

# 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. 200151

Project Applicant: Lightbox Leasing Corp.

Project Location - Specific:

2193 East 14th Street, Los Angeles, CA 90021 / 14th Street and Santa Clara Street

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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: Lightbox Leasing Corp.

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.

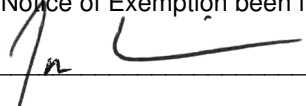
Lead Agency

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

JNTIL 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 029041



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-C-24-200151-ANN / Distribution (Type 11), Manufacturing (Type 6)

**LEAD CITY AGENCY**

City of Los Angeles (Department of Cannabis Regulation)

**CASE NUMBER**

ENV- 200151-ANN

**PROJECT TITLE**

DCR CORE RECORD NO. 200151

**COUNCIL DISTRICT**

14

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

2193 East 14th Street, Los Angeles, CA 90021 / 14th Street and Santa Clara Street

☒ Map attached.**PROJECT DESCRIPTION:**

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

☐ Additional page(s) attached.**NAME OF APPLICANT / OWNER:**

Lightbox Leasing Corp.

**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 32)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )**JUSTIFICATION FOR PROJECT EXEMPTION:**☒ Additional page(s) attached

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

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.**IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION**

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

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

**CITY STAFF USE ONLY:****CITY STAFF NAME AND SIGNATURE -**

Jason Killeen

**STAFF TITLE**

Asst. Executive Director

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

Distribution (Type 11), Manufacturing (Type 6)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF  
CANNABIS REGULATION  
-  
CANNABIS REGULATION  
COMMISSION

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PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
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MARIO MELENDEZ

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Commission Executive Assistant  
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City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

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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-C-24-200151-ANN
<b>Applicant Name:</b>	Lightbox Leasing Corp.
<b>Activity(ies) Requested:</b>	Distributor (Type 11) Manufacturer (Type 6)
<b>Proposed Project:</b>	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	2193 East 14th Street Los Angeles, CA 90021
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 Downtown Los Angeles - Central City North [LF1-WH1-6] [I2-N]
<b>LAMC Section / "Phase":</b>	LAMC 104.08 / Phase 2
<b>Environmental Analysis/Clearance:</b> ENV-200151-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 January 29, 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, CDPH-10003537, to conduct Manufacturer (Type 6), active through June 24, 2025; C110000164-LIC, to conduct Distributor (Type 11), active through May 22, 2025.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 2193 East 14th Street, Los Angeles, CA 90021, a parcel zoned for Production purposes.

**DEPARTMENT ANNUAL LICENSING DETERMINATIONS:**

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- **(Social Equity only):** The Applicant has met the requirements under LAMC Section 104.20.

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

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- **(Social Equity Only)** Failing to comply with any requirement in LAMC Section 104.20;
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 *et seq*; and,
- An Owner is an individual who holds office in, is employed by, any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity.

At present, DCR is not aware of any existing facts or circumstances to deny this Annual License for the reasons in LAMC Section 104.04.



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

The Applicant seeks conversion of an existing Distributor (Type 11); Manufacturer (Type 6), Temporary Approval to an Annual License to be located on an existing site zoned for Production, [LF1-WH1-6] [I2-N] at 2193 East 14th Street, Los Angeles, CA 90021 (Assessor's Parcel Number 5167-009-006). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 7:00 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 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**

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

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

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

### **Subject Property**

The subject site is a fully developed lot within the Central City North Community Plan Area. The lot is approximately 111 feet deep and a width of 59 feet along 14th Street. The site is currently developed with an Industrial - Light Manufacturing - One Story building, built in 1947 proposed to be maintained.

The site has a Production land-use designation and is zoned [LF1-WH1-6] [I2-N]. The site is located within Council District 14, Downtown Los Angeles Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

### **Abutting Properties**

Abutting uses include industrial uses within 200 feet of the site. The immediate area along 14th Street is predominantly developed with Production uses, zoned [LF1-WH1-6] [I2-N]. (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 6,159.6 gross square feet, zoned [LF1-WH1-6] [I2-N] with a Industrial - Light Manufacturing - One Story building originally constructed in 1947. 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 6,159.6 gross square foot property (i.e., less than five acres), and is substantially surrounded by Production uses. The surrounding area is Production zoned [LF1-WH1-6] [I2-N] and developed with a mix of industrial buildings along 14th Street between Wilson Street and Santa Clara 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 Distributor (Type 11) and Manufacturer (Type 6) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.

