

# 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. 200540

Project Applicant: Imperial Project, LLC

Project Location - Specific:

2043 S Imperial Street, Los Angeles, CA 90021 / E 16th St & E 15th St

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Cultivation, 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: Imperial Project, LLC

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

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

Reasons why project is exempt:

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

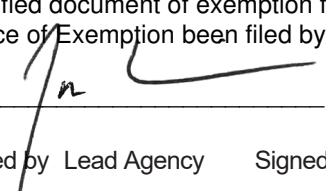
Lead Agency

Contact Person: Jason Killeen

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

**If filed by applicant:**

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

Signature:  Date: 02/20/2025 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: \_\_\_\_\_

COUNTY CLERK'S USE  
THIS NOTICE WAS POSTED

ON February 24 2025

UNTIL March 26 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)

2025 038263



FILED  
Feb 24 2025

Dean C. Loger, Registrar - Recorder/County Clerk

Electronically signed by VERONICA HEAD

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-24-200540-ANN / Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200540-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200540

COUNCIL DISTRICT

14

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

2043 S Imperial Street, Los Angeles, CA 90021 / E 16th St & E 15th St

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Imperial Project, LLC

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

Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

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  
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MARIO MELENDEZ

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Commission Executive Assistant  
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City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

EXECUTIVE OFFICES  
221 N. FIGUEROA STREET, SUITE 1245  
LOS ANGELES, CA 90012  
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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 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-24-200540-ANN
<b>Applicant Name:</b>	Imperial Project, LLC
<b>Activity(ies) Requested:</b>	Cultivation Small Indoor (Type 2A) Distribution (Type 11) Manufacturer (Type 6)
<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>	2043 S Imperial Street, Los Angeles, CA 90021
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 Downtown Los Angeles - Downtown [LF1-WH1-6] [I2-N]
<b>LAMC Section / "Phase":</b>	LAMC 104.08 / Phase 2
<b>Environmental Analysis/Clearance:</b> ENV-200540-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

**BACKGROUND:**

The Applicant was issued Temporary Approval by DCR with an effective date of August 27, 2019. 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, CCL19-0003836, to conduct Cultivation Small Indoor (Type 2A), active through November 21, 2025; C11-0000175-LIC, to conduct Distribution (Type 11), active through May 25, 2025; CDPH-10003385 to conduct Manufacturer (Type N), which has been Surrendered.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 2043 S Imperial Street, Los Angeles, CA 90021, a parcel zoned for Production 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.
- **(Social Equity only):** The Applicant has met the requirements under LAMC Section 104.20.

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

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- **(Social Equity Only)** 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 Cultivation Small Indoor (Type 2A); Distribution (Type 11), Manufacturer (Type 6), Temporary Approval to an Annual License to be located on an existing site zoned for Production, [LF1-WH1-6] [I2-N] at 2043 S Imperial Street, Los Angeles, CA 90021 (Assessor's Parcel Number 5167-012-026). 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 8:00 a.m. to 4:00 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 B). 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**

Production / [LF1-WH1-6] [I2-N]

### **Surrounding Land Use/Zoning Designations**

Production / [LF1-WH1-6] [I2-N]

### **Subject Property**

The subject site is a fully developed lot within the Downtown Community Plan Area. The lot is approximately 141 feet deep and a width of 43 feet along Imperial Street. The site is currently developed with a Industrial - Food Processing Plant - Meat - One Story building, built in 1950 proposed to be maintained.

The site has a Production land-use designation and is zoned [LF1-WH1-6] [I2-N]. The site is located within Council District 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 Production uses within 200 feet of the site. The immediate area along Imperial Street is predominantly developed with Production uses, zoned [LF1-WH1-6] [I2-N], (See Exhibit B)

### **CEQA Findings**

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

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

- a) The site is comprised of one lot totaling approximately 5,248 gross square feet, zoned [LF1-WH1-6] [I2-N] with a Industrial - Food Processing Plant - Meat - One Story building originally constructed in 1950. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.
- b) The subject site is wholly within the City of Los Angeles, on an approximately 5,248 gross square foot property (i.e., less than five acres), and is substantially surrounded by Production uses. The surrounding area is Production zoned [LF1-WH1-6] [I2-N], and developed with a mix of Production buildings along Imperial Street between 15th Street and 16th 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 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 Cultivation Small Indoor (Type 2A), Distribution (Type 11), Manufacturer (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

