmington-Harbor Trucking Related Uses |
| | ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 |
| General Plan Land Use | General Commercial |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | None |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | General (RBPA) |
| RFA: Residential Floor Area District | None |

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

| | |
|---|---|
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas | No |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Low |
| Non-Residential Market Area | Low |
| Transit Oriented Communities (TOC) | Not Eligible |
| ED 1 Eligibility | Review Eligiblity |
| 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) | 7410010019 |
| APN Area (Co. Public Works)* | 0.521 (ac) |
| Use Code | 2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story |
| Assessed Land Val. | $363,135 |
| Assessed Improvement Val. | $1,261,033 |
| Last Owner Change | 12/10/2020 |
| Last Sale Amount | $3,465,034 |
| Tax Rate Area | 19 |
| Deed Ref No. (City Clerk) | 904,5 |
| | 765 |
| | 758448 |
| | 516343 |
| | 4892 |
| | 4788 |
| | 4134 |
| | 410693 |
| | 2928 |
| | 289-93 |
| | 2842 |
| | 2763,4 |
| | 2597 |
| | 2045582 |
| | 1755 |
| | 1722 |
| | 1446475 |
| | 1446474-5 |
| | 1446474 |
| | 1326729 |
| | 1326727 |
| | 1021236 |
| | 0037986 |
| Building 1 | |
| Year Built | 2004 |
| Building Class | CX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |

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| | |
|---|---|
| Number of Bathrooms | 0 |
| Building Square Footage | 11,500.0 (sq ft) |
| Building 2 | |
| Year Built | 2004 |
| Building Class | CGA |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 1,892.0 (sq ft) |
| Building 3 | |
| Year Built | 2004 |
| Building Class | D7 |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 1,846.0 (sq ft) |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 7410010019] |
| **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 |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | Methane Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |
| **Environmental** | |
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| **Seismic Hazards** | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 0.66364104 |
| Nearest Fault (Name) | Palos Verdes Fault Zone |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 3.00000000 |
| Slip Geometry | Right Lateral - Strike Slip |
| Slip Type | Moderately Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 90.00000000 |
| Maximum Magnitude | 7.30000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |

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| | |
|---|---|
| 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 | HARBOR GATEWAY STATE ENTERPRISE ZONE |
| **Housing** | |
| Direct all Inquiries to | Los Angeles Housing Department |
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | No [APN: 7410010019] |
| 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 | 0.03 Units, Moderate |
| Housing Use within Prior 5 Years | No |
| **Public Safety** | |
| Police Information | |
| Bureau | South |
| Division / Station | Harbor |
| Reporting District | 511 |
| Fire Information | |
| Bureau | South |
| Battallion | 6 |
| District / Fire Station | 85 |
| Red Flag Restricted Parking | No |