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

February 5, 2025  
Date

**EXHIBITS:**

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



CITY OF LOS ANGELES DEPARTMENT OF™

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

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/5/2023

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

DCR Record No.: LA-C-23-200151-ANN

Applicant Entity Name: Light Box Leasing Corp.

License Type(s): Type 6 Manufacturing; Type 11 Distributor

Business Premises Location: 2193 E. 14th Street, Los Angeles, CA 90021

County: Los Angeles Assessor's Parcel Number (APN): 5167-009-006

Council District: CD 14 Neighborhood Council: Downtown Los Angeles

Community Plan Area: Central City North

Zoning: M3-1-RIO Specific Plan Area: N/A

General Plan Land Use: Heavy Manufacturing South LA Alcohol Sales

Business Improvement District: N/A Redevelopment Project Area: N/A

State Enterprise Zone: East LA State Enterprise Promise Zone: N/A

LAPD Division/Station: Newton Historic Preservation Review: N/A

LAFLD District/Fire Station: 17

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

**Department of Cannabis Regulation**

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

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

**Categorical Exemption Evaluation Form**

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

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

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

Section 15301 of the State CEQA Guidelines states that a Class 1 CE is for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project involves licensing of a cannabis cultivation and distribution business within an existing industrial building in the City. Approval of the licensing application would not involve an expansion of the existing building at the Project Site. Therefore, the Project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines

The Project is an application for a (1) Type 6 Manufacturing (Manufacturer 1) License and (2) Type 11 Distributor License, both issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The two licenses would permit the manufacturing and distribution of cannabis at the Project Site.

The Project Site is located at 2193 E. 14th Street (APN 5167-009-006) in the Central City North Community Plan Area of the City of Los Angeles. The approximately 6,273 square-foot (0.144- acre) parcel fronts E. 14th Street at the northwest corner of the intersection of E. 14th Street and Santa Clara Street and is developed with a 2-story, 8,233 square-foot commercial building. Refer to Appendix A for location maps and views/photos of the Site.

The Project Site is located within an urbanized setting in the City of Los Angeles, referred to as the Fashion District. The surrounding area is predominantly characterized by manufacturing, commercial, and office uses. Refer to Appendix D for a map of a 0.5-mile radius around the Project Site.

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

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

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

The Project is comprised of a cannabis licensing application consisting of (1) distributor license Type 11, issued by the DCC and (1) manufacturing license Type 6. This license would permit the manufacturing and distribution of cannabis products on the Project Site, which contains a 2-story, 8,233 square-foot commercial building.

2. Does the project involve an expansion of existing structures that would be considered negligible or no expansion of existing or former use? (If no, skip to Question 6) ☐ Yes ☒ No

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

N/A



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

*Cite source(s) of information.*

N/A

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

*Cite source(s) of information.*

N/A

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

*Cite source(s) of information.*

N/A

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

*Cite source(s) of information.*

N/A

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

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

Los Angeles Department of Water and Power currently services the Project Site.

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures)?

☐ Yes ☒ No

*Describe size of structure to be demolished and location.*

N/A

**Categorical Exemption Evaluation Form****Class 2: Replacement or Reconstruction**

1. Does the project involve the replacement or reconstruction of an existing structure on the same site as the structure being replaced or reconstructed? ☐ Yes ☒ No

*Describe both the existing structure and replacement structure, including the location on the site. Cite source(s) of information.*

N/A

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

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

N/A

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

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

N/A

**Categorical Exemption Evaluation Form****Class 3: New Construction or Conversion of Small Structures**

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

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

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

☒ Yes ☐ No

*Cite source(s) of information.*

Zimas Map  
Zoning: M3-1-RIO  
General Plan Land Use: Heavy Manufacturing

**FOR SITES IN URBANIZED AREAS**

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less?