February 20, 2025  
Date

**EXHIBITS:**

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

Exhibit B – Project Parcel Profile Report from ZIMAS



CITY OF LOS ANGELES DEPARTMENT OF

## CANNABIS REGULATION

## PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/29/2023

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

DCR Record No.: LA-S-23-200540-ANN

Applicant Entity Name: Imperial Project, LLC

License Type(s): Cultivation, Distribution, and Manufacturing

Business Premises Location: 2043 S Imperial Street, Los Angeles, CA 90021

County: Los Angeles Assessor's Parcel Number (APN): 5167-012-026

Council District: 14 Neighborhood Council: Downtown Los Angeles

Community Plan Area: Central City North

Zoning: M3-1-RIO Specific Plan Area: SOUTH LOS ANGELES ALCOHOL SALES

General Plan Land Use: Heavy Manufacturing Redevelopment Project Area: N/A

Business Improvement District: N/A Promise Zone: No

State Enterprise Zone: East Los Angeles SEZ Historic Preservation Review: N/A

LAPD Division/Station: Newton Community LAFD District/Fire Station: Central Bureau/FS17

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

Department of Cannabis Regulation

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

(213) 978-0738 • [cannabis@lacity.org](mailto:cannabis@lacity.org)

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

**Categorical Exemption Evaluation Form**

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

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

**Project Description:** *Insert project description information or reference where this information is located.*

The subject property/site is located in urbanized, flat (non-sloping) area/location where the general vicinity is dominated by manufacturing and industrial uses, site zoning is M3-1-RIO ZIMAS (lacity.org), wherein the described site zoning is "Heavy Industrially", located within close proximity of the Los Angeles River to be identified as such (RIO) on the zoning describer, and fully serviced by LADWP/Gas Co./City Sanitation for underground water, sewer, natural gas, and trash/refuse services. The on-site structure was constructed between 1950 – 1952 as described by the Los Angeles County Assessor's Office as "Industrial - Food Processing Plant - Meat - One Story" (Zimas's Assessor link), and permitted by Building & Safety as "food processing" on May 2, 1978 (Building Permit No. 1978LA62422) and a "hydroponics agricultural enterprise" on March 8, 2021 (Building Permit No. 19016-10000-07977) source: <https://www.ladbs.org/> . Specifically and according to City building permits, the existing on-site structure consists of a one-story manufacturing structure totaling 12,327 square feet.

The subject site will not have a negative effective upon fish and game resources as determined by the State of California Dept of Fish and Wildlife <https://wildlife.ca.gov/> and as determined by State Water Resources Control Board Home Page | <https://www.waterboards.ca.gov/>.

The approved uses for the subject site include Cannabis Cultivation, Cannabis Distribution and Cannabis Manufacturing uses (all approved and current by/with the the Bureau of Cannabis Control (BCC)), wherein the subject site, structure, and the non-existence of any nearby sensitive uses/sensitive receptors make the location completely appropriate, compatible and ideal for the described cannabis uses. The cannabis operating practices are regulated by the State of California Department of Cannabis Control (DCC), Los Angeles City departments such as City Fire, Building & Safety, and the Department of Cannabis Regulation (DCR). The subject site is also monitored by the Los Angeles County Department of Public Health. The well built shell and structure were developed and the exterior has remained unchanged since the early 1950s with on-going interior improvements processed and progressively improved by/through the City of Los Angeles' Department of Building and Safety.

**Categorical Exemption Evaluation Form****Class 1: Existing Facilities**

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

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

The site is currently operating an active and legally approved cannabis facility. In addition, prior to the subject operators moving and establishing legal cannabis cultivation, distribution and manufacturing uses at the subject site in approximately 2018, the subject site/property previously maintained and operated a City of LA-recognized Pre-ICO cannabis use location that included various cannabis uses such as retail, cultivation, manufacturing, transportation (as it previously coined), and, to lesser extent, cannabis manufacturing.

