

# 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. 200209

Project Applicant: Calitree

Project Location - Specific:

649 S Anderson Street, Los Angeles, CA, 90023 / Anderson Street and Whittier Blvd

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Cultivation, Distribution, 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: Calitree

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.

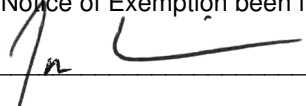
Lead Agency

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 029027



FILED

Feb 12 2025

Dean T. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKISHA BUCKLEY

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-C-24-200209-ANN / Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200209-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200209

COUNCIL DISTRICT

14

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

649 S Anderson Street, Los Angeles, CA, 90023 / Anderson Street and Whittier Blvd

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Calitree

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

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

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

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

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF  
CANNABIS REGULATION  
-  
CANNABIS REGULATION  
COMMISSION

THRYERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
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Commission Executive Assistant  
(213) 978-0738

City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

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MICHELLE GARAKIAN  
EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

Pursuant to Los Angeles Municipal Code (LAMC) Section 104.06, the following application for commercial cannabis activity is complete and the Department of Cannabis Regulation (DCR) has determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity 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-C-24-200209-ANN
<b>Applicant Name:</b>	Calitree
<b>Activity(ies) Requested:</b>	Manufacturing (Type 6) Distribution (Type 11) Cultivation Specialty Indoor (Type 1A)
<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>	649 S Anderson Street Los Angeles, CA, 90023
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 Boyle Heights — Boyle Heights M2-1-RIO-CUGU
<b>LAMC Section / "Phase":</b>	LAMC 104.08 / Phase 2
<b>Environmental Analysis/Clearance:</b> ENV-200209-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 June 9, 2020. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, C12-0000423-LIC to conduct Microbusiness (Type 12) active through May 19, 2025 to conduct Manufacturing (Type 6), to conduct Distribution (Type 11) and to conduct Cultivation Specialty Indoor (Type 1A).

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 649 South Anderson Street, Los Angeles, CA 90023 , a parcel zoned for Light manufacturing purposes.

**DEPARTMENT ANNUAL LICENSING DETERMINATIONS:**

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- **(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 Manufacturing (Type 6); Distribution (Type 11), Cultivation Specialty Indoor (Type 1A), Temporary Approval to an Annual License to be located on an existing site zoned for Light manufacturing, M2-1-RIO-CUGU at 649 South Anderson Street, Los Angeles, CA 90023 (5171017002 Assessor's Parcel Number 5171-017-002). 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 5:00 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**

Light manufacturing / M2-1-RIO-CUGU

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

Light manufacturing / M2-1-RIO-CUGU

### **Subject Property**

The subject site is a fully developed lot within the Boyle Heights Community Plan Area. The lot is approximately 110 feet deep and a width of 25 feet along Anderson Street. The site is currently developed with a Industrial - Light Manufacturing - One Story building, built in 1923 proposed to be maintained.

The site has a Light manufacturing land-use designation and is zoned M2-1-RIO-CUGU. The site is located within Council District 14, Boyle Heights Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

### **Abutting Properties**

Abutting uses include light manufacturing uses within 200 feet of the site. The immediate area along Anderson Street is predominantly developed with Light manufacturing uses, zoned M2-1-RIO-CUGU. (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 2,750 gross square feet, zoned M2-1-RIO-CUGU with a Industrial - Light Manufacturing - One Story building originally constructed in 1923. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 2,750 gross square foot property (i.e., less than five acres), and is substantially surrounded by Light manufacturing uses. The surrounding area is Light manufacturing zoned M2-1-RIO-CUGU, and developed with a mix of light manufacturing buildings along Anderson Street between Jesse Street and Whittier Boulevard.

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 Manufacturing (Type 6), Distribution (Type 11), and Cultivation Specialty Indoor (Type 1A) 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

**EXHIBITS:**

- Exhibit A – Project Specific Information Form (LIC-4013-FORM)
- Exhibit B – Project Parcel Profile Report from ZIMAS

February 5, 2025  
Date



LIC-4013-FORM

**Instructions:** If a previously certified or adopted environmental document is not available or does not exist, you must submit a completed Project-Specific Information Form to request that the Department of Cannabis Regulation (DCR) consider whether the project is exempt from further California Environmental Quality Act (CEQA) review or to determine whether the project has the potential to generate "significant adverse environmental impacts" that may require preparation of a CEQA document or the need for additional information. (Cal. Code Regs., tit. 14, § 15060(a) [CEQA Guidelines].).

To facilitate the processing of your Application, please provide detailed responses to the items below. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your Application.

DCR Record No.: \_\_\_\_\_  
Applicant Entity Name: Calitree  
License Type(s): Type 2A Small Indoor Cultivation; Type 11 Distribution; Type 6 Non-Volatile Manufacturing  
Business Premises Location: 649 S Anderson Street, Los Angeles, CA 90023  
County: Los Angeles Assessor's Parcel Number (APN): 5171017002  
Council District: 14 Neighborhood Council: Boyle Heights  
Community Plan Area: Boyle Heights  
Zoning: M2 Specific Plan Area: None  
General Plan Land Use: Light Manufacturing Redevelopment Project Area: Adelante Eastside  
Business Improvement District: None Promise Zone: None  
State Enterprise Zone: East Los Angeles Historic Preservation Review: No  
LAPD Division/Station: Hollenbeck LAPD Reporting District: 471  
LAFD Bureau: Central LAFD District/Fire Station: 17

*Applicants seeking DCR to consider whether the project is exempt from further CEQA review may provide justification for a categorical exemption (a partial list of categorical exemptions is provided at the end of this document).*

**CEQA Exemption Petition**

Class: 1 Category: Existing Facilities Explanation of how the project fits the CEQA exemption indicated above:  
and Class 32 In-Fill Development Projects

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

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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.*  
See attached.

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- (b) Existing General Plan/Land Uses/Zoning: *Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*  
See attached.

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- (c) Maps to be Included: *Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8 ½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).*

3. **Project Description.**

- (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.*

See attached.

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- (b) 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.*  
See attached.

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**4. Operation and Maintenance Activities:**

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

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

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- (c) 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.*

See attached.

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- (d) 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.*

See attached.

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

See attached.

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**5. Environmental Setting:**

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

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

See attached.

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

See attached.

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- (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):

See attached.

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

See attached.

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

See attached.

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

See attached.

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- (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:

See attached.

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- (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.

See attached.

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- (j) 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 resources:

See attached.

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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.*  
See attached.

