

# 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. 400677

Project Applicant: Lion's Den Cannabis, Inc

Project Location - Specific:

**5700 South Fortuna Street, Los Angeles, CA 90011 / E 57th St & Morgan Ave**

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Manufacturing, Non-Storefront Retail sales of commercial cannabis products under State and local law.**

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

Name of Person or Agency Carrying Out Project: Lion's Den Cannabis, Inc

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

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

Reasons why project is exempt:

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

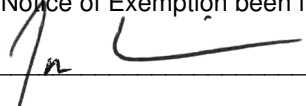
Lead Agency

Contact Person: Jason Killeen

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

**If filed by applicant:**

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

Signature:  Date: 02/04/2025 Title: Asst. Executive Director

☒ Signed by Lead Agency    ☐ Signed by Applicant

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

Date Received for filing at OPR: \_\_\_\_\_

ON February 12 2025

UNTIL March 14 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 029000



**FILED**  
Feb 12 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

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-24-400677-ANN / Manufacturing (Type 6), Non-Storefront Retail (Type 9)**

**LEAD CITY AGENCY**

**City of Los Angeles (Department of Cannabis Regulation)**

**CASE NUMBER**

**ENV- 400677-ANN**

**PROJECT TITLE**

**DCR CORE RECORD NO. 400677**

**COUNCIL DISTRICT**

**9**

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

**5700 South Fortuna Street, Los Angeles, CA 90011 / E 57th St & Morgan Ave**

☒ Map attached.

**PROJECT DESCRIPTION:**

**Manufacturing, Non-Storefront Retail sales of commercial cannabis products under State and local law.**

☐ Additional page(s) attached.

**NAME OF APPLICANT / OWNER:**

**Lion's Den Cannabis, Inc**

**CONTACT PERSON (If different from Applicant/Owner above)**

**Jason Killeen**

**(AREA CODE) TELEPHONE NUMBER**

**(213) 978-0738**

**EXT.**

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

**STATE CEQA STATUTE & GUIDELINES**

☐ **STATUTORY EXEMPTION(S)**

Public Resources Code Section(s) \_\_\_\_\_

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

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

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

**JUSTIFICATION FOR PROJECT EXEMPTION:**

☒ Additional page(s) attached

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

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

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

**CITY STAFF USE ONLY:**

**CITY STAFF NAME AND SIGNATURE**

**Jason Killeen**

**STAFF TITLE**

**Asst. Executive Director**

**COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED**

**Manufacturing (Type 6), Non-Storefront Retail (Type 9)**

**DISTRIBUTION: County Clerk, Agency Record**

**Rev. 6-22-2021**

**DEPARTMENT OF  
CANNABIS REGULATION**  
-  
**CANNABIS REGULATION  
COMMISSION**

THRYERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

JOSIE TREVIZO  
Commission Executive Assistant  
(213) 978-0738

**City of Los Angeles**  
**CALIFORNIA**



Karen Bass  
MAYOR

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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-24-400677-ANN
<b>Applicant Name:</b>	Lion's Den Cannabis, Inc
<b>Activity(ies) Requested:</b>	Manufacturing (Type 11) Non-Storefront Retail (Type 9)
<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>	5700 South Fortuna Street Los Angeles, CA, 90011
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	9 Central Alameda - Southeast Los Angeles CM-2D-CPIO
<b>LAMC Section / "Phase":</b>	LAMC 104.06.1 / Phase 3 Delivery
<b>Environmental Analysis/Clearance:</b> ENV-400677-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 February 7, 2023. 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, CDPH-10004903, to conduct Manufacturing (Type 11), active through June 16, 2025; they do not have a state license for Non-Store Front Retail (Type 9).

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 5700 South Fortuna Street, Los Angeles, CA 90011, a parcel zoned for Hybrid Industrial 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 Non-Storefront Retail (Type 9); Manufacturing (Type 11), Temporary Approval to an Annual License to be located on an existing site zoned for Hybrid Industrial, CM-2D-CPIO at 5700 South Fortuna Street, Los Angeles, CA 90011 (Assessor's Parcel Number 5105-019-027). 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 12:00 p.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

## **CEQA PROJECT ANALYSIS & FINDINGS:**

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

Hybrid Industrial / CM-2D-CPIO

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

Hybrid Industrial / CM-2D-CPIO

Open Space / OS-1XL

Low Medium II Residential / R2-1

### **Subject Property**

The subject site is a fully developed lot within the Southeast Los Angeles Community Plan Area. The lot is approximately 119 feet deep and a width of 40 feet along Fortuna Street. The site is currently developed with a Industrial - Light Manufacturing - One Story building, built in 1985 proposed to be maintained.