**15301. EXISTING FACILITIES**

Class 1 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 existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use.

Source: [https://www.califaep.org/docs/CEQA\\_Handbook\\_2023\\_final.pdf](https://www.califaep.org/docs/CEQA_Handbook_2023_final.pdf)

The subject project meets the Class 1 - Existing Facilities exemption requirements – The subject location is utilizing an existing structure on a properly zoned location and is simply applying a minor, interior remodel and non-height bearing interior floor modifications. The improvements include the installation of mechanical equipment necessary for air filtration and other cannabis manufacturing operational and distribution purposes. The project improvements are negligible with no exterior expansion of the existing structure of any of the permitted uses.

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 - The subject project does not and will not propose the expansion of any existing structure(s) to any extent and the project's cannabis uses of cultivation, distribution and manufacturing uses are in-line with permitted/by-right outlined for the M3 zone. Furthermore, the interior, cannabis uses are not defined or considered an expansion to the existing (food processing and Pre-ICO cannabis uses) or any former/historical site uses.

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.*

Answer: No -- the subject project does not require a water right permit or another environmental permit that could or would result in any physical changes to the environment. The supporting facts to support this statement stem from factual information, such as the site not located in a rural setting and the fact that the site is not near or within any proximity of a stream, waterway, or river bed. The site is serviced by well established water and sewer LADWP infrastructure, where wastewater is delivered and processed by the City of Los Angeles hyperion water reclamation plant. The site also serviced by the Gas Company for natural gas needs and LA City Sanitation for trash/refuse needs.

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 - The subject project does not require the demolition or removal of any structures or any non-industrial uses, such as single-family residences, duplexes or similar structures, stores, motels, restaurants or accessory structures, in any manner.

**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 - the project does not remove or propose to remove any existing structure(s), so the Class 2 Categorical Exemption does not apply.

**15302. REPLACEMENT OR RECONSTRUCTION**

Class 2 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 and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

- (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.
- (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.
- (d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

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 - the existing structure is not being replaced, expanded, or no deviation from uses will occur or result in uses inconsistent with M3 (Heavy Industrial) permitted uses.

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 - the project of cannabis cultivation, distribution and manufacturing uses that would require uncommon permits beyond, Building & Safety permits/inspections, extraordinary water permits or Dept. of Fish & Game permission/permits that would also result in any physical changes to the environment.

Sources: <http://zimas.lacity.org/>, <https://fws.gov/>, <https://www.waterboards.ca.gov/>

**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 - the subject site does not contain a small structure and this Class 3 would not be appropriate for the CEQA clearance for the subject project.

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 - the project does not involve the construction of any, new structures (small or large).

***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.*

<http://zimas.lacity.org/>  
<https://www.google.com/>  
using the subject project site's address - 2043 Imperial Street, Los Angeles, CA

**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 - the subject project does not involve new construction

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

*Cite source(s) of information.*

Yes -- <http://zimas.lacity.org/> - the subject site is zoned M3 (Heavy Industrial) and is zoned for the proposed use.

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 - The project does not involve the use of significant amounts of hazardous substances. The manufacturing (growing) cannabis flower does require the use of chemicals for growing, but these chemicals are highly regulated and so the process is safe to the environment and public consumption.

The products used include 1.5-0-0.5 BLOOM A, 0-7.5-4.5 BLOOM B, ADVANCED NUTRIENTS BUD IGNITOR, ADVANCED NUTRIENTS BIG BUD LIQUID, AND ADVANCED NUTRIENTS OVERDRIVE

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, LADWP for water, sewer, and electricity, the Gas Co. for natural gas services, public trash disposal (City Dept. of Sanitation), and private trash disposal (Athens Services)

Sources: <http://zimas.lacity.org/>, <https://navigatela.lacity.org/NavigateLA/>, and <https://www.lacitysan.org/>

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 - The subject site is not within any close proximity or surrounded by land(s) that contain sensitive environmental areas whatsoever.