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7. 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 5	Minor Alterations in Land Use Limitations	Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. (Cal. Code Regs., tit. 14, § 15305.)
Class 15	Minor Land Divisions	Consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. (Cal. Code Regs., tit. 14, § 15315.)
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.

## DCR Form 4013: Project-Specific Information

**Class: 1      Category: Existing Facilities; and**

**Class 32      Category: In-Fill Development Projects**

This project will take place in an existing built-out urban site within an existing building. There will be no excavations on the site or construction of any building additions. The Department of Cannabis Regulation (DCR) has issued a “CEQA Notice of Exemption” has determined the *project and/or project elements as eligible for Class 1 and Class 32 categorical exemptions pursuant to CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.*

The project will consist 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.<sup>1</sup> There will be no excavations on the site or construction of any building additions. The project will consist of tenant improvements to the existing building to fit the operational needs of a Type 12 Microbusiness commercial cannabis facility, including non-volatile manufacturing, distribution and up to 10,000 square feet of cultivation. Such minor alterations and repairs include construction of interior walls, security upgrades such as barred windows and installation of commercial grade doors and locks, installation of cultivation lights, and HVAC installation or improvements. Additional improvements may be needed to ensure the building is compliant with the city’s building code to meet health and safety standards for commercial use such as plumbing for employee break room and toilet facilities, fire safety measures, and ensuring the building and grounds remain in good condition to meet city, state and federal health and safety standards.

### 1. Sources of Information

- a. City of Los Angeles Zone Information and Map Access System (ZIMAS).
- b. HistoricPlacesLA database.
- c. California Code of Regulations Title 14 §15301.
- d. Los Angeles Municipal Code (LAMC).
- e. United States Geological Survey (USGS) Streamer database.
- f. United States Department of Agriculture Web Soil Survey.
- g. National Register of Historic Places.

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<sup>1</sup> California Code of Regulations, Title 14, §15301.

- h. California Office of Historic Preservation.
- i. U.S. Fish & Wildlife Service Information for Planning and Consultation (IPaC).
- j. EnviroStor.
- k. Google Maps.

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

### **a. Project Location**

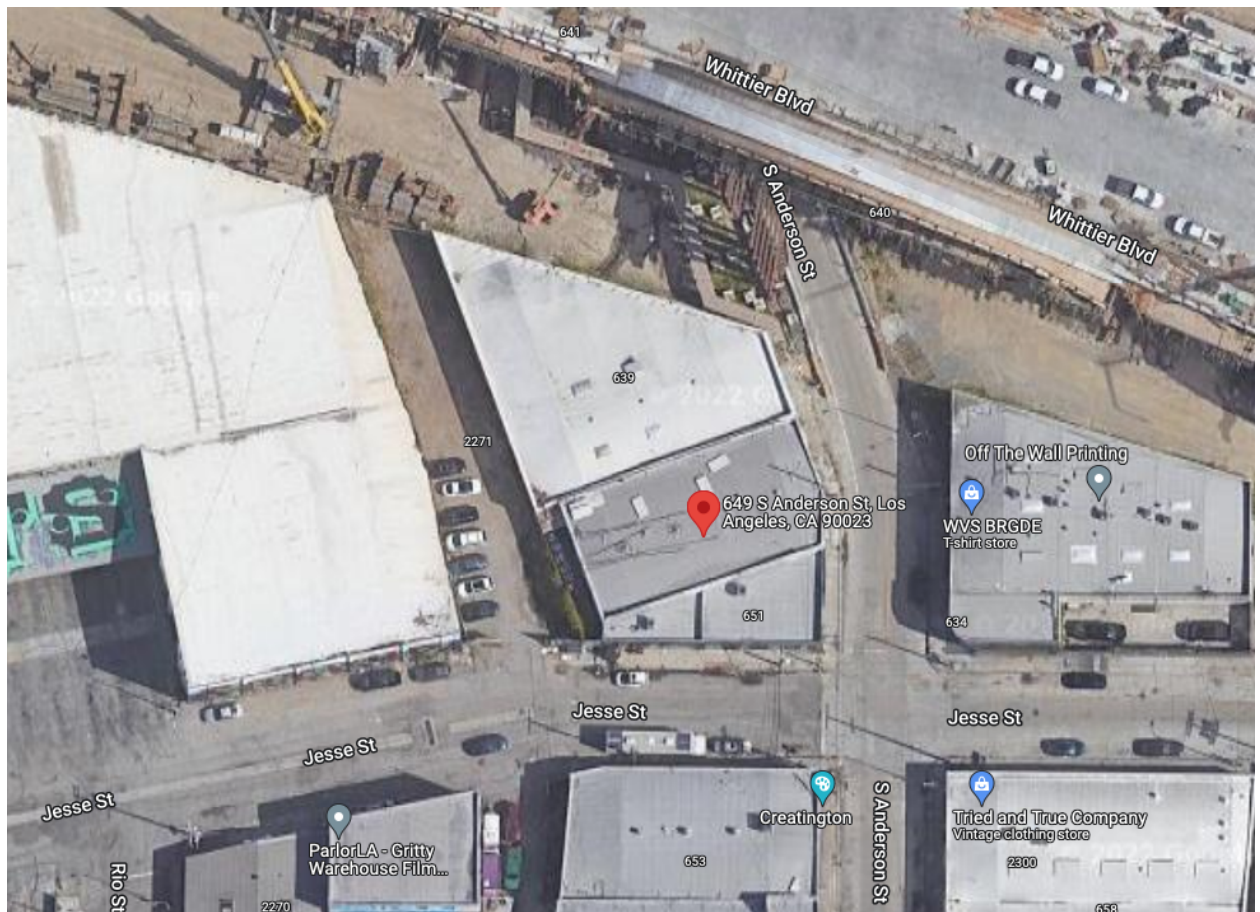
The project is located in an existing built-out urban site in a M2 - Light Manufacturing zoned building in the Boyle Heights Community Plan Area in East Los Angeles. The building is on the corner of Anderson Street and Jesse Street surrounded by other industrial zoned buildings. A sliding chain link fence fitted with barbed wire over the top secures the parking area to the building. The building is one storey with one main entrance on Anderson Street and no windows exposed facing Anderson Street or Jesse Street.