The site has a Hybrid Industrial land-use designation and is zoned CM-2D-CPIO. The site is located within Council District 9 , Central Alameda Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

### **Abutting Properties**

Abutting uses include hybrid industrial uses within 200 feet of the site. The immediate area along Fortuna Street is predominantly developed with Hybrid Industrial uses, zoned CM-2D-CPIO, Open Space, zoned OS-1XL and, Low Medium II Residential uses, zoned R2-1. (See Exhibit A)

### **CEQA Findings**

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in



any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 4,796 gross square feet, zoned CM-2D-CPIO with a Industrial - Light Manufacturing - One Story building originally constructed in 1985. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 4,796 gross square foot property (i.e., less than five acres), and is substantially surrounded by Hybrid Industrial uses. The surrounding area is Hybrid Industrial zoned CM-2D-CPIO, Open Space, zoned OS-1XL; and Low Medium II Residential, zoned R2-1, and developed with a mix of hybrid industrial buildings along Fortuna Street between Slauson Avenue and 55th 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 Non-Storefront Retail (Type 9) and Manufacturing (Type 11) 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 5, 2025  
Date

**EXHIBITS:**

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



**LIC-4013-FORM**

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

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

Date (MM/DD/YYYY): 11/13/2023

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

DCR Record No.: LA-S-23-400677-ANN

Applicant Entity Name: Lion's Den Cannabis, Inc.

License Type(s): Non-Store Front Retail Delivery Only AND Manufacturing

Business Premises Location: 5700 Fortuna St. Los Angeles CA, 90011

County: Los Angeles Assessor's Parcel Number (APN): 5105019027

Council District: CD 9 Neighborhood Council: Central Alameda

Community Plan Area: Southeast Los Angeles

Zoning: CM-2D-CPIO Specific Plan Area: South Los Angeles

General Plan Land Use: Hybrid Industrial Redevelopment Project Area: Council District 9

Business Improvement District: none Promise Zone: none

State Enterprise Zone: Los Angeles Enterprise Historic Preservation Review: No

LAPD Division/Station: Newton LAFD District/Fire Station: 21



### 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.*

Non-Store Front Retail Sales (Delivery Only); Light Non-Volatile Manufacturing. Packaging, Labelling.

**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.*

Non-Store Front Retail Sales (Delivery Only); Light Non-Volatile Manufacturing, Packaging, Labelling.

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.*

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.*

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.*

**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.*

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.*

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.*



**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.*

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.*

***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.*

**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.*

5. Is the parcel zoned for the proposed use?

☐ Yes ☐ No

*Cite source(s) of information.*

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

☐ Yes ☒ No

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

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.*

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

☐ Yes ☐ No

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

**FOR SITES NOT IN URBANIZED AREAS**

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

☐ Yes ☐ No

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

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

☐ Yes ☐ No

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

**FOR ALL SITES**

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

☐ Yes ☐ No

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

**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
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.*

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.*

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

*Cite source(s) of information.*

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.*

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.*

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.*



**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.*

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.*

**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.*

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.*

- b. Is the project site substantially surrounded by urban uses?

☐ Yes ☐ No

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

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.*

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.*

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.*

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.*

**Exceptions to Exemptions**

**1. Scenic Highways**

a. Is the project visible from an official State Scenic Highway?

☐ Yes ☐ No

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

b. If yes, would the project result in damage to scenic resources?

☐ Yes ☐ No

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

**2. Is the project located on a site included on any list compiled pursuant to  
Government Code § 65962.5 (Cortese List)?**

☐ Yes ☐ No

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

**3. Would the project result in a substantial adverse change in the significance  
of a historical resource?**

☐ Yes ☐ No

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

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

☐ Yes ☐ No

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

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.*

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

☐ Yes ☐ No

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

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.*



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

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

Lion's Den Cannabis, Inc. previously qualified under Class 32: In-Fill Development Projects last year. This year we are now existing with no project or changes that we intend to make on the building.

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

zimas.lacity.org; google maps

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

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

Commercial building. Two offices, warehouse area and an enclosed parking lot. The offices warehouse and parking lot will be utilized to conduct our business. No structural modifications were made and are not necessary. Zoning CM-2D-CPIO / neighborhood Commercial; M1-1-CPIO. Land Use: Hybrid industrial.