Sources: <http://zimas.lacity.org/>, <https://navigatela.lacity.org/NavigateLA/>

**FOR SITES NOT IN URBANIZED AREAS**

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less?

☐ Yes ☐ No

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



10. Does the project involve the use of significant amounts of hazardous substances?

☐ Yes ☐ No

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

**FOR ALL SITES**

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

☐ Yes ☒ No

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

No - the project does not require a water right permit or another type of environmental permit that would or could result in any 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 - the subject project does not remove any on- or off-site trees.

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 - the project will not result in any alterations of land, water or vegetation.

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 - the project will not result any grading of any land(s), new construction, and the site is not located on land with any significant or natural slope, whatsoever.

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

*Cite source(s) of information.*

N/A - the subject site is not located on land determined as a wetland.

Sources: <http://zimas.lacity.org/>, <https://navigatela.lacity.org/NavigateLA>

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 - The subject site is not located in any officially designated scenic area.

<http://zimas.lacity.org/>

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 - The subject site is not located in any officially mapped area of severe geologic hazard area, earthquake fault zone or USGS hazard zoned designated areas.

Sources: <http://zimas.lacity.org/>  
<https://www.usgs.gov/products/maps>

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 - the subject site will not have a negative effective upon fish and game or wildlife resources as determined by the State of California Dept of Fish and Wildlife and by State Water Resources Control Board Home Page

Sources: <https://wildlife.ca.gov/>, <https://www.waterboards.ca.gov/>

**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 - the subject project does not construction or placement of accessory structures and a Cat. Ex. Class 11 would not apply.

Notes:

15311. ACCESSORY STRUCTURES

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

- (a) On-premise signs;
- (b) Small parking lots;
- (c) Placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

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 - the subject project of cannabis cultivation, distribution and manufacturing uses that would require uncommon permits beyond, Building & Safety permits/inspections, extraordinary water permits or Dept. of Fish & Game permission/permits that would also result in any physical changes to the environment.

Sources: <http://zimas.lacity.org/>, <https://fws.gov/>, <https://www.waterboards.ca.gov/>

**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 site zoning is M3, consists of general plan designation of Heavy Industrial, and contains no environmental impactful specific plan overlay, redevelopment area, promise zone, historic preservation zone, or an environmentally significant enterprise zone location.

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 subject project site size is approximately 21,856 or 0.5 of an acre  
Source: <http://zimas.lacity.org/>

- 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 - the subject site is entirely surrounded by urban uses - specifically, to the north: Heavy Manufacturing; south across 16th St: Industrial Warehousing; west: Industrial/Light Industrial; and east across Imperial Street: Industrial/light Manufacturing.

Source: <http://zimas.lacity.org/>

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 - the subject project site does not contain value for use of a habitat for any endangered, rare or threatened species. The site is heavy developed manufacturing, warehousing, and industrial area and such land is close to available for habitat uses.

Sources: <http://zimas.lacity.org/>, <https://fws.gov/>, <https://www.waterboards.ca.gov/>

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 - the subject project and is developed in-line the City Land Use Element (Central City North Community Plan) and present traffic, noise, air and water quality impacts are consistent with M3 uses and were previously factored in - as a result, the project will not result in any significant impacts related to:

- \* Traffic (source: <https://navigatela.lacity.org/NavigateLA/>);
- \* Noise (Central City North Community Plan (which is the Land Use Element of the City's General Plan) Source: <http://zimas.lacity.org/>
- \* Air Quality by way of the SCAQMD (source: <http://www.aqmd.gov/>); or,
- \* Water Quality - California State Water Resources Control Board (source: <https://www.waterboards.ca.gov/>)

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 ~

- \* Water, Sewer and Power - LADWP (source: <https://www.ladwp.com/>);
- \* Trash/Refuse Services - City of Los Angeles Sanitation (source: <https://www.lacitysan.org/>; and,
- \* The Gas Co - Natural Gas requirements/needs (source: <https://www.socalgas.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 - the subject project site does not require a water right permit or any other environmental permit that could or would result in physical changes to the environment.

