

# Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

**From:** (Public Agency): City of Los Angeles

Department of Cannabis Regulation

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

(Address)

Project Title: DCR CORE RECORD NO. 403323

Project Applicant: Venice Billionaires Inc.

Project Location - Specific:

401 E. 11th Street Los Angeles, CA 90015 / Maple Ave and Wall St

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Distribution and Manufacturing 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: Venice Billionaires 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.

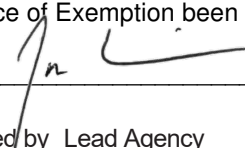
Lead Agency

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: 1/6/2025 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: \_\_\_\_\_

ON January 14 2025

UNTIL February 13 2025

REGISTRAR – RECORDER/COUNTY CLERK

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)



FILED  
Jan 14 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CORTNEY MAFFITT

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-S-24-403323-ANN / Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 403323-ANN

PROJECT TITLE

DCR CORE RECORD NO. 403323

COUNCIL DISTRICT

14

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

401 E. 11th Street Los Angeles, CA 90015 / Maple Ave and Wall St

☒ Map attached.

PROJECT DESCRIPTION:

Distribution and Manufacturing of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Venice Billionaires 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 &amp; 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

Distribution (Type 11), Manufacturing (Type 6)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF  
CANNABIS REGULATION  
-  
CANNABIS REGULATION  
COMMISSION

THRYERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

JOSIE TREVIZO  
Commission Executive Assistant  
(213) 978-0738

City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

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MICHELLE GARAKIAN  
EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

## DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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(ies) listed below. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the categorical exemptions under Class 1 and Class 32.

<b>DCR Record No.:</b>	LA-S-24-403323-ANN
<b>Applicant Name:</b>	Venice Billionaires Inc.
<b>Activity(ies) Requested:</b>	<input type="checkbox"/> Cultivation Specialty Indoor (Type 1A) <input checked="" type="checkbox"/> Manufacturer 1 (Type 6)
	<input type="checkbox"/> Specialty Cottage Small (Type 1C) <input type="checkbox"/> Manufacturer 2 (Type 7)
	<input type="checkbox"/> Cultivation Indoor Small (Type 2A) <input type="checkbox"/> Testing Laboratory (Type 8)
	<input type="checkbox"/> Cultivation Indoor Medium (Type 3A) <input type="checkbox"/> Non-Storefront Retail (Type 9)
	<input type="checkbox"/> Cultivation Nursery (Type 4A) <input checked="" type="checkbox"/> Distributor (Type 11)
	<input type="checkbox"/> Cultivation Indoor Large (Type 5A) <input type="checkbox"/> Microbusiness (Type 12)
<b>Proposed Project:</b>	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address / Project Location:</b>	401 E. 11th Street Los Angeles, CA 90015
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 Downtown Los Angeles FASHION DISTRICT Central City M2-2D
<b>LAMC Section / "Phase":</b>	LAMC 104.06.1 / Phase 3 General Non-Retail
<b>Environmental Analysis / Clearance:</b>	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)
ENV-403323-ANN	

**BACKGROUND:**

The Applicant was issued Temporary Approval by DCR with an effective date of October 25, 2022. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, C12-0000498-LIC, to conduct Distribution (Type 11), active through March 1, 2025; C12-0000498-LIC, to conduct Manufacturing (Type 6), active through March 1, 2025.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 401 E. 11th Street, Los Angeles, CA 90015, a parcel zoned for Light Manufacturing purposes.

**DEPARTMENT ANNUAL LICENSING DETERMINATIONS:**

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

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

**THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:**

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- Failing to comply with any requirement in LAMC Section 104.20;
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 et seq; and,
- 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.

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.