- (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.*

Within 1/2 mile: CM-2D-CPIO / Hybrid industrial; R2-1 / Low Medium I residential; [Q] R4-1 / Low Medium 1 residential; [T]{Q}CM-1 VL / Hybrid Industrial; MR-1 / Limited Industrial; OS-1 XL / Open space; RD 1.5-1 / Low medium II residential; C2-1 VL-CPIO / Neighborhood Commercial; M1-1-CPIO / Limited Industrial; PF1 / Public Facilities.

- (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.

- (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.

- (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).

Non-Store Front Retail Sales (Delievery Only); Light Non-Volatile Manufacturing.  
Packaging, Labeling.

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

N/A

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

Project Floor Area: 2,585 SqFt (2,200 = Enclosed Parking & 385 SqFt = two offices. Lot size 4,800 SqFt.

- (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.*

Department of Cannabis Control:  
Retail Nonstorefront License Adult-Use and Medicinal C9-0000727-LIC  
Cannabis Manufacturer License Adult-Use and Medicinal CDPH-10004903

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

12p.m. - 10p.m. PST

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

1 employee



- (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.*

N/A Grand opening will be starting soon when the website is up.

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

LADWP  
No new or amended water right is needed.

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

Waste water is collected by LADWP.

#### 4. Environmental Setting:

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

Urban setting, concrete and metal construction.

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

Flat surface

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

City dwelling

- (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

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

None

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

none

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

none

- (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

- (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:

none



- 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:

No increase in energy is anticipated. Electricity consumption is expected at 17Kw per day per day.

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.

no expansion needed.

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

We will install solar powered lighting to help surroundings keep bright at night. We do not expect changes in water or energy consumption as currently done.

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).*

None

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

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

## Partial List of Categorical Exemptions under CEQA

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

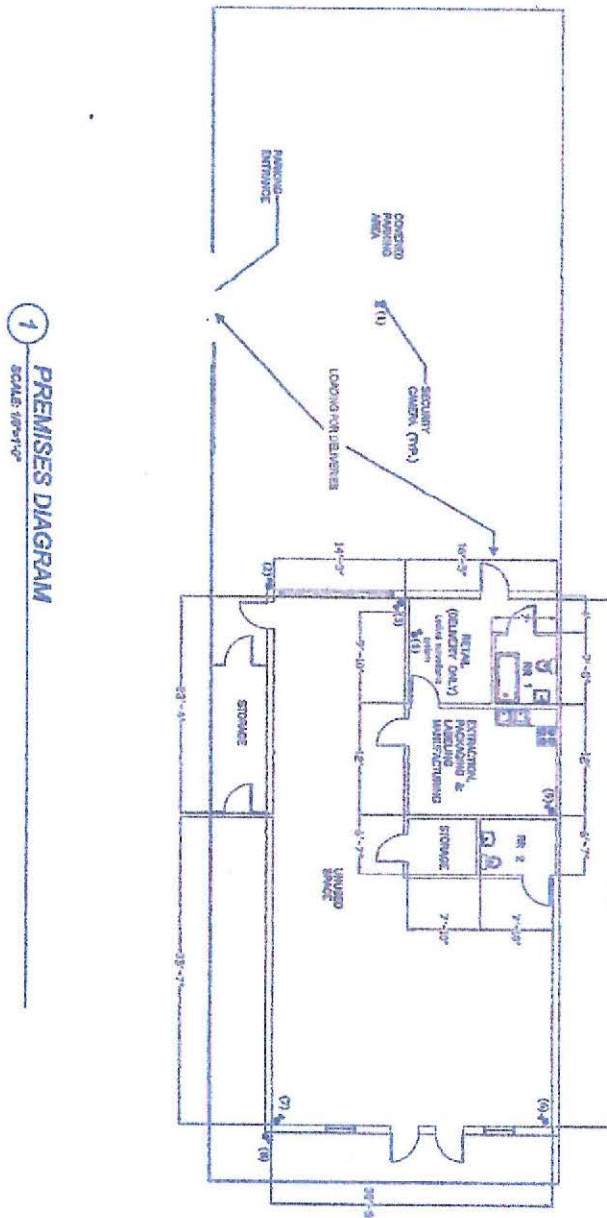
Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use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




The premises diagram must be drawn to scale and clearly identify properly boundaries, entrances, exits, interior partitions, walls, rooms, windows and doorways. The activities in each room and the location of all cameras must be identified on the diagram. For more detailed information see the instructions on the back.