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## CASE SUMMARIES

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

| | |
|---|---|
| Case Number: | CPC-2018-6402-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | ADOPTION OF COMMUNITY PLAN POLICY DOCUMENT; GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY NEW ZONING CODE. |
| Case Number: | CPC-2007-5738-ICO |
| Required Action(s): | ICO-INTERIM CONTROL ORDINANCE |
| Project Descriptions(s): | INTERIM CONTROL ORDINANCE TO REGUALTE RESIDENTIAL-ONLY PROJECTS ON COMMERICAL PROPERTIES ADJACENT TO THE FOLLOWING STREETS: PACIFIC COAST HIGHWAY BETWEEN ALAMEDA STREET AND THE CITY BOUNDARY WITH LOMITA, ANAHEIM STREET BETWEEN ALAMEDA STREET AND THE 110 FREEWAY, AVALON BOULEVARD BETWEEN SANDISON STREET AND THE PORT OF LOS ANGELES IN THE WILMINGTON-HARBOR CITY COMMUNITY PLAN AREA . |
| Case Number: | CPC-2005-8252-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE. |
| Case Number: | CPC-1986-833-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILMINGTON-HARBOR CITY-COMMUNITY WIDE ZONE AND GENERAL PLAN CHANGES TO BRINGTHE PLAN AND ZONING INTO CONSISTENCY. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN HILLSIDE FEDERATION LAWSUIT (TAYLOR-PARKER) |
| Case Number: | ZA-2002-61-CU |
| Required Action(s): | CU-CONDITIONAL USE |
| Project Descriptions(s): | CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF AN AUTOMOTIVE REPAIR FACILITY WITHIN 300 FT. OF R ZONE AND DRIVE-THRU FAST FOOD RESTAURANT SEPARATED BY AN ALLEY FROM A R ZONE. AND WAIVER OF STANDARDS FOR COMMERCIAL CORNER DEVELOPMENT TO PERMIT LESS THAN 50% OF AN EXTERIOR WALL FACING A STREET TO BE TRANSPARENT, AND PERMIT DRIVE THROUGH FAST FOOD ESTABLISHMENT TO OPERATE BETWEEN 11 P.M. AND 12 P.M. ON A0.52 ACRE SITE, IN THE [Q]C2-1VL ZONE. |
| Case Number: | ZA-1989-150-CCR |
| Required Action(s): | CCR-COMMERCIAL CORNER REVIEW |
| Project Descriptions(s): | TO REMOVE EXISTING SERVICE STATION STRUCTURE AND PUMPS AND REBUILD SITE WITH NEWFACILITY HAVING SERVICE STATION CONTROL BUILDING AND MINIMART CONTAINING 2,044 SQ. FT. CANOPY HAVING 3,058 SQ. FT. AND STORAGE-TRASH ENCLOSURE CONTAINING 100 SQ. FT., IN THE C2-1 ZONE. THIS SITE WILL OPERATE 24 HOURS A DAY. |
| Case Number: | ENV-2019-3379-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | ENVIRONMENTAL IMPACT REPORT FOR HARBOR GATEWAY AND WILMINGTON-HARBOR CITY COMMUNITY PLAN UPDATE |
| Case Number: | ENV-2017-2502-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | ENVIRONMENTAL CLEARANCE |
| Case Number: | ENV-2007-5739-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | INTERIM CONTROL ORDINANCE TO REGUALTE RESIDENTIAL-ONLY PROJECTS ON COMMERICAL PROPERTIES ADJACENT TO THE FOLLOWING STREETS: PACIFIC COAST HIGHWAY BETWEEN ALAMEDA STREET AND THE CITY BOUNDARY WITH LOMITA, ANAHEIM STREET BETWEEN ALAMEDA STREET AND THE 110 FREEWAY, AVALON BOULEVARD BETWEEN SANDISON STREET AND THE PORT OF LOS ANGELES IN THE WILMINGTON-HARBOR CITY COMMUNITY PLAN AREA . |
| 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-2002-62-MND |
| Required Action(s): | MND-MITIGATED NEGATIVE DECLARATION |
| Project Descriptions(s): | CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF AN AUTOMOTIVE REPAIR FACILITY WITHIN 300 FT. OF R ZONE AND DRIVE-THRU FAST FOOD RESTAURANT SEPARATED BY AN ALLEY FROM A R ZONE. AND WAIVER OF STANDARDS FOR COMMERCIAL CORNER DEVELOPMENT TO PERMIT LESS THAN 50% OF AN EXTERIOR WALL FACING A STREET TO BE TRANSPARENT, AND PERMIT DRIVE THROUGH FAST FOOD ESTABLISHMENT TO OPERATE BETWEEN 11 P.M. AND 12 P.M. ON A0.52 ACRE SITE, IN THE [Q]C2-1VL ZONE. |

