

**Notice of Exemption**

**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:

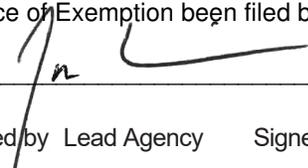
Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15332 and does not require further analysis based on the exceptions in CEQA Guidelines 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  
COMMISSION

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PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

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Commission Executive Assistant  
(213) 978-0738

**City of Los Angeles**  
CALIFORNIA



Karen Bass  
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.

<b>DCR Core Record No.:</b>	101805
<b>Applicant Name:</b>	Mota, Inc.
<b>DCR Record No. / Activities Requested:</b>	LA-R-24-101805-ANN / Retail w/ on-site sales (Type 10)
<b>Proposed Project:</b>	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.
<b>Business Premises Address/ Project Location:</b>	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
<b>LAMC Section / "Phase":</b>	LAMC 104.07 Phase 1
<b>Evidence of Offer to Meet with NC:</b>	Yes
<b>Complaint Portal Entry: Recent Compliance Inspection:</b>	Yes Yes
<b>Social Equity Applicant / Ownership %:</b>	No
<b>Environmental Analysis/Clearance: ENV-101805-ANN</b>	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
<b>Total Number of Comments</b>	<b>0</b>

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

**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.

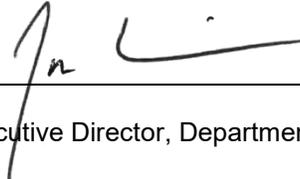
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further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



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): 10/3/23

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

DCR Record No.: LA-C-23-101805-ANN

Applicant Entity Name: MOTA Inc.

License Type(s): Microbusiness Type 12: Type 1A Cultivation, Type 6 Manufacturing, Type 11 Distribution, Type 10 Retail

Business Premises Location: 4001 W. Sunset Blvd. Los Angeles, CA 90029

County: Los Angeles Assessor's Parcel Number (APN): 5429-010-029

Council District: CD 13 Neighborhood Council: Silver Lake

Community Plan Area: Silver Lake - Echo Park - Elysian Valley

Zoning: [Q]C2-1VL Specific Plan Area: N/A

General Plan Land Use: Neighborhood Commercial Redevelopment Project Area: N/A

Business Improvement District: N/A Promise Zone: N/A

State Enterprise Zone: N/A Historic Preservation Review: No

LAPD 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

## 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, 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.

**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

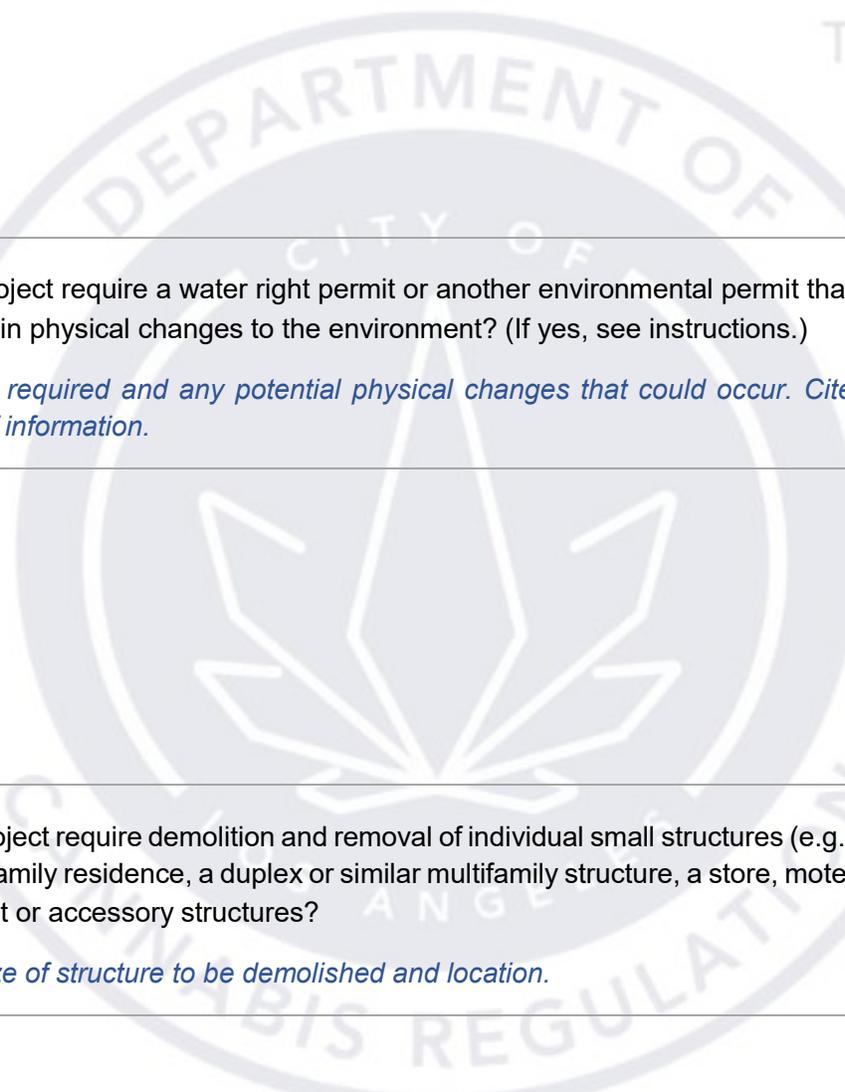
*Describe which public services serve the project site. Cite source(s) of information.*