**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:**

The Applicant seeks conversion of an existing Distribution (Type 11); Manufacturing (Type 6), Temporary Approval to an Annual License to be located on an existing site zoned for Light Manufacturing, M2-2D at 401 E. 11th Street, Los Angeles, CA 90015 (Assessor's Parcel Number 5145-019-024). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 10:00 a.m. to 9:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 et seq. and 105.00 et seq., as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

**CEQA PROJECT ANALYSIS & FINDINGS:**

**Land Use/Zoning Designations**

Light Manufacturing / M2-2D

**Surrounding Land Use/Zoning Designations**

Light Manufacturing / M2-2D

**Subject Property**

The subject site is a fully developed lot within the Central City Community Plan Area. The lot is approximately 55 feet deep and a width of 87 feet along 11th Street. The site is currently developed with a Commercial - Store - Four Stories building, built in 1995t proposed to be maintained.

The site has a Light Manufacturing land-use designation and is zoned M2-2D. The site is located within Council District CD 14, Downtown Los Angeles Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include manufacturing uses within 200 feet of the site. The immediate area along is predominantly developed with Light Manufacturing uses, zoned M2-2D. (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 4,412 gross square feet, zoned M2-2D with a Commercial - Store - Four Stories building originally constructed in 1995t. 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 4,412 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is Light Manufacturing zoned M2-2D developed with a mix of manufacturing buildings along 11th Street between Maple Ave. and Wall St.

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 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 ACTIONS:**

The Department of Cannabis Regulation:

- 1) Determined, 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), approved the Annual License for Distribution (Type 11) and Manufacturing (Type 6) Commercial Cannabis Activity at the Business Premises location; and,
- 3) Adopted the Project Analysis & Findings and Notice of Exemption.

  
\_\_\_\_\_  
Jason Killeen / Assistant Executive Director  
Department of Cannabis Regulation

1/6/2025

\_\_\_\_\_  
Date

**EXHIBITS:**

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



CITY OF LOS ANGELES DEPARTMENT OF

**CANNABIS  
REGULATION****PROJECT-SPECIFIC INFORMATION FORM**

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 02/09/2024Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-S-24-403323-ANNApplicant Entity Name: Venice Billionaires IncLicense Type(s): Distribution, Manufacture, Non StorefrontBusiness Premises Location: 401 E 11th Street Unit 301County: Los Angeles Assessor's Parcel Number (APN): 5145019024Council District: CD-14 Neighborhood Council: Downtown Los AngelesCommunity Plan Area: Central City PlanZoning: M2-2D Specific Plan Area: NoGeneral Plan Land Use: Light ManufacturingRedevelopment Project Area: NoBusiness Improvement District: Fashion DistrictPromise Zone: NoState Enterprise Zone: N/AHistoric Preservation Review: NoLAPD Division/Station: Newton / 1303LAFD District/Fire Station: 9

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.*

Venice Billionaires is located at 401 E 11th Street L.A., CA 90015, it's a corner building on Maple St & 11th St in the Downtown Los Angeles "Fashion District" with its doors facing west. This location is approximately 1200sq. ft. on the 3rd floor in a rectangle shape on the north side of the building, its the only unit on it's floor remaining floor space in parking. Our location currently holds a license for Distribution, Manufacturing and Non Storefront delivery. Surrounding businesses are manufacturing , warehouse and retail storefronts for multiple types of products.

This location inside is basically a concrete rectangle location and painted all white inside an in good condition. We have the warehouse sectioned off in 3 rooms the furthest room in the back is for Distribution which has our DVR safety box, Cannabis cage and our air filter in there, as well as the bathroom in a back corner room. The center room is our Manufacturing room which is a room with tables down the center of the room. Also we have some of our packaging on metal racks in the front of the room. The delivery room in the the first room when you come in to location which has 2 tables the roll up door and two main doors with a view to the west of Los Angeles facing the "Bendix hotel". We don't plan on any expansion here at the moment do to location don't have the space.

Venice Boys Cannabis name is what we go by, "Venice Boys" is the actual brand name being 1 of our main in-house brands were creating. Venice Boys currently makes only flower products those products being pre rolls & packaged eighths. Our company is also working with other companies that support social equity brands such as Aj's Flowers and Original's brand which let us put their products on our delivery menu on weedmaps to gain traction from their audience.

