

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. 101805

Project Applicant: Mota, Inc.

Project Location - Specific:

4001 W Sunset Boulevard, Los Angeles, CA 90029 / Sunset Blvd and Sanborn Ave

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Retail sales, cultivation, manufacturing 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: Mota, Inc.

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

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

Reasons why project is exempt:

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

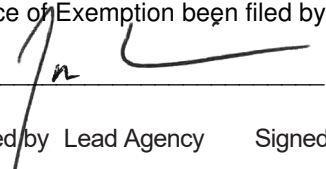
Lead Agency

Contact Person: Jason Killeen

Area Code/Telephone/Extension: (213) 978-0738

If filed by applicant:

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

Signature:  Date: 12/19/2024 Title: Asst. Executive Director

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

2024 258460



FILED

Dec 27 2024

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by CAROLINA QUEVEDO

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

THIS NOTICE WAS POSTED

ON December 27 2024

UNTIL January 27 2025

REGISTRAR-RECORDER/COUNTY CLERK

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-R-24-101805-ANN, LA-C-24-101805-ANN / Retail with on-site sales (Type 10), Indoor Cultivation, Manufacturing (Type 6) & Distribution (Type 11)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 101805-ANN

PROJECT TITLE

DCR CORE RECORD NO. 101805

COUNCIL DISTRICT

13

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

4001 W Sunset Boulevard, Los Angeles, CA 90029 / Sunset Blvd and Sanborn Ave

☒ Map attached.**PROJECT DESCRIPTION:**

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

☐ Additional page(s) attached.**NAME OF APPLICANT / OWNER:**

Mota, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.**EXEMPT STATUS:** (Check all boxes, and include all exemptions, that apply and provide relevant citations.)**STATE CEQA STATUTE & GUIDELINES**☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s)

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))**JUSTIFICATION FOR PROJECT EXEMPTION:**☒ Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:**CITY STAFF NAME AND SIGNATURE**

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail with on-site sales (Type 10), Indoor Cultivation, Manufacturing (Type 6) & Distribution (Type 11)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF
CANNABIS REGULATION**
-
CANNABIS REGULATION
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VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

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Commission Executive Assistant
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City of Los Angeles
CALIFORNIA



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MAYOR

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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.: | 101805 |
| Applicant Name: | Mota, Inc. |
| DCR Record No. / Activities Requested: | LA-R-24-101805-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: | 4001 W Sunset Boulevard Los Angeles, CA 90029 |
| Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning: | 13 Silver Lake None Silver Lake - Echo Park - Elysian Valley [Q]C2-1VL |
| LAMC Section / "Phase": | LAMC 104.07 Phase 1 |
| Evidence of Offer to Meet with NC: | Yes |
| Complaint Portal Entry: Recent Compliance Inspection: | Yes Yes |
| Social Equity Applicant / Ownership %: | No |
| Environmental Analysis/Clearance: ENV-101805-ANN | Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) |

BACKGROUND:

The Business Premises is located at 4001 W Sunset Boulevard, Los Angeles, CA 90029, a parcel zoned for Neighborhood Commercial purposes. The Applicant was issued Temporary Approval by DCR with an effective date of March 19, 2018. Since that time, the Applicant has completed all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant currently possesses a State provisional License, C12-0000192-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through July 17, 2025. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

The Applicant is an Existing Medical Marijuana Dispensary (EMMD). Pursuant to Los Angeles Municipal Code (LAMC) section 105.03(b), and EMMD shall not be subject to the zone, distance and Sensitive Use restrictions stated in LAMC section 105.02 until after December 31, 2025, on the condition that the EMMD operates and continues to operate in compliance with the distance and Sensitive Use restrictions.

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 September 4, 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 September 26, 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).

COMPLAINT PORTAL REVIEW:

The Department received two complaints about this location. In November 2019, DCR received a complaint alleging the sale of unlicensed products and in July 2020, the complaint stated that a strong odor was emanating from this location. During the compliance inspection, staff randomly selected products and verified they were appropriately tracked in Metrc. In addition no odor was detected from the facility. The complaints have been closed.

COMPLIANCE REVIEW:

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

In most circumstances, when a violation is discovered, DCR's first step is to issue a NTC. If, after the issuance of a NTC, an applicant does not correct violations, DCR may issue a NOV with significant administrative penalties. (LAMC § 104.013(c)(2).) Failure to comply with a NOV may result in a second escalating NOV, denial of a License

renewal, imposition of more restrictive License conditions or suspension or revocation of a license. (LAMC §§ 104.13(d)(5), 104.13(e)(2).) DCR may also immediately suspend a business without a hearing if there is an imminent threat to life or public safety, the Applicant operates without all necessary permits or clearances from another agency, or the Applicant does not have an active State license for that Commercial Cannabis Activity.

For this Applicant, DCR performed a compliance check of the Business Premises on or about September 4, 2024. During the compliance check, DCR discovered a number of violations, including:

1. **Regulation 5(A)(1)(viii) - Use of DBA.** "(MOTA)" is not registered as a Fictitious Business Name (FBN) or DBA with DCR. (VT Minor)
2. **Regulation 5(A)(4)(i)(A) - Security Measures.** The surveillance system does not record points of entry and exit from both indoor and outdoor vantage points. (VT Moderate)
3. **Regulation 5(A)(4)(i)(C) - Surveillance System Recording and Storage.** The video surveillance recordings are not being maintained for the minimum 90-day requirement. (VT Moderate)
4. **Regulation 5(A)(4)(iii)(D) - Security Plans.** A written policy is not in place that addresses visibility and security monitoring. (VT Moderate)
5. **Regulation 5(A)(4)(iv) - Alarm Systems.** The Police Commission Permit (Alarm Permit) was not provided upon request during the inspection. (VT Moderate)
6. **Regulation 5(A)(4)(v) - Limited-Access Areas.** A residential door lock is installed on the door to a Limited-Access Area (manager's office). (VT Moderate)
7. **Regulation 5(A)(5)(iii) - Business Premises Equipment.** Air conditioning units, ventilation and mechanical equipment systems in clear view of the public. (VT Minor)

The Licensee's representative was debriefed by DCR following the inspection and was informed of the deficiencies found.

The Applicant has 30 days to correct the violations and/or deficiencies listed in the NTC. DCR anticipates the Applicant will continue to be forthcoming and cooperative, but reserves the right to take escalating enforcement action, if necessary. The Licensee's representative was debriefed by DCR following the inspection and was informed of the deficiencies found.

Therefore, it is DCR's position that this compliance check did not reveal any serious concerns that impacted DCR's ability to recommend this Applicant for licensure. The violations may be remedied within 30 days without jeopardizing public safety. Moreover, this Applicant shall be subject to multiple, further inspections by DCR and other agencies prior to the receipt of an Operating Permit.

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 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, [Q]C2-1VL at 4001 W Sunset Boulevard, Los Angeles, CA 90029 (Assessor's Parcel Number 5429-010-029). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 7:30 a.m. to 8:30 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Neighborhood Commercial/[Q]C2-1VL

Surrounding Land Use/Zoning Designations

Low Medium II Residential / RD2-1VL

Highway Oriented Commercial / C2-1D

Subject Property

The subject site is a fully developed lot within the Silver Lake - Echo Park - Elysian Valley Community Plan Area. The lot is approximately 100.6 feet deep and a width of 25.8 feet along Sunset Boulevard. The site is currently developed with a D35; Commercial - Store Combination - Store and Residential Combination - One Story building, built in 1921 proposed to be maintained.

The site has a Neighborhood Commercial land-use designation and is zoned [Q]C2-1VL. The site is located within Council District 13, Silver Lake Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include commercial buildings uses within 200 feet of the site. The immediate area along Sunset Boulevard is predominantly developed with Low Medium II Residential uses, zoned RD2-1VL, Highway Oriented Commercial and zoned C2-1D. (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 2,492.4 gross square feet, zoned [Q]C2-1VL with a Commercial - Store Combination - Store and Residential Combination - One Story building originally constructed in 1921. 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 2,492.4 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Low Medium II Residential, Highway Oriented Commercial; and developed with a mix of commercial buildings along Sunset Boulevard between Sanborn Avenue and Manzanita Street.

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

November 14, 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): 10/3/23Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-C-23-101805-ANNApplicant Entity Name: MOTA Inc.

Microbusiness Type 12: Type 1A Cultivation, Type 6 Manufacturing, Type 11 Distribution, Type 10 Retail

License Type(s): _____

Business Premises Location: 4001 W. Sunset Blvd. Los Angeles, CA 90029County: Los Angeles Assessor's Parcel Number (APN): 5429-010-029Council District: CD 13 Neighborhood Council: Silver LakeCommunity Plan Area: Silver Lake - Echo Park - Elysian ValleyZoning: [Q]C2-1VL Specific Plan Area: N/AGeneral Plan Land Use: Neighborhood Commercial Redevelopment Project Area: N/ABusiness Improvement District: N/A Promise Zone: N/AState Enterprise Zone: N/A Historic Preservation Review: NoLAPD Division/Station: Northeast LAFD District/Fire Station: 35

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

Department of Cannabis Regulation

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

(213) 978-0738 • cannabis@lacity.orgwww.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.*

The Project is an application for a (1) Microbusiness (Type 12) license, that includes the following (4) activities: Manufacturer (Type 6), Cultivation (Type 1A), Retail storefront (Type 10), and Distributor (Type 11), issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The license would permit the cultivation, manufacturing, retail, and distribution of cannabis at the Project Site.

Cultivation Process: The cultivation process begins from breeding (seed or clone/cutting creation) all the way to curing (ready for packaging). Steps involved in the cultivation process are as follows; breeding mother and father plants to create seeds and clones, cloning or cutting of the mature mother plant to make new plants, vegetative of the small plant to full size by way of vegetative lighting cycle, flowering of the adult plant to produce usable cannabis flower, harvesting & drying by way of cutting the plant and drying out the harvest using temperature controlled environment, trimming of the fully dried plant by cutting leaves and stems leaving only the bud, curing of the processed cannabis material to remove any remaining water, packaging where the product is weighed and labeled for storage before being shipped.

The cultivation area takes up the majority of the building and includes approximately 3,926 square feet comprised of a cultivation area on the subterranean level (1,825 square feet), first floor (822 square feet), and second floor (1,279 square feet), totaling approximately 2,612 square feet of canopy area.

Manufacturing Process: Manufacturers extract cannabinoids and terpenes from cannabis plants and make products out of the extract. The types of products they make vary widely and include: food and beverages, vape cartridges, lotions and balms, lozenges and sublingual spray, pills and tablets, and dab, shatter, and wax. The Type 6 (Manufacturer 1)

Extraction license uses non-volatile solvents for extraction or post processing and mechanical methods for extraction.

Non-volatile solvents are chemicals that do not produce a flammable gas or vapor, such as, ethanol, carbon dioxide, cooling oils, and butter. Mechanical extraction uses pressure, heat or cold to extract cannabinoids instead of using chemicals, such as, rosin presses or dry ice. Cannabis products are then made through infusion and are packaged and labeled as cannabis products.

The manufacturing area is located towards the front of the building on the second floor and totals 765 square feet, which is comprised of 255 square feet of an infusion/manufacturing area and 510 square feet of a packaging/labeling/trimming area.

Distribution: Delivery of cannabis related products. Goods to be tracked, repackaged (if needed) and delivered to licensed operators.

Retail: Storefront-Retail with delivery.

The retail area is located towards the front of the building on the first floor and includes approximately 1,273 square feet of cannabis and non-cannabis areas comprised of a retail and lobby area.

The building also contains support areas throughout, which include a receiving offices, receiving, restrooms, lobby, tanks, storage sink, elevator landing and staircase, and total 1,253 square feet.

See Appendix A for the Project's Site Plans.

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.

Yes. The Project is an application for a currently operating (1) Microbusiness (Type 12) license, that includes the following (4) activities: Manufacturer (Type 6), Cultivation (Type 1A), Retail storefront (Type 10), and Distributor (Type 11), issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The license would permit the cultivation, manufacturing, retail, and distribution of cannabis at the Project Site.

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.

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.

N/A

- 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.

N/A

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

Cite source(s) of information.

N/A

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.

N/A

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.

N/A

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.

Zimas Map.

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.

Zimas Map - Zoning [Q]C2-1VL

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.

LADWP provides electricity and water to the Project Site.

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.

N/A

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.

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.

No alterations to land, water, or vegetation will occur at the Project Site.

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.

Yes. The Project Site is located within an urbanized setting in the City of Los Angeles. The surrounding area is predominantly characterized by commercial and multi- and single-family residential uses. Land uses and zoning within 0.5-mile are as follows:

- N: RD2-1VL developed with multi- and single-family residential uses and Wit Place, an alleyway, traversing east-west.
- E: [Q]C2-1VL developed with commercial uses, along with Sunset Boulevard traversing east-west.
- S: [Q]C2-1VL and RD2-1VL developed with commercial uses, along with Sunset Boulevard, and multi- and single-family residential uses, behind the commercial uses.
- W: [Q]C2-1VL developed with commercial uses, along with Sunset Boulevard traversing east-west.

Refer to Appendix D for a map of a 0.5-mile radius around the Project Site.

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.

Yes. The Project Site is an approximately 4,993 square-foot (0.115-acre) parcel.

- 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. Land uses and zoning within 0.5-mile are as follows:

- N: RD2-1VL developed with multi- and single-family residential uses and Wit Place, an alleyway, traversing east-west.
- E: [Q]C2-1VL developed with commercial uses, along with Sunset Boulevard traversing east-west.
- S: [Q]C2-1VL and RD2-1VL developed with commercial uses, along with Sunset Boulevard, and multi- and single-family residential uses, behind the commercial uses.
- W: [Q]C2-1VL developed with commercial uses, along with Sunset Boulevard traversing east-west.

Land uses immediately abutting the Site are as follows:

- N: Wit Place, alleyway
- E: Sanborn Avenue
- S: Sunset Boulevard
- W: Commercial use, Mohawk Man, a barbershop

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.

N/A

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.

N/A

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.

Los Angeles Department of Water and Power currently serves the Project Site.

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

☐ Yes ☒ No

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

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.*

N/A

- 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.*

N/A

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.

N/A

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.*

N/A

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 Facility

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

Sec. 15301 of the CA CEQA guidelines state that a Class 1 CE is for 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 or use beyond that existing at the time of the lead agency's determination. The Project involves licensing of a cannabis testing business within an existing industrial building in an industrial area of the City. Approval of the licensing application would not involve an expansion of the existing building at the Project Site. Therefore, the Project meets the applicability requirements for a Class 1 CE pursuant to §15301 of the CA CEQA guidelines.

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

Appendix A: Graphics for the Project
 Appendix B: Traffic Evaluation
 Appendix C: City of Los Angeles ZIMAS Profile Report
 Appendix D: Background Information and Maps

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 Site is located at 4001 W. Sunset Boulevard, LA, CA 90029 (APN 5429-010-029) in the Silver Lake-Echo Park-Elysian Valley Community Plan Area of the City of Los Angeles. The approximately 4,993 square-foot (0.115-acre) parcel fronts Sunset Boulevard at the northwest corner of the intersection of Sunset Boulevard and Sanborn Avenue and is developed with a two-story, 7,217 square-foot commercial building. An alleyway, Wit Place, is located along the northern edge of the Project Site. Refer to Appendix A for location maps and views/photos of the Site.

- (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.*

Refer to Appendix D for a map of a 0.5-mile radius around the Project Site. The Project Site is located within an urbanized setting in the City of Los Angeles. The surrounding area is predominantly characterized by commercial and multi- and single-family residential uses. Land uses and zoning within 0.5-mile are as follows:

- N: RD2-1VL developed with multi- and single-family residential uses and Wit Place, an alleyway, traversing east-west.
- E: [Q]C2-1VL developed with commercial uses, along with Sunset Boulevard traversing east-west.
- S: [Q]C2-1VL and RD2-1VL developed with commercial uses, along with Sunset Boulevard, and multi- and single-family residential uses, behind the commercial uses.
- W: [Q]C2-1VL developed with commercial uses, along with Sunset Boulevard traversing east-west.

Land uses immediately abutting the Site are as follows:

- N: Wit Place, alleyway
- E: Sanborn Avenue
- S: Sunset Boulevard
- W: Commercial use, Mohawk Man, a barbershop

- (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.

The Project Site building was built in 1921 and has not undergone any 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).

The Project is an application for a (1) Microbusiness (Type 12) license, that includes the following (4) activities: Manufacturer (Type 6), Cultivation (Type 1A), Retail storefront (Type 10), and Distributor (Type 11), issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The license would permit the cultivation, manufacturing, retail, and distribution of cannabis at the Project Site.