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.*

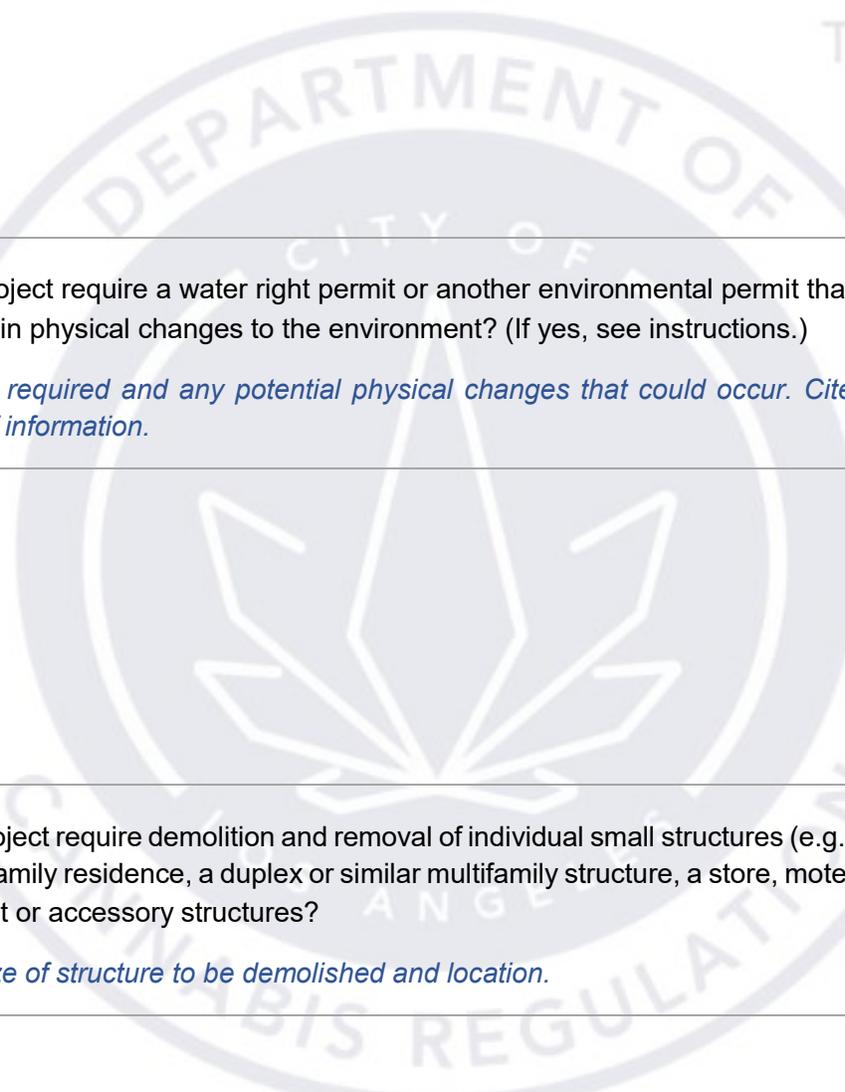
N/A



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.*

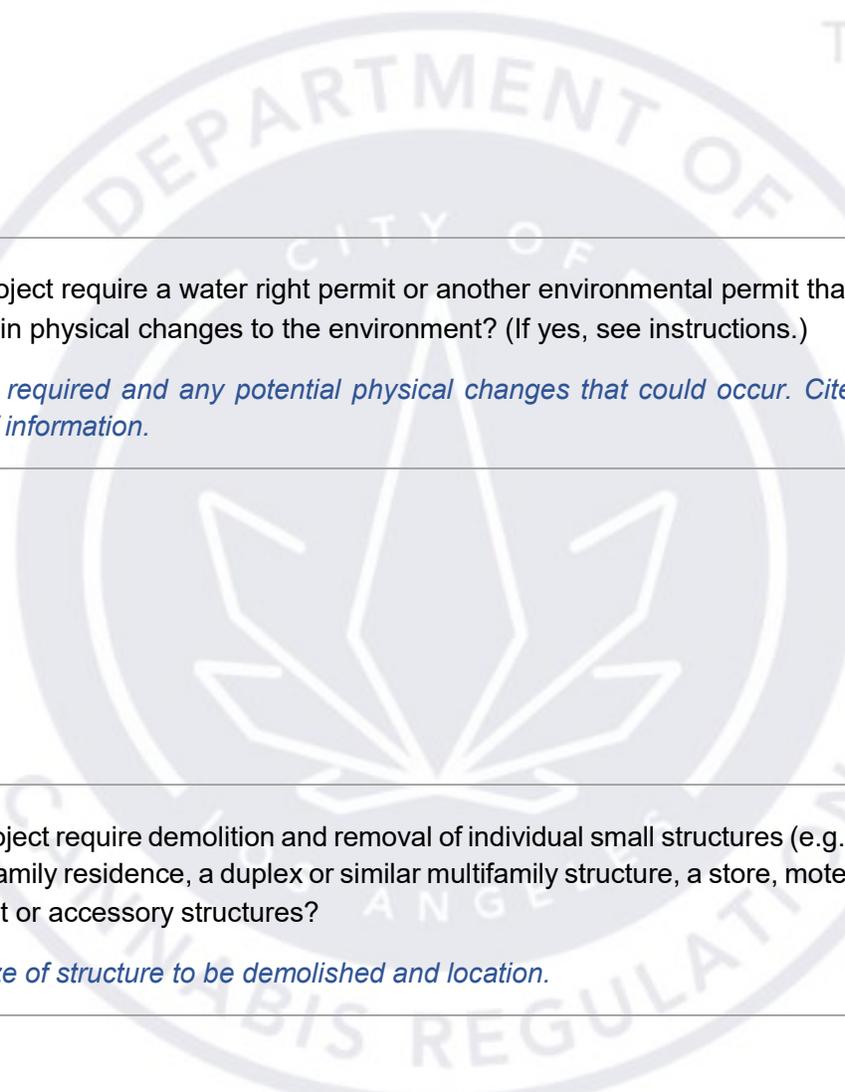
N/A



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

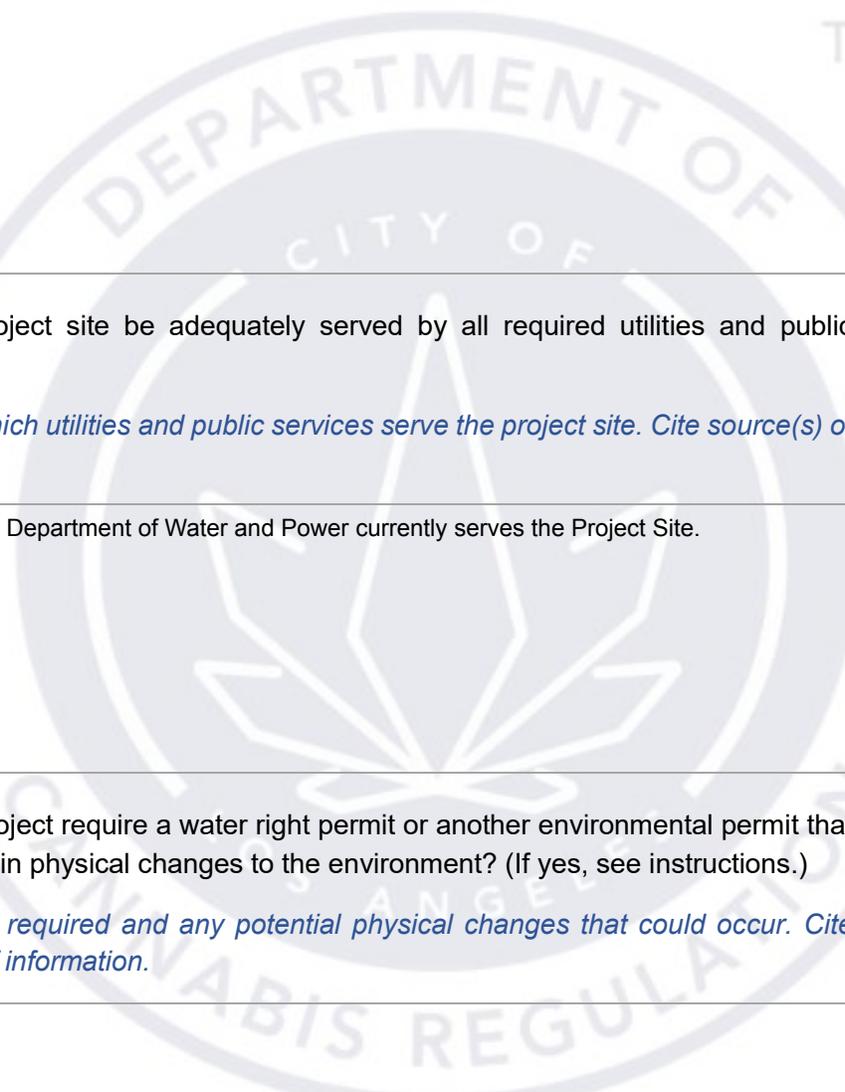
*Describe any habitat for endangered, rare, or threatened species identified on or near the project site (if applicable). Cite source(s) of information.*

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.*

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

# **Appendices**

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**MOTA Inc.**

# Appendix A

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## Project Graphics



Figure 1  
Regional Vicinity and Project Location Map



**LEGEND**

 = Project Site

Source: Google Earth Imagery, 2020.