Sources: <http://zimas.lacity.org/>, <https://fws.gov/>, <https://www.waterboards.ca.gov/>

**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 - the subject site is not located within designated State Scenic Highway(s) or within visible proximity to same.

Source: <http://zimas.lacity.org/> and <https://navigatela.lacity.org/NavigateLA/>

- 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 - the subject site is not located within designated State Scenic Highway(s) or within visible proximity of any scenic highways.

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 - the subject project site is not located upon a Hazardous Waste and Substances Site

Source: <https://dtsc.ca.gov/dtscs-cortese-list/>  
<https://www.envirostor.dtsc.ca.gov/public/>

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 - the subject site is not located on land or structure identified as a historic or cultural resource.

Source: <https://planning.lacity.org/preservation-design/program-overview;>  
<https://planning.lacity.org/taxonomy/term/244;> and <http://zimas.lacity.org/>

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 - the subject site's historic and continuing manufacturing/industrial uses will not significantly change or result in uses more intensive than the existing uses, those uses permitted by-right in the M3 zone, or add additional uses that would result in the potential for cumulative impacts. (1. Zimas, 2. Planning's Use List, and 3. Gen Summary of Zoning Regs)

1. Sources: <http://zimas.lacity.org/>,
2. [https://planning.lacity.org/odocument/647665b9-6246-4eaf-a70c-f06285ff28c4/Use\\_List\\_Memo.pdf](https://planning.lacity.org/odocument/647665b9-6246-4eaf-a70c-f06285ff28c4/Use_List_Memo.pdf)
3. [https://planning.lacity.org/odocument/eadcb225-a16b-4ce6-bc94-c915408c2b04/Zoning\\_Code\\_Summary.pdf](https://planning.lacity.org/odocument/eadcb225-a16b-4ce6-bc94-c915408c2b04/Zoning_Code_Summary.pdf)

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 - there is no obvious, logical or anticipated potential impacts, circumstances to draw any these conclusions, or any evidence of same

Source: <http://zimas.lacity.org/> and <https://navigatela.lacity.org/NavigateLA/>

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 - the use is located within an area appropriate and consistent with the underlying M3 zoned uses as well as similar uses within the vicinity of the subject site. There is no uncommon and unique occurrences, such as an airport, body of water/ocean, mountain range, valley or desert in any close proximity to the subject site that would negative affect an environmental resource of hazardous or critical concern.

Sources: <http://zimas.lacity.org/>  
[https://planning.lacity.org/odocument/647665b9-6246-4eaf-a70c-f06285ff28c4/Use\\_List\\_Memo.pdf](https://planning.lacity.org/odocument/647665b9-6246-4eaf-a70c-f06285ff28c4/Use_List_Memo.pdf)  
[https://planning.lacity.org/odocument/eadcb225-a16b-4ce6-bc94-c915408c2b04/Zoning\\_Code\\_Summary.pdf](https://planning.lacity.org/odocument/eadcb225-a16b-4ce6-bc94-c915408c2b04/Zoning_Code_Summary.pdf)

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 - the subject site contains no existing trees and, as a result, could not any potential of negative affect of this category.

Source: <http://zimas.lacity.org/> and <https://navigatela.lacity.org/NavigateLA/>

## CEQA Exemption Petition

Class: 32 Category: 15332. IN-FILL DEVELOPMENT PROJECTS

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

The subject project qualifies for a Class 32 In-Fill Development Project Categorical Exemption because the following 15332 conditions are being met, as described below:

Yes - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Yes - (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

No - (c) The project site has no value as habitat for endangered, rare or threatened species.