Cultivation Process: The cultivation process begins from breeding (seed or clone/cutting creation) all the way to curing (ready for packaging). Steps involved in the cultivation process are as follows: breeding mother and father plants to create seeds and clones, cloning or cutting of the mature mother plant to make new plants, vegetation of the small plant to full size by way of vegetative lighting cycle, flowering of the adult plant to produce usable cannabis flower, harvesting & drying by way of cutting the plant and drying out the harvest using temperature controlled environment, trimming of the fully dried plant by cutting leaves and stems leaving only the bud, curing of the processed cannabis material to remove any remaining water, packaging where the product is weighed and labeled for storage before being shipped. The cultivation area takes up the majority of the building and includes approximately 3,926 square feet comprised of a cultivation area on the subterranean level (1,825 square feet), first floor (822 square feet), and second floor (1,279 square feet), totaling approximately 2,612 square feet of canopy area.

Manufacturing Process: Manufacturers extract cannabinoids and terpenes from cannabis plants and make products out of the extract. The types of products they make vary widely and include: food and beverages, vape cartridges, lotions and balms, lozenges and sublingual spray, pills and tablets, and dab, shatter, and wax. The Type 6 (Manufacturer 1) Extraction license uses non-volatile solvents for extraction or post processing and mechanical methods for extraction. Non-volatile solvents are chemicals that do not produce a flammable gas or vapor, such as, ethanol, carbon dioxide, cooling oils, and butter. Mechanical extraction uses pressure, heat or cold to extract cannabinoids instead of using chemicals, such as, rosin presses or dry ice. Cannabis products are then made through infusion and are packaged and labeled as cannabis products.

The manufacturing area is located towards the front of the building on the second floor and totals 765 square feet, which is comprised of 255 square feet of an infusion/manufacturing area and 510 square feet of a packaging/labeling/trimming area.

Distribution: Delivery of cannabis related products. Goods to be tracked, repackaged (if needed) and delivered to licensed operators.

Retail: Storefront-Retail with delivery.

The retail area is located towards the front of the building on the first floor and includes approximately 1,273 square feet of cannabis and non-cannabis areas comprised of a retail and lobby area.

The building also contains support areas throughout, which include a receiving offices, receiving, restrooms, lobby, tanks, storage sink, elevator landing and staircase, and total 1,253 square feet.

See Appendix A for the Project's Site Plans.

- (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.*

N/A

- (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 is comprised of a basement and two-stories above ground for a total of 7,217 square feet on a 4,993 square-foot lot.

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

Yes. The Project Site currently holds a provisional microbusiness license (No. C12-0000192-LIC) issued by the California Dept. of Cannabis Control.

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

Hours of Operation/Work Shifts:
Hours of Operation:
7:30 AM – 8:30 PM Monday to Friday 8:30 AM – 8:30 PM Saturday to Sunday
Work Shifts:
7:30 AM – 8:30 PM Monday to Friday 8:30 AM – 8:30 PM Saturday to Sunday

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

Total Employees: Four to Twelve employees per shift depending on the need

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

The Project includes cultivation, processing, retail and distribution uses. The cultivation and support services carry the bulk of the square footage. The retail delivery service to customers is 0 to 10 deliveries per day. This component of the retail was added as a special land use. The manufacturing land use includes some delivery services in the rate. With the exception of the retail component, the Project's uses have been combined and estimated as industrial manufacturing in the VMT calculator. Typically, the delivery service could be conducted with more than one stop upon each transport. However, this transportation evaluation considers each of the 10 deliveries as a separate stop to and from the Project site. The pharmacy land use Trip Purpose Assumptions are used for the custom delivery land use. As detailed in the Traffic Evaluation, included as Appendix B, the Project generates approximately 140 daily trips and 920 daily VMT within the East Los Angeles Area Planning Commission, which is under the 250-daily-trip LADOT screening criterion. Typically, the delivery service could be conducted with more than one stop upon each transport. However, this transportation evaluation considers each of the 10 deliveries as a separate stop to and from the Project site. The pharmacy land use Trip Purpose Assumptions are used for the custom delivery land use.

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

LADWP currently supplies water to the Project Site and the existing business would continue to use water in the same manner and amounts as under existing conditions. Water consumption is approximately 1,247 gallons per day (approximately 51 hundred cubic feet per month). No new or amended water right from the State Water Resources Control Board would be required or requested for the Project.

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

The City of Los Angeles Bureau of Sanitation provides sewer service to the Project area. One existing sewer wye connects to the Project Site from Wit Place. There is a 6-inch vitrified clay sewer pipe beneath the alleyway along the Project's northern boundary. Wastewater from the Project Site is conveyed westward through the 6-inch pipe, then northward through an 8-inch vitrified clay pipe beneath Manzanita Street. The wastewater ultimately flows to the Hyperion Water Reclamation Plant (see Appendix D for a sewer map of the Project area). There would be no change in the amount of wastewater generated at the Project Site over existing conditions.

4. Environmental Setting:

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

The Project Site is fully developed with an existing commercial building. There is no vegetation on the Project Site.

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

The Project Site has been graded as part of development of the existing building and both the Site and the surrounding vicinity are flat.

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

The Project Site is fully developed with an existing commercial building. There is no vegetation on Site. The Project Site appears to surface drain towards the adjacent streets. There is no exposed soil or plant/animal habitat at the Site.

- (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 Project Site is not located in a coastal zone, or a flood zone, and does not contain a watercourse. As shown on the U.S. Fish and Wildlife Service's National Wetlands Inventory Map and the 150-Foot Radius Map in Appendix D, there are no watercourses or riparian habitats, including estuarine or marine deepwaters, estuarine or marine wetlands, freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, lakes, riverine, or other wetlands, within 150 feet of the Project Site.

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

The Project Site is fully developed with a two-story, 7,217 square-foot commercial building. The Project Site is not located within a hillside area or ridgeline protection area, and the Site and surrounding area are located within a developed, urban area of the City with no rock outcroppings or scenic viewsheds or vista points. The Project would continue existing Site activities and would not require or propose the removal of any Site features.

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

As presented in the Zimas Parcel Profile Report included in Appendix C, the existing two-story commercial building at the Project Site is comprised of two (2) separate structures. The western portion of the building was constructed in 1921 and the eastern portion of the building was constructed in 1911. As reported in the Zimas Parcel Profile Report (see Appendix C) and the HistoricPlaceLA map (see Appendix D), the existing building(s) is not listed or designated as eligible for listing on the National Register of Historic Places, the Built Environment Resource Directory, or the California Register of Historical Resources, and is not considered a California Points of Historical Interest, a California Historical Landmark, or designated as a Los Angeles Historic- Cultural Monument. There would be no change to the building at the Project Site over existing conditions. Furthermore, the Project Site is not located within the boundaries of any Historic Preservation Overlay Zone, and neither the Project Site nor the existing building was identified as contributors to any historic districts by SurveyLA.

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

The Project Site is fully developed with a two-story, 7,217 square-foot commercial building within an urbanized area of the City. According to Exhibit C-2 of the L.A. CEQA Threshold Guide, the Project Site and immediately surrounding area are not identified as a biological resource area. Moreover, the Project Site is not within a designated or proposed Significant Ecological Area (see Appendix D).

- (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:

The Project includes cultivation, distribution, and manufacturing of cannabis products. No hazardous materials are currently used, stored, or disposed of at the Project Site and none would be used, stored, or disposed of under the Project. Any potentially hazardous materials that would be required for normal operations of a commercial business (i.e., cleaning solutions, batteries, printer toners, etc.) would be used, stored, and disposed of in accordance with City requirements and manufacturers' recommendations.

- (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:

Solid waste is predominately comprised of rock wool (approximately 200 pounds per month). The Project would not increase the quantity or type of solid waste generated at the Site over existing conditions.

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

Electricity is currently provided to the Project Site by LADWP. The Project consumes on average 15,000 kWh per month. Because the Project is an existing business and proposes no expansion of operating hours, footprint, or services, the Project would not change the energy demand at the Project Site. As such, the Project's energy demands are part of the total load of the City that has been accounted for in energy provider's generation/source and system planning.

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.

N/A

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

The Project is an existing cannabis use on a fully developed parcel in an urbanized area of the City, consistent with current zoning. No biological or cultural resources exist at the Site, no land use conflicts (noise, light/glare, etc.) exist and none would be created under the Project, and energy and water efficiency of the existing building and features would continue to be consistent with applicable Building Code requirements. No environmental commitments are required.

7. Other Relevant CEQA Information: *Submit any other relevant CEQA documentation or information that will assist the Department in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant).*

See attached Appendixes.

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. |

Appendices

MOTA Inc.

Appendix A

Project Graphics

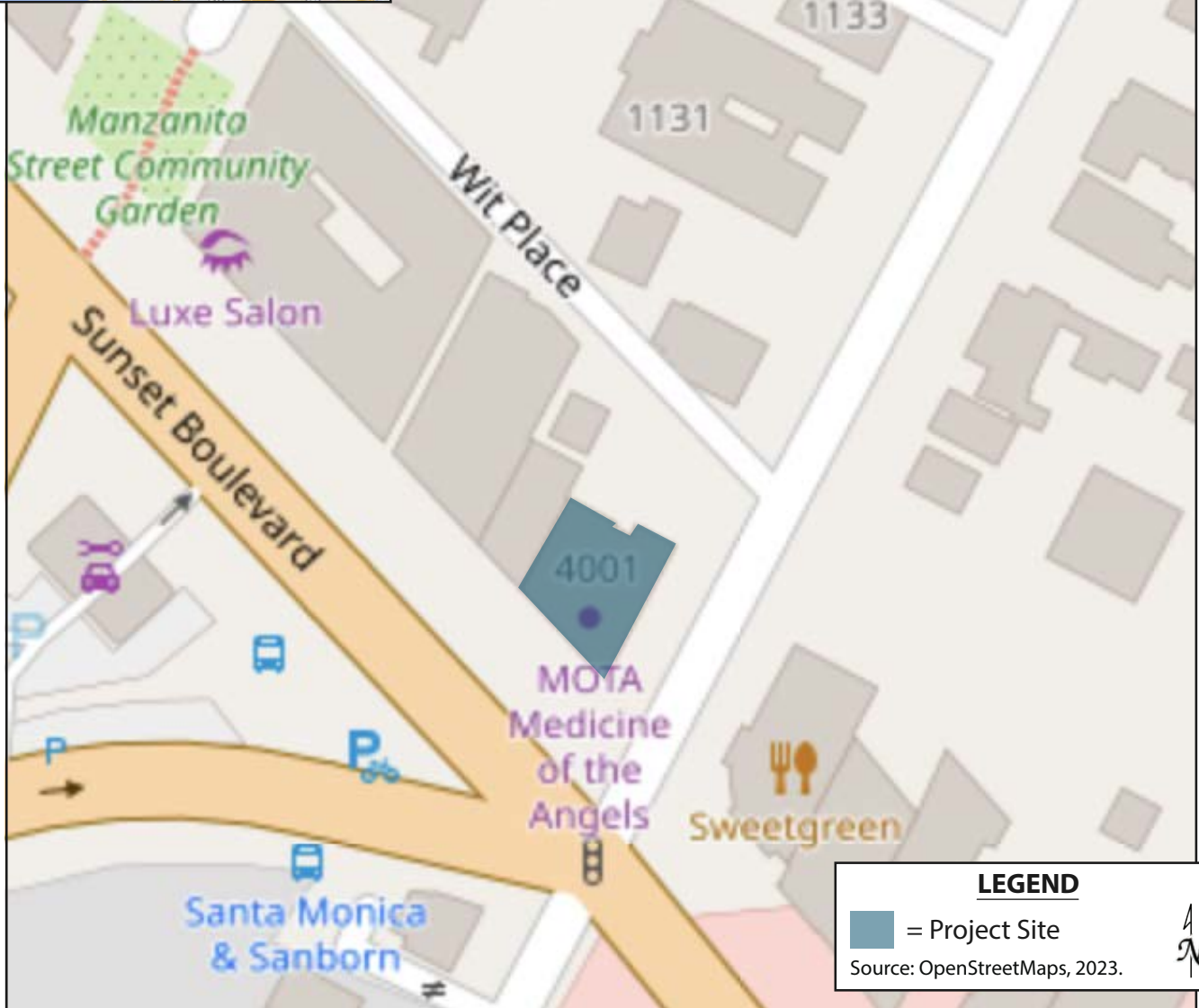
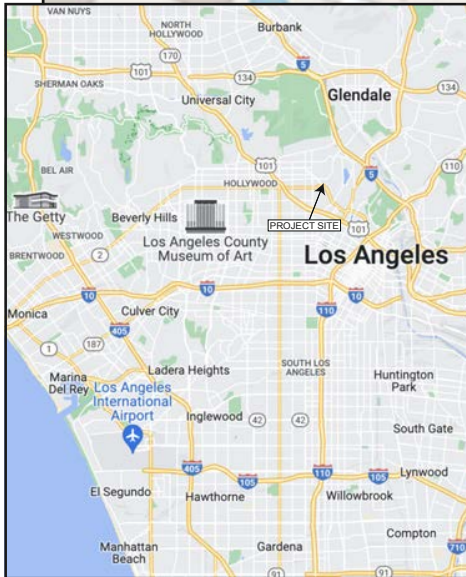
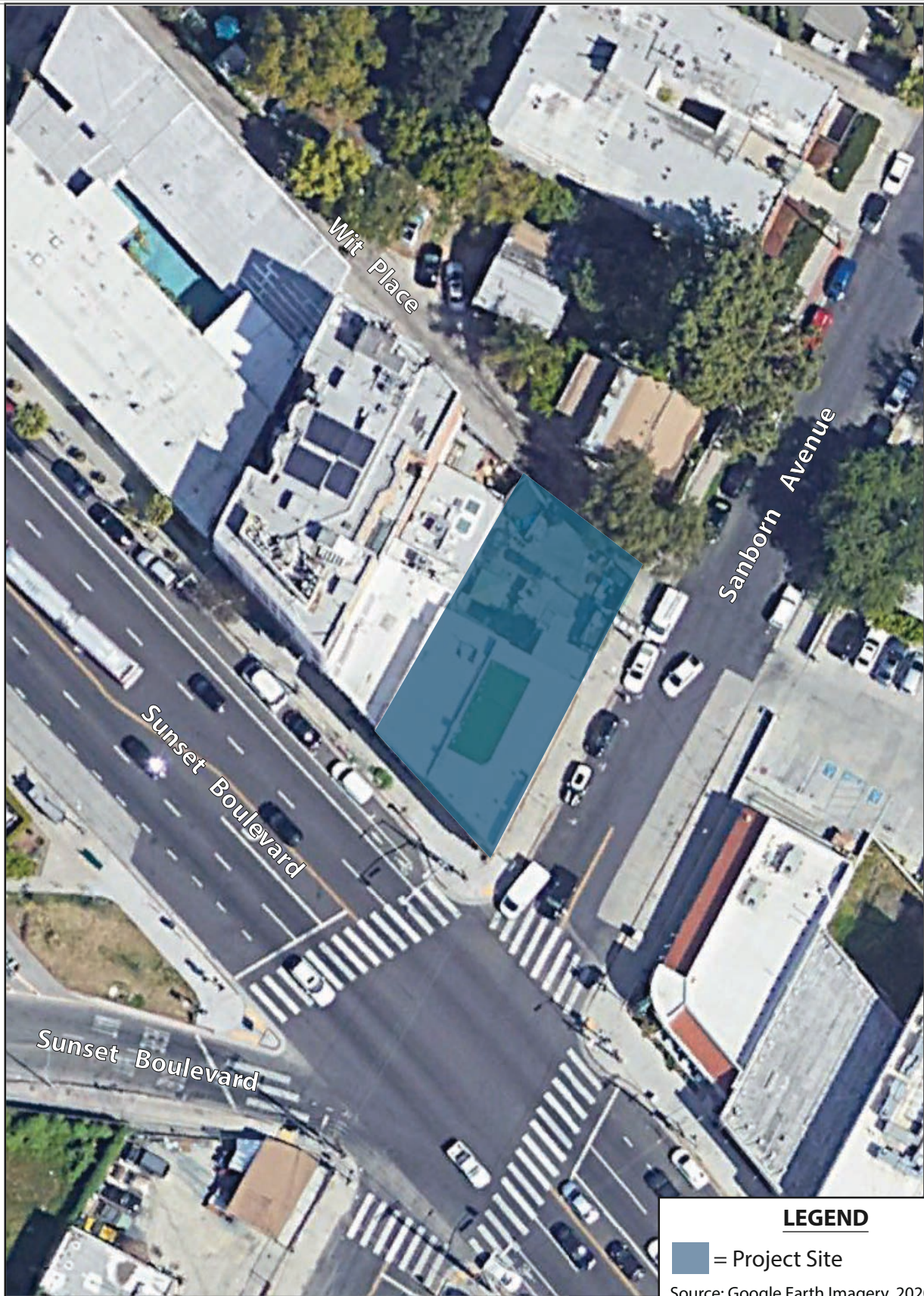


Figure 1
Regional Vicinity and Project Location Map



LEGEND

 = Project Site

Source: Google Earth Imagery, 2020.