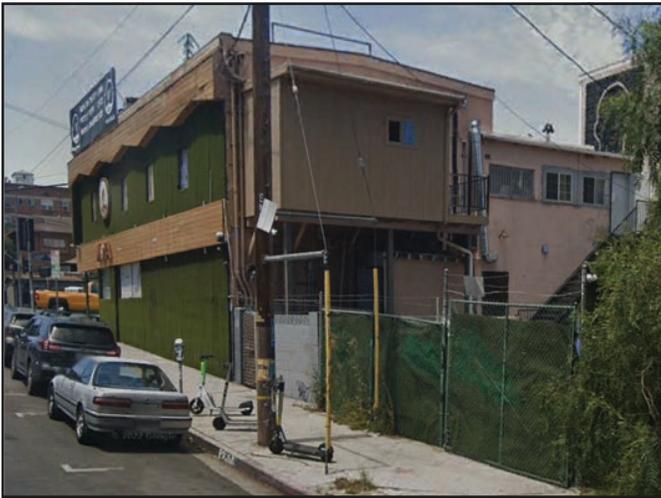
Figure 2  
Project Vicinity Aerial



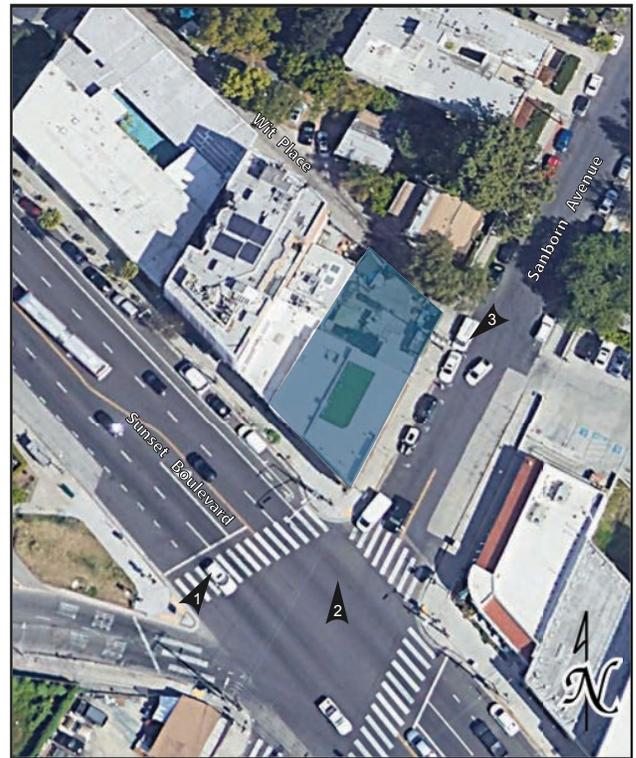
**View 1:** Looking northeast towards the Project Site from Sunset Boulevard.



**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.



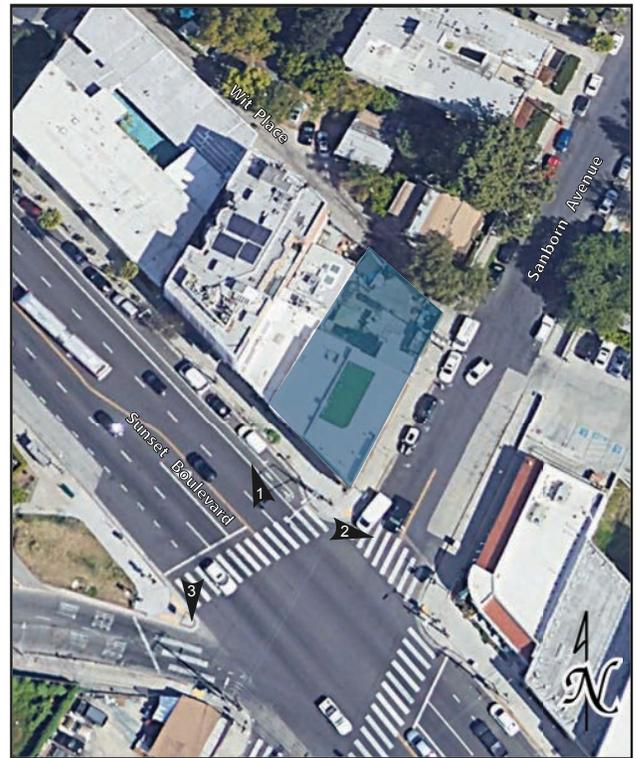
**View 1:** Looking northwest along Sunset Boulevard towards adjacent commercial uses.



**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.



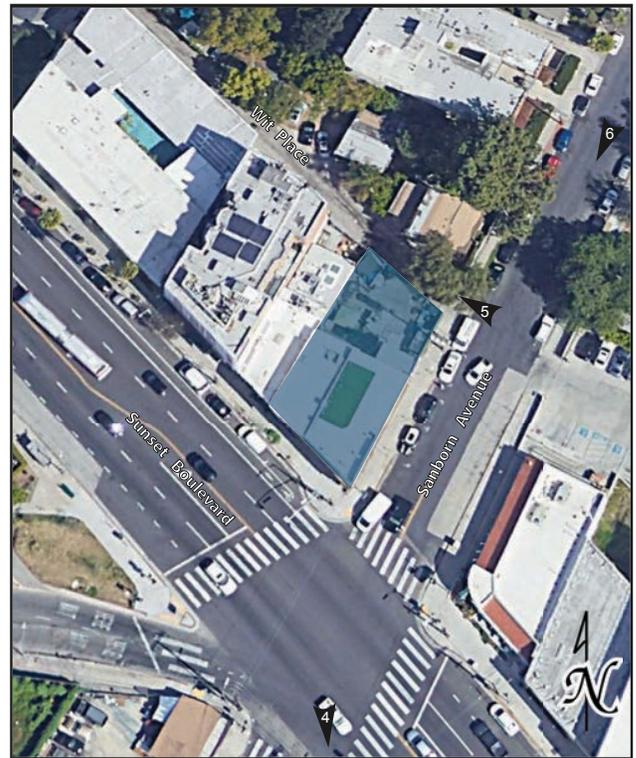
**View 4:** Looking south towards a commercial use from the corner of Sunset Boulevard and Sanborn Avenue.