Full Name of Applicant Gregory Sean Nandayapa				License Type Applied For Delivery / Manufacturing	
Proposed Premises Street Address 5700 Fortuna Street	City Los Angeles	State CA	ZIP 90011	Nearest Cross Street 57th Street	

SEE ATTACHED  
BUSINESS PREMISES DIAGRAM  
FOR FULL SIZE DOCUMENT



Applicant Signature 		Date Signed October 19, 2020
BCC Use Only (Signature/Certified Correct)	Printed Name	Inspection Date





🍴 Restaurants

🏨 Hotels

📷 Things to do

🚗 Transit

P Parking

🏪 Pharmacies

🌐 Powers Of Christ

Sign In

E 54th St

Pace Headstart

📍 T Mobile

W'S Metal Recycling Center

E 55th St

E 55th St

E 55th St

Ascot Ave

Diana's Mini Market  
Convenience store

EL REY AUTO PARTS  
Used auto parts store

56th St

56th St

📍 Drako Tax & Accounting

Bandera Cus

📍 Vernon Towing

Basic Auto Parts  
Used auto parts store

Greater Holy St John

Universal Auto Dismantling (JAD)

E 57th St

E 57th St

E 57th St

E 57th St

Ascot Ave

Compton Ave

Long Beach Ave

Holmes Ave

📍 5700 Fortuna St, Los Angeles, CA 90011

📍 Herrera's Machine Shop

📍 Dodge City Auto Wrecking

📍 ATO Interior Remodeling

Augustus F. Hawkins Nature Park  
Tranquil green space with nature center

Numero 1 (Trucking School training)