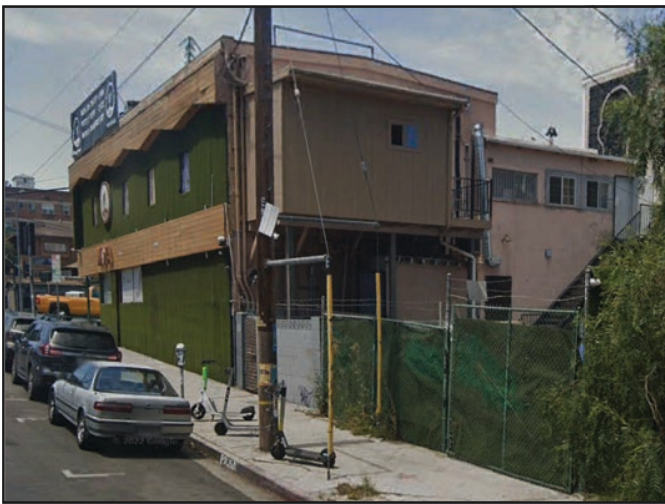
Figure 2
Project Vicinity Aerial



View 1: Looking northeast towards the Project Site from Sunset Boulevard.



View 2: Looking north towards the Project Site from Sunset Boulevard.



View 3: Looking southwest towards the rear of the Project Site from Sanborn Avenue.



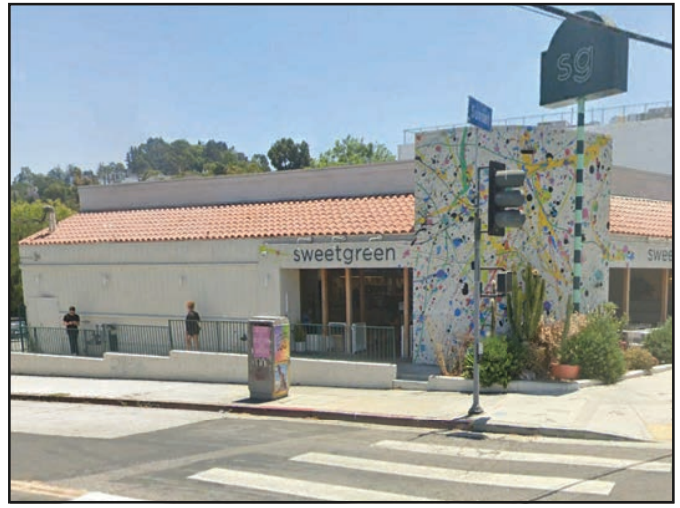
PROJECT SITE
PHOTO LOCATION MAP

Source: GoogleEarth, May 2023.

Figure 3
Views of the Project Site – Views 1, 2, and 3



View 1: Looking northwest along Sunset Boulevard towards adjacent commercial uses.



View 2: Looking east towards a commercial use from the corner of Sunset Boulevard and Sanborn Avenue.



View 3: Looking south towards a commercial use from Sunset Boulevard.



PROJECT SITE
PHOTO LOCATION MAP

Source: GoogleEarth, May 2023.

Figure 4
Views Surrounding Uses – Views 1, 2, and 3



View 4: Looking south towards a commercial use from the corner of Sunset Boulevard and Sanborn Avenue.



View 5: Looking northeast towards Wit Place from Sanborn Avenue.

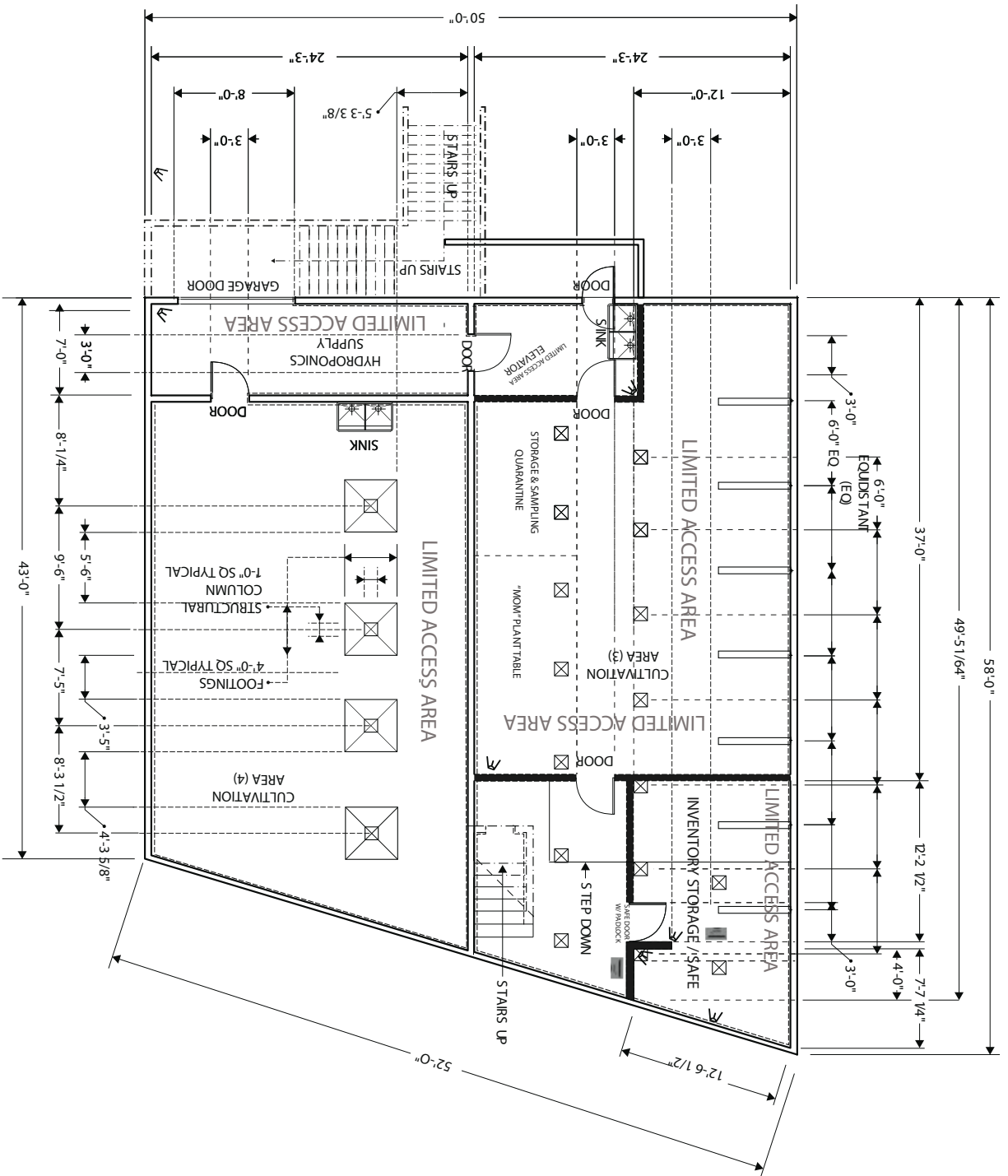


View 6: Looking southwest from Sanborn Avenue.



PROJECT SITE
PHOTO LOCATION MAP

Source: GoogleEarth, May 2023.



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Figure 6
Site Plan-Subterranean Floor Plan

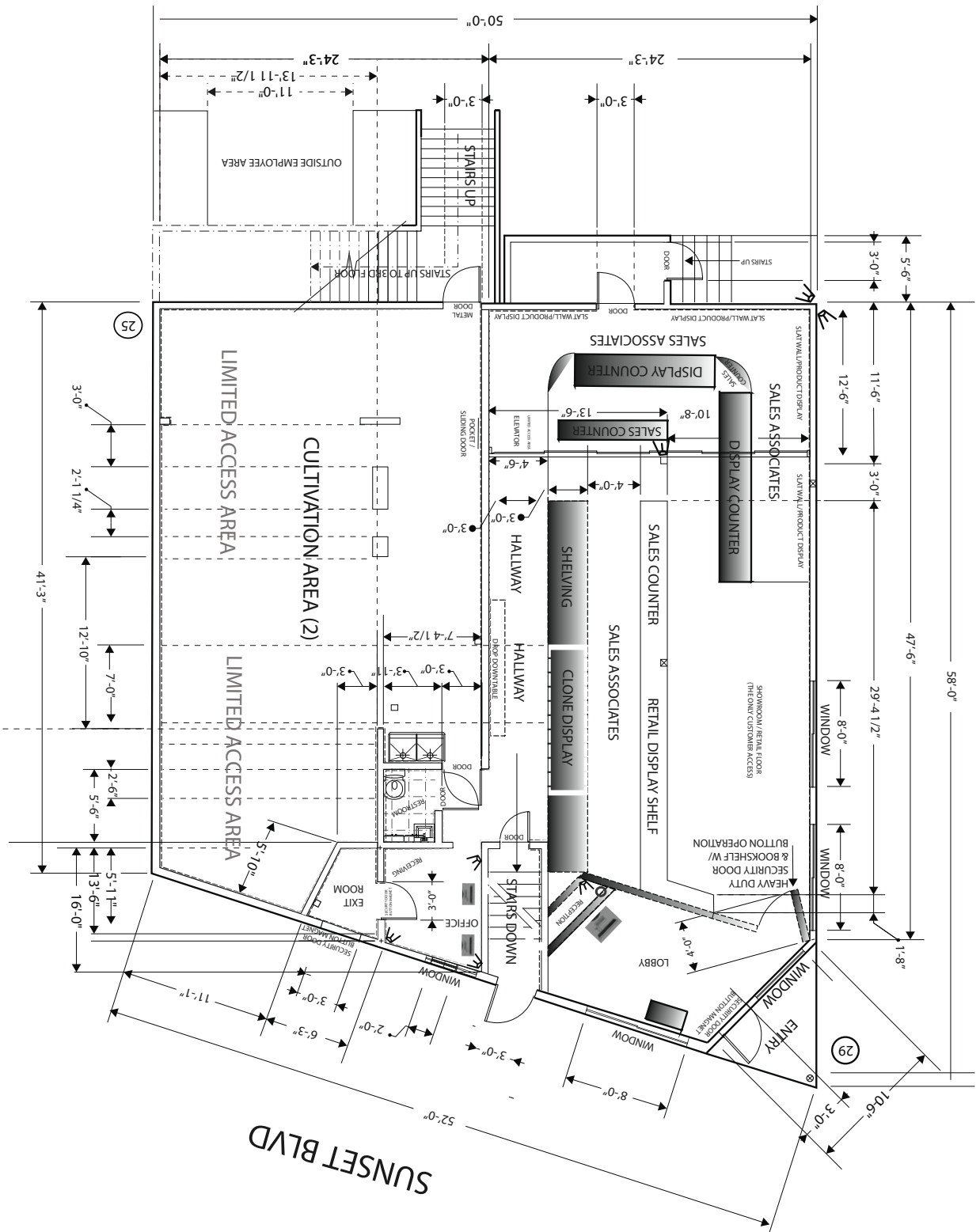
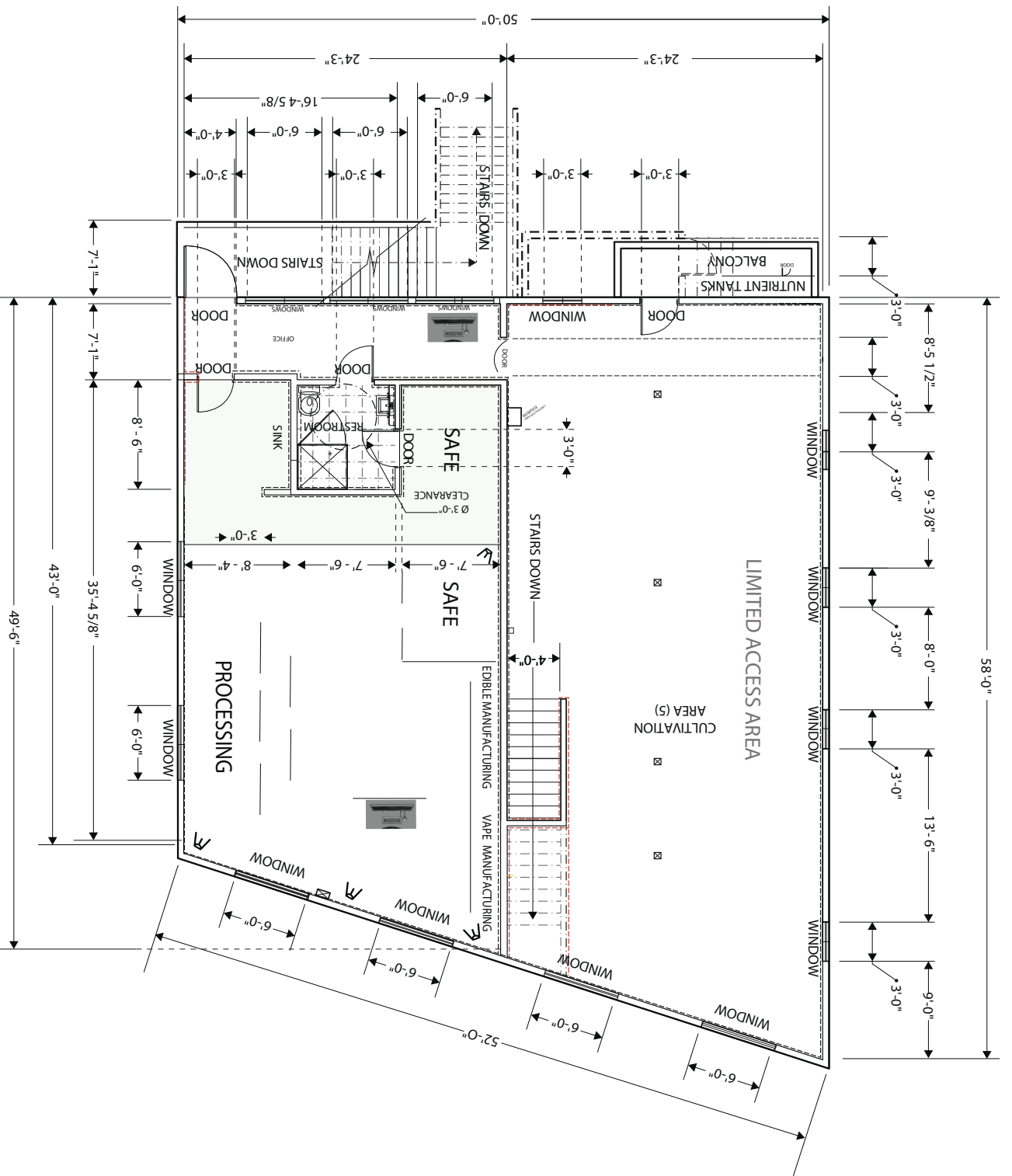


Figure 7
Site Plan-First Level Floor Plan



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Figure 8
Site Plan-Second Level Floor Plan

Appendix B

Traffic Evaluation



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with Los Angeles City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
 - Ministerial / by-right projects
 - Discretionary projects limited to a request for change in hours of operation
 - Tenant improvement within an existing shopping center for change of tenants
 - Any project only installing a parking lot or parking structure
 - Time extension
 - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT.

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- ☐ Copy of Department of City Planning Application ([CP-7771.1](#)).
- ☒ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- ☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- ☒ Copy of project-specific VMT Calculator analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Development Review Office as follows (see [this map](#) for geographical reference):

Metro
213-972-8482
100 S. Main St, 9th Floor
Los Angeles, CA 90012

West LA
213-485-1062
7166 W. Manchester Blvd
Los Angeles, CA 90045

Valley
818-374-4699
6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: _____

Address: 4001 Sunset Boulevard, Los Angeles, CA 90029

Project Description: Licenses for 7,217sf cannabis operation including cultivation, manufacturing & retail with distribution. Up to 10 retail deliveries/day.