### **b. Existing Land Uses in a One-half Mile Radius**

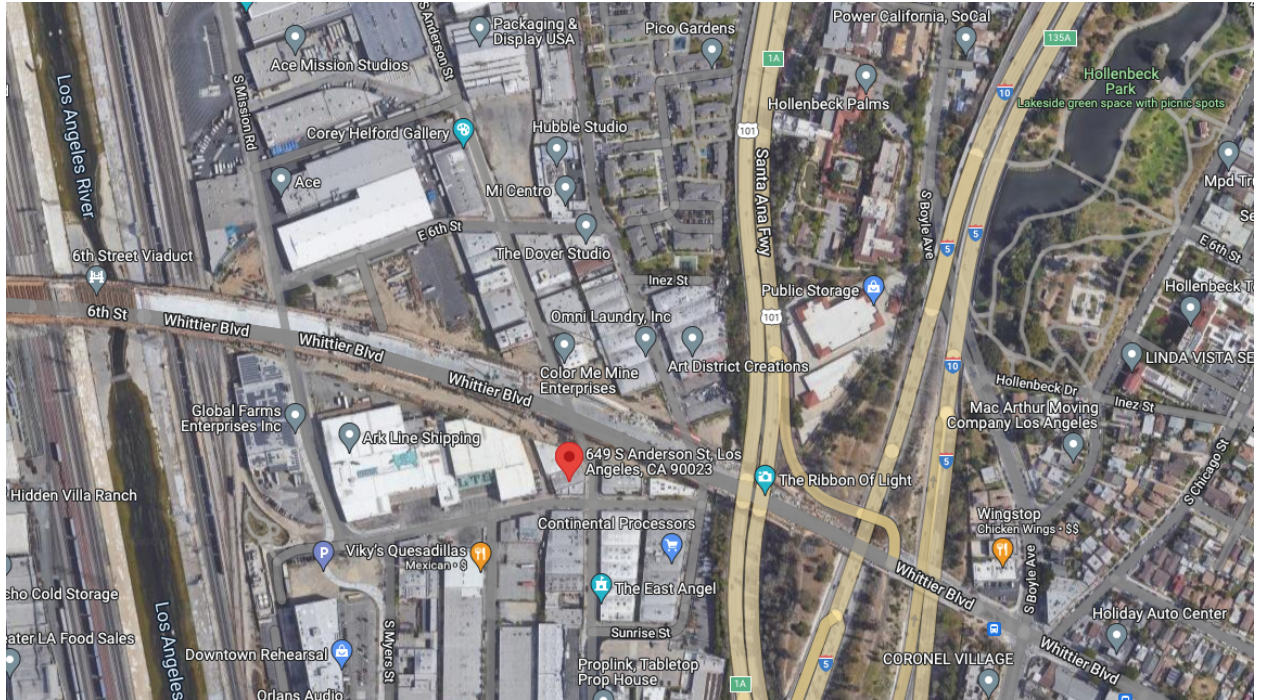
- RD - Restricted Density Multiple Dwelling Zone
- C2 - Commercial Zone
- M2 - Light Industrial Zone
- M3 - Heavy Industrial Zone
- PF - Public Facility Zone (US 101 Highway, I-10 and I-5 Freeways)
- OS - Open Space Zone (Los Angeles River, Hollenbeck Park)