No - (d) the project's approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

Yes - (e) The site is adequately served by all required utilities and public services.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

## Sources:

(a)(b) <http://zimas.lacity.org/> , 2. [https://planning.lacity.org/odocument/647665b9-6246-4eaf-a70c-f06285ff28c4/Use\\_List\\_Memo.pdf](https://planning.lacity.org/odocument/647665b9-6246-4eaf-a70c-f06285ff28c4/Use_List_Memo.pdf) 3. [https://planning.lacity.org/odocument/eadcb225-a16b-4ce6-bc94-c915408c2b04/Zoning\\_Code\\_Summary.pdf](https://planning.lacity.org/odocument/eadcb225-a16b-4ce6-bc94-c915408c2b04/Zoning_Code_Summary.pdf)

(c) <http://zimas.lacity.org/> , <https://fws.gov/>

(d) Central City North Community Plan | Los Angeles City Planning (lacity.org); <https://www.waterboards.ca.gov/>

(e) Home | SoCalGas, <https://www.ladwp.com/>,

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

[https://www.conservation.ca.gov/calgem/CEQA/Documents/CEQA\\_Handbook\\_2023\\_final.pdf](https://www.conservation.ca.gov/calgem/CEQA/Documents/CEQA_Handbook_2023_final.pdf)  
<https://opr.ca.gov/>  
<https://www.usgs.gov/products/maps>  
<https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/A07.pdf>  
[https://www.califaep.org/docs/CEQA\\_Handbook\\_2023\\_final.pdf](https://www.califaep.org/docs/CEQA_Handbook_2023_final.pdf)  
<http://zimas.lacity.org/>  
<https://planning.lacity.org/plans-policies/community-plan-area/central-city-north>  
<https://www.waterboards.ca.gov/>  
<https://fws.gov/>  
<https://navigate.la.lacity.org/NavigateLA/>  
<https://www.ladwp.com/>, <https://www.socalgas.com/>

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 subject property/site is located in urbanized, flat (non-sloping) area/location where the general vicinity is dominated by manufacturing and industrial uses, site zoning is M3-1-RIO ZIMAS (lacity.org) describes site zoning as Heavy Industrially , within close proximity of the Los Angeles River to be identified as such (RIO), and fully serviced by LADWP/Gas Co. underground water, sewer and gas services. The on-site structure was constructed between 1950 - 1952, described by the Los Angeles County Assessor's Office as Industrial - Food Processing Plant - Meat - One Story , and permitted by Building & Safety as food processing on May 2, 1978 (Building Permit No. 1978LA62422) and a hydroponics agricultural enterprise on March 8, 2021 (Building Permit No. 19016-10000-07977) source: Search Online Building Records | LADBS. Specifically and according to City building permits, the existing on-site structure consists of a one-story manufacturing structure totaling 12,327 square feet.

(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 approved use of the site includes, Cannabis Cultivation, Distribution and Manufacturing uses wherein the subject site, structure, and the non-existence of nearby sensitive uses/sensitive receptors make the location completely appropriate and compatible for the described cannabis uses. The cannabis operating practices are regulated by the State of California Department of Cannabis Control (DCC), Los Angeles City departments such as Fire, Building & Safety, and the Department of Cannabis Regulation (DCR). The subject site is also monitored by the Los Angeles County Department of Public Health. The shell and structural exterior has maintained the well-built 1950s type of construction along with on-going interior improvements approved and progressively improved by and through the City of Los Angeles Department of Building and Safety.

The subject site is entirely surrounded by urban uses - specifically, to the north: Heavy Manufacturing; south across 16th St: Industrial Warehousing; west: Industrial/Light Industrial; and east across Imperial Street: Industrial/Light Manufacturing.

- (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.

The site is currently operating a legal cannabis activity operations. In addition, prior to the subject operators moving and establishing legal cannabis cultivation, distribution and manufacturing uses at the subject site in approximately 2018, the subject site/property maintained/operated Pre-ICO cannabis uses that included various cannabis uses such as retail, cultivation, manufacturing, and transportation (as it previously coined).

- (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, the previous and presently operating as a food processing facility/use, which is very similar to cannabis manufacturing and cultivation uses. Furthermore, cannabis distribution is similar to the site previous use of delivery of processed food for public sale and market.

- (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 present cannabis activities is licensed for cannabis cultivation (grow) operations, cannabis distribution (transporting project between non-retail and non-retail to retail sales locations, and cannabis manufacturing. The operators have growing cannabis products since the early 1990s and have a very strong knowledge and experience in the cannabis production and sales industry.