Seeking Existing Use Credit (will be calculated by LADOT): Yes _____ No X Not sure _____

Applicant Name: MOTA, Inc., Transportation: Liz Fleming, Overland Traffic Consultants

Applicant E-mail: liz@overlandtraffic.com Applicant Phone: 310 545-1235

Planning Staff Initials: _____ Date: _____

2. PROJECT REFERRAL TABLE

| | Land Use (list all) | Size / Unit | Daily Trips ¹ |
|-----------------------|--|-------------|--------------------------|
| Proposed ¹ | Manufacturing Use for cannabis | 7,217sf | 140 |
| | cultivation, mfg & retail/distribution | | |
| | | | |
| | <i>Total trips¹:</i> | | 140 |

a. Does the proposed project involve a discretionary action? **Yes** ☒ **No** ☐

b. Would the proposed project generate 250 or more daily vehicle trips²? **Yes** ☐ **No** ☒

c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station³? **Yes** ☐ **No** ☒

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

Verified by: Planning Staff Name: _____ Phone: _____

Signature: _____ Date: _____

¹ Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

² To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

³ Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

| | Land Use (list all) | Size / Unit | Daily Trips |
|----------|----------------------------------|-------------|-------------|
| Proposed | | | |
| | | | |
| | | | |
| | Total new trips: | | |
| Existing | | | |
| | | | |
| | | | |
| | Total existing trips: | | |
| | Net Increase / Decrease (+ or -) | | |

- a. Is the project a single retail use that is less than 50,000 square feet? Yes ☐ No ☐
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes ☐ No ☐
- c. Would the project generate a net increase of 500 or more daily vehicle trips? Yes ☐ No ☐
- d. Would the project result in a net increase in daily VMT? Yes ☐ No ☐
- e. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? Yes ☐ No ☐
- f. Does the project trigger Site Plan Review (LAMC 16.05)? Yes ☐ No ☐
- g. Project size:
- i. Would the project generate a net increase of 1,000 or more daily vehicle trips? Yes ☐ No ☐
- ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐
- iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐

VMT Analysis (CEQA Review)

If **YES** to **a.** and **NO** to **e.** a VMT analysis is **NOT** required.

If **YES** to both **b.** and **d.**; or to **e.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)

If **YES** to **c.**, a project access, safety, and circulation evaluation may be required.

If **YES** to **f.** and either **g.i.**, **g.ii.**, or **g.iii.**, an access assessment may be required.

LADOT Comments:

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** ☐ **No** ☐

Fee Calculation Estimate: _____

VMТ Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access, Safety, and Circulation Evaluation Required (Question c. satisfied): **Yes** ☐ **No** ☐

Access Assessment Required (Question c., f., and either g.i., g.ii. or g.iii satisfied): **Yes** ☐ **No** ☐

Prepared by DOT Staff Name: _____ Phone: _____

Signature: _____ Date: _____

Transportation Evaluation
MOTA, Inc.
4001 West Sunset Boulevard, Los Angeles, CA

- Project Location:** 4001 West Sunset Boulevard is located in the Silver Lake – Echo Park – Elysian Valley Community Plan Area. The Project is located on the northwest corner of Sunset Boulevard and Sanborn Avenue/Santa Monica Boulevard where Sunset Boulevard and Santa Monica Boulevard intersect.
- Project Description:** The Project is preparing California Environmental Quality Act (CEQA) compliance forms for a currently active Department of Cannabis Control Microbusiness Type 12 license that includes the following activities (Type 1A Cultivation-Small Indoor, Type 6 Manufacturing, Type 10 Retail Storefront and Type 11 Distributor). The Project includes a basement and two-stories above ground with a total of 7,217 square feet. There is one work shift per day operating 7:30 AM – 8:30 PM Monday to Friday and 8:30 AM – 8:30 PM Saturday to Sunday with 4 to 12 employees working depending on the daily need. The cultivation area (flower rooms, vegetation, and mom room) takes up 3,926 square feet, manufacturing/processing (infusion, packaging, labeling, and trimming) is 765 square feet, retail 1,273 square feet and support area (offices, receiving, restrooms, lobby, tanks, storage sink, elevator landing and staircase) 1,253 square feet. There are 0 to 10 retail deliveries and 0 to 5 wholesale deliveries per day. Deliveries are typically made using various sized vans. Large delivery trucks arrive two to 3 times per year. No physical changes to the exterior of the building are proposed. A copy of the site plan is attached (Attachment A).
- Transit:** Metro Route 2 operates along Sunset Boulevard northwest of the site and Metro Route 4 operates along Santa Monica Boulevard west of the site. Southeast of the site, both lines are provided along Sunset Boulevard. There is a bus stop Metro Route 2 on the northeast corner, a bus stop for Metro Route 4 on the southwest corner and a bus stop for Metro Route 2 and 4 on the southeast corner of Sunset Boulevard and Santa Monica Boulevard/Sandborn Avenue. The Metro B Line (previously Red Line) operates along Vermont Boulevard and the Vermont/Santa Monica Metro Station is located approximately 3,400 feet west of the Project Site. A copy of the transit services in the area is provided in Attachment B.
- Vehicle Parking:** Minimal off-street vehicle parking is available along the northeast boundary of the building accessed from Sandborn Avenue. The parking entry is located behind the building, is gated, and used by some employees. On-street 1-hour metered parking on Sanborne Avenue and Sunset Boulevard is available adjacent to the Project site.

Street Classification along Frontage

West Sunset Boulevard is designated as an Avenue I roadway in the Mobility Plan 2035. Sanborn Avenue is designated as a Local Street in the Mobility Plan 2035. The Project site does not have a frontage along Santa Monica Boulevard but this Modified Avenue I roadway intersects West Sunset Boulevard at this intersection. West Sunset Boulevard, along the Project frontage, is part of the City of Los Angeles High Injury Network. The intersection of West Sunset Boulevard and Santa Monica Boulevard/Sanborn Avenue is signalized, and continental (cross hatch) crosswalks are available on all legs of the intersection. Both West Sunset Boulevard and Sanborn Avenue are fully dedicated along the Project frontage. The Project is utilizing an existing building without changes to the exterior footprint and will not be changing the street frontage right-of-way.

Daily Trips Per Vehicle Miles Traveled (VMT) Calculation Version 1.3:

The Project is within the East Los Angeles Area Planning Commission (APC).

APC Significant VMT Impact Thresholds: Household = above 7.2 VMT per Capita &
Work = above 12.7 VMT per Employee

Project Evaluation Process:

The Project includes cultivation, processing, retail and distribution uses. The cultivation and support services carry the bulk of the square footage. The retail delivery service to customers is 0 to 10 deliveries per day. This component of the retail was added as a special land use. The manufacturing land use includes some delivery services in the rate. With the exception of the retail component, the Project's uses have been combined and estimated as industrial manufacturing in the VMT calculator.

Typically, the delivery service could be conducted with more than one stop upon each transport. However, this transportation evaluation considers each of the 10 deliveries as a separate stop to and from the Project site. The pharmacy land use Trip Purpose Assumptions are used for the custom delivery land use.

- Delivery services are expected to be provided according to the following pattern:
 - 7:30 AM to 10 AM, 2.5 hours, 25% of deliveries (during the AM Peak Hour)
 - 10 AM to 3 PM, 5 hours, 25% of deliveries (after AM and before PM Peak Hour)
 - 3PM to 6PM, 3 hours, 25% of deliveries (during PM Peak Hour)
 - 6PM to 8:30PM, 2.5 hours, 25% of deliveries (after PM Peak Hour)
- Since delivery services are not conducted steadily throughout the day, deliveries will be made by one of the employees on-site during per day. An on-site van will be used to conduct the delivery services.

- 25% of the deliveries are estimated to arrive and depart during the AM Peak Hours of 7:30 to 10 AM (single hour during peak will be 10% = 25% / 2.5);
- 25% of the deliveries are estimated to arrive and depart during the mid-day off-peak times of 10 AM to 3 PM;
- 25% of the deliveries are estimated to arrive and depart during the PM Peak Hours of 3 to 6PM (single hour during peak will be 8.3% = 25% / 3);
- 25% of the deliveries are estimated to arrive and depart during the evening off-peak times of 7 to 8:30 PM.

The trip generation rates and Project trips are shown in Table 1 below for the delivery service component. These daily trips for the maximum number of deliveries per day were incorporated in the VMT analysis as a special land use along with the manufacturing and retail components.

Table 1
Project Trip Generation Rates & Project Trips

TRIP GENERATION RATES

| <u>Description</u> | | <u>Daily Traffic</u> | <u>AM Peak Hour</u> | | | <u>PM Peak Hour</u> | | |
|--------------------------------------|----|----------------------|---------------------|-----------|------------|---------------------|-----------|------------|
| | | | <u>Total</u> | <u>In</u> | <u>Out</u> | <u>Total</u> | <u>In</u> | <u>Out</u> |
| Cannabis Production Delivery Service | 10 | 2/delivery | 10% of daily | 50% | 50% | 8.3% of daily | 50% | 50% |

* delivery employee part of employee crew in retail

PROJECT TRIP GENERATION

| <u>Description</u> | <u>Size</u> | <u>Daily Traffic</u> | <u>AM Peak Hour</u> | | | <u>PM Peak Hour</u> | | |
|--------------------|-------------------|----------------------|---------------------|-----------|------------|---------------------|-----------|------------|
| | | | <u>Total</u> | <u>In</u> | <u>Out</u> | <u>Total</u> | <u>In</u> | <u>Out</u> |
| Delivery Service | 10 deliveries/day | 20 | 2 | 1 | 1 | 2 | 1 | 1 |
| TOTAL TRIPS | | 20 | 2 | 1 | 1 | 2 | 1 | 1 |

VMT Worksheet Summary & Findings (without credits for Project featured TDM measures):

Project Daily Trips: 140 daily trips

Daily VMT = 920 daily VMT

Household VMT Impact = Not Applicable, less than 250 daily trips

Work VMT Impact = Not Applicable, less than 250 daily trips

Household VMT per capita impact is not significant.
Work VMT per employee impact is not significant.

As shown on the prior page, the Project will not have any household or work significant impacts. The VMT analysis results are shown on the attached VMT calculator pages (Attachment C).

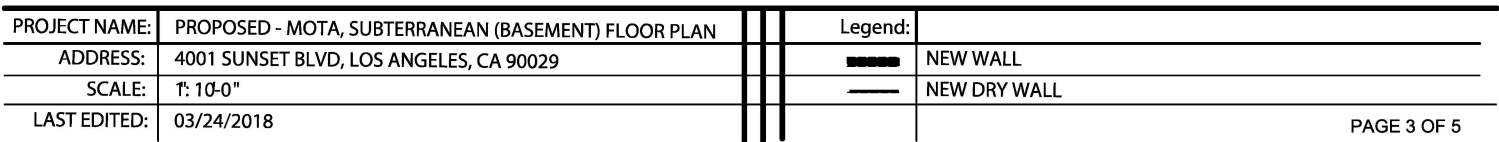
Additional Information:

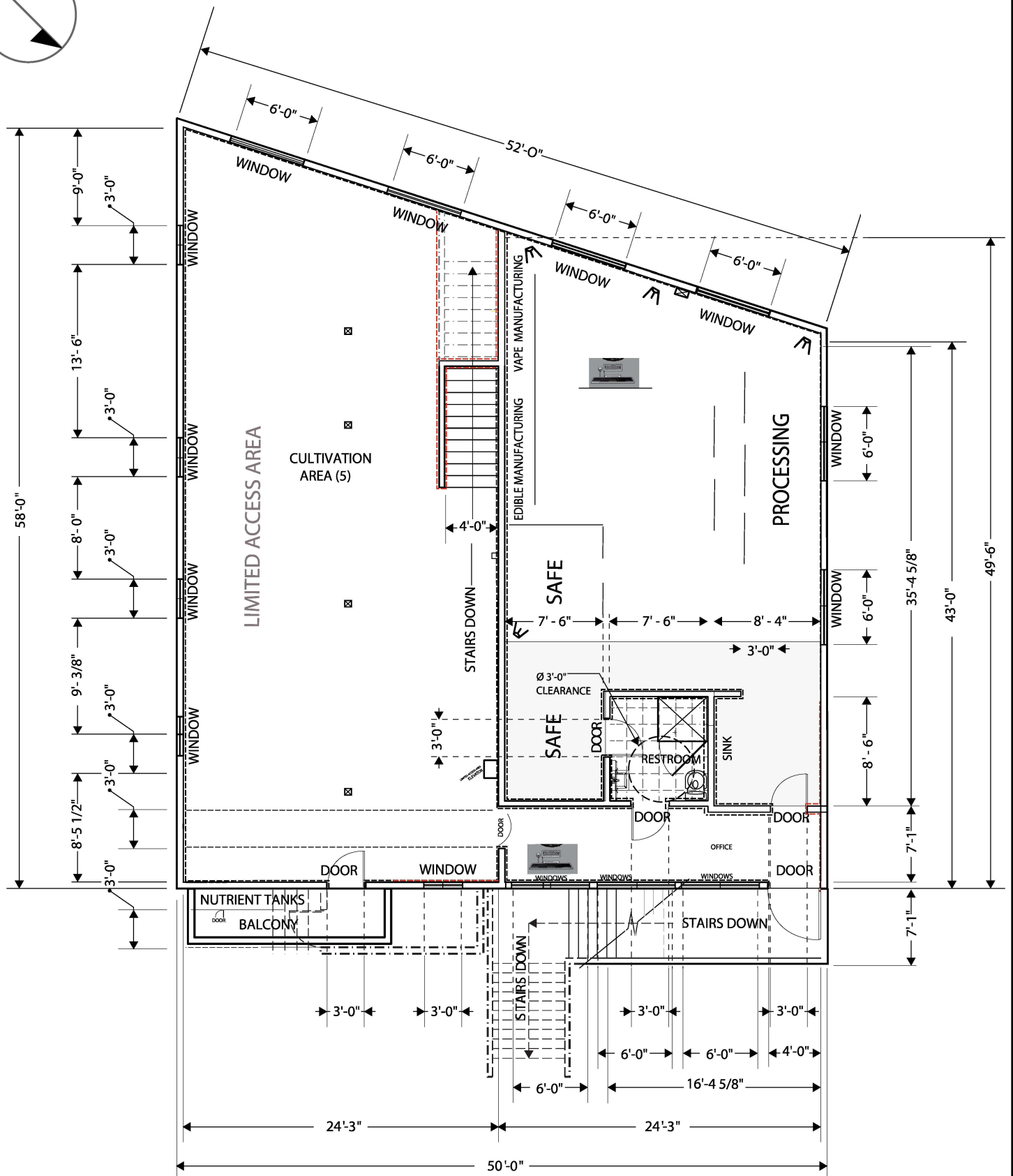
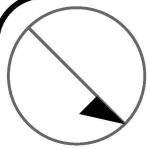
- The Project 's retail component is less than 50,000 square feet (1,273square feet).
- The Project will create fewer than 250 daily vehicle trips.
- There are no existing residential uses on the property.
- Site Plan Review is not triggered.
- There is less than 250 linear feet of frontage on West Sunset Boulevard.
- The Project does not encompass an entire block.

No further CEQA or Non-CEQA analysis should be required.