## 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), this current project location has been operating as a cannabis location since March 1st 2023 as a social equity license. We have a State license with the number of C12-0000498 this license is a micro license for Distribution, Manufacturing and Non Storefront delivery. We have been at this location since June 1st 2022 when we started the licensing process. Source of information is me I'm the social equity applicant that filed license myself and acquired this lease at current location 401 E.11th Street Unit 301 Los Angeles, California 90015.

The past activities before we came here was a sewing & clothing manufacturing and the owner was the source of that information.

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.*

NO) This project doesn't involve an expansion of existing structures that would be considered negligible or no expansion of existing or former use?



3. Project Expansion: \_\_\_\_\_  
Size of expansion in square feet: \_\_\_\_\_

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

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

5. Is there evidence that the project site is located in an environmentally sensitive area?

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

NO) This project does not require a water permit or water right or any environmental permits. At this location doesn't look like any potential changes either will be happening in the future.

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.*

NO) This project doesn't require any demolition of any type we are using location as is.



## 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.*

NO) This project does not involve the replacement or reconstruction of any existing structure.

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

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

N/A) We will not be constructing any new structures at this location.

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.*

NO) This project will not require a water right permit or any other environmental permit.

## Categorical Exemption Evaluation Form

## Class 3: New Construction or Conversion of Small Structures

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures?

☐ Yes ☒ No

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

NO) The project doesn't involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures.

2. Does the project involve the construction of new small structures?

☐ Yes ☒ No

*Provide information regarding the size and purpose of the proposed new structures, if applicable. Cite source(s) of information.*

NO) This project doesn't involve the construction of new small structures.

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

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

☒ Yes ☐ No

*Cite source(s) of information.*

YES) This project is within an urbanized area and source of information was the Census Reporter [www.Censusreporter.org](http://www.Censusreporter.org). I also used Zimas at [Zimas.lacity.gov](http://Zimas.lacity.gov).



**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.*

NO) This project doesn't involve the construction of four or fewer structures totaling 10,000 square feet or less?

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

*Cite source(s) of information.*

YES) This parcel is zoned for the proposed use. I used Zimas at [www.zimas.com](http://www.zimas.com) to determine this. The building is used for "Light Manufacturing".

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.*

NO) This project doesn't not involve the use of significant amounts of hazardous substances.

7. Are all necessary public services and facilities available to the project? ☒ Yes ☐ No

*List all services and facilities provided. Cite source(s) of information.*

YES) This project has all public services and facilities available to the project. I used the Department of Water & Power for information at [www.LADWP.com](http://www.LADWP.com)

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.*

NO) This projects surrounding lands do not contain a sensitive environmental area. I used EnviroStor / [envirostor.dtsc.ca.gov](http://envirostor.dtsc.ca.gov) , Zimas / [zimas.la.city.org](http://zimas.la.city.org), CalEPA / [calepa.ca.gov](http://calepa.ca.gov)

**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) This project is in a urbanized area so I believe this question doesn't apply.

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.*

NO) This project does not involve the use of significant amounts of hazardous substances.

**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.*

NO) This project doesn't require a water right permit or another environmental permit that could result in physical changes to the environment.



**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

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

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

NO) This project doesn't involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes).

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) This project doesn't involve alterations to land, water, or vegetation that would be considered minor.

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

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

NO) This project is not making any alterations consist of grading on lands of 10 percent slope or steeper.

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

*Cite source(s) of information.*

NO) This project is not going to be making any alterations that consist of grading in an area determined to be a wetland.

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.*

NO) This project will not be making any alterations consist of grading in a scenic area officially designated by a federal, state, or local agency.

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.*

NO) This project will not be making any 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

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

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

NO) This project will not require a water right permit or another environmental permit that could result in physical changes to the environment.

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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

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

NO ) This project will not include the construction or placement of accessory structures.

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

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

NO) This project doesn't require a water right permit or another environmental permit that could result in physical changes to the environment.