- (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.*

The same operator, Imperial Project, LLC, is the sole cannabis operator and presently has three (3) cannabis uses: cannabis cultivation, cannabis distribution, and cannabis manufacturing. The present is exploring and attempting to grow its knowledge and experience in cannabis distribution and manufacturing of the product.

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

Approximately 7,500 square feet, which is almost 3/4 of the site floor area. The project operators had tried to win a retail spot for this location, but were unsuccessful and will try to repurpose their vacant/non-utilized spaces for the three (3) cannabis license they do hold.

- (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 - three (3) Cannabis DCC Licenses:

Cultivation - License No. CCL19-0003836

Distribution - License No. C11-0000175-LIC

Manufacturing - License No. CDPH-10003385

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

Hours of operations are Monday - Friday 8 a.m. to 4 p.m.

Limited hours on Saturday between 8 a.m. to 4 p.m. on a limited basis

Close Sunday

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

3-5 employees during regular business hours (8 a.m. to 4 p.m.) with 1 contracted security guard 24 hours a day/7 days a week.

- (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.*

Monday and Fridays: 5-6 trips a day;  
Tuesdays, Wednesdays, and Thursdays 4-5 trips a day  
Closed Saturdays and Sundays

- (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.*

Water obtained from City sourced Water - Los Angeles Dept of Water and Power (source: <https://www.ladwp.com/>); and,

No - no new or amended water rights are required for this location from the State Water Resources Control Board

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

Wastewater needs are provided and satisfied by City of Los Angeles Sanitation (source: <https://www.lacitysan.org/san/faces/home>)

#### 4. Environmental Setting:

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

None - are are no naturally existing site characteristics due to the subject site being fully developed as well as the surrounding land/properties for miles from the subject site - most of the development in the area began post WW2 - approximately in the 1950s.

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

The site is very flat with natural or existing slope for this subject site

Sources: <https://www.usgs.gov/products/maps>; <https://navigatela.lacity.org/NavigateLA/>

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

None - the subject site does not contain any natural or planted landscaping or foliage, pre- LID features and soil stability and natural habitat whatsoever. The site is fully developed and paved with non-permeable surfaces.

Sources: <https://navigatela.lacity.org/NavigateLA/>; <http://zimas.lacity.org/>; <https://www.google.com/>

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

None - are no watercourses and/or riparian habitats within 150 feet or any close proximity to the subject site - all natural swales, streams, springs ponds, lakes, creeks tributaries, and (not as likely) wetlands likely did not exist upon or around the subject site. If these features had ever existed, they have been long removed.

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

None - there are no natural features of any scenic value that include rare or unique characteristics upon and any where in close proximity to the subject site.

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

There are no known or anticipated historic designations/resources or any archeological remains on the subject or any where around the subject site, presently fully urbanized and built out.

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

None - the subject property does not contain any habitat for any special status species.

Source: <https://fws.gov/>

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

None - the subject project site is not located upon a Hazardous Waste and Substances Site

Source: <https://dtsc.ca.gov/dtscs-cortese-list/>  
<https://www.envirostor.dtsc.ca.gov/public/>

- (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:

The subject project will not increase the quantity or type of solid waste generated or stored on-site.

Source: <https://dtsc.ca.gov/dtscs-cortese-list/>  
<https://www.envirostor.dtsc.ca.gov/public/>

- 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:

The power consumption for the mainly the cultivation activities at the subject site are significant. There are proactive measures being implemented to reduce the power consumption by more efficient lighting types/methods, a consideration for solar power use, varying times for peak use of power, and heat recapture for use in other cannabis and climate controlled activities.

5. Explain whether any of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat. If the project is part of a larger project, attach a separate sheet to briefly describe the larger project.

The project will expand the existing site's structure beyond what presently exists, increase any exterior impervious surfaces, reduce any natural habitat, and, in fact, no exterior expansions and/or renovations are proposed for the subject site/project.

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.*

N/A - there are no environmental commitments agreed to or that apply

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).*

No additional material exists to our knowledge

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.