Attachment A

Site Plan





| | |
|---------------|---|
| PROJECT NAME: | PROPOSED - MOTÄ 2ND FLOOR PLAN |
| ADDRESS: | 4001 SUNSET BLVD, LOS ANGELES, CA 90029 |
| SCALE: | 1" = 10'-0" |
| LAST EDITED: | 03/24/2018 |

| | |
|---------|--------------|
| Legend: | |
| | NEW WALL |
| | NEW DRY WALL |

Attachment B

Area Transit Services

Appx. Project
Site Location

Attachment C

VMT Calculator Sheets & Results

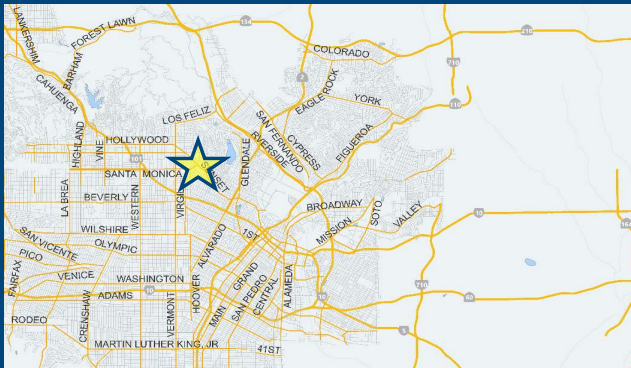
CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 4001 W Sunset Bl
 Scenario: [www](#)
 Address: 34.09264,-118.28036



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

☐ Yes ☐ No

Existing Land Use

| Land Use Type | Value | Unit |
|------------------------|-------|------|
| Housing Multi-Family | | DU |

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Proposed Project Land Use

| Land Use Type | Value | Unit |
|--|--------|---------|
| Industrial Manufacturing | | ksf |
| Retail Pharmacy/Drugstore | 1.273 | ksf |
| Industrial Manufacturing | 5.944 | ksf |
| (custom) Delivery Service Retail/Non-Retail | Retail | LU type |
| (custom) Delivery Service Residents | 0 | Person |
| (custom) Delivery Service Employees | 2 | Person |
| (custom) Delivery Service Daily | 20 | Trips |
| (custom) Delivery Service HBW-Attraction Sp | 3 | Percent |
| (custom) Delivery Service HBO-Attraction Spl | 52 | Percent |
| (custom) Delivery Service NHB-Attraction Spl | 23 | Percent |
| (custom) Delivery Service HBW-Production S | 22 | Percent |
| (custom) Delivery Service HBO-Production S | 0 | Percent |
| (custom) Delivery Service NHB-Production S | 0 | Percent |

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Project Screening Summary

| Existing Land Use | Proposed |
|---|----------------------------|
| 0 Daily Vehicle Trips | 140 Daily Vehicle Trips |
| 0 Daily VMT | 920 Daily VMT |
| Tier 1 Screening Criteria | |
| Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/> | |
| Tier 2 Screening Criteria | |
| The net increase in daily trips < 250 trips | 140 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 920 Net Daily VMT |
| The proposed project consists of only retail land uses ≤ 50,000 square feet total. | 1.273 ksf |
| The proposed project is not required to perform VMT analysis. | |

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

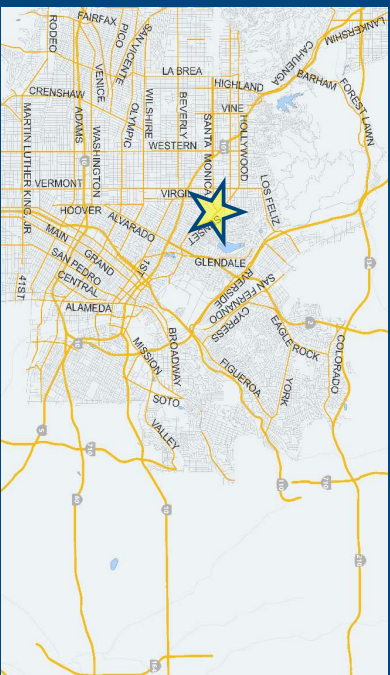


Project Information

Project: 4001 W Sunset Bl

Scenario:

Address: 34.09264, -118.28036



TDM Strategies

Select each section to show individual strategies
Use ☒ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

Max Home Based TDM Achieved? ☐ Proposed Project ☐ With Mitigation

Max Work Based TDM Achieved? ☐ No ☐ No

A Parking

Reduce Parking Supply ☐ city code parking provision for the project site

☐ Proposed Pj ☐ Mitigation ☐ actual parking provision for the project site

Unbundle Parking ☐ monthly parking cost (dollar) for the project site

☐ Proposed Pj ☐ Mitigation

Parking Cash-Out ☐ percent of employees eligible

☐ Proposed Pj ☐ Mitigation

Price Workplace Parking ☐ 6.00 daily parking charge (dollar)

☐ Proposed Pj ☐ Mitigation ☐ percent of employees subject to priced parking

Residential Area Parking ☐ 200 cost (dollar) of annual permit

☐ Permits ☐ Proposed Pj ☐ Mitigation

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

| Proposed Project Land Use Type | Value | Unit |
|--------------------------------|--------------------|---------|
| Retail Pharmacy/Drugstore | 1,273 | Ksf |
| Industrial Manufacturing | 5,944 | Ksf |
| (custom) Delivery Service | Retail | LU Type |
| (custom) Delivery Service | Residents | Person |
| (custom) Delivery Service | Employees | Trips |
| (custom) Delivery Service | Daily | Trips |
| (custom) Delivery Service | HBW-Attraction Sp | Percent |
| (custom) Delivery Service | HBO-Attraction Spi | Percent |
| (custom) Delivery Service | NHB-Attraction Spi | Percent |
| (custom) Delivery Service | HBW-Production S | Percent |
| (custom) Delivery Service | HBO-Production S | Percent |
| (custom) Delivery Service | NHB-Production S | Percent |

Analysis Results

| Proposed Project | With Mitigation |
|--------------------------|--------------------------|
| 140 | 140 |
| Daily Vehicle Trips | Daily Vehicle Trips |
| 920 | 920 |
| Daily VMT | Daily VMT |
| N/A | N/A |
| Household VMT per Capita | Household VMT per Capita |
| N/A | N/A |
| Work VMT per Employee | Work VMT per Employee |

Significant VMT Impact?

| | |
|---|---|
| Household: N/A Threshold = 7.2 15% Below APC | Household: N/A Threshold = 7.2 15% Below APC |
| Work: N/A Threshold = 12.7 15% Below APC | Work: N/A Threshold = 12.7 15% Below APC |

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 1, 2023
Project Name: 4001 W Sunset Bl
Project Scenario:
Project Address: 34.09264,-118.28036



Project Information

| Land Use Type | Value | Units |
|--------------------|--------------------------------------|------------|
| Housing | Single Family | 0 DU |
| | Multi Family | 0 DU |
| | Townhouse | 0 DU |
| | Hotel | 0 Rooms |
| | Motel | 0 Rooms |
| Affordable Housing | Family | 0 DU |
| | Senior | 0 DU |
| | Special Needs | 0 DU |
| | Permanent Supportive | 0 DU |
| | General Retail | 0.000 ksf |
| Retail | Furniture Store | 0.000 ksf |
| | Pharmacy/Drugstore | 1.273 ksf |
| | Supermarket | 0.000 ksf |
| | Bank | 0.000 ksf |
| | Health Club | 0.000 ksf |
| | High-Turnover Sit-Down Restaurant | 0.000 ksf |
| | Fast-Food Restaurant | 0.000 ksf |
| | Quality Restaurant | 0.000 ksf |
| | Auto Repair | 0.000 ksf |
| | Home Improvement | 0.000 ksf |
| Office | Free-Standing Discount Movie Theater | 0 Seats |
| | General Office | 0.000 ksf |
| | Medical Office | 0.000 ksf |
| | Light Industrial | 0.000 ksf |
| | Manufacturing | 5.944 ksf |
| Industrial | Warehousing/Self-Storage | 0.000 ksf |
| | University | 0 Students |
| | High School | 0 Students |
| | Middle School | 0 Students |
| | Elementary | 0 Students |
| School | Private School (K-12) | 0 Students |
| | Delivery Service | 20 Trips |
| Other | | |

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: June 1, 2023
Project Name: 4001 W Sunset Bl
Project Scenario:
Project Address: 34.09264,-118.28036



| Analysis Results | | | |
|---|---|-----------------|---|
| Total Employees: N/A | | | |
| Total Population: N/A | | | |
| Proposed Project | | With Mitigation | |
| 140 N/A | Daily Vehicle Trips Daily VMT | N/A N/A | Daily Vehicle Trips Daily VMT |
| N/A | Household VMT per Capita Work VMT per Employee | N/A | Household VMT per Capita Work VMT per Employee |
| N/A | | N/A | |
| Significant VMT Impact? | | | |
| APC: East Los Angeles | | | |
| Impact Threshold: 15% Below APC Average | | | |
| Household = 7.2 | | | |
| Work = 12.7 | | | |
| Proposed Project | | With Mitigation | |
| VMT Threshold | Impact | VMT Threshold | Impact |
| Household > 7.2 | N/A | Household > 7.2 | N/A |
| Work > 12.7 | N/A | Work > 12.7 | N/A |

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 1, 2023
Project Name: 4001 W Sunset Bl
Project Scenario:
Project Address: 34.09264, -118.28036



Version 1.3

| TDM Strategy Inputs | | | | |
|---------------------------|----------------------------------|------------------|-------------|--|
| Strategy Type | Description | Proposed Project | Mitigations | |
| Parking | Reduce parking supply | 0 | 0 | |
| | Unbundle parking | \$0 | \$0 | |
| | Parking cash-out | 0% | 0% | |
| | Price workplace parking | \$0.00 | \$0.00 | |
| | Residential area parking permits | 0% | 0% | |
| | | | | |
| (cont. on following page) | | | | |

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 1, 2023
Project Name: 4001 W Sunset Bl
Project Scenario:
Project Address: 34.09264, -118.28036



Version 1.3

| TDM Strategy Inputs, Cont. | | | | |
|----------------------------|---|---|--------------------------------------|----|
| Strategy Type | Description | Proposed Project | Mitigations | |
| Transit | Reduce transit headways | Reduction in headways (increase in frequency) (%) | 0% | 0% |
| | | Existing transit mode share (as a percent of total daily trips) | 0% | 0% |
| | | Lines within project site improved (<50%, >=50%) | 0 | 0 |
| | | Degree of implementation (low, medium, high) | 0 | 0 |
| | | Implement neighborhood shuttle | Employees and residents eligible (%) | 0% |
| Transit subsidies | Employees and residents eligible (%) | 0% | 0% | |
| | Amount of transit subsidy per passenger (daily equivalent) (\$) | \$0.00 | \$0.00 | |
| | Voluntary travel behavior change program | Employees and residents participating (%) | 0% | 0% |
| Education & Encouragement | Promotions and marketing | Employees and residents participating (%) | 0% | 0% |
| (cont. on following page) | | | | |

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 1, 2023
Project Name: 4001 W Sunset Bl
Project Scenario:
Project Address: 34.09264,-118.28036



Version 1.3

| TDM Strategy Inputs, Cont. | | | | |
|----------------------------|--|---|-------------|----|
| Strategy Type | Description | Proposed Project | Mitigations | |
| Commute Trip Reductions | Required commute trip reduction program | Employees participating (%) | 0% | 0% |
| | Alternative Work Schedules and Telecommute | Employees participating (%) | 0% | 0% |
| | | Type of program | 0 | 0 |
| | Employer sponsored vanpool or shuttle | Degree of implementation (low, medium, high) | 0 | 0 |
| | | Employees eligible (%) | 0% | 0% |
| | | Employer size (small, medium, large) | 0 | 0 |
| | Ride-share program | Employees eligible (%) | 0% | 0% |
| Shared Mobility | Car share | Car share project setting (Urban, Suburban, All Other) | 0 | 0 |
| | | Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No) | 0 | 0 |
| | School carpool program | Level of implementation (Low, Medium, High) | 0 | 0 |
| (cont. on following page) | | | | |

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: June 1, 2023
Project Name: 4001 W Sunset Bl
Project Scenario:
Project Address: 34.09264, -118.28036



Version 1.3

| TDM Strategy Inputs, Cont. | | | | |
|----------------------------|---|------------------|-------------|--|
| Strategy Type | Description | Proposed Project | Mitigations | |
| Bicycle Infrastructure | Implement/improve on-street bicycle facility | 0 | 0 | |
| | Include Bike parking per LAMC | 0 | 0 | |
| | Include secure bike parking and showers | 0 | 0 | |
| Neighborhood Enhancement | Streets with traffic calming | 0% | 0% | |
| | Traffic calming improvements | 0% | 0% | |
| | Traffic calming intersections with improvements (%) | 0% | 0% | |
| | Pedestrian network improvements | 0 | 0 | |

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: June 1, 2023
Project Name: 4001 W Sunset Bl
Project Scenario:
Project Address: 34.09264,-118.28036



Version 1.3

| TDM Adjustments by Trip Purpose & Strategy | | | | | | | | | | | | | |
|--|--|-----------|----------------------------|-----------|-----------------------------|-----------|-----------------------------|-----------|---------------------------------|-----------|---------------------------------|-----------|---|
| Place type: Compact Infill | | | | | | | | | | | | | |
| | Home Based Work Production | | Home Based Work Attraction | | Home Based Other Production | | Home Based Other Attraction | | Non-Home Based Other Production | | Non-Home Based Other Attraction | | Source |
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| Parking | Reduce parking supply | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | TDM Strategy Appendix, Parking sections 1 - 5 |
| | Unbundle parking | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Parking cash-out | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Price workplace parking | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Residential area parking permits | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | |
| Transit | Reduce transit headways | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | TDM Strategy Appendix, Transit sections 1 - 3 |
| | Implement neighborhood shuttle | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Transit subsidies | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| Education & Encouragement | Voluntary travel behavior change program | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | TDM Strategy Appendix, Education & Encouragement sections 1 - 2 |
| | Promotions and marketing | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| Commute Trip Reductions | Required commute trip reduction program | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4 |
| | Alternative Work Schedules and Telecommute Program | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Employer sponsored vanpool or shuttle | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Ride-share program | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Car-share | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Shared Mobility | Bike share | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | TDM Strategy Appendix, Shared Mobility sections 1 - 3 |
| | School carpool program | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: June 1, 2023
Project Name: 4001 W Sunset Bl
Project Scenario:
Project Address: 34.09264,-118.28036



TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

| | Home Based Work | | Home Based Work | | Home Based Other | | Home Based Other | | Non-Home Based Other | | Non-Home Based Other | |
|--|-----------------|-----------|-----------------|-----------|------------------|-----------|------------------|-----------|----------------------|-----------|----------------------|-----------|
| | Production | | Attraction | | Production | | Attraction | | Production | | Attraction | |
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| Bicycle Infrastructure Implement/ Improve on-street bicycle facility Include Bike parking per LAMC Include secure bike parking and showers | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Neighborhood Enhancement Traffic calming improvements Pedestrian network improvements | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3 | | | | | | | | | | | | |
| TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2 | | | | | | | | | | | | |

Final Combined & Maximum TDM Effect

| | Home Based Work | | Home Based Work | | Home Based Other | | Home Based Other | | Non-Home Based Other | | Non-Home Based Other | |
|------------------------|-----------------|-----------|-----------------|-----------|------------------|-----------|------------------|-----------|----------------------|-----------|----------------------|-----------|
| | Production | | Attraction | | Production | | Attraction | | Production | | Attraction | |
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| COMBINED TOTAL | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| MAX. TDM EFFECT | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

$$= \text{Minimum } (X\%, 1 - [(1-A)*(1-B)...])$$

where X%=

| | | | | |
|-------------------|-------|----------------|-----------------|----------|
| PLACE TYPE | urban | compact infill | suburban center | suburban |
| MAX: | 75% | 40% | 20% | 15% |

Note: (1-[(1-A)*(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: June 1, 2023
 Project Name: 4001 W Sunset Bl
 Project Scenario:
 Project Address: 34.09264, -118.28036



Version 1.3

MXD Methodology - Project Without TDM

| | Unadjusted Trips | MXD Adjustment | MXD Trips | Average Trip Length | Unadjusted VMT | MXD VMT |
|---------------------------------|------------------|----------------|-----------|---------------------|----------------|---------|
| Home Based Work Production | 4 | -50.0% | 2 | N/A | N/A | N/A |
| Home Based Other Production | 0 | 0.0% | 0 | N/A | N/A | N/A |
| Non-Home Based Other Production | 30 | 0.0% | 30 | N/A | N/A | N/A |
| Home-Based Work Attraction | 9 | -33.3% | 6 | N/A | N/A | N/A |
| Home-Based Other Attraction | 79 | -15.2% | 67 | N/A | N/A | N/A |
| Non-Home Based Other Attraction | 35 | 0.0% | 35 | N/A | N/A | N/A |

MXD Methodology with TDM Measures

| | <i>Proposed Project</i> | | | <i>Project with Mitigation Measures</i> | | |
|---------------------------------|-------------------------|---------------|-------------|---|-----------------|---------------|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | N/A | N/A | N/A | N/A | N/A | N/A |
| Home Based Other Production | N/A | N/A | N/A | N/A | N/A | N/A |
| Non-Home Based Other Production | N/A | N/A | N/A | N/A | N/A | N/A |
| Home-Based Work Attraction | N/A | N/A | N/A | N/A | N/A | N/A |
| Home-Based Other Attraction | N/A | N/A | N/A | N/A | N/A | N/A |
| Non-Home Based Other Attraction | N/A | N/A | N/A | N/A | N/A | N/A |

MXD VMT Methodology Per Capita & Per Employee

Total Population: N/A
 Total Employees: N/A

APC: East Los Angeles

| | <i>Proposed Project</i> | <i>Project with Mitigation Measures</i> |
|---|-------------------------|---|
| <i>Total Home Based Production VMT</i> | N/A | N/A |
| <i>Total Home Based Work Attraction VMT</i> | N/A | N/A |
| <i>Total Home Based VMT Per Capita</i> | N/A | N/A |
| <i>Total Work Based VMT Per Employee</i> | N/A | N/A |

VMT Calculator User Agreement

The Los Angeles Department of Transportation (LADOT), in partnership with the Department of City Planning and Fehr & Peers, has developed the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This application, the VMT Calculator, has been provided to You, the User, to assess vehicle miles traveled (VMT) outcomes of land use projects within the City of Los Angeles. The term “City” as used below shall refer to the City of Los Angeles. The terms “City” and “Fehr & Peers” as used below shall include their respective affiliates, subconsultants, employees, and representatives.

The City is pleased to be able to provide this information to the public. The City believes that the public is most effectively served when they are provided access to the technical tools that inform the public review process of private and public land use investments. However, in using the VMT Calculator, You agree to be bound by this VMT Calculator User Agreement (this Agreement).

VMT Calculator Application for the City of Los Angeles. The City’s consultant calibrated the VMT Calculator’s parameters in 2018 to estimate travel patterns of locations in the City, and validated those outcomes against empirical data. However, this calibration process is limited to locations within the City, and practitioners applying the VMT Calculator outside of the City boundaries should not apply these estimates without further calibration and validation of travel patterns to verify the VMT Calculator’s accuracy in estimating VMT in such other locations.