## 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) This project is consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for the site? I used Zimas website at [www.zimas.com](http://www.zimas.com) and Los Angeles city planning website at <https://planning.lacity.gov/>

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) This project size is approximately only 1200 sq feet. I used Zimas website and website [www.zimas.com](http://www.zimas.com) as the source of information.

- 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) This project is in an urban uses area it's surrounded by manufacturing warehouses and storefront retail stores in the heart of the "Fashion District" in Downtown Los Angeles. This information was also found on Zimas website [www.zimas.com](http://www.zimas.com).

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

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

NO) This project doesn't have any habitat for endangered, rare, or threatened species identified on or near the project site. I used the website from the California Department of Wild Life (CDFW) at [www.wildlife.ca.gov](http://www.wildlife.ca.gov). I also contacted the office and was given the website called IPAC <https://ipac.ecosphere.fws.gov>. I also used CERS website <https://cers.calepa.ca.gov> and finally I checked the Zimas website as well.



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

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

NO) This project would not have significant impacts related to traffic, noise, air quality, or water quality? Venice Billionaires current activities are Distribution, Manufacturing and Non Storefront delivery. There will be no significant traffic we are a small business and most of our motions are in the warehouse and 1 car for delivery leaving warehouse.

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

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

YES) This project can be adequately served by all required utilities and public services? Currently we have service from DWP and Spectrum Internet. The websites are [www.ladwp.com](http://www.ladwp.com) and [www.spectrum.com](http://www.spectrum.com)

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

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

NO) This project doesn't require a water right permit or another environmental permit that could result in physical changes to the environment? This project is connected to all public services.

**Exceptions to Exemptions****1. Scenic Highways**

- a. Is the project visible from an official State Scenic Highway? ☐ Yes ☒ No

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

NO) This project is not visible from an official State Scenic Highway? Source of information was Caltrans website [www.dot.ca.gov](http://www.dot.ca.gov), Mapquest and Acres websites. I also stood in front of building and door way with no views to any Science Highways.

- 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.*

NO) This project is not located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List). I got this source of information from DTSC website [www.enviorostor.ca.gov](http://www.enviorostor.ca.gov)

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

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

NO) This project will not result in a substantial adverse change in the significance of a historical resource. We are using building as is and not looking to expand or changing any activities.



4. Is there evidence of the potential for the project to contribute to a significant cumulative impact?

☐ Yes ☒ No

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

NO) This project has no evidence of the potential for the project to contribute to a significant cumulative impact? We are not expanding any time soon.

5. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?

☐ Yes ☒ No

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

NO) This project doesn't have evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances.

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

☐ Yes ☒ No

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

NO) This project has no hazardous or critical concerns all of our activities are just packaging cannabis flower.

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

☐ Yes ☒ No

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

NO) This project doesn't involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes).

**CEQA Exemption Petition**Class: 1 Category: Existing Facilities

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

This project is on approximately 1200 sq feet which is on the 3<sup>rd</sup> floor being the only unit of the floor. The unit is 301 which is a rectangle warehouse divide into 3 small rooms. No new construction is being done we're using unit as is.

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

The following sources websites were used to complete this form:

[www.zimas.lacity.org](http://www.zimas.lacity.org)

[www.ladbs.org](http://www.ladbs.org)

[www.envirostor.dtc.gov](http://www.envirostor.dtc.gov)

[www.ipac.ecosphere.fws.gov](http://www.ipac.ecosphere.fws.gov)

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.*

This project is located on the corner of Maple St & 11th it's a gray building. This location is the only unit on the 3rd floor (#301) and faces west. This location is one block south over from the DTLA Santee Alleys. This location has two black doors and on the north side of the building. Remaining floor is parking only.

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

The existing land use is Light Manufacturing and is classified as a M2-2D zoning. Zoning is the same for over a half of mile. The building is 4 floors and surrounding building are in same zoning and consist of manufacturing, retail and commercial warehouses. Abutting land uses are C2-4D all around.



- (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.*

I was told by building owner of location before Venice Billionaires arrived location was for manufacturing clothes and sewing. Venice Billionaires leased the location June 01, 2022 and we started licensing since then and we were awarded license March 01, 2023 being C12-0000498

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

YES) This location was used previously for sewing & manufacturing clothes.