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



**View 6:** Looking southwest from Sanborn Avenue.

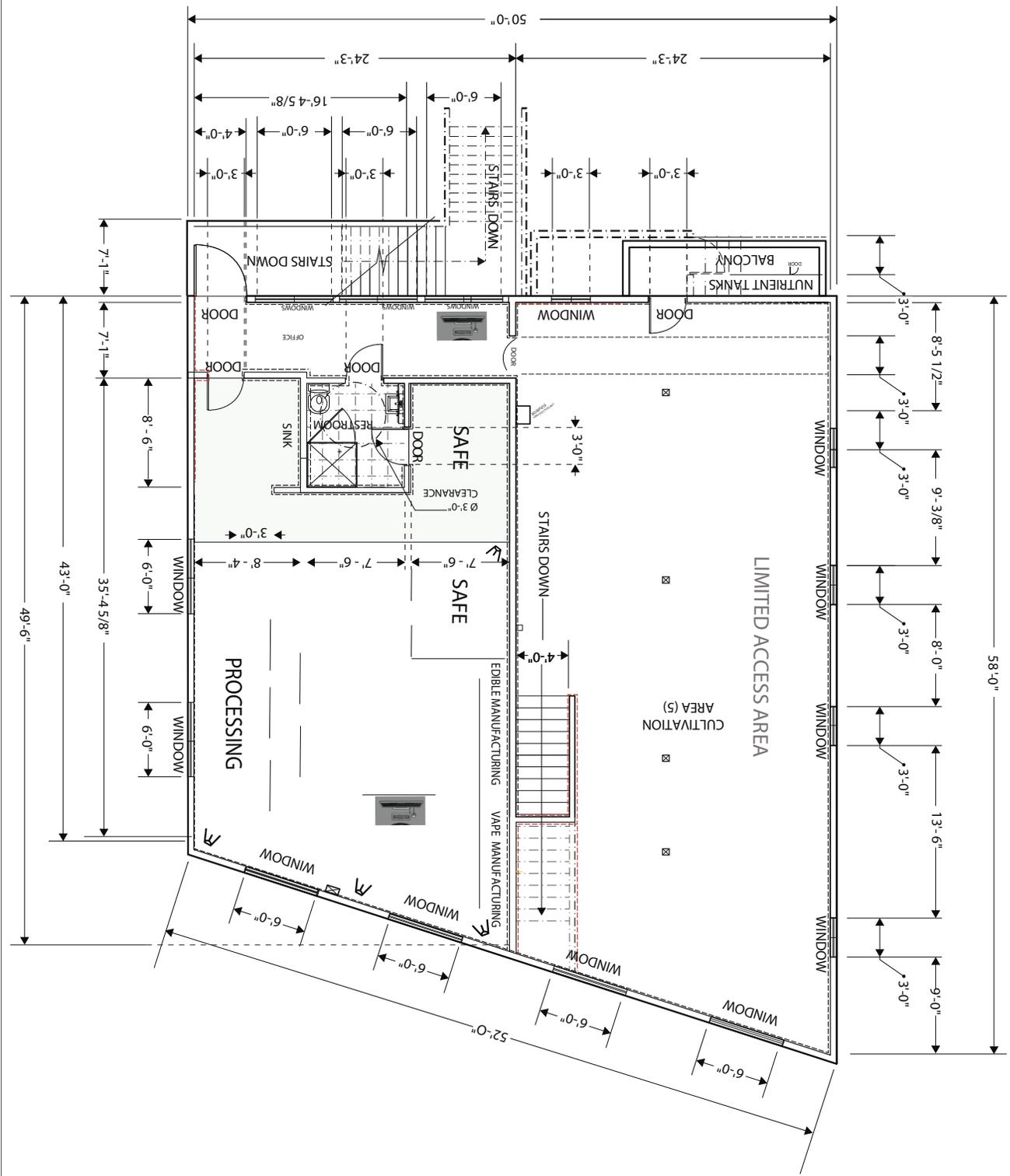


PROJECT SITE  
PHOTO LOCATION MAP

Source: GoogleEarth, May 2023.







*Handwritten signature or initials.*

Figure 8  
Site Plan-Second Level Floor Plan

## **Appendix B**

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### **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, 9<sup>th</sup> 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, 3<sup>rd</sup> 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 <sup>1</sup>
Proposed <sup>1</sup>	Manufacturing Use for cannabis cultivation, mfg & retail/distribution	7,217sf	140
	<i>Total trips<sup>1</sup>:</i>		140
<p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p><b>c.</b> 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<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: _____ Phone: _____</p> <p style="text-align: center;">Signature: _____ Date: _____</p>			

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

<sup>2</sup> 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).

<sup>3</sup> 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			
	<i>Total new trips:</i>		
Existing			
	<i>Total existing trips:</i>		
<i>Net Increase / Decrease (+ or -)</i>			

- 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:

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*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: \_\_\_\_\_

VMT 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/Sandorn 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**

Description		Daily Traffic	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
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**

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

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:

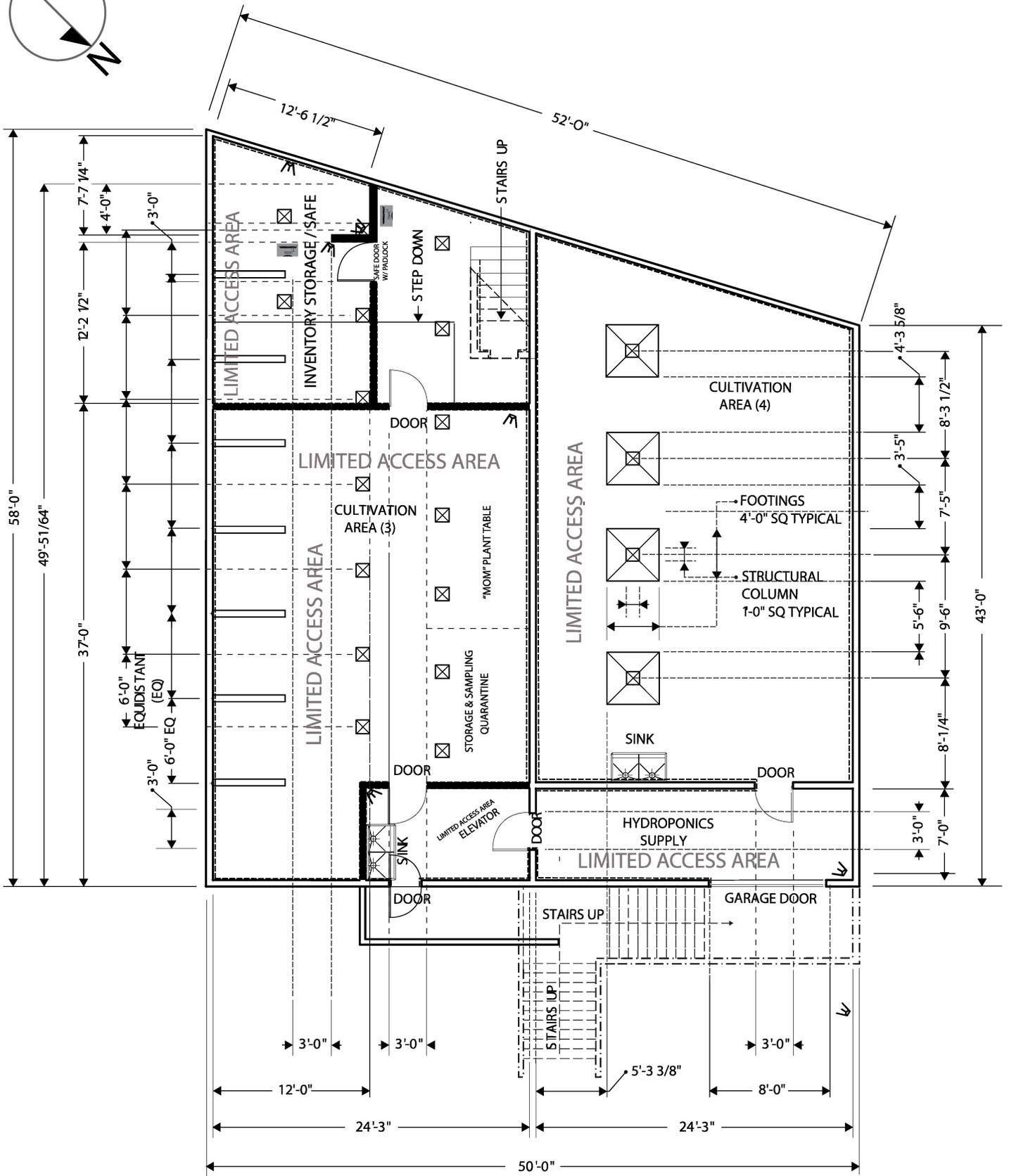
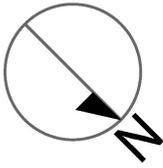
- The Project 's retail component is less than 50,000 square feet (1,273square feet).
- The Project will create fewer than 250 daily vehicle trips.
- There are no existing residential uses on the property.
- Site Plan Review is not triggered.
- There is less than 250 linear feet of frontage on West Sunset 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 - MOTA, SUBTERRANEAN (BASEMENT) FLOOR PLAN	Legend:	
ADDRESS:	4001 SUNSET BLVD, LOS ANGELES, CA 90029		NEW WALL
SCALE:	1" = 10'-0"		NEW DRY WALL
LAST EDITED:	03/24/2018		



## Attachment B

### Area Transit Services



## Attachment C

### VMT Calculator Sheets & Results

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



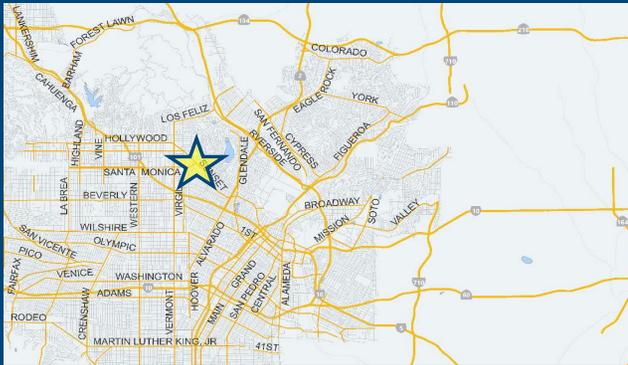
*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:

Address:



**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
<b>The proposed project is not required to perform VMT analysis.</b>	



# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



## Project Information

Project: 4001 W Sunset Bl

Scenario: [Blank]

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  
 No No  
 Max Work Based TDM Achieved?  Proposed Project  With Mitigation  
 No No

### Parking

**A** 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 site

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

### Transit

**B** Education & Encouragement

**C** Commute Trip Reductions

**D** Shared Mobility

**E** Bicycle Infrastructure

**F** Neighborhood Enhancement

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
<b>Significant VMT Impact?</b>	
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

## Analysis Results

### Proposed Project Land Use Type

Value	Unit
1,273	kstf
5,944	LU Type
Retail	Person
0	Person
2	Trips
20	Trips
3	Percent
52	Percent
23	Percent
22	Percent
0	Percent
0	Percent

Retail | Pharmacy/Drugstore

(custom) Industrial | Manufacturing

(custom) Delivery Service | Retail/Non-Retail

(custom) Delivery Service | Residents

(custom) Delivery Service | Employees

(custom) Delivery Service | Daily

(custom) Delivery Service | HBW-Attraction Sp

(custom) Delivery Service | HBC-Attraction Spi

(custom) Delivery Service | NHB-Attraction Spi

(custom) Delivery Service | HBW-Production S

(custom) Delivery Service | HBC-Production Sf

(custom) Delivery Service | NHB-Production Sf

# 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



Version 1.3

### Project Information

Land Use Type	Value	Units
Housing	Single Family	DU
	Multi Family	DU
	Townhouse	DU
	Hotel	Rooms
	Motel	Rooms
Affordable Housing	Family	DU
	Senior	DU
	Special Needs	DU
	Permanent Supportive	DU
	General Retail	ksf
Retail	Furniture Store	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
Industrial	Light Industrial	0.000 ksf
	Manufacturing	5.944 ksf
	Warehousing/Self-Storage	0.000 ksf
School	University	0 Students
	High School	0 Students
	Middle School	0 Students
	Elementary	0 Students
	Private School (K-12)	0 Students
Other	Delivery Service	20 Trips

# 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



Version 1.3

<b>Analysis Results</b>			
Total Employees: N/A			
Total Population: N/A			
<i>Proposed Project</i>		<i>With Mitigation</i>	
140	Daily Vehicle Trips	N/A	Daily Vehicle Trips
N/A	Daily VMT	N/A	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
<b>Significant VMT Impact?</b>			
<b>APC: East Los Angeles</b>			
Impact Threshold: 15% Below APC Average			
Household = 7.2			
Work = 12.7			
<i>Proposed Project</i>		<i>With Mitigation</i>	
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	
Reduce parking supply	City code parking provision (spaces)	0	0	
	Actual parking provision (spaces)	0	0	
	Monthly cost for parking (\$)	\$0	\$0	
Unbundle parking	Employees eligible (%)	0%	0%	
	Daily parking charge (\$)	\$0.00	\$0.00	
Parking cash-out	Employees subject to priced parking (%)	0%	0%	
	Cost of annual parking permit (\$)	\$0	\$0	
Price workplace parking				
Residential area parking permits				

(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	0%	0%
	Implement neighborhood shuttle	0%	0%
	Transit subsidies	\$0.00	\$0.00
	Education & Encouragement	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
Required commute trip reduction Program	Employees participating (%)	0%	0%
	Alternative Work Schedules and Telecommute	0%	0%
	Telecommute	0	0
Commuter Trip Reductions	Employer sponsored vanpool or shuttle	0%	0%
	Ride-share program	0	0
	Employees eligible (%)	0%	0%
Shared Mobility	Car share setting (Urban, Suburban, All Other)	0	0
	Bike share	0	0
	School carpool program	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
<b>Bicycle Infrastructure</b>	Implement/improve on-street bicycle facility	0	0
	Include Bike parking per LAMC	0	0
	Include secure bike parking and showers	0	0
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0%	0%
	Traffic calming 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	
<b>Parking</b>	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%	
<b>Transit</b>	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%	
	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Education &amp; Encouragement</b>	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	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%	
<b>Commute Trip Reductions</b>	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	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%	
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	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%	
<b>Shared Mobility</b>	Car-share	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, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	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%	
	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	

# 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, Cont.

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	
	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Bicycle Infrastructure</b>	Implement/improve on-street bicycle facility	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
	Include Bike parking per LAMC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	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%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	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, Neighborhood Enhancement sections 1 - 2
	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%	

## Final Combined & Maximum TDM Effect

COMBINED TOTAL MAX. TDM EFFECT	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	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
	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%

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

where X%=

PLACE TYPE	MAX:	Value
urban		75%
compact infill		40%
suburban center		20%
suburban		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>
Total Home Based Production VMT	N/A	N/A
Total Home Based Work Attraction VMT	N/A	N/A
Total Home Based VMT Per Capita	N/A	N/A
Total Work Based VMT Per Employee	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**

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# **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](http://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	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
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

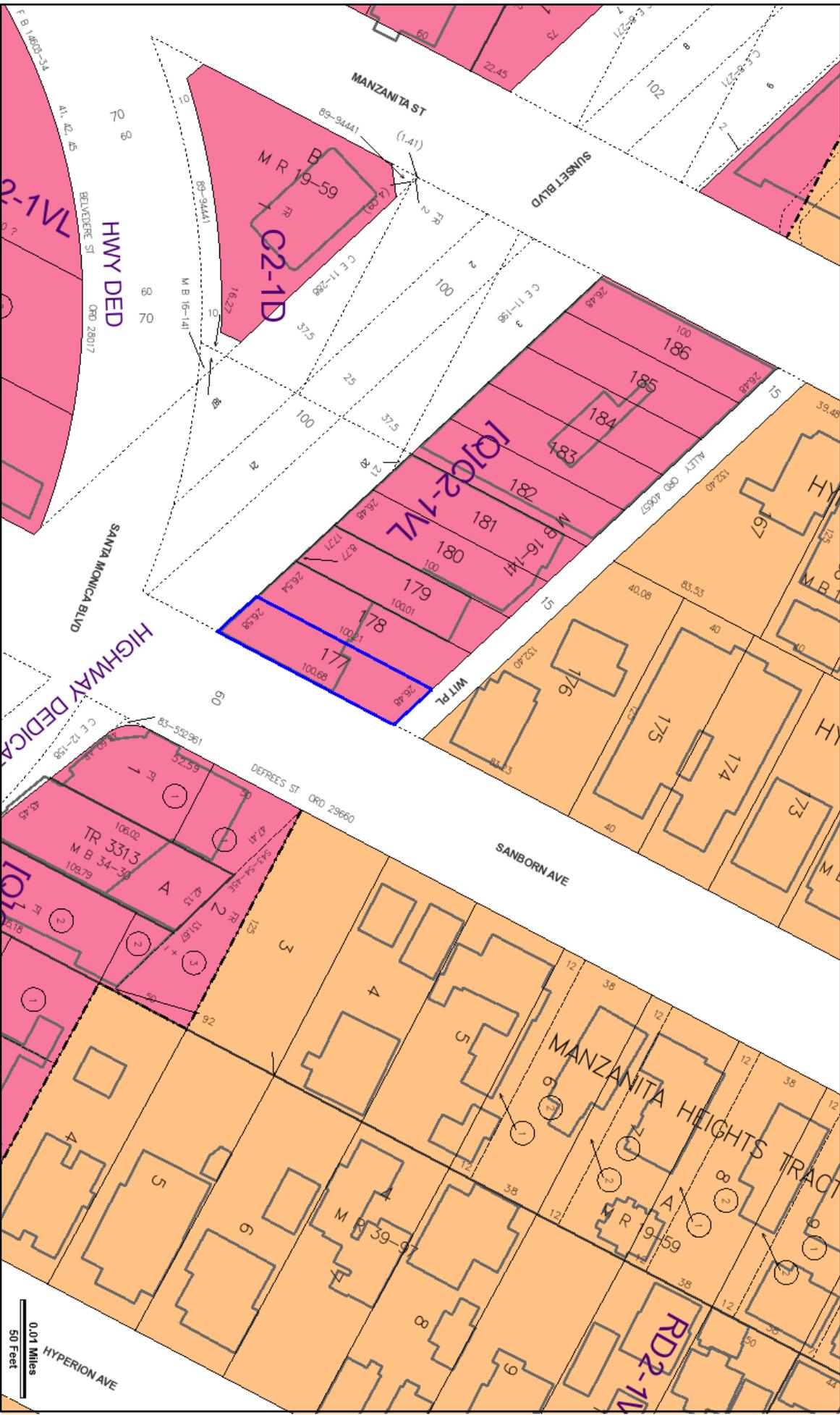
ORD-176825-SA26D  
ORD-165167-SA1525  
ORD-129279  
AFF-5773  
AFF-32180