## DATA NOT AVAILABLE

ORD_162741

ORD-167235-SA1

ORD-166001

ORD-164960

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

ORD-163420
CFG-1000

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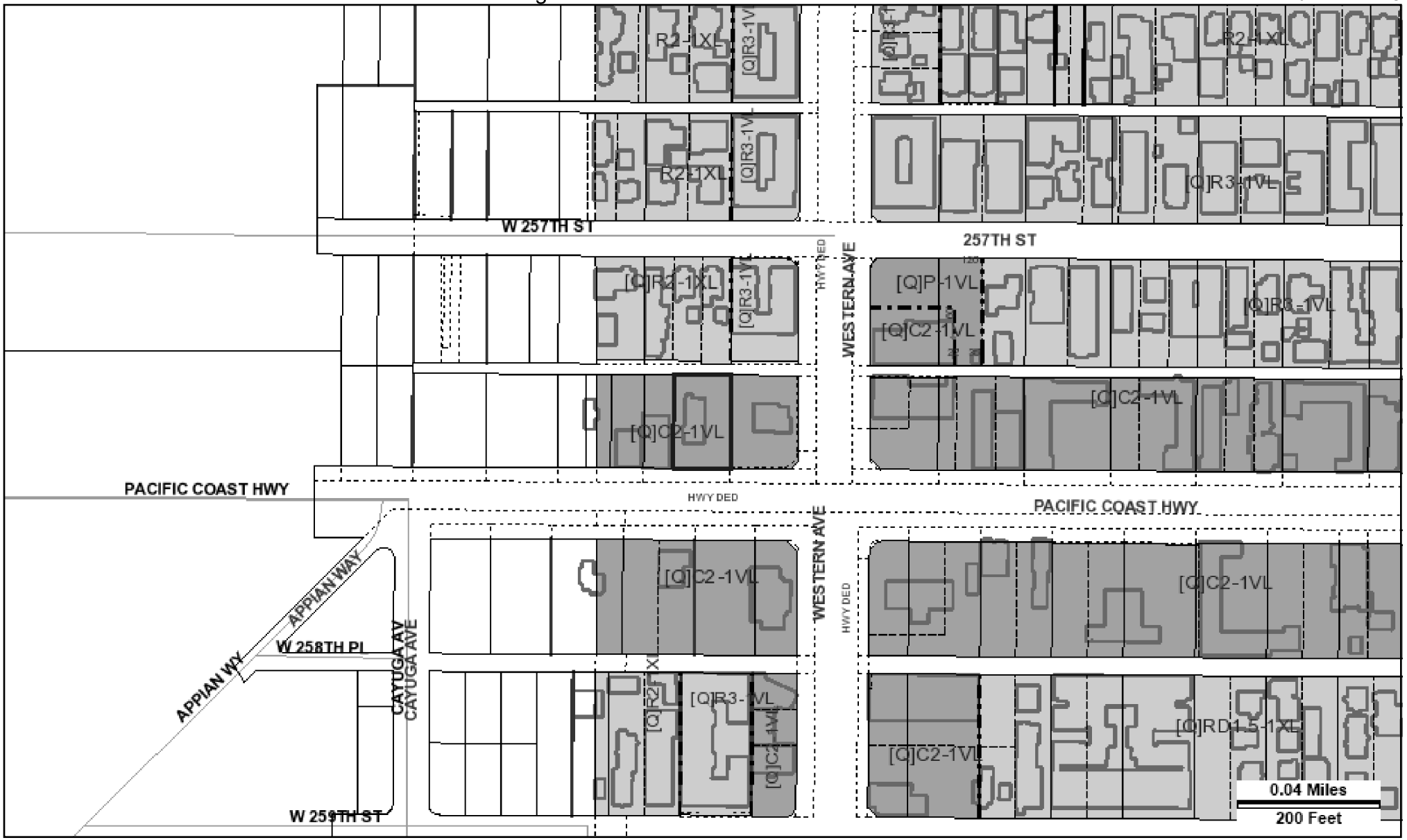
# ZIMAS PUBLIC

Generalized Zoning

08/16/2024

City of Los Angeles
Department of City Planning




Address: 1719 W PACIFIC COAST HWY
APN: 7410010019
PIN #: 033B193 12

Tract: TR 1589
Block: 51
Lot: FR 9
Arb: 2

Zoning: [Q]C2-1VL
General Plan: General Commercial

N
W
E
S

# LEGEND

## GENERALIZED ZONING

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

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

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

#### COMMERCIAL

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

#### INDUSTRIAL

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

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

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

#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES

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

### FRAMEWORK

#### COMMERCIAL

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

#### INDUSTRIAL

- Limited Industrial
- Light Industrial

# CIRCULATION

## STREET

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

## FREEWAYS

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

# MISC. LINES

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

# POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

## COASTAL ZONE

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

## TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

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