c. Vicinity Map and Aerial Images

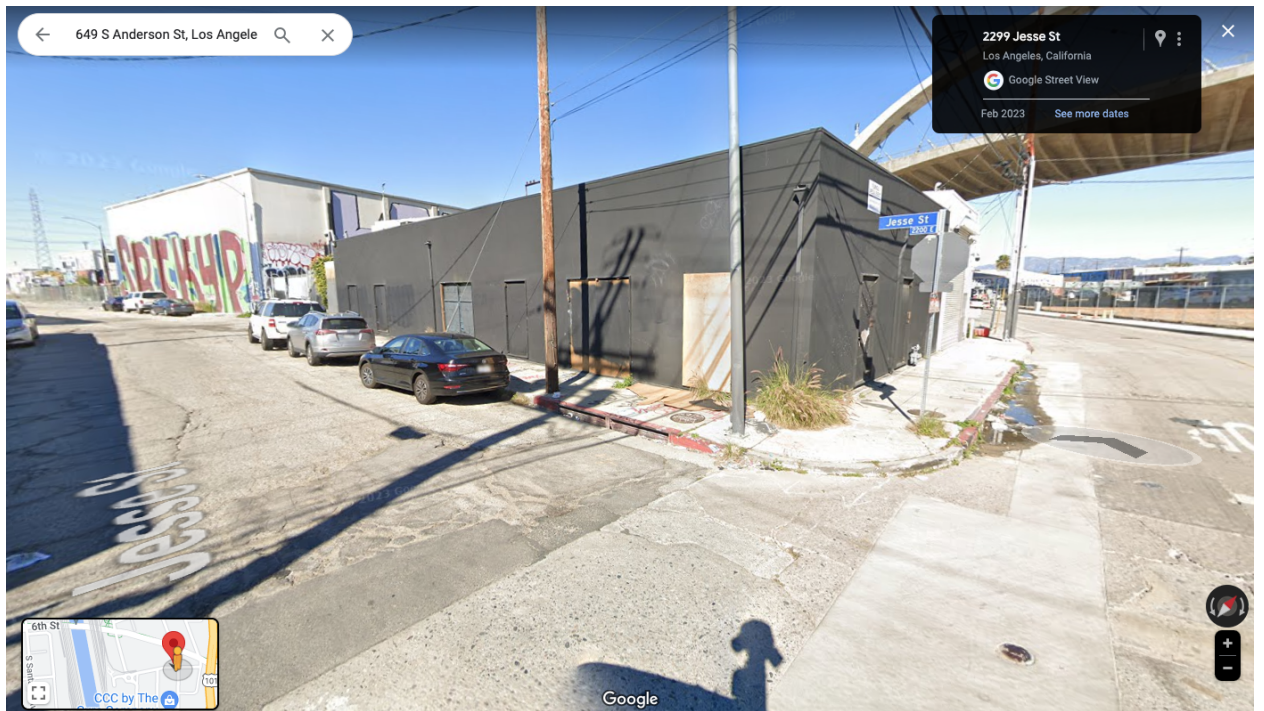
**Aerial View**



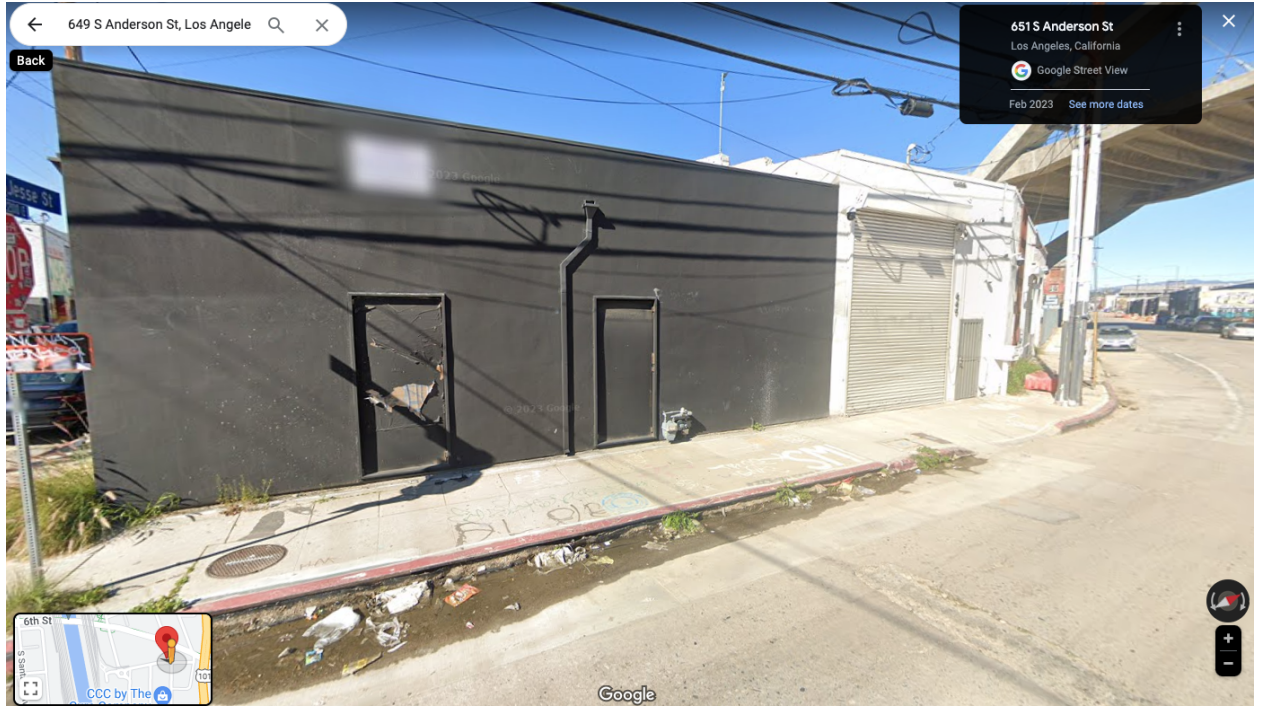