Limited License to Use. This Agreement gives You a limited, non-transferrable, non-assignable, and non-exclusive license to use and execute a copy of the VMT Calculator on a computer system owned, leased or otherwise controlled by You in Your own facilities, as set out below, provided You do not use the VMT Calculator in an unauthorized manner, and that You do not republish, copy, distribute, reverse-engineer, modify, decompile, disassemble, transfer, or sell any part of the VMT Calculator, and provided that You know and follow the terms of this Agreement. Your failure to follow the terms of this Agreement shall automatically terminate this license and Your right to use the VMT Calculator.

Ownership. You understand and acknowledge that the City owns the VMT Calculator, and shall continue to own it through Your use of it, and that no transfer of ownership of any kind is intended in allowing You to use the VMT Calculator.

Warranty Disclaimer. In spite of the efforts of the City and Fehr & Peers, some information on the VMT Calculator may not be accurate. The VMT Calculator, OUTPUTS AND ASSOCIATED DATA ARE PROVIDED “as is” WITHOUT WARRANTY OF ANY KIND, whether expressed, implied, statutory, or otherwise including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

Limitation of Liability. It is understood that the VMT Calculator is provided without charge. Neither the City nor Fehr & Peers can be responsible or liable for any information derived from its use, or for any delays, inaccuracies, incompleteness, errors or omissions arising out of your use of the VMT Calculator or with respect to the material contained in the VMT Calculator. You understand and agree that Your sole remedy against the City or Fehr & Peers for loss or damage caused by any defect or failure of the


VMT Calculator, regardless of the form of action, whether in contract, tort, including negligence, strict liability or otherwise, shall be the repair or replacement of the VMT Calculator to the extent feasible as determined solely by the City. In no event shall the City or Fehr & Peers be responsible to You or anyone else for, or have liability for any special, indirect, incidental or consequential damages (including, without limitation, damages for loss of business profits or changes to businesses costs) or lost data or downtime, however caused, and on any theory of liability from the use of, or the inability to use, the VMT Calculator, whether the data, and/or formulas contained in the VMT Calculator are provided by the City or Fehr & Peers, or another third party, even if the City or Fehr & Peers have been advised of the possibility of such damages.

This Agreement and License shall be governed by the laws of the State of California without regard to their conflicts of law provisions, and shall be effective as of the date set forth below and, unless terminated in accordance with the above or extended by written amendment to this Agreement, shall terminate on the earlier of the date that You are not making use of the VMT Calculator or one year after the beginning of Your use of the VMT Calculator.

By using the VMT Calculator, You hereby waive and release all claims, responsibilities, liabilities, actions, damages, costs, and losses, known and unknown, against the City and Fehr & Peers for Your use of the VMT Calculator.

Before making decisions using the information provided in this application, contact City LADOT staff to confirm the validity of the data provided.

Print and sign below, and submit to LADOT along with the transportation assessment Memorandum of Understanding (MOU).

| | |
|----------------|--|
| You, the User | |
| By: |  |
| Print Name: | <u>LIZ FLEMING</u> |
| Title: | <u>V.P.</u> |
| Company: | <u>OVERLAND TRAFFIC CONSULTANTS</u> |
| Address: | <u>952 MANHATTAN BCH BL #100, M.B.</u> |
| Phone: | <u>310-545-1235</u> |
| Email Address: | <u>liz@overlandtraffic.com</u> |
| Date: | <u>6-1-23</u> |

Appendix C

City of Los Angeles ZIMAS Parcel Profile Report



City of Los Angeles Department of City Planning

5/24/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1107 N SANBORN AVE
4001 W SUNSET BLVD
4003 W SUNSET BLVD

ZIP CODES

90029

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1995-357-CPU
CPC-1986-255
ORD-176825-SA26D
ORD-165167-SA1525
ORD-129279
ZA-1998-114-A
AFF-5773
AFF-32180

Address/Legal Information

| | |
|------------------------------|------------------------|
| PIN Number | 145-5A201 293 |
| Lot/Parcel Area (Calculated) | 2,492.4 (sq ft) |
| Thomas Brothers Grid | PAGE 594 - GRID B5 |
| Assessor Parcel No. (APN) | 5429010029 |
| Tract | HYPERION TRACT |
| Map Reference | M B 16-141 (SHT 2) |
| Block | None |
| Lot | 177 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 145-5A201 145-5A203 |

Jurisdictional Information

| | |
|--------------------------|--|
| Community Plan Area | Silver Lake - Echo Park - Elysian Valley |
| Area Planning Commission | East Los Angeles |
| Neighborhood Council | Silver Lake |
| Council District | CD 13 - Hugo Soto-Martinez |
| Census Tract # | 1954.00 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

| | |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

Planning and Zoning Information

| | |
|--|---|
| Special Notes | None |
| Zoning | [Q]C2-1VL |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles |
| General Plan Land Use | Neighborhood Commercial |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | None |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Other Historic Survey Information | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | General (RBPA) |

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.

| | |
|--------------------------------------|---------------|
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas | Yes |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Medium-High |
| Non-Residential Market Area | High |
| Transit Oriented Communities (TOC) | Tier 3 |
| ED 1 Eligibility | Eligible Site |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | No |
| 500 Ft Park Zone | No |

Assessor Information

| | |
|------------------------------------|---|
| Assessor Parcel No. (APN) | 5429010029 |
| APN Area (Co. Public Works)* | 0.123 (ac) |
| Use Code | 1210 - Commercial - Store Combination - Store and Residential Combination - One Story |
| Assessed Land Val. | \$179,147 |
| Assessed Improvement Val. | \$140,177 |
| Last Owner Change | 05/13/2002 |
| Last Sale Amount | \$0 |
| Tax Rate Area | 13 |
| Deed Ref No. (City Clerk) | 6-654 |
| | 1625354 |
| | 1332816 |
| | 1311931-33 |
| | 1093242 |
| Building 1 | |
| Year Built | 1911 |
| Building Class | D35 |
| Number of Units | 2 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 3,360.0 (sq ft) |
| Building 2 | |
| Year Built | 1921 |
| Building Class | D35 |
| Number of Units | 3 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 2,208.0 (sq ft) |
| 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: 5429010029] |

Additional Information

| | |
|-----------------------------|------|
| Airport Hazard | None |
| Coastal Zone | None |
| Santa Monica Mountains Zone | No |

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

| | |
|---|--------------------|
| 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 | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | Yes |
| Wells | None |

Seismic Hazards

| | |
|--------------------------------------|---------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 0.1320546 |
| Nearest Fault (Name) | Upper Elysian Park |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 1.30000000 |
| Slip Geometry | Reverse |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 3.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 50.00000000 |
| Maximum Magnitude | 6.40000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Inundation Zone | 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: 5429010029] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | N/A |
| SB 166 Units | 0.41 Units, Above Moderate |
| Housing Use within Prior 5 Years | Yes |

Public Safety

| | |
|--------------------|-----------|
| Police Information | |
| Bureau | Central |
| Division / Station | Northeast |

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

| | |
|-----------------------------|------|
| Reporting District | 1171 |
| Fire Information | |
| Bureau | West |
| Battalion | 5 |
| District / Fire Station | 35 |
| 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-1995-357-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | SILVERLAKE/ECHO PARK COMMUNITY PLAN UPDATE PROGRAM (CPU) - THESILVERLAKE/ECHO PARK COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II(7-1-95 TO 12-31-96) |
| Case Number: | CPC-1986-255 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION. |
| Case Number: | ZA-1998-114-A |
| Required Action(s): | A-PRIVATE STREET MODIFICATIONS (1ST REQUEST) |
| Project Descriptions(s): | APPEAL FOR A BUILDING AND SAFETY ORDER TO COMPLY NO. 514863 FOR CIRCUS OF BOOKS LOCATED AT 4001 SUNSET BL AS AN "ADULT BOOKSTORE". |

DATA NOT AVAILABLE

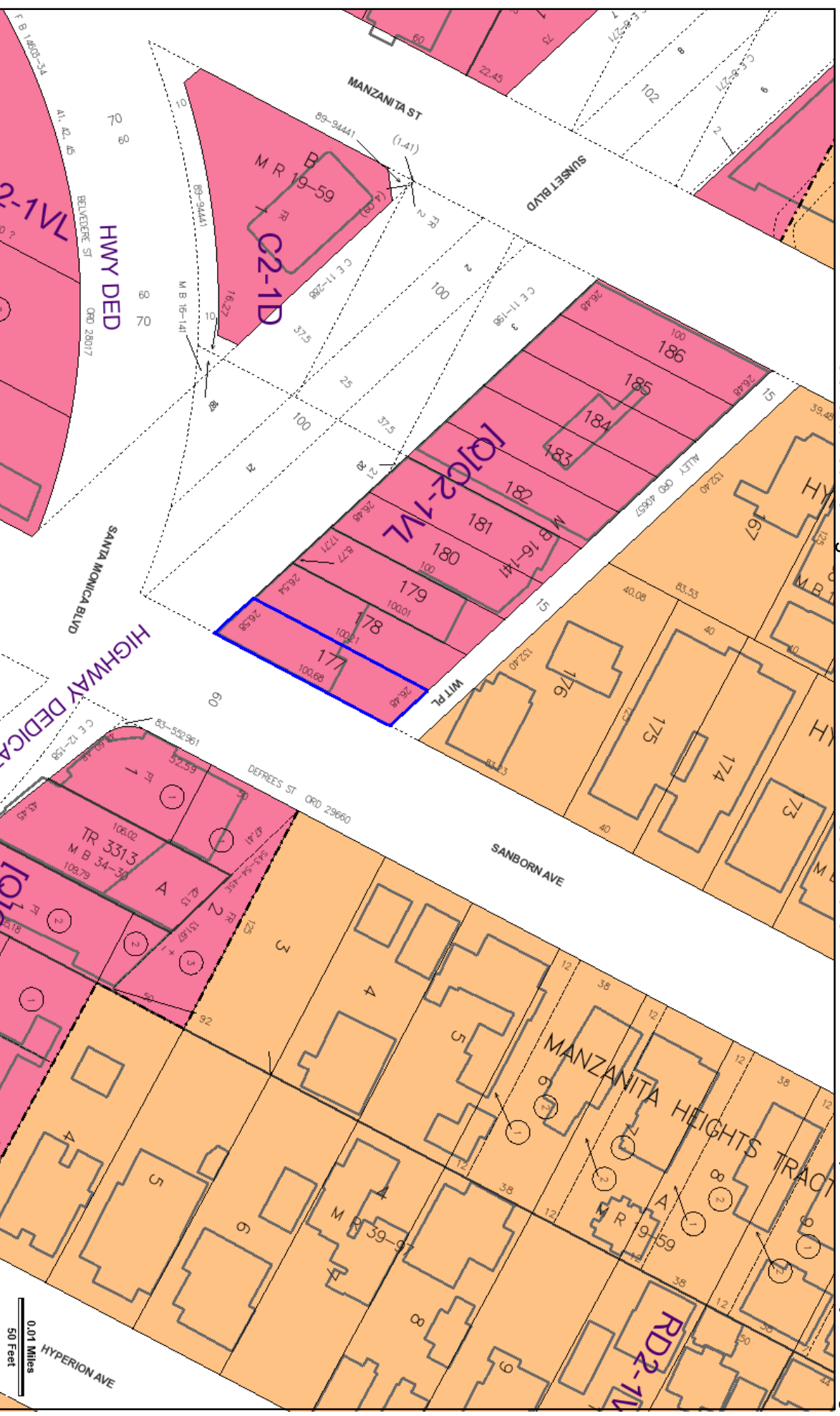
ORD-176825-SA26D
ORD-165167-SA1525
ORD-129279
AFF-5773
AFF-32180

ZIMAS PUBLIC

Generalized Zoning

05/24/2023

City of Los Angeles
Department of City Planning



Address: 4001 W SUNSET BLVD

APN: 5429010029

PIN #: 145-5A201 293

Tract: HYPERION TRACT

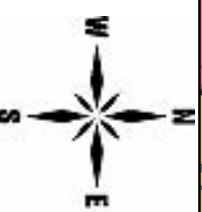
Block: None

Lot: 177

Arb: None









Zoning: [C]C2-1V

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 3 |
|  | Tier 2 |  | Tier 4 |

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

| | | | | | |
|---|------------------------|---|-----------------------|--|-------------------------------------|
|  | Lot Line |  | 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 |
|  | Building Outlines 2020 |  | Tract Map | | |
|  | Building Outlines 2017 |  | Parcel Map | | |



City of Los Angeles Department of City Planning

5/24/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4007 W SUNSET BLVD
4005 W SUNSET BLVD

ZIP CODES

90029

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1995-357-CPU
CPC-1986-255
ORD-176825-SA26D
ORD-165167-SA1525
ORD-129279
ZA-1998-114-A
AFF-32180

Address/Legal Information

| | |
|------------------------------|------------------------|
| PIN Number | 145-5A201 290 |
| Lot/Parcel Area (Calculated) | 2,500.1 (sq ft) |
| Thomas Brothers Grid | PAGE 594 - GRID B5 |
| Assessor Parcel No. (APN) | 5429010029 |
| Tract | HYPERION TRACT |
| Map Reference | M B 16-141 (SHT 2) |
| Block | None |
| Lot | 178 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 145-5A201 145-5A203 |

Jurisdictional Information

| | |
|--------------------------|--|
| Community Plan Area | Silver Lake - Echo Park - Elysian Valley |
| Area Planning Commission | East Los Angeles |
| Neighborhood Council | Silver Lake |
| Council District | CD 13 - Hugo Soto-Martinez |
| Census Tract # | 1954.00 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

| | |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

Planning and Zoning Information

| | |
|--|---|
| Special Notes | None |
| Zoning | [Q]C2-1VL |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles |
| General Plan Land Use | Neighborhood Commercial |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | None |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Other Historic Survey Information | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | General (RBPA) |

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.

| | |
|--------------------------------------|---------------|
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas | Yes |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Medium-High |
| Non-Residential Market Area | High |
| Transit Oriented Communities (TOC) | Tier 3 |
| ED 1 Eligibility | Eligible Site |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | No |
| 500 Ft Park Zone | No |

Assessor Information

| | |
|------------------------------------|---|
| Assessor Parcel No. (APN) | 5429010029 |
| APN Area (Co. Public Works)* | 0.123 (ac) |
| Use Code | 1210 - Commercial - Store Combination - Store and Residential Combination - One Story |
| Assessed Land Val. | \$179,147 |
| Assessed Improvement Val. | \$140,177 |
| Last Owner Change | 05/13/2002 |
| Last Sale Amount | \$0 |
| Tax Rate Area | 13 |
| Deed Ref No. (City Clerk) | 6-654 |
| | 1625354 |
| | 1332816 |
| | 1311931-33 |
| | 1093242 |
| Building 1 | |
| Year Built | 1911 |
| Building Class | D35 |
| Number of Units | 2 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 3,360.0 (sq ft) |
| Building 2 | |
| Year Built | 1921 |
| Building Class | D35 |
| Number of Units | 3 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 2,208.0 (sq ft) |
| 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: 5429010029] |

Additional Information

| | |
|-----------------------------|------|
| Airport Hazard | None |
| Coastal Zone | None |
| Santa Monica Mountains Zone | No |

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

| | |
|---|--------------------|
| 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 | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | Yes |
| Wells | None |

Seismic Hazards

| | |
|--------------------------------------|---------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 0.13124688 |
| Nearest Fault (Name) | Upper Elysian Park |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 1.30000000 |
| Slip Geometry | Reverse |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 3.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 50.00000000 |
| Maximum Magnitude | 6.40000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Inundation Zone | 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: 5429010029] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | N/A |
| SB 166 Units | N/A |
| Housing Use within Prior 5 Years | Yes |

Public Safety

| | |
|--------------------|-----------|
| Police Information | |
| Bureau | Central |
| Division / Station | Northeast |

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| | |
|-----------------------------|------|
| Reporting District | 1171 |
| Fire Information | |
| Bureau | West |
| Battalion | 5 |
| District / Fire Station | 35 |
| 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-1995-357-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | SILVERLAKE/ECHO PARK COMMUNITY PLAN UPDATE PROGRAM (CPU) - THESILVERLAKE/ECHO PARK COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II(7-1-95 TO 12-31-96) |
| Case Number: | CPC-1986-255 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION. |
| Case Number: | ZA-1998-114-A |
| Required Action(s): | A-PRIVATE STREET MODIFICATIONS (1ST REQUEST) |
| Project Descriptions(s): | APPEAL FOR A BUILDING AND SAFETY ORDER TO COMPLY NO. 514863 FOR CIRCUS OF BOOKS LOCATED AT 4001 SUNSET BL AS AN "ADULT BOOKSTORE". |