Birria El Guero  
Mexican • \$

Icon E

Aramark Cleanroom Services  
Uniform store

Bal-Tec

Slauson Ave

Slauson Ave

E Slauson Ave

Slauson

E Slauson Ave

Kramer Metals, Inc

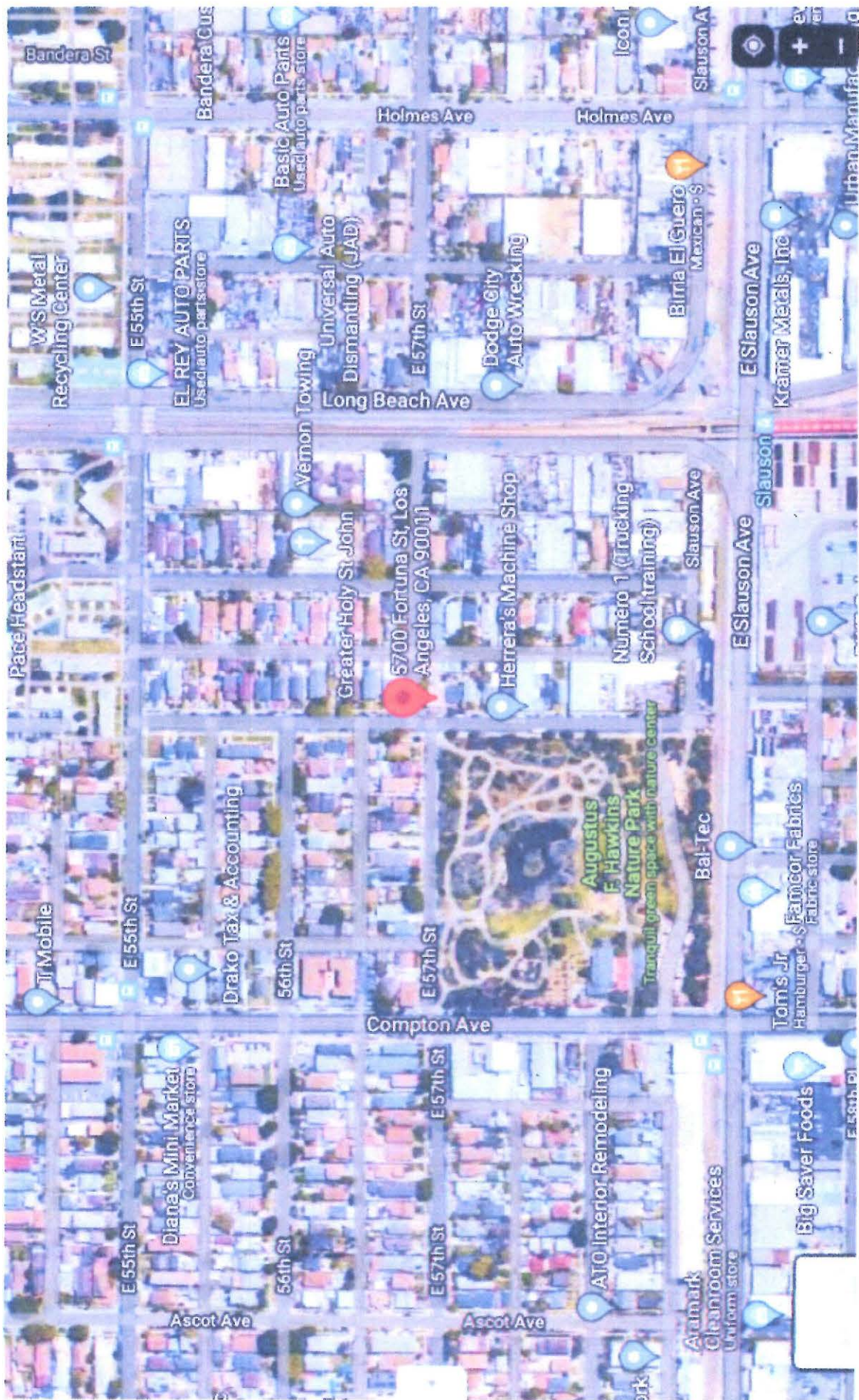
Big Saver Foods

Tom's Jr  
Hamburger • \$

Famcor Fabrics  
Fabric store

Urban Manufar

E 59th St

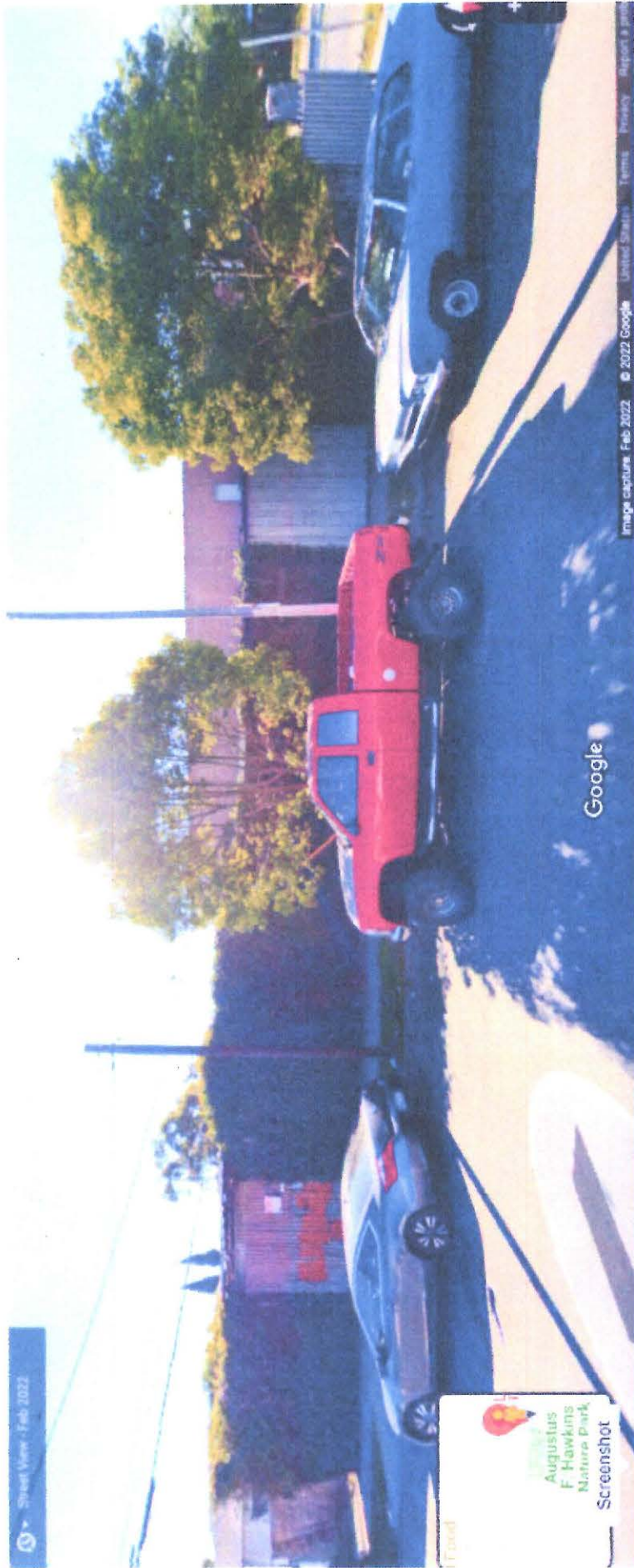
















# City of Los Angeles Department of City Planning

## 1/21/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

5700 S FORTUNA ST

### ZIP CODES

90011

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2019-4000-GPA-ZC-HD-CPIOA

CPC-2018-6005-CA

CPC-2013-3169

CPC-2010-2772-CRA

CPC-2008-1553-CPU

CPC-1990-346-CA

CPC-1986-827-GPC

CPC-1983-506

ORD-188310

ORD-185925

ORD-185924-SA2260

ORD-171682

ORD-171681

ORD-167449-SA2654

ORD-162128

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2008-1780-EIR

### Address/Legal Information

PIN Number	108B213 483
Lot/Parcel Area (Calculated)	4,795.7 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID G5
Assessor Parcel No. (APN)	5105019027
Tract	BOWEN'S SLAUSON JUNCTION TRACT
Map Reference	M B 10-151
Block	None
Lot	340
Arb (Lot Cut Reference)	None
Map Sheet	108B213

### Jurisdictional Information

Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Central Alameda
Council District	CD 9 - Curren D. Price Jr.
Census Tract #	2289.00
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	CM-2D-CPIO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2512 Housing Element Inventory of Sites
	ZI-2515 Slauson Corridor Transit Neighborhood Plan (TNP)
	ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles
	ZI-2488 Redevelopment Project Area: Council District 9
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
General Plan Land Use	Hybrid Industrial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Southeast Los Angeles
Subarea	Hybrid

CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	Council District 9
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	Active: Augustus F. Hawkins Nature Park

#### Assessor Information

Assessor Parcel No. (APN)	5105019027
APN Area (Co. Public Works)*	0.110 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$301,716
Assessed Improvement Val.	\$255,853
Last Owner Change	07/08/2022
Last Sale Amount	\$9
Tax Rate Area	6659
Deed Ref No. (City Clerk)	716225
	5-802
	491921
	456606
	417492
	3075756
	2460962
	232091
	1768282
	0705142
	0235694
Building 1	
Year Built	1985
Building Class	C55
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,040.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

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

Rent Stabilization Ordinance (RSO)	No [APN: 5105019027]
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**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	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