# 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: [Q]C2-1V

General Plan: Neighborhood Commercial



0.01 Miles  
50 Feet

# 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)

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-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
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## FREEWAYS

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

## MISC. LINES

-  Airport Boundary
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-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
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## POINTS OF INTEREST

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 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

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

## TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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 Waiver of Dedication or Improvement (WDI)

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 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](http://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	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
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

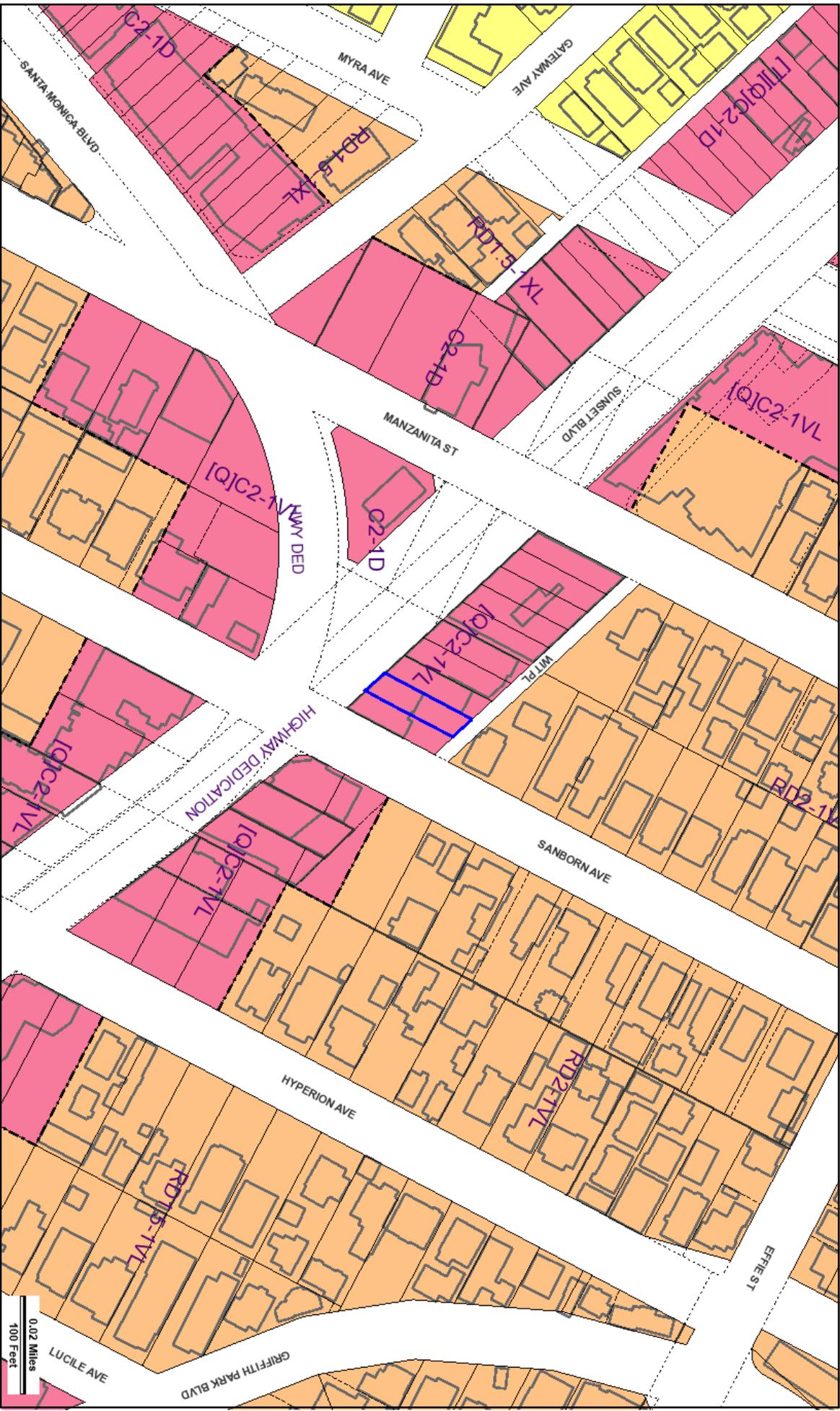
## CASE SUMMARIES

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".

## DATA NOT AVAILABLE

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



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



0.02 Miles  
100 Feet

# 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

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-  General Commercial
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## **Appendix D**

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### **Background Information and Maps**