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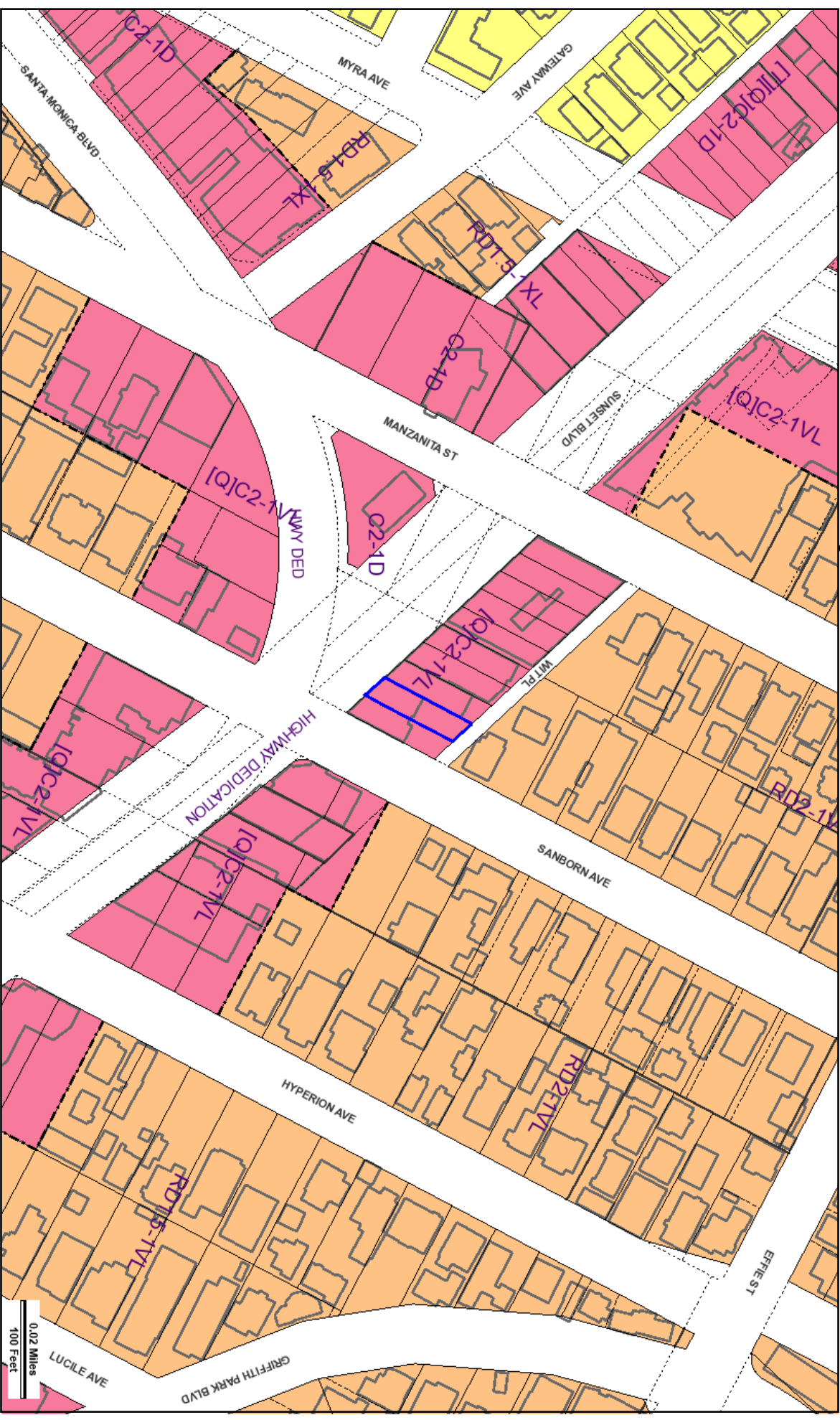
ORD-176825-SA26D
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ZIMAS PUBLIC

Generalized Zoning

05/24/2023

City of Los Angeles
Department of City Planning



Address: 4007 W SUNSET BLVD

APN: 5429010029

PIN #: 145-5A201 290

Tract: HYPERION TRACT

Block: None

Lot: 178

Arb: None









Zoning: [Q]C2-1VL

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 |
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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
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- 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
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- Major Highway I
- Major Highway II
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- Parkway
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- Scenic Divided Major Highway II
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- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

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


























MISC. LINES

- Airport Boundary
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

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) |
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| DMV DMV Office |  Police Station (Proposed) |  School Unspecified Loc/Type (Proposed) |
| DWP DWP |  Police Training site |  Skill Center |
|  DWP Pumping Station | PO Post Office |  Social Services |
|  Equestrian Center |  Power Distribution Station |  Special Feature |
|  Fire Department Headquarters |  Power Distribution Station (Proposed) |  Special Recreation (a) |
|  Fire Station |  Power Receiving Station |  Special School Facility |
|  Fire Station (Proposed Expansion) |  Power Receiving Station (Proposed) |  Special School Facility (Proposed) |
|  Fire Station (Proposed) | C Private College |  Steam Plant |
|  Fire Supply & Maintenance | E Private Elementary School |  Surface Mining |
|  Fire Training Site |  Private Golf Course |  Trail & Assembly Area |
|  Fireboat Station |  Private Golf Course (Proposed) |  Trail & Assembly Area (Proposed) |
|  Health Center / Medical Facility | JH Private Junior High School | UTL Utility Yard |
|  Helistop | PS Private Pre-School |  Water Tank Reservoir |
|  Historic Monument |  Private Recreation & Cultural Facility |  Wildlife Migration Corridor |
|  Historical / Cultural Monument | SH Private Senior High School |  Wildlife Preserve Gate |
|  Horsekeeping Area | SF Private Special School | |
|  Horsekeeping Area (Proposed) |  Public Elementary (Proposed Expansion) | |

SCHOOLS/PARKS WITH 500 FT. BUFFER

| | | | | | |
|---|---------------------------|---|----------------------------------|---|--------------------------|
|  | Existing School/Park Site |  | Planned School/Park Site |  | Inside 500 Ft. Buffer |
|  | Aquatic Facilities |  | Other Facilities |  | Opportunity School |
|  | Beaches |  | Park / Recreation Centers |  | Charter School |
|  | Child Care Centers |  | Parks |  | Elementary School |
|  | Dog Parks |  | Performing / Visual Arts Centers |  | Span School |
|  | Golf Course |  | Recreation Centers |  | Special Education School |
|  | Historic Sites |  | Senior Citizen Centers |  | High School |
|  | Horticulture/Gardens | | |  | Middle School |
|  | Skate Parks | | |  | Early Education Center |

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)








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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

| | | | | | |
|---|------------------------|---|-----------------------|--|-------------------------------------|
|  | Lot Line |  | 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 |
|  | Building Outlines 2020 |  | Tract Map | | |
|  | Building Outlines 2017 |  | Parcel Map | | |

Appendix D

Background Information and Maps

MOTA

0.5-mile radius map



Legend

- 4001 Sunset Blvd
- MOTA

MOTA
150-foot radius map



- Legend**
- 4001 Sunset Blvd
 - MOTA

Google Earth

200 ft

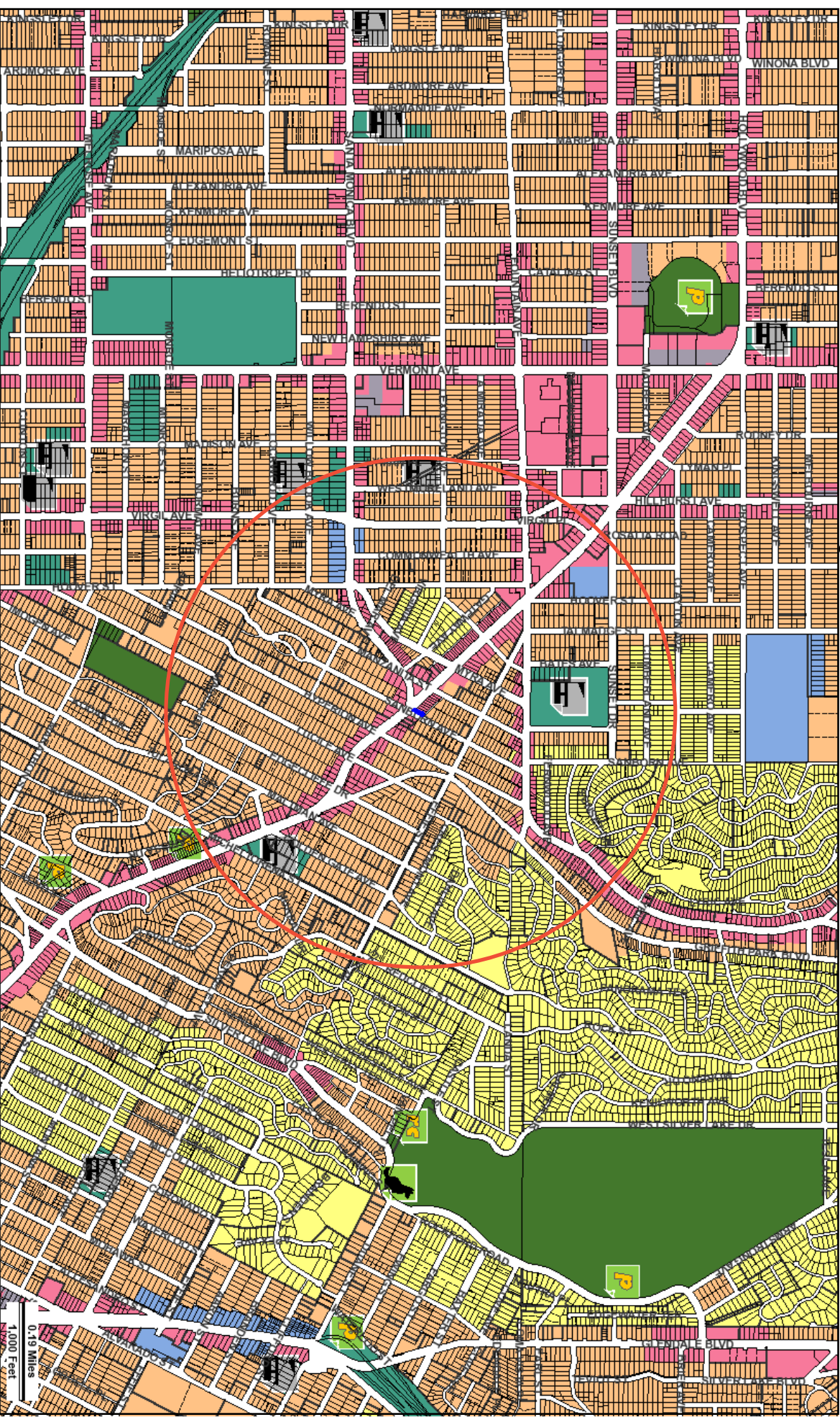


ZIMAS PUBLIC

Generalized Zoning

05/24/2023

City of Los Angeles
Department of City Planning



Address: 4001 W SUNSET BLVD

APN: 5429010029

PIN #: 145-5A201 293

Tract: HYPERION TRACT

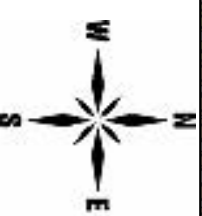
Block: None

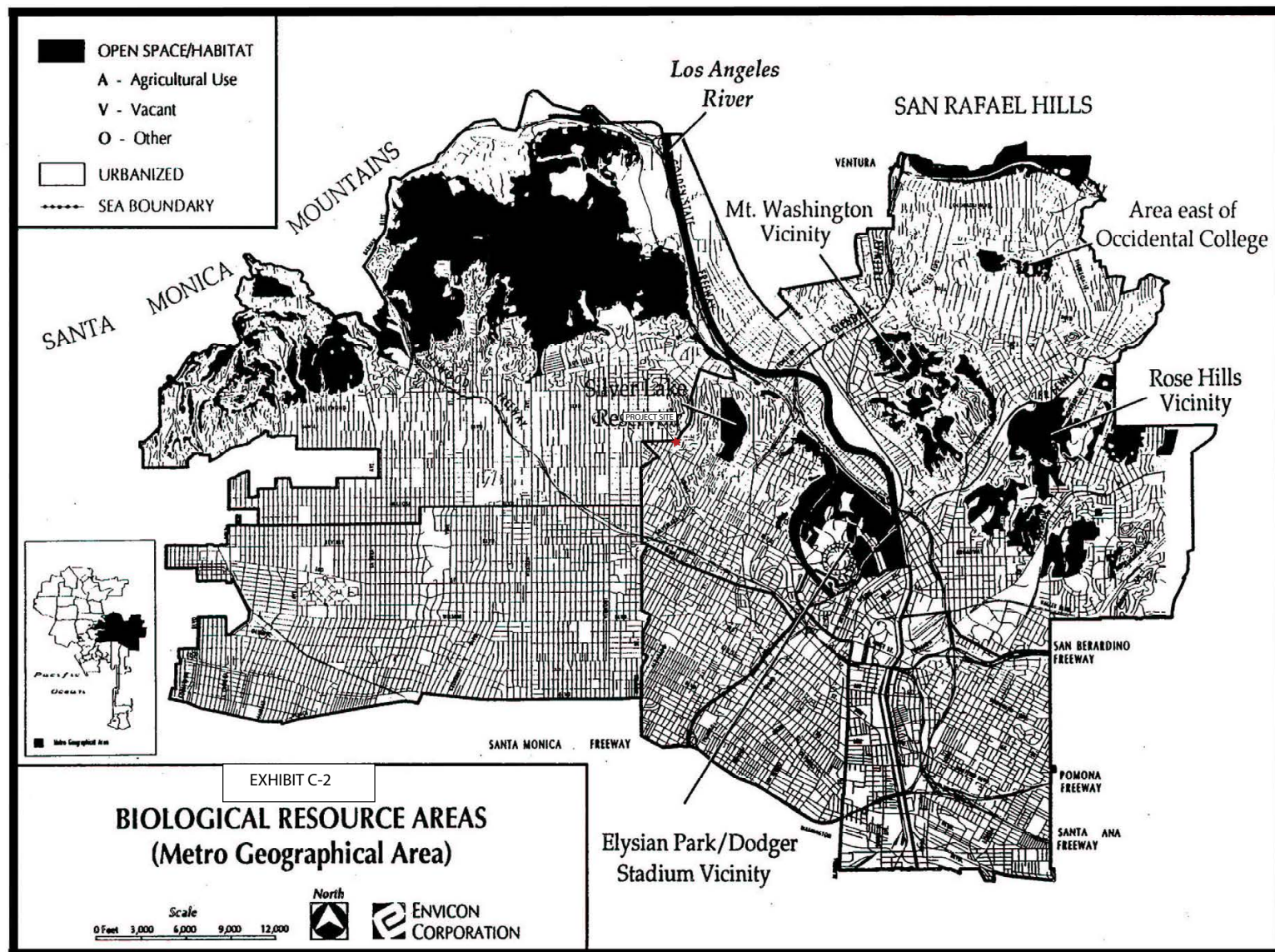
Lot: 177

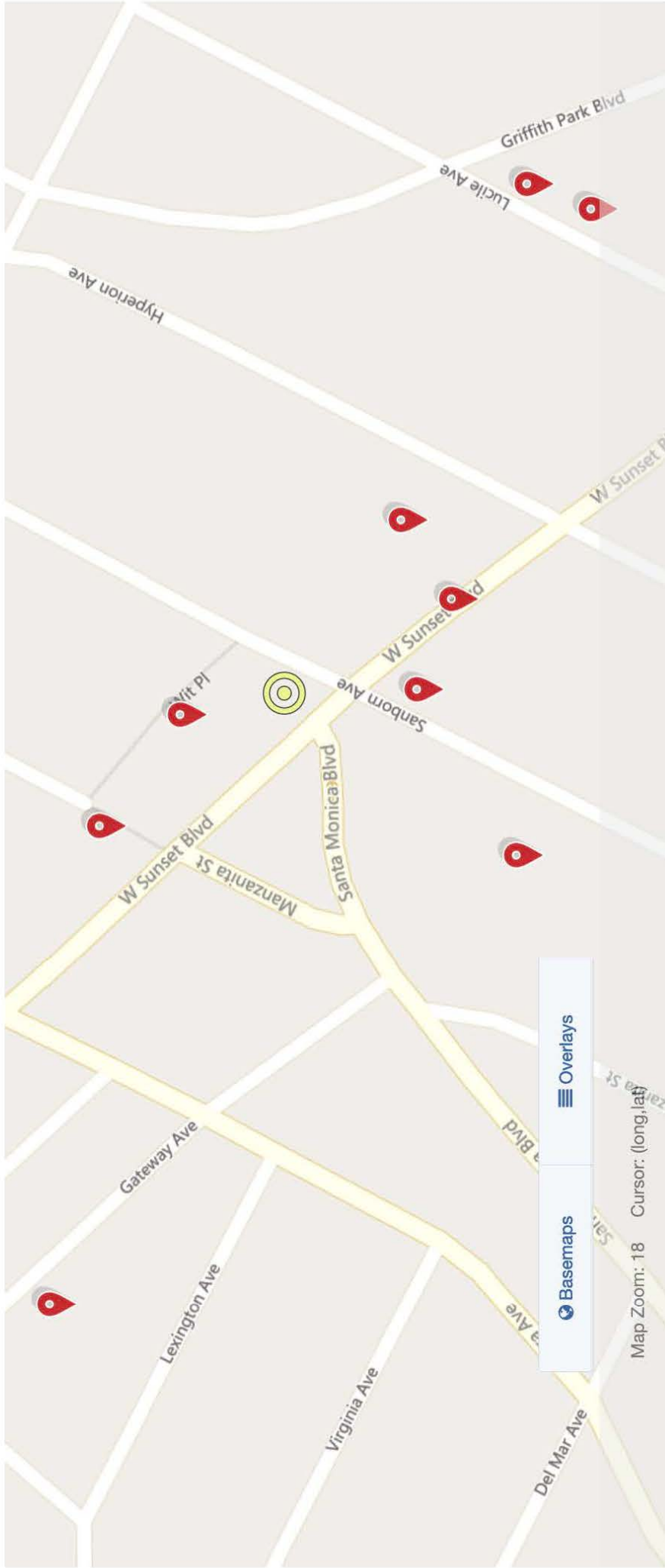
Arb: None

Zoning: [Q]C2-1VL

General Plan: Neighborhood Commercial







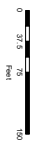
SurveyLA



SurveyLA is the first comprehensive program to identify significant historic resources throughout the City of Los Angeles, and is scheduled to be completed in 2017. HistoricPlacesLA includes SurveyLA data published to date. Find out more about SurveyLA at: <http://www.preservation.lacity.org/survey>