- (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).*

Distribution: We are currently focused on making Venice Boys brand products so we use distribution license to pick up cannabis from licensed facilities to make our products & send em out for testing.

Manufacturing: We package all of our products using our manufacturing license.

Delivery : Using our other two license we create Venice Boys products and sell them on our delivery platform and website which are the following links.

1.) [www.Veniceboys.com](http://www.Veniceboys.com)

2.) <https://weedmaps.com/deliveries/venice-boys-2>



- (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.*

Venice Billionaires is licensed for Distribution, Manufacturing and Non Storefront delivery. All license are owned by the same business being Venice Billionaires.

- (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.*

This project is on approximately 1200 square feet floor area. The lot size is located on 5270.76 feet.

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

Yes, Venice Billionaires is currently licensed by the State of California under the social equity program and license number C12-0000498

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

10am to 9pm Monday - Friday  
11am to 9pm Saturday - Sunday  
Monday - Friday Shifts - 10am - 2pm & 2pm - 9pm  
Saturday - Sunday Shifts - 11am - 3pm & 3pm - 9pm

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

Hugo Moreno Mon-Fri 10am - 3pm Sat-Sun 11am-3pm	Employee #1
Jose Moreno Mon-Fri 10am - 3pm Sat-Sun 11am-3pm	Employee #2
Jesse Diaz Mon-Fri 3pm - 9pm Sat-Sun 3pm-9pm	Employee #3
Michael Girgs Mon-Fri 3pm-9pm Sat-Sun 3pm-9pm	Employee #4
Eddie Castaneda Mon-Fri 3pm-9pm Sat-Sun 3pm-9pm	Employee #5

- (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.*

We currently have a distro license so we pick up our products from farms. We currently get about 5 deliveries daily but building. Most of our deliveries are made during the hours of 11am to 3pm

- (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.*

Our water source is the Department of Water & Power. There is no further water right to be obtained were connected to city water source DWP.

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

We are currently connected to the department of Water and Power so they handle any water issues we don't use much water other than to wash our hands and clean.

#### 4. Environmental Setting:

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

We are located in an area of commercial buildings. There's not many trees around and most buildings are made out of concrete. There is no parks or mountains within walking distance.

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

This project doesn't have any slopes or other features such as no mountains or lakes near by.

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

There is no natural characteristics such as (general vegetation types, drainage, soil stability, habitat, etc.): The characteristics around this projects are urbanized



- (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):

This projects doesn't have any watercourses and riparian habitats within 150-feet of the proposed premises

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

This project doesn't contain any natural features of scenic value of rare or unique characteristics.

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

This project doesn't have any historic designations or archeological remains onsite.

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

This projects doesn't have any habitat for special status species.

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

This project doesn't have any type of hazardous materials, as defined by Health and Safety Code section 25260.

- (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:

This project will not 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.

- 0) 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:

This project is currently using 400kwh monthly which is low for a warehouse. According to DWP bill we use on average 13.3kwh daily. We currently have 600amp for our location and don't need any more power in the future.

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.

This project will not be expanding any activities at its current location nor its footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat.

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

We have not made any environmental commitments with any anyone.

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).*

I'm including a copy of my past CEQA Notice of Exemption.