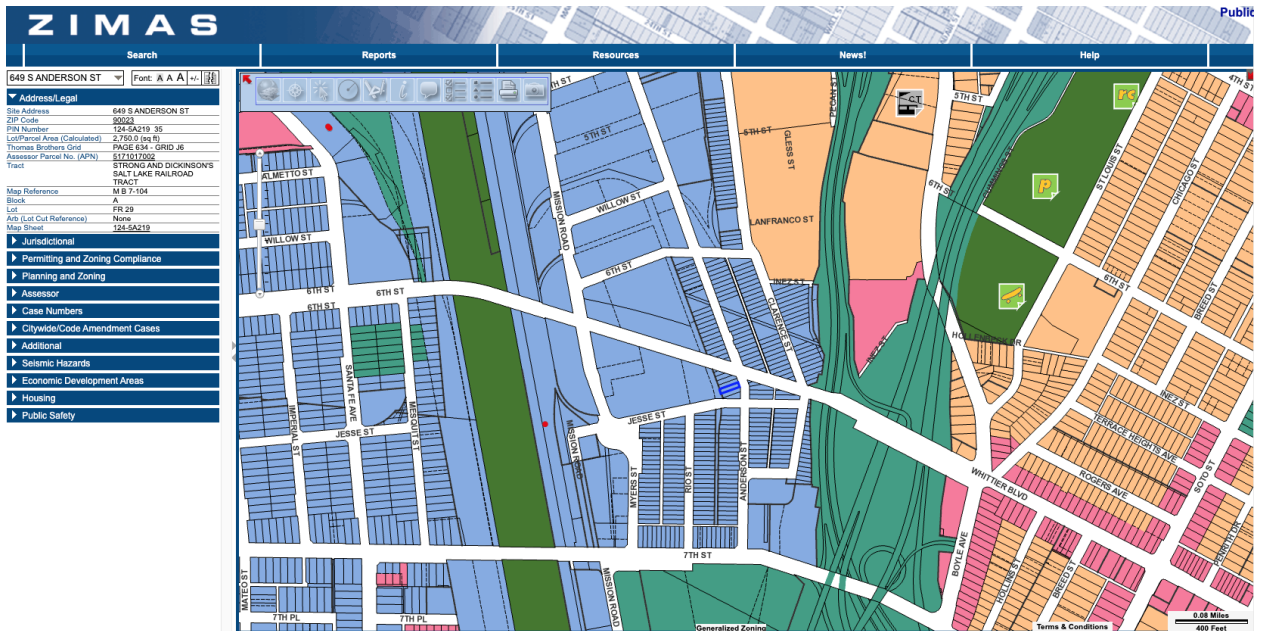
## Street View



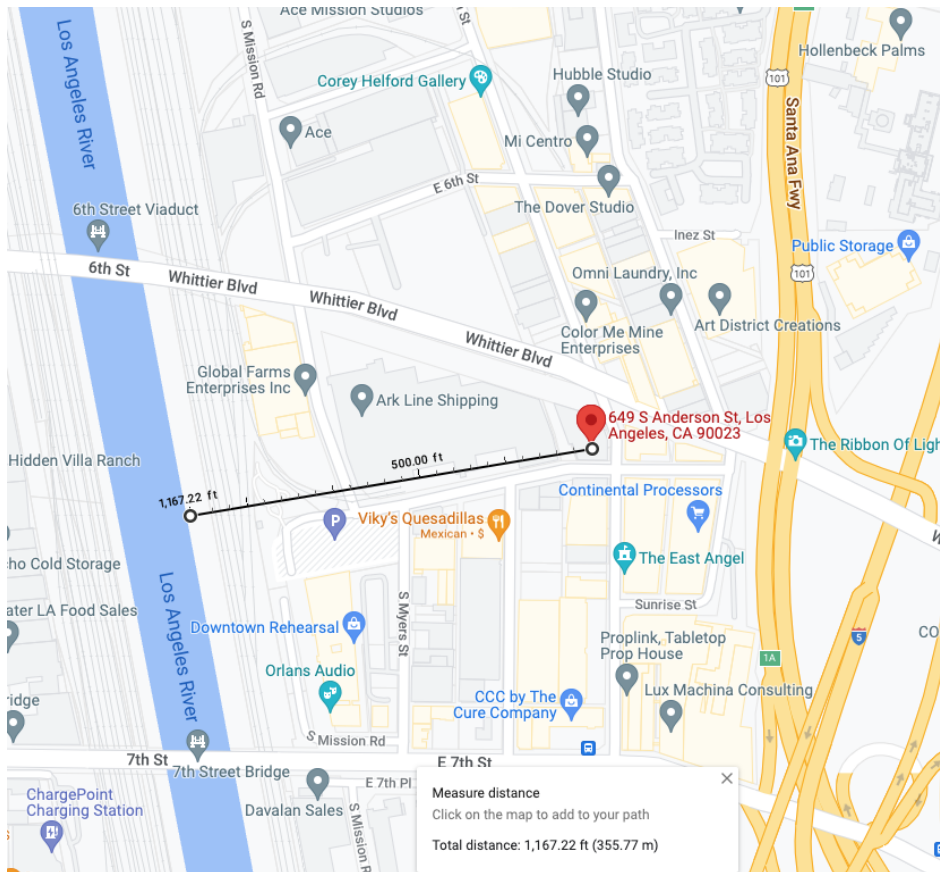
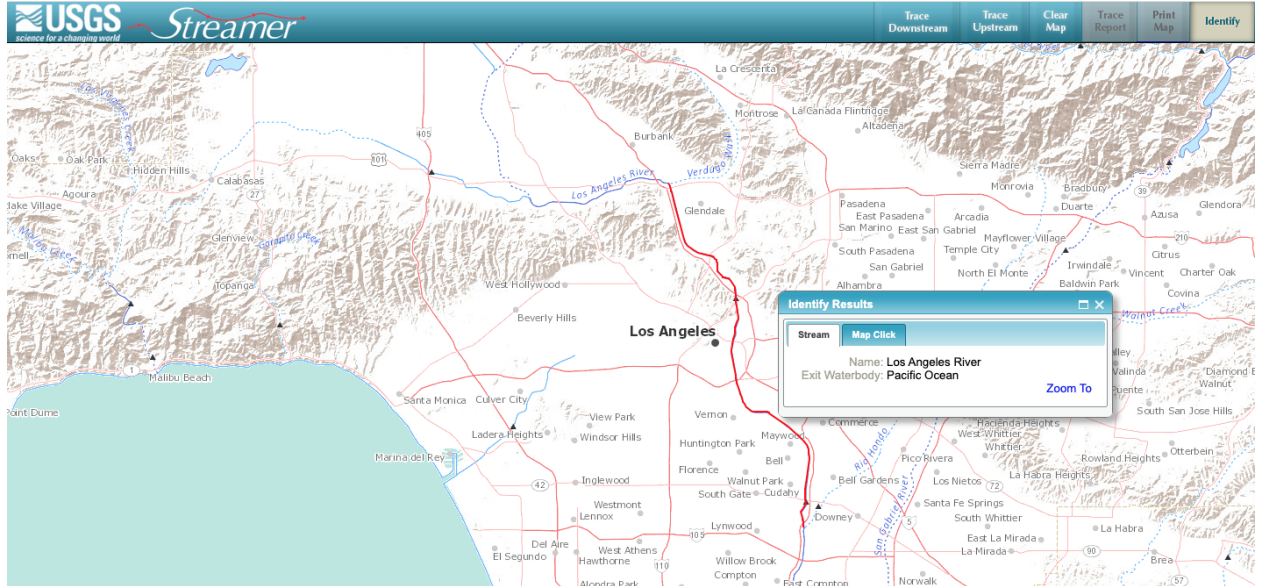