# MOTA

0.5-mile radius map



**Legend**

-  4001 Sunset Blvd
-  MOTA

2000 ft



**MOTA**  
150-foot radius map



**Legend**

-  4001 Sunset Blvd
-  MOTA

Google Earth

200 ft

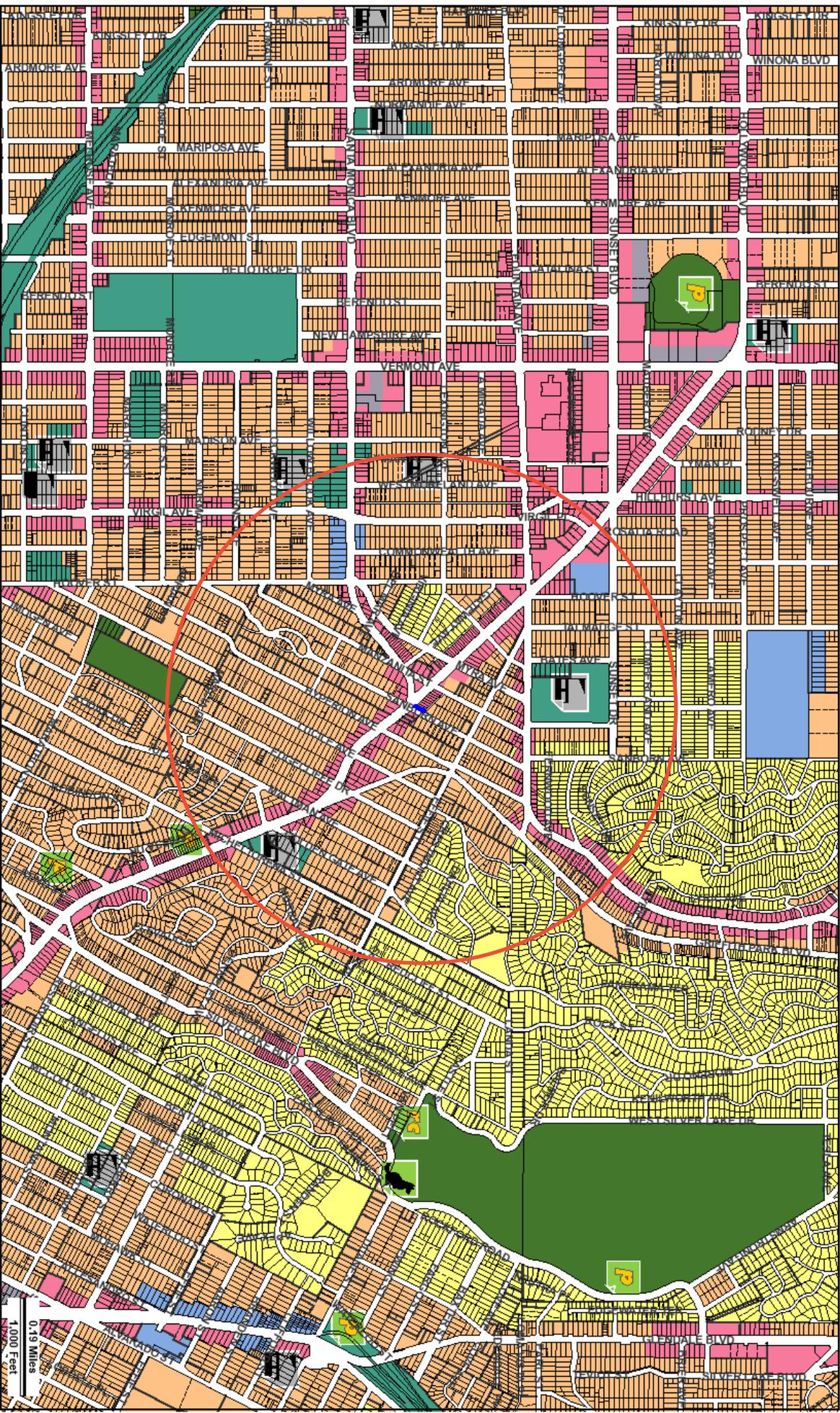


# ZIMAS PUBLIC

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

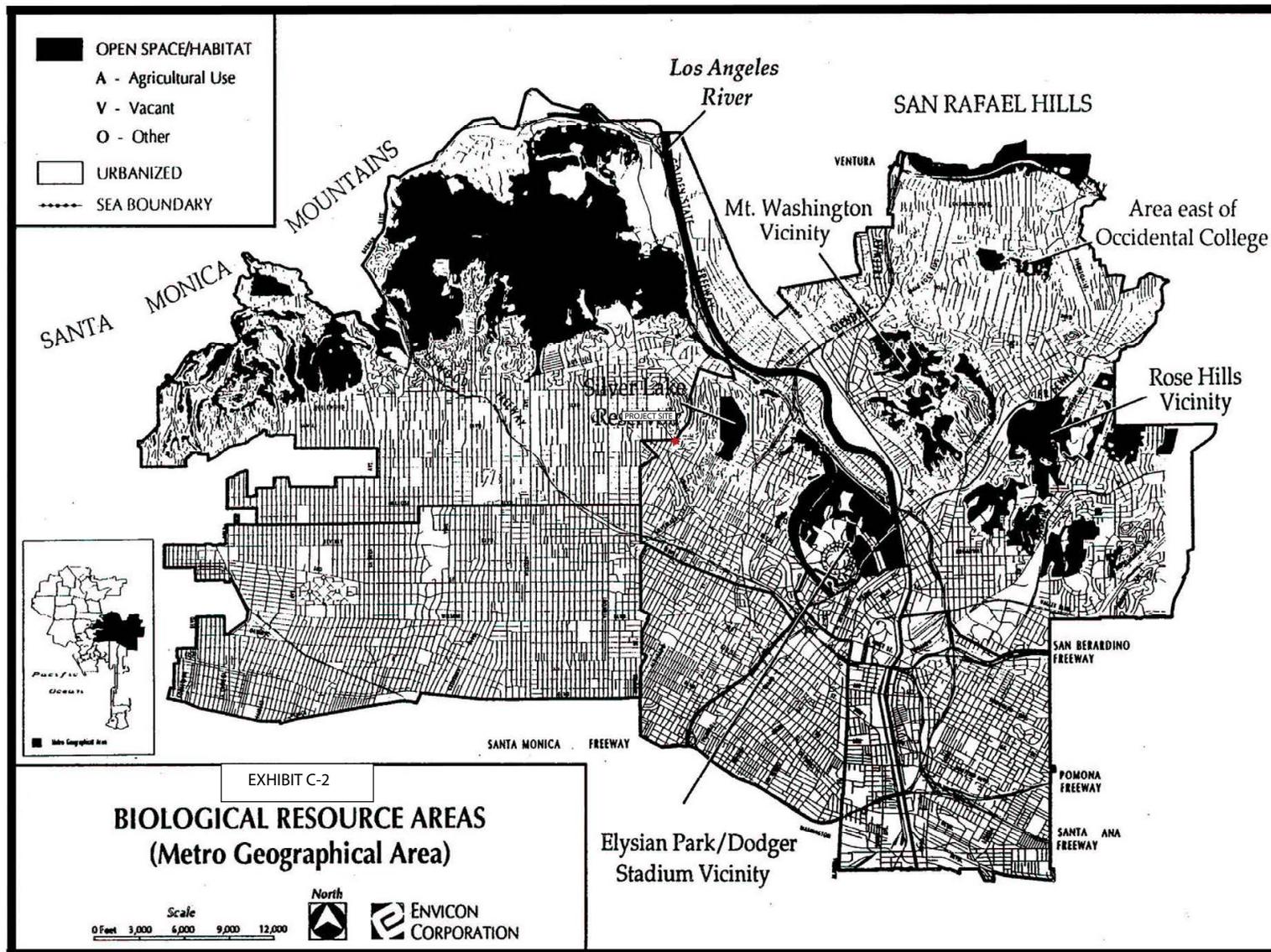
Lot: 177

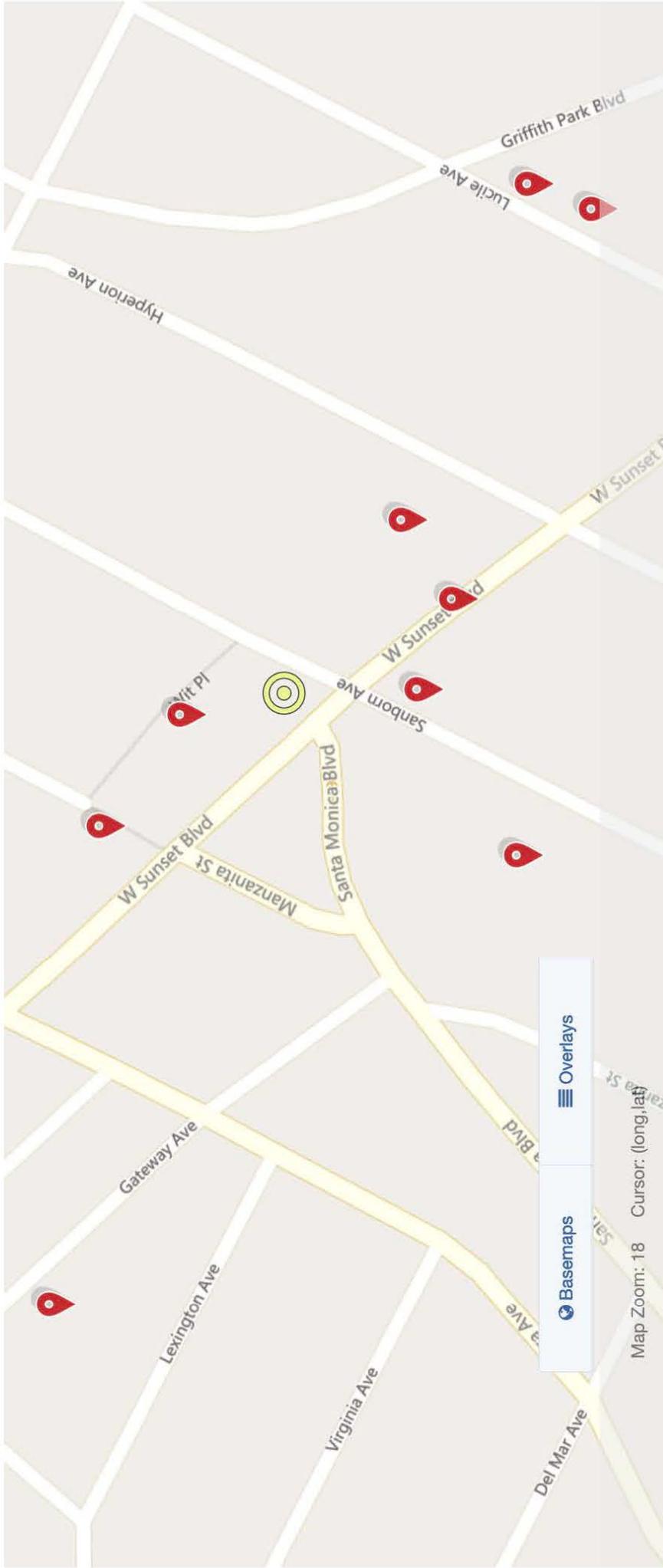
Arb: None

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.historicplacesia@lacity.org](mailto:planning.historicplacesia@lacity.org)  
<http://www.preservation.lacity.org>