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:*

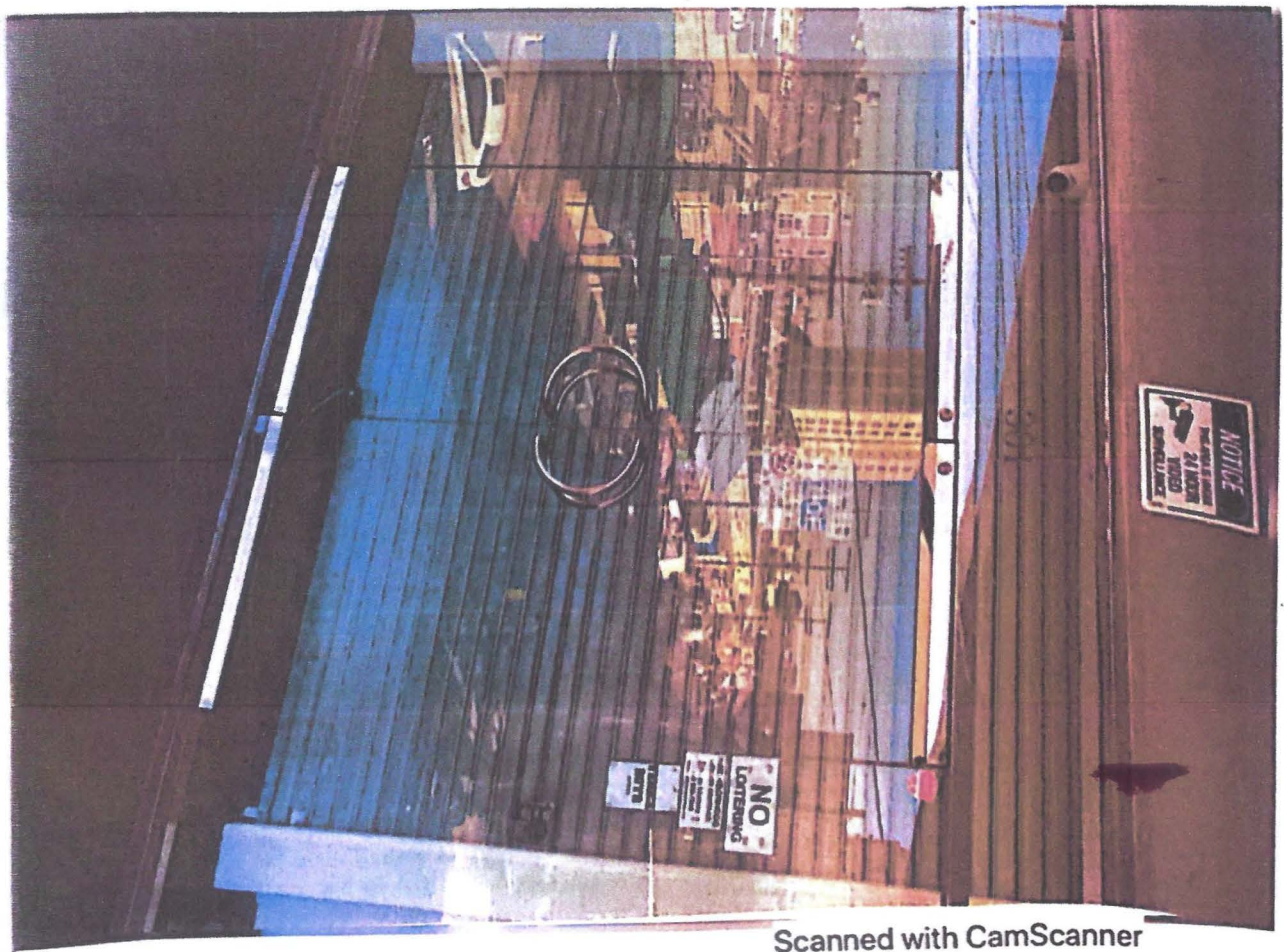
- ☒ California Department of Cannabis Control
- ☐ Los Angeles Fire Department
- ☐ Los Angeles Department of Building and Safety
- ☐ California Department of Fish and Wildlife
- ☐ State Water Resources Control Board / Regional Water Quality Control Board
- ☐ County of Los Angeles Public Health Permit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