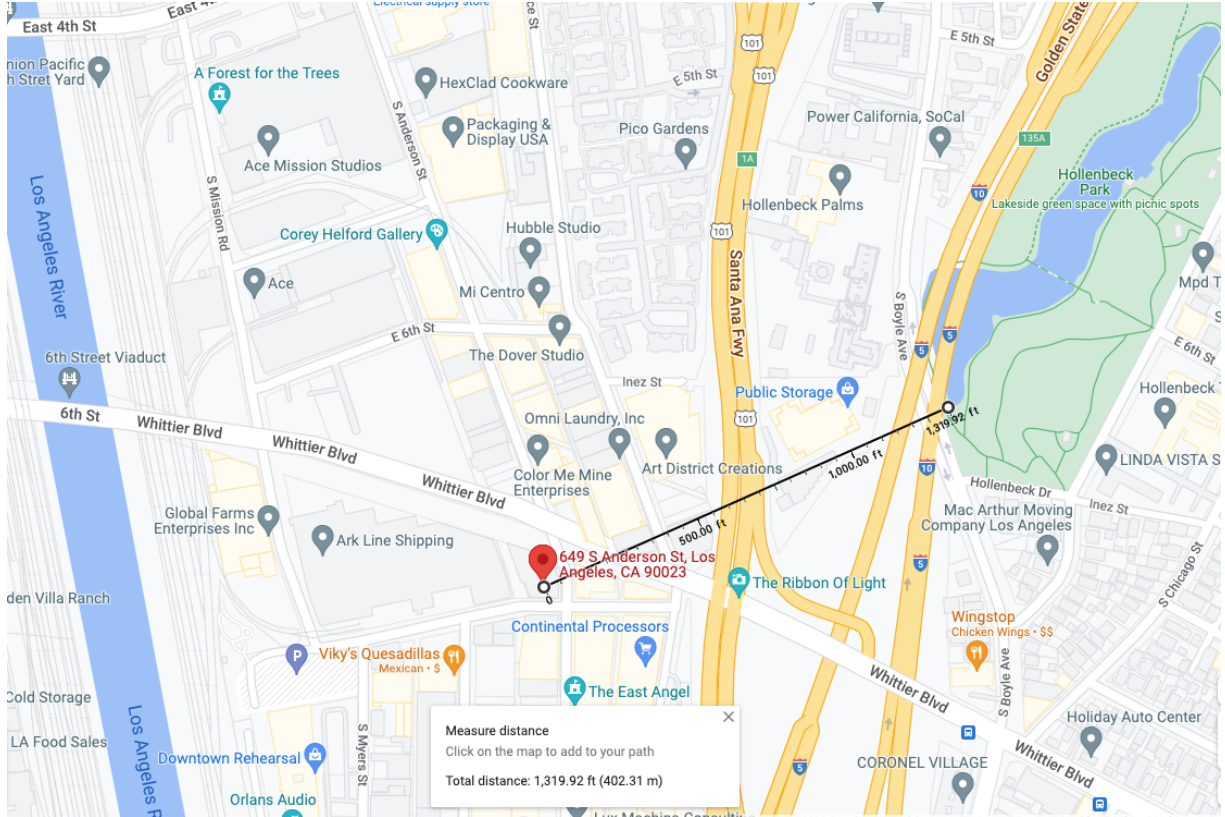
## Zoning



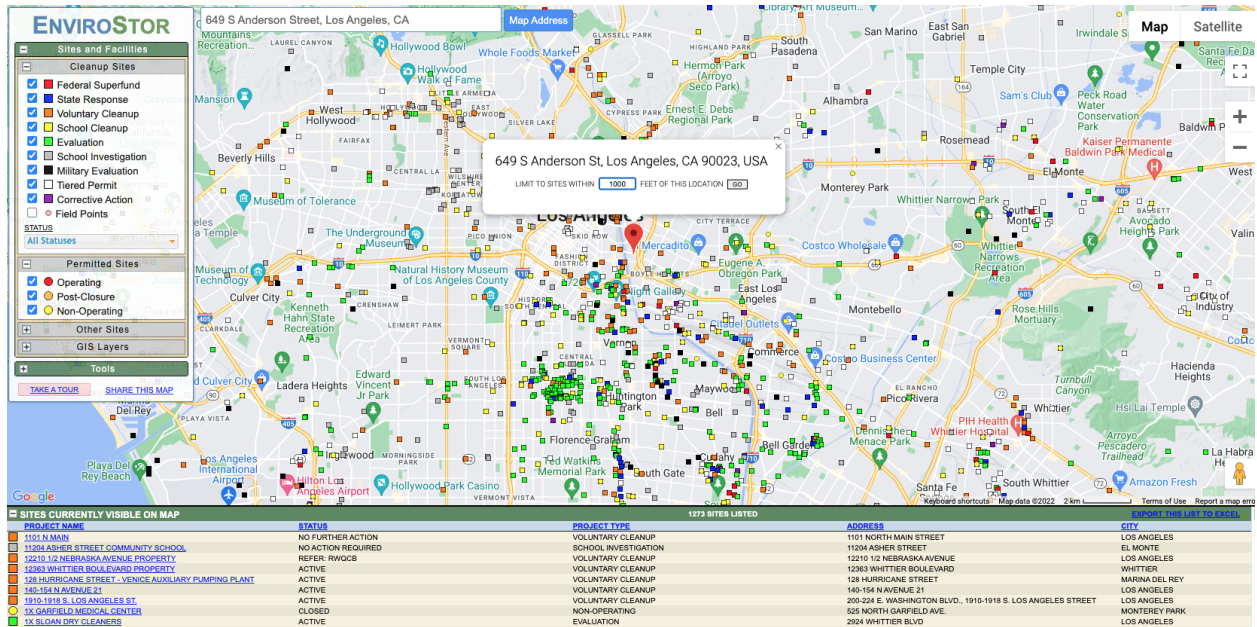
## Watercourses







## Hazardous Materials



### 3. Project Description

#### a. Activities Occurring on Site

The activities taking place on site will be a Type 12 Microbusiness commercial cannabis facility consisting of non-volatile manufacturing, distribution, and cultivation not to exceed 10,000 square feet of canopy. Cultivation consists of three flowering rooms, one processing/trim room with an area for packaging and labeling, one vegetative room for immature plants and a seed production area in the vegetative room. Non-volatile manufacturing activities include separate rooms for infusion of pre-rolls and packaging and labeling. Distribution activities include a separate room for batch sampling and packaging and labeling. As part of our distribution activities we will arrange for testing of cannabis and cannabis products and transport finished cannabis and cannabis products to licensed cannabis operators. No other commercial cannabis activities are occurring or are proposed on the property.

#### b. Project Size

The project will take place on a 2,750 square foot parcel in a building of approximately 5,000 square feet of floor area. Cannabis activities are broken down in square feet (SQFT) as follows:

##### *Cultivation*

- Flower Room 1: 747 SQFT
- Flower Room 2: 500 SQFT
- Flower Room 3: 564 SQFT
- Vegetative/Seed Production Room: 393 SQFT
- Trim/Processing/Drying Room: 280 SQFT
- Water/Nutrient Storage Room: 295 SQFT

##### *Non-Volatile Manufacturing*

- Infusion Room: 322 SQFT
- Packaging and Labeling Room: 175 SQFT

##### *Distribution*

- Batch Sampling and Packaging & Labeling Room: 171 SQFT

The remainder of the building is used for cannabis product storage, security and records storage rooms, front entrance lobby, employee break room and toilet facilities with a parking area outside.

#### **4. Operation and Maintenance Activities**

##### **a. Hours of Operation**

The normal hours of operation will be Monday through Sunday 8:00AM to 5:00PM with 8 hour shifts per day/40 hours per week for full time employees and 5-6 hours per day/20 hours per week for part time employees. Work shifts are adjusted as necessary to accommodate operational needs of each cannabis activity such as the following:

##### *Distribution*

Distribution activities will primarily occur during our normal business hours of 8:00AM to 5:00PM Monday through Friday. Transportation to licensed retailers or licensed microbusinesses engaged with retail sales may take place during the weekend and between the hours of 6:00AM to 10:00PM depending on delivery schedules arranged with vendors.

##### *Manufacturing*

Manufacturing activities will primarily occur during normal business hours of 8:00AM to 5:00PM Monday through Friday. Depending on the processing stages and operational needs, evening and/or weekend shifts may be necessary.

##### *Cultivation*

Cannabis cultivation requires constant attention and care during its life cycle from seedling and vegetative to harvest. The plants must be continuously monitored to regulate environmental conditions, including light exposure, humidity, temperature and water as well as immediately attending to any threat of exposure to pests or disease threatening the plant. Depending on the growth stages work shifts for cultivation activities may be scheduled anywhere between 6:00AM to 10:00PM Monday through Sunday.