# City of Los Angeles Department of City Planning

## 2/10/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2043 S IMPERIAL ST

### ZIP CODES

90021

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2017-432-CPU  
CPC-2014-5000-CA-GPA  
CPC-2014-2415-GPA-CA  
CPC-2014-1582-CA  
CPC-2008-3125-CA  
CPC-2007-3036-RIO  
CPC-1997-423  
CPC-1995-352-CPU  
CPC-1990-346-CA  
CPC-1986-607-GPC  
CPC-1983-506  
ORD-188422  
ORD-188418  
ORD-187822-SA1500-A  
ORD-183145  
ORD-183144  
ORD-171682  
ORD-171681  
ORD-164855-SA3250  
ORD-162128  
ENV-2017-433-EIR  
ENV-2014-4000-MND  
ENV-2014-2416-MND  
ENV-2013-3392-CE  
ENV-2008-3103-CE  
ENV-2007-3037-ND  
ENV-1995-328-MND

### Address/Legal Information

PIN Number	118-5A217 59
Lot/Parcel Area (Calculated)	5,247.6 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID H1
Assessor Parcel No. (APN)	5167012026
Tract	WILSON AND GILLIS'S SUBDIVISION OF THE MCQUAID TRACT
Map Reference	M R 21-27
Block	None
Lot	11
Arb (Lot Cut Reference)	None
Map Sheet	118-5A217

### Jurisdictional Information

Community Plan Area	Downtown
Area Planning Commission	Central APC
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Ysabel Jurado
Census Tract #	2060.51000000
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	[LF1-WH1-6] [I2-N]
Zoning Information (ZI)	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 ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2129 State Enterprise Zone: East Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
General Plan Land Use	Production
General Plan Note(s)	None
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	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
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	Restaurant Beverage Area
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium or High
Transit Oriented Communities (TOC)	Tier 1
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High Resource
High Quality Transit Corridor (within 1/2 mile)	Yes
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
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5167012026
APN Area (Co. Public Works)*	0.405 (ac)
Use Code	3400 - Industrial - Food Processing Plant - Meat - One Story
Assessed Land Val.	\$351,007
Assessed Improvement Val.	\$981,027
Last Owner Change	07/05/2013
Last Sale Amount	\$9
Tax Rate Area	7
Deed Ref No. (City Clerk)	991603
	427177
	379039
	379038-9
	3-320
	2912947
	1805221
	1548005
	1329429
	1302946-7
Building 1	
Year Built	1950
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0

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Building Square Footage	10,915.0 (sq ft)
Building 2	
Year Built	1952
Building Class	CX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,534.0 (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: 5167012026]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

#### 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)	0.03249168
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	None
Hubzone	None

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Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST 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: 5167012026]
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	No

### **Public Safety**

Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1309
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	17
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-2014-5000-CA-GPA
Required Action(s):	CA-CODE AMENDMENT GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	CPC-2014-2415-GPA-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT CA-CODE AMENDMENT
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
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-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1997-423
Required Action(s):	Data Not Available
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED DOWNTOWN RIVERFRONT INDUSTRIAL PROJECT IN COOPERATION WITH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES.
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH 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-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITYNORTH NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ORD-187822-SA1500-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE

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Case Number:	ENV-2014-4000-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	ENV-2014-2416-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
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-2008-3103-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH 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)

## DATA NOT AVAILABLE

ORD-188422  
 ORD-188418  
 ORD-183145  
 ORD-183144  
 ORD-171682  
 ORD-171681  
 ORD-164855-SA3250  
 ORD-162128



Address: 2043 S IMPERIAL ST

Tract: WILSON AND GILLIS'S  
SUBDIVISION OF THE MCQUAID  
TRACT

Zoning: [LF1-WH1-6] [I2-N]

APN: 5167012026

Block: None

General Plan: Production

PIN #: 118-5A217 59









Lot: 11

Arb: None



# 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




















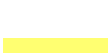





	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

# CHAPTER 1A LEGEND

## General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

## Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		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
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)






























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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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