NOTES:



**CENTRAL DISTRICT SEWER WYE MAP**

- EXISTING SEWER LINES
- PROPOSED SEWER LINES
- SEWER LINES TO BE REPLACED
- SEWER LINES TO BE DELETED
- SEWER LINES TO BE ADJUSTED
- SEWER LINES TO BE RELOCATED
- SEWER LINES TO BE EXTENDED
- SEWER LINES TO BE CONTRACTED
- SEWER LINES TO BE ABANDONED
- SEWER LINES TO BE RECONSTRUCTED
- SEWER LINES TO BE REPAIRS
- SEWER LINES TO BE MAINTENANCE
- SEWER LINES TO BE INSPECTION
- SEWER LINES TO BE CLEANING
- SEWER LINES TO BE TESTING
- SEWER LINES TO BE RECORDING
- SEWER LINES TO BE AS-BUILT
- SEWER LINES TO BE FINAL



Plotted Date: 11/17/2017  
Revised :

145-5203



NOTES:

**ENGINEERING**  
**CITY OF LOS ANGELES**  
**CENTRAL DISTRICT SEWER WYE MAP**

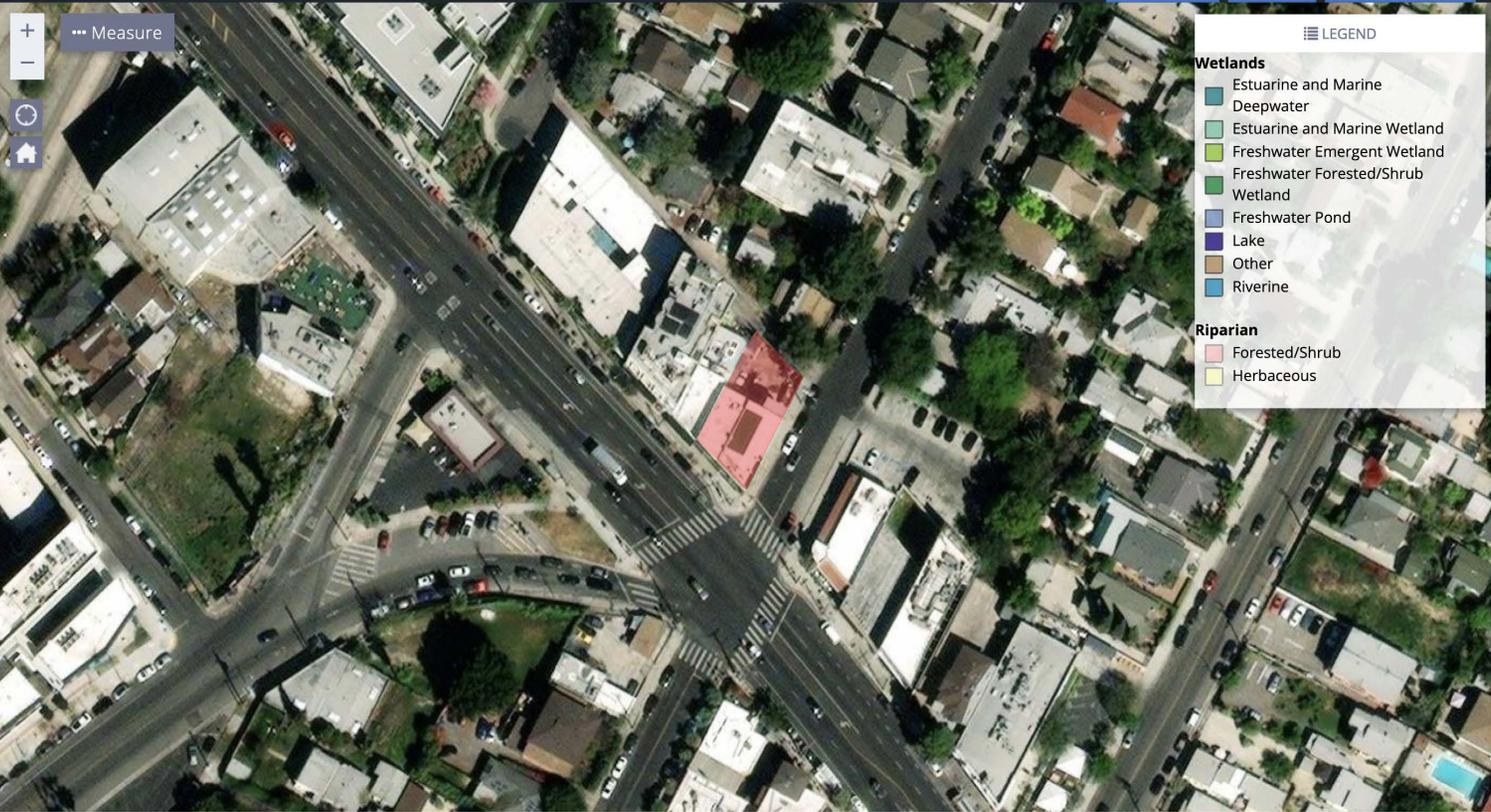
- **SEWER LINES**
- **SEWER MANHOLES**
- **SEWER VALVES**
- **SEWER CLEANOUTS**
- **SEWER INVERTS**
- **SEWER PROFILES**
- **SEWER CONNECTIONS**
- **SEWER COLLISIONS**
- **SEWER OBSTRUCTIONS**
- **SEWER REPAIRS**
- **SEWER REPLACEMENTS**
- **SEWER DELETIONS**
- **SEWER ADJUSTMENTS**
- **SEWER MISCELLANEOUS**
- **SEWER UNKNOWN**
- **SEWER UNCLASSIFIED**
- **SEWER UNASSIGNED**
- **SEWER UNIDENTIFIED**



Plotted Date: 11/17/2017  
 Revised :

145-5201

- BASEMAPS >
- MAP LAYERS >
- Wetlands
  - Riparian
  - Riparian Mapping Areas
  - Data Source
    - Source Type
    - Image Scale
    - Image Year
  - Areas of Interest
  - FWS Managed Lands
  - Historic Wetland Data



LEGEND

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

**Riparian**

- Forested/Shrub
- Herbaceous

 = 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
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### 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

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(\* ) - 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
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
<b>Seismic Hazards</b>	
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
<b>Economic Development Areas</b>	
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
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 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
<b>Public Safety</b>	
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



# 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
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#### PORT OF LOS ANGELES

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

#### LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

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

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

# CIRCULATION

## STREET

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

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

## FREEWAYS

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

## MISC. LINES

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

## POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

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

## COASTAL ZONE

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

## TRANSIT ORIENTED COMMUNITIES (TOC)

	Tier 1		Tier 3
	Tier 2		Tier 4

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

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

	Lot Line		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		