##### **b. Number of Employees**

We anticipate a total of ten (10) employees needed to operate our cannabis microbusiness facility broken down as follows:

- One (1) Office/Facility Manager onsite 8:00AM to 5:00PM Monday through Friday. Weekend shift hours only if necessary.



- One (1) full time or part time Accountant working onsite and/or remotely between the hours of 8:00AM to 5:00PM Monday through Friday.
- One (1) full time Cultivation Manager (Master Cultivator) onsite for forty hours per week between the hours of 6:00AM to 10:00PM as needed per cultivation schedule as described in Section 4(A) above.
- Two (2) cultivation employees working part time or full time shifts between the hours of 6:00AM to 10:00PM as needed per cultivation schedule as described in Section 4(A) above.
- One (1) full time Manufacturing Manager onsite for forty hours per week between the hours of 8:00AM to 5:00PM Monday through Friday and weekends as necessary.
- One (1) part time or full time manufacturing employee between the hours of 8:00AM to 5:00PM Monday through Friday and weekends as necessary.
- One (1) full time Distribution Manager onsite for forty hours per week between the hours of 6:00AM to 10:00PM Monday through Sunday depending on distribution transportation schedule.
- One (1) to two (2) part time or full time distribution employees/drivers onsite between the hours of 6:00AM to 10:00PM depending on distribution transportation schedule.

Additional employees will be hired on a temporary contract as needed for cultivation activities during harvest.

c. Estimated Trip Generation

Our distribution arm will transport cannabis and cannabis products produced in our facility to licensed testing operators, retailers and microbusinesses engaged in retail sales. We will provide distribution transport services for licensed cultivators and manufacturers we have executed a contract to work with. We anticipate to conduct five (5) distribution shipments per month averaging one (1) per week. Most shipments are anticipated to occur in the morning or afternoon and are subject to the transportation schedule.

d. Source(s) of Water

Our water source for cannabis cultivation activities is provided by the Los Angeles Department of Water and Power (LADWP). We have enrolled with our Regional State Water Resources Control Board for our water usage sourced from the LADWP and obtained Notice of Applicability (WDID 4\_19CC442670). We have additionally installed

two (2) containers at the facility to store and recycle water used for cultivation activities in order to reduce water usage and waste.

e. Wastewater Treatment Facilities

Wastewater flows to a City wastewater collection facility through our sewage system. As mentioned above, we have installed two (2) containers for storing and recycling water used for cultivation activities to reduce water usage and waste.

## **5. Environmental Setting**

a. Natural Characteristics

There are no existing natural characteristics on the site. The project is located on a flat parcel in an existing built-out urban site.

b. General Topographic Features

The project is located on a flat parcel in an existing built-out urban site.

c. Natural Characteristics

There is no existing vegetation on the site. The existing site is paved with finished drainage. Soil stability is not applicable and there will be no disturbance to the existing soil, existing site conditions or characteristics.

d. Watercourses and Riparian Habitats within 150 feet of Premises

The project is located in the River Implementation Overlay District (RIO). The nearest bodies of water are the Hollenbeck Park Lake (approximately 1,319' distance) and the Los Angeles River (approximately 1,167' distance).

e. Natural Features

None. Not applicable natural features per planning and zoning information.

f. Historic Designations or Archeological Remains

There are no known historic designations or archeological remains onsite per planning and zoning information.

g. Habitat for Special Status Species

None. This is an existing urban site and habitat for species is not applicable per planning and zoning information.

h. Hazardous Materials

The project will not store, use or dispose of any hazardous materials as defined by Health and Safety Code section 25260 on the site. Cultivation activities may require the use of pesticides and fungicides and will only be used as needed and as directed. All pesticides and fungicides are on the state approved list of authorized pesticides from the Department of Pesticide Regulation for use in cannabis cultivation. These substances will be stored in the manner as directed and in accordance with state regulations to protect the health and safety of employees and prevent contamination of cannabis, cannabis products and cannabis contact surfaces.

i. Solid Waste

This project will not increase the quantity and type of solid waste as defined by Public Resources Code section 40191, or hazardous waste as defined by Health and Safety Code section 25117. Solid waste generated will be of the type expected during construction and operations, including but not limited to, paper, product packaging materials, waste generated during construction, garbage generated from food, and maintaining toilet facilities. Possible waste generated from cultivation activities include cannabis plant material (pruning, trimming, harvesting and cloning), wastewater containing cannabis residuals, growth mediums such as soil, disposal of cultivation lights, and residual pesticides used for cultivation. We are currently not performing cannabis extractions so there is no manufacturing waste generated by the use or storage of solvents. Wastewater will be discharged into the city sewer system and we have obtained a conditional waiver from the State Water Resources Control Board (WDID: 4\_19CC442670) approved for the discharge of wastewater into the city's sewer system.

j. Operational Energy Needs

The energy source to operate the facility is provided by the Los Angeles Department of Water & Power. We are awaiting approval of a power upgrade from the LADWP from 200 amps single phase to 800 amps three phase. Based on our lighting diagram energy usage for cultivation activities is broken down as follows:

- Flower Room 1:  $(27,600 \text{ Watts} \times 12 \text{ hours}) / 1,000 = 331.2 \text{ kWh}$
- Flower Room 2:  $(20,700 \text{ Watts} \times 12 \text{ hours}) / 1,000 = 248.4 \text{ kWh}$
- Flower Room 3:  $(17,250 \text{ Watts} \times 12 \text{ hours}) / 1,000 = 207 \text{ kWh}$
- Total = 786.6 kWh per day

k. Environmental Commitments

The project is located in an existing built-out urban site. The protection of biological or cultural resources is not applicable as there are no biological or cultural resources known on the site per planning and zoning information. The Type 12 Microbusiness facility has been equipped with state of the art equipment to maximize efficiency and reduce the amount of energy used to no more than what is necessary. We are committed to sustainability and reducing any negative impacts to the environment. To that end, we will continue to pursue and adopt methods that are proven to reduce our energy use and the use of hazardous materials. Per our employment policy, employees are prohibited from loitering or otherwise making a nuisance to reduce the impact of noise from our operations. In the event we receive complaints that our operations produce to cause a nuisance, corrective action will be implemented.