**Environmental**

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

**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.23552512
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	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

**Housing**

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5105019027]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

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

Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.03 Units, Lower
Housing Use within Prior 5 Years	Yes

#### Public Safety

##### Police Information

Bureau	Central
Division / Station	Newton
Reporting District	1377

##### Fire Information

Bureau	South
Battalion	13
District / Fire Station	21
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-2019-4000-GPA-ZC-HD-CPIOA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CPIOA-COMMUNITY PLAN IMPLEMENTATION OVERLAY ADJUSTMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENTS, ZONE CHANGE, HEIGHT DISTRICT CHANGE, AND AMENDMENTS TO THE WEST ADAMS-BALDWIN HILLS-LEIMERT CPIO, SOUTH LOS ANGELES CPIO, AND SOUTHEAST LOS ANGELES CPIO AS PART OF THE SLAUSON CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2010-2772-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	CD9 CORRIDORS REDEVELOPMENT PLAN. A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE CD9 CORRIDORS REDEVELOPMENT PLAN.
Case Number:	CPC-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
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-1986-827-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR PROPERTIES WITHIN THE SOUTHEAST LOS ANGELES DISTRICT PLAN, IN CONNECTION WITH THE CITY'S GENERAL PLAN/ZONING CONSISTENCY PROGRAM 1B283
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 IN THE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
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-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2008-1780-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE

DATA NOT AVAILABLE

- ORD-188310
- ORD-185925
- ORD-185924-SA2260
- ORD-171682
- ORD-171681
- ORD-167449-SA2654
- ORD-162128



Address: 5700 S FORTUNA ST

Tract: BOWEN'S SLAUSON  
JUNCTION TRACT

Zoning: CM-2D-CPIO

APN: 5105019027

Block: None

General Plan: Hybrid Industrial

PIN #: 108B213 483

Lot: 340

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
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#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

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

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

## POINTS OF INTEREST

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



SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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