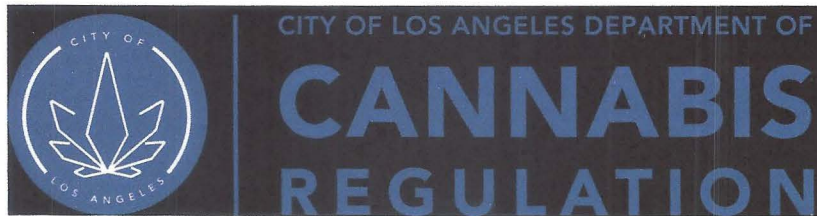




Scanned with CamScanner







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

(213) 978-0738

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## CEQA NOTICE OF EXEMPTION

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**TO:**

Department of Cannabis Control  
2920 Kilgore Road  
Rancho Cordova, CA 95670

**FROM:**

City of Los Angeles  
Department of Cannabis Regulation (DCR)  
221 N. Figueroa Street, Suite 1245  
Los Angeles, CA 90012

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**Project Title (DCR Record No.):**

LA-S-23-403323-ANN

**Project Applicant:**

Venice Billionaires Inc.

**Project Location – Specific :**

401 E 11th ST, UNIT 301, Los Angeles, CA 90015

**Project Location – City/County:**

City of Los Angeles, Los Angeles County, California

**Description of Nature, Purpose and Beneficiaries of Project:**

Venice Billionaires Inc., DCR Record no. LA-S-23-403323-ANN has applied for commercial cannabis license(s) from the Department of Cannabis Regulation, to be located in an existing structure at 401 E 11th ST, UNIT 301, Los Angeles, CA 90015. The project is consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for commercial cannabis activity at the site. The site is entirely developed with buildings and hardscape features within the limits of the City of Los Angeles and is substantially surrounded by urban uses. The project site is served by required utilities and public services available within the limits of the City of Los Angeles. The project may involve minor modifications to an existing building and site, consisting of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements, and no demolition of buildings or other features is proposed.

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**Public Agency Approving Project:** City of Los Angeles, California

**Person or Agency Carrying Out Project:** Department of Cannabis Regulation

**Exempt Status:** Categorical Exemption: Class 32: In-Fill Development Projects

**Reasons why Project is Exempt:** Based on information contained in the administrative record, as reflected in the answers provided to the Department's Categorical Exemption Evaluation Form, the project and/or project element(s) (DCR Record no. LA-S-23-403323-ANN) is eligible for a Class 32 categorical exemption. The project and/or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

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Department of  
Cannabis Control  
CALIFORNIA

Department of Cannabis Control  
licensing@cannabis.ca.gov, www.cannabis.ca.gov

## Cannabis Microbusiness License Adult-Use and Medicinal

**Business Name:**  
VENICE BILLIONAIRES

Venice Boys Cannabis

**License Number:** C12-0000498-LIC  
**License Type:** Provisional Microbusiness  
(Distributor, Level 1 Manufacturer, Retailer Non-Storefront)

**Premises Address:**  
401 11TH ST E, UNIT 301 LOS  
ANGELES, CA 900152471

**Valid:** 3/1/2023  
**Expires:** 2/29/2024

The license authorizes VENICE BILLIONAIRES to engage in commercial cannabis Microbusiness (Distributor, Level 1 Manufacturer, Retailer Non-Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Scan to verify this  
license.



Non-Transferable

Post in Public View





# City of Los Angeles Department of City Planning

## 1/6/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1046 S MAPLE AVE  
1048 S MAPLE AVE  
1050 S MAPLE AVE  
1052 S MAPLE AVE  
1054 S MAPLE AVE  
1056 S MAPLE AVE  
401 E 11TH ST

### ZIP CODES

90015

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2017-432-CPU  
CPC-2017-2107-MSC  
CPC-2014-1582-CA  
CPC-2010-583-CA  
CPC-2008-4504-MSC  
CPC-2008-4503-CA  
CPC-2008-4502-GPA  
CPC-2008-2648-CPU  
CPC-2005-361-CA  
CPC-2005-1124-CA  
CPC-2005-1122-CA  
CPC-2002-1128-CA  
CPC-1986-606-GPC  
ORD-187822-SA1180-C  
ORD-175038  
ORD-164307-SA2705  
ORD-129944  
ZV-1982-74  
ZA-1991-953-ZAI  
TT-63151  
ENV-2017-433-EIR  
ENV-2017-2108-CE  
ENV-2013-3392-CE  
ENV-2011-1487-EIR  
ENV-2008-4505-ND  
ENV-2005-5040-CE  
ENV-2005-362-CE  
ENV-2005-1125-CE  
ENV-2005-1123-CE  
ENV-2002-1131-ND  
ENV-2002-1130-ND