# City of Los Angeles Department of City Planning

## 1/30/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

649 S ANDERSON ST

### ZIP CODES

90023

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2018-6005-CA  
CPC-2016-2905-CPU  
CPC-2015-1462-CA  
CPC-2013-3169  
CPC-2008-3125-CA  
CPC-2007-5599-CPU  
CPC-2007-3036-RIO  
CPC-1995-336-CRA  
CPC-1986-445-GPC  
ORD-188333  
ORD-184246  
ORD-183145  
ORD-183144  
ORD-166585-SA3760F  
ORD-129279  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2016-2906-EIR  
ENV-2015-1463-ND  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2008-3103-CE  
ENV-2007-5600-EIR  
ENV-2007-3037-ND  
ND-83-384-ZC-HD  
AFF-35846-A

### Address/Legal Information

PIN Number	124-5A219 35
Lot/Parcel Area (Calculated)	2,750.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID J6
Assessor Parcel No. (APN)	5171017002
Tract	STRONG AND DICKINSON'S SALT LAKE RAILROAD TRACT
Map Reference	M B 7-104
Block	A
Lot	FR 29
Arb (Lot Cut Reference)	None
Map Sheet	124-5A219

### Jurisdictional Information

Community Plan Area	Boyle Heights
Area Planning Commission	East Los Angeles APC
Neighborhood Council	Boyle Heights
Council District	CD 14 - Ysabel Jurado
Census Tract #	2060.50000000
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	M2-1-RIO-CUGU
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2458 Clean Up Green Up (CUGU): Boyle Heights ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2358 River Implementation Overlay District (RIO) ZI-2518 Boyle Heights Interim Control Ordinance
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	Boyle Heights
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	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No
AB 2334: Very Low VMT	No
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	Medium
Transit Oriented Communities (TOC)	Tier 2
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Adelante Eastside
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	5171017002
APN Area (Co. Public Works)*	0.131 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$448,355
Assessed Improvement Val.	\$367,754
Last Owner Change	08/09/2013
Last Sale Amount	\$700,007
Tax Rate Area	12703
Deed Ref No. (City Clerk)	3258352
	1429853
	1171750
Building 1	
Year Built	1923
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,900.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5171017002]

#### 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

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Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.9520916
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
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5171017002]
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
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	471

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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-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-2016-2905-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
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-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-2007-5599-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
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-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1986-445-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - BOYLE HEIGHTS (PART I)
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-2016-2906-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE

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Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
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-2008-3103-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-2007-5600-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
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:	ND-83-384-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available
Case Number:	AFF-35846-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

ORD-188333

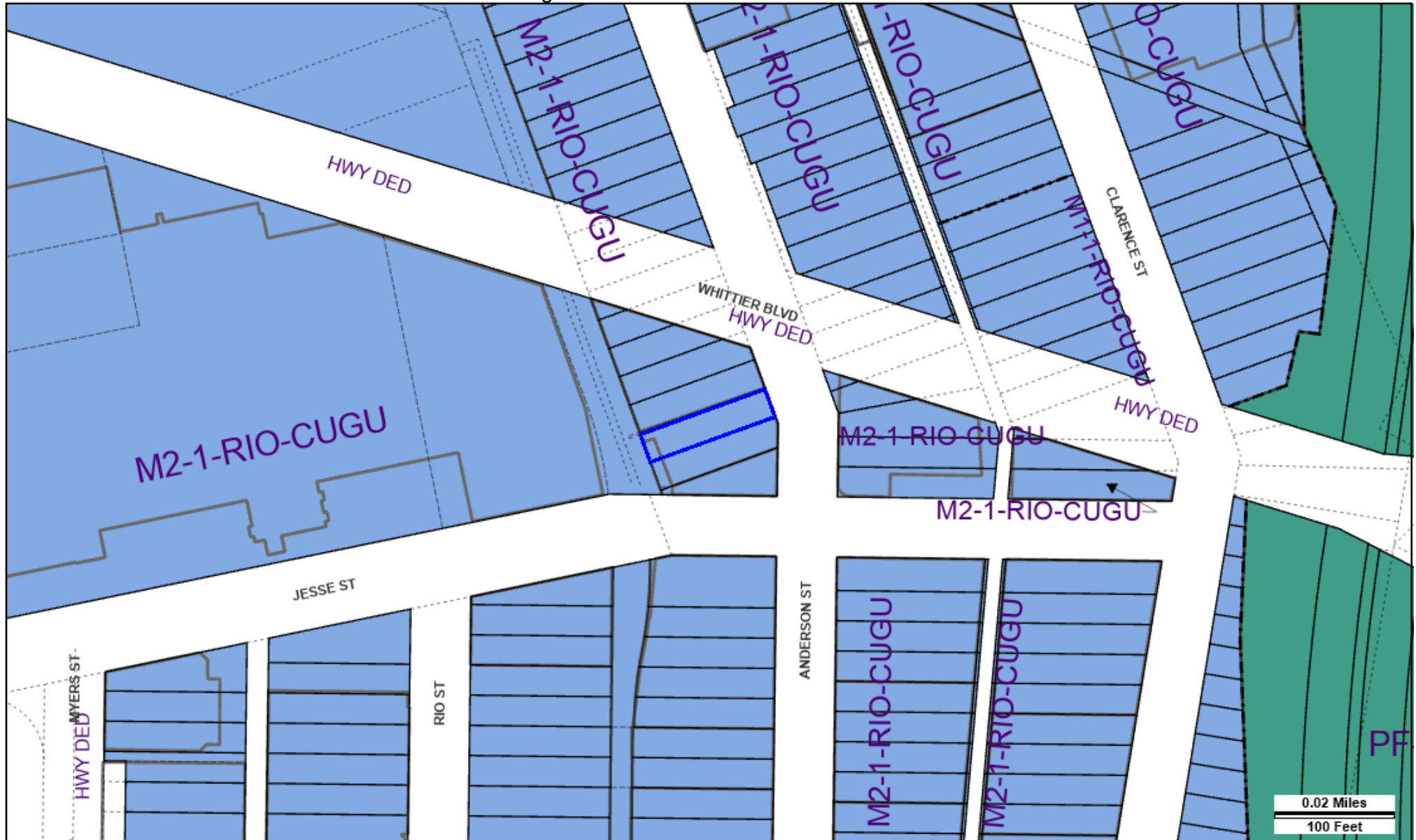
ORD-184246

ORD-183145

ORD-183144

ORD-166585-SA3760F

ORD-129279



Address: 649 S ANDERSON ST

Tract: STRONG AND DICKINSON'S  
SALT LAKE RAILROAD TRACT

Zoning: M2-1-RIO-CUGU

APN: 5171017002

Block: A

General Plan: Light Manufacturing

PIN #: 124-5A219 35

Lot: FR 29

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




















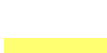




	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

# 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   | 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            |                                     |