Office of Historic Resources

Office of Historic Resources
Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
(213) 847-3676 phone
Email: planning.historicplacesla@lacity.org
<http://www.preservation.lacity.org>



NOTES:



CENTRAL DISTRICT SEWER WYE MAP

- Legend:**
 - Green line: Sewer Line
 - Blue line: Water Line
 - Red line: Gas Line
 - Yellow line: Electric Line
 - Orange line: Telecommunications Line
 - Black line: Other Utility Line
 - Red circle: Manhole
 - Blue circle: Valve
 - Green circle: Meter
 - Yellow circle: Transformer
 - Orange circle: Telecommunications Cabinet
 - Black circle: Other Utility Structure
 - Red rectangle: Sewer Access Point
 - Blue rectangle: Water Access Point
 - Green rectangle: Gas Access Point
 - Yellow rectangle: Electric Access Point
 - Orange rectangle: Telecommunications Access Point
 - Black rectangle: Other Utility Access Point



Plotted Date: 11/17/2017
Revised :

145-56203



0 37.5 75 150

NOTES:

ENGINEERING
CITY OF LOS ANGELES

SEWER LINES
STREETS
LAND DEVELOPMENT

LAND DEVELOPMENT
AND GIS DIVISION

Plotted Date: 11/17/2017
Revised:

145-56201



National Wetlands Inventory

surface waters and wetlands

ABOUT

GET DATA

PRINT

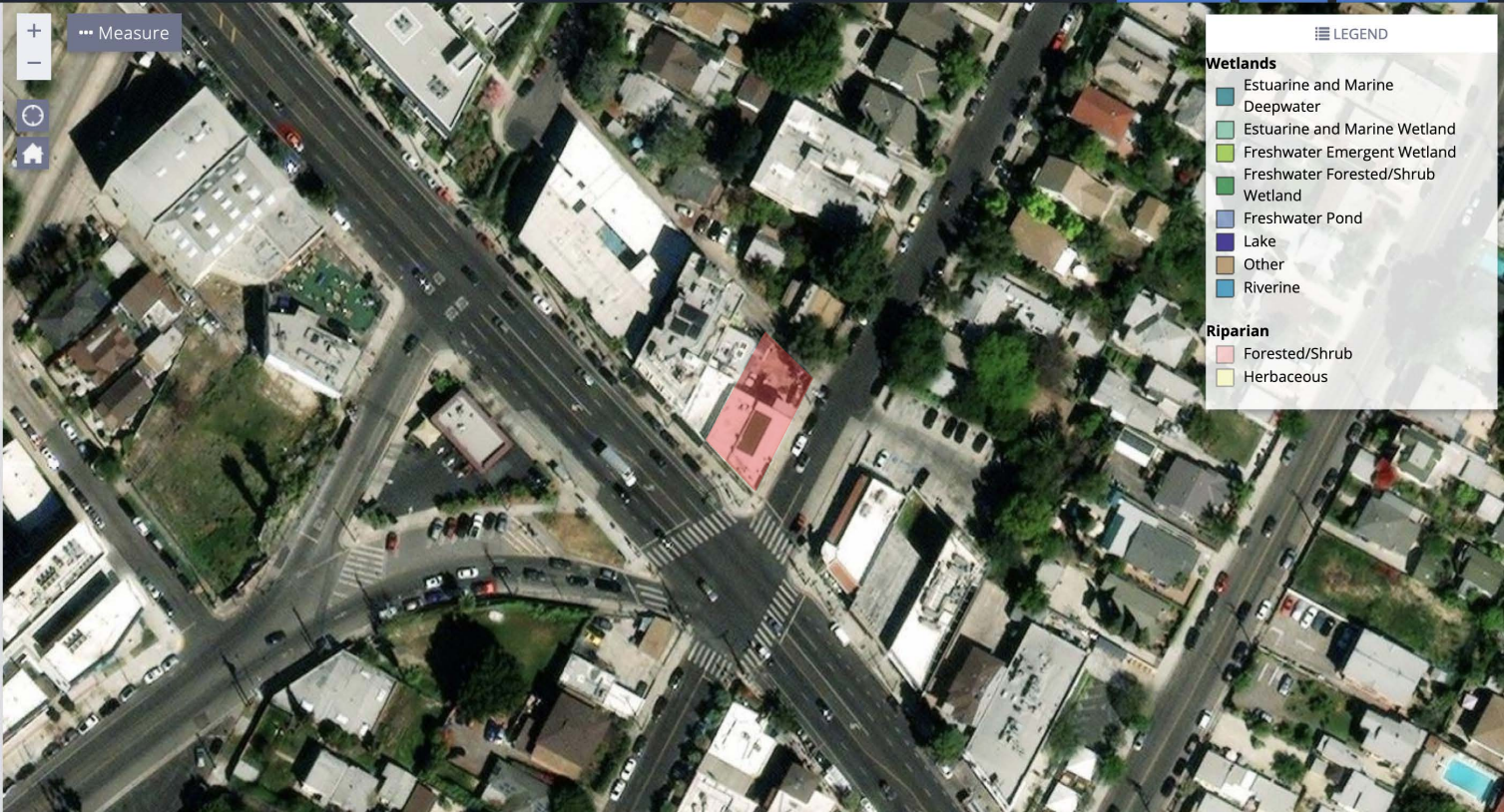
FIND LOCATION

BASEMAPS >

MAP LAYERS >

- ☒ Wetlands 1 2
- ☒ Riparian 1 2
- ☐ Riparian Mapping Areas 1 2
- ☒ Data Source 1 2
 - ☐ Source Type
 - ☐ Image Scale
 - ☐ Image Year
- ☐ Areas of Interest 2
- ☐ FWS Managed Lands 1 2
- ☐ Historic Wetland Data 1 2

 = Project Site





City of Los Angeles Department of City Planning

10/25/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1107 N SANBORN AVE
4001 W SUNSET BLVD
4003 W SUNSET BLVD

ZIP CODES

90029

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1995-357-CPU
CPC-1986-255
ORD-176825-SA26D
ORD-165167-SA1525
ORD-129279
ZA-1998-114-A
ENV-2003-7281-MND
AFF-5773
AFF-32180

Address/Legal Information

| | |
|------------------------------|------------------------|
| PIN Number | 145-5A201 293 |
| Lot/Parcel Area (Calculated) | 2,492.4 (sq ft) |
| Thomas Brothers Grid | PAGE 594 - GRID B5 |
| Assessor Parcel No. (APN) | 5429010029 |
| Tract | HYPERION TRACT |
| Map Reference | M B 16-141 (SHT 2) |
| Block | None |
| Lot | 177 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 145-5A201 145-5A203 |

Jurisdictional Information

| | |
|--------------------------|--|
| Community Plan Area | Silver Lake - Echo Park - Elysian Valley |
| Area Planning Commission | East Los Angeles |
| Neighborhood Council | Silver Lake |
| Council District | CD 13 - Hugo Soto-Martinez |
| Census Tract # | 1954.00 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

| | |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

Planning and Zoning Information

| | |
|--|---|
| Special Notes | None |
| Zoning | [Q]C2-1VL |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 |
| General Plan Land Use | Neighborhood Commercial |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | None |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | 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 |
| RIO: River Implementation Overlay | No |

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

| | |
|------------------------------------|---------------|
| SN: Sign District | No |
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas | Yes |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Medium-High |
| Non-Residential Market Area | High |
| Transit Oriented Communities (TOC) | Tier 3 |
| ED 1 Eligibility | Eligible Site |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | None |
| 500 Ft Park Zone | None |

Assessor Information

| | |
|------------------------------------|---|
| Assessor Parcel No. (APN) | 5429010029 |
| APN Area (Co. Public Works)* | 0.123 (ac) |
| Use Code | 1210 - Commercial - Store Combination - Store and Residential Combination - One Story |
| Assessed Land Val. | \$179,147 |
| Assessed Improvement Val. | \$145,839 |
| Last Owner Change | 05/13/2002 |
| Last Sale Amount | \$0 |
| Tax Rate Area | 13 |
| Deed Ref No. (City Clerk) | 6-654 |
| | 1625354 |
| | 1332816 |
| | 1311931-33 |
| | 1093242 |
| Building 1 | |
| Year Built | 1911 |
| Building Class | D35 |
| Number of Units | 2 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 3,360.0 (sq ft) |
| Building 2 | |
| Year Built | 1921 |
| Building Class | D35 |
| Number of Units | 3 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 2,208.0 (sq ft) |
| 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: 5429010029] |

Additional Information

| | |
|-------------------------------------|-----------------|
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |

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| | |
|---|---|
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | No |
| Methane Hazard Site | None |
| 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 |
| Monarch Butterfly Potential | No |
| Seismic Hazards | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 0.1320546 |
| Nearest Fault (Name) | Upper Elysian Park |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 1.30000000 |
| Slip Geometry | Reverse |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 3.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 50.00000000 |
| Maximum Magnitude | 6.40000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | None |
| 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: 5429010029] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | N/A |
| SB 166 Units | 0.41 Units, Above Moderate |
| Housing Use within Prior 5 Years | Yes |
| Public Safety | |
| Police Information | |
| Bureau | Central |

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| | |
|-----------------------------|-----------|
| Division / Station | Northeast |
| Reporting District | 1171 |
| Fire Information | |
| Bureau | West |
| Battalion | 5 |
| District / Fire Station | 35 |
| Red Flag Restricted Parking | No |

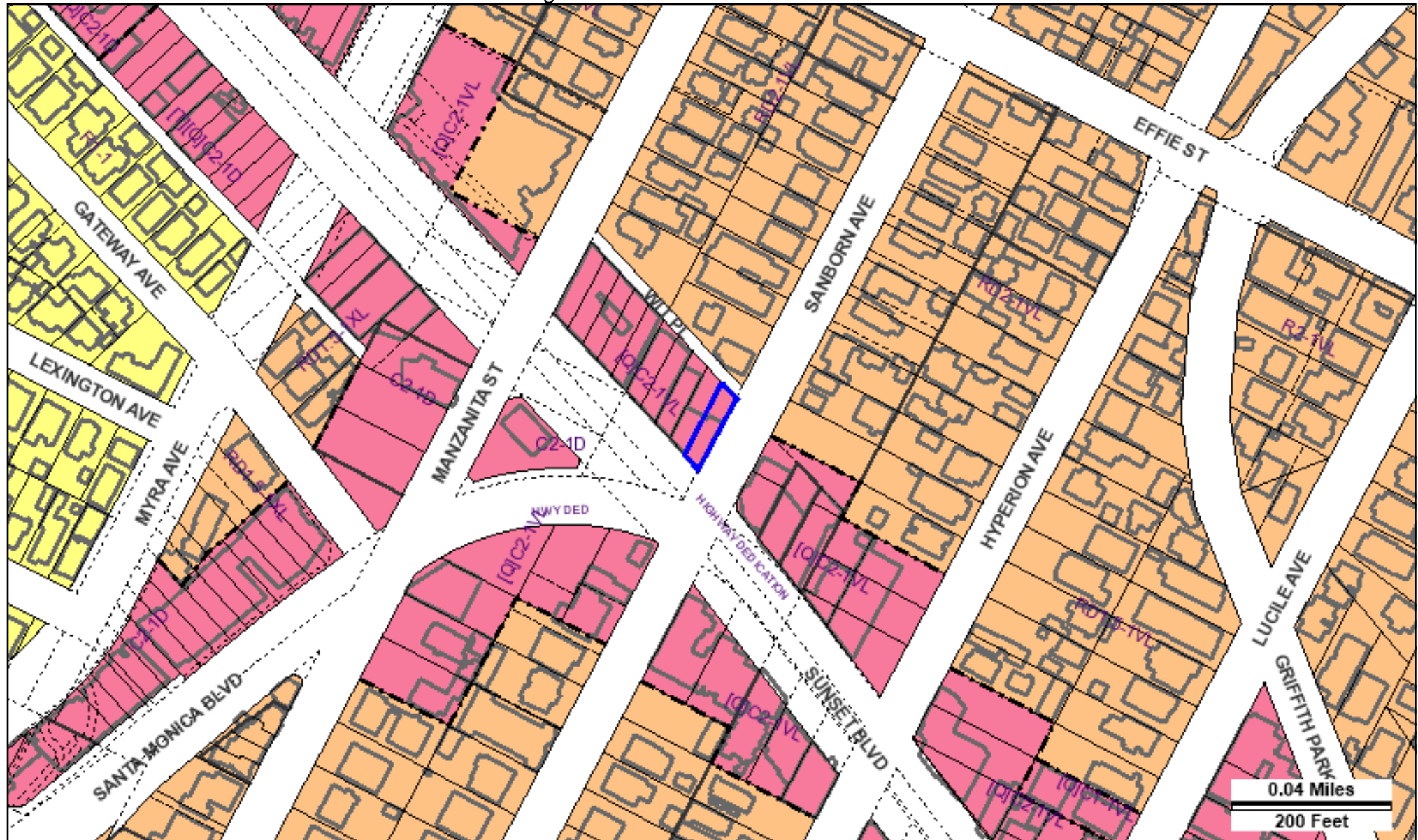
CASE SUMMARIES

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

| | |
|--------------------------|---|
| Case Number: | CPC-1995-357-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | SILVERLAKE/ECHO PARK COMMUNITY PLAN UPDATE PROGRAM (CPU) - THESILVERLAKE/ECHO PARK COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II(7-1-95 TO 12-31-96) |
| Case Number: | CPC-1986-255 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION. |
| Case Number: | ZA-1998-114-A |
| Required Action(s): | A-PRIVATE STREET MODIFICATIONS (1ST REQUEST) |
| Project Descriptions(s): | APPEAL FOR A BUILDING AND SAFETY ORDER TO COMPLY NO. 514863 FOR CIRCUS OF BOOKS LOCATED AT 4001 SUNSET BL AS AN "ADULT BOOKSTORE". |
| Case Number: | ENV-2003-7281-MND |
| Required Action(s): | MND-MITIGATED NEGATIVE DECLARATION |
| Project Descriptions(s): | Silver Lake-Echo Park Community Plan Update |

DATA NOT AVAILABLE

ORD-176825-SA26D
ORD-165167-SA1525
ORD-129279
AFF-5773
AFF-32180



Address: 4001 W SUNSET BLVD

APN: 5429010029

PIN #: 145-5A201 293

Tract: HYPERION TRACT

Block: None

Lot: 177

Arb: None









Zoning: [Q]C2-1VL

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) |
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|  Community Park (Proposed) |  Neighborhood Park (Proposed Expansion) |  Regional Library (Proposed) |
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|  Cultural / Historical Site |  Police Station |  Scenic View Site (Proposed) |
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| 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) |
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|  Fire Station (Proposed Expansion) |  Power Receiving Station (Proposed) |  Special School Facility (Proposed) |
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|  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 | |