### Address/Legal Information

PIN Number	124-5A209 27
Lot/Parcel Area (Calculated)	4,412.8 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID E6
Assessor Parcel No. (APN)	5145019024
Tract	O. W. CHILDS TRACT
Map Reference	M R 6-378
Block	10
Lot	FR 4
Arb (Lot Cut Reference)	1
Map Sheet	124-5A209

### Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Ysabel Jurado
Census Tract #	2260.02
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	M2-2D
Zoning Information (ZI)	ZI-2416 Downtown Design Guide Project Area ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2385 Greater Downtown Housing Incentive Area ZI-2374 State Enterprise Zone: 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	Light Manufacturing
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

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](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

AF-91-1737948-LT  
AF-91-1737947-PA  
AF-83-881555

RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 2
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	5145019024
APN Area (Co. Public Works)*	0.198 (ac)
Use Code	1104 - Commercial - Store - Four Stories
Assessed Land Val.	\$2,251,967
Assessed Improvement Val.	\$9,295,991
Last Owner Change	11/13/2019
Last Sale Amount	\$11,000,110
Tax Rate Area	8
Deed Ref No. (City Clerk)	979817
	937311
	713240
	5-956
	2921175
	2213411
	194066-7
	1605323
	1523463
Building 1	
Year Built	1995
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	30,868.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5145019024]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES

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Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	500 Yr
Watercourse	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.141034008
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### Economic Development Areas

Business Improvement District	FASHION DISTRICT
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

#### 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: 5145019024]
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	1.2 Units, Very Low 1.2 Units, Low 22.3 Units, Above Moderate
Housing Use within Prior 5 Years	No

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## Public Safety

### Police Information

Bureau	Central
Division / Station	Newton
Reporting District	1303

### Fire Information

Bureau	Central
Battalion	1
District / Fire Station	9
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-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MS
Required Action(s):	MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	CPC-2014-1582-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	ZONE CODE AMENDMENT TO THE LOS ANGELES MUNICIPAL ZONING CODE
Case Number:	CPC-2010-583-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A PROPOSED ORDINANCE ADDING SUBDIVISION 30 TO SUBSECTION A OF SECTION 12.22 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO IMPLEMENT THE PREVIOUSLY ADOPTED DOWNTOWN DESIGN GUIDE WITHIN THE EXPIRING AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4504-MS
Required Action(s):	MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4503-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-2648-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY COMMUNITY PLAN UPDATE PROGRAM
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ORD-187822-SA1180-C
Required Action(s):	C-PRIVATE STREET MODIFICATIONS (3RD REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1991-953-ZAI
Required Action(s):	ZAI-ZA INTERPRETATIONS
Project Descriptions(s):	ZONING ADMINISTRATOR'S INTERPRETATION.
Case Number:	TT-63151
Required Action(s):	Data Not Available

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Project Descriptions(s):	A TENTATIVE TRACT MAP AND CE.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2108-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2011-1487-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	PROPOSED FASHION DISTRICT SPECIFIC PLAN
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-5040-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A TENTATIVE TRACT MAP AND CE.
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

## DATA NOT AVAILABLE

ORD-175038  
ORD-164307-SA2705  
ORD-129944  
ZV-1982-74  
AF-91-1737948-LT  
AF-91-1737947-PA  
AF-83-881555





Address: 401 E 11TH ST

APN: 5145019024

PIN #: 124-5A209 27

Tract: O. W. CHILDS TRACT

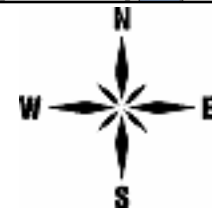
Block: 10

Lot: FR 4

Arb: 1

Zoning: M2-2D

General Plan: Light Manufacturing



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