☒ Yes ☐ No

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

N/A

5. Is the parcel zoned for the proposed use?

☒ Yes ☐ No

*Cite source(s) of information.*

Yes. Zoning M3-1-RIO via Zimas Map.

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

☐ Yes ☒ No

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

N/A

7. Are all necessary public services and facilities available to the project?

☒ Yes ☐ No

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

Los Angeles Department of Water and Power currently services the Project Site.

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

☐ Yes ☒ No

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

N/A

**FOR SITES NOT IN URBANIZED AREAS**

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

**FOR ALL SITES**

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

☐ Yes ☒ No

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

N/A



**Categorical Exemption Evaluation Form****Class 4: Minor Alterations to Land**

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

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

N/A

2. Does the project involve alterations to land, water, or vegetation that would be considered minor? ☒ Yes ☐ No

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

No alterations to land, water or vegetation will be made to the Project Site.

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

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

N/A

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

*Cite source(s) of information.*

N/A

5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency? ☐ Yes ☒ No

*Provide name of scenic area (if applicable). Cite source(s) of information.*

N/A

6. Would the alterations consist of grading in an officially mapped area of severe geologic hazard, such as an Alquist- Priolo Earthquake Fault Zone, or within an official Seismic Hazard Zone designated by the State Geologist? ☐ Yes ☒ No

*Provide the name of the zone (if applicable). Cite source(s) of information.*

N/A

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

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

N/A

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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

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

No construction or placement of accessory structures will occur at the Project Site.

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

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

N/A

## Categorical Exemption Evaluation Form

## Class 32: Infill Development Projects

1. Is the project consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for the site? ☒ Yes ☐ No

*Cite source(s) of information.*

Zimas Map  
Zoning: M3-1-RIO  
General Plan Land Use: Heavy Manufacturing

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.*

The Project Site is an approximately 6,273 square-foot (0.144- acre) parcel.

- b. Is the project site substantially surrounded by urban uses? ☒ Yes ☐ No

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

Refer to Appendix D for a map of a 0.5-mile radius around the Project Site. The Project Site is located within an urbanized setting in the City of Los Angeles, referred to as the Fashion District. The surrounding area is predominantly characterized by manufacturing, commercial, and office uses. Land uses and zoning within 0.5-mile are as follows:

- N: M3-1-RIO developed with manufacturing, primarily comprised of clothing manufacturers, commercial, and office uses along with the U.S. Highway 101 traversing east-west.
- E: M3-1-RIO developed with manufacturing, primarily comprised of clothing manufacturers, commercial, and office uses along with the Los Angeles River and railroad tracks traversing north-south.
- S: M3-1-RIO developed with manufacturing, primarily comprised of clothing manufacturers, commercial, and office uses along with a recycling facility and railroad tracks traversing east-west.
- W: M3-1-RIO developed with manufacturing, primarily comprised of clothing manufacturers, commercial, and office uses.

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

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

N/A

4. Would the project have significant impacts related to traffic, noise, air quality, or water quality?

☐ Yes ☒ No

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

N/A

5. Can the project site be adequately served by all required utilities and public services?

☒ Yes ☐ No

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

Los Angeles Department of Water and Power currently services the Project Site.

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

☐ Yes ☒ No

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

N/A

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

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

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

N/A

- b. If yes, would the project result in damage to scenic resources? ☐ Yes ☒ No

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

N/A

2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)? ☐ Yes ☒ No

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

N/A

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

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

N/A



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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

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

☐ Yes ☒ No

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

N/A

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

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

Section 15301 of the State CEQA Guidelines states that a Class 1 CE is for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project involves licensing of a cannabis cultivation and distribution business within an existing industrial building in the City. Approval of the licensing application would not involve an expansion of the existing building at the Project Site. Therefore, the Project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA guidelines.

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

Appendix A: Graphics  
Appendix B: Traffic Evaluation  
Appendix C: City of Los Angeles ZIMAS Profile  
Appendix D: Background Information and Maps

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

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

The Project Site is located at 2193 E. 14th Street (APN 5167-009-006) in the Central City North Community Plan Area of the City of Los Angeles. The approximately 6,273 square-foot (0.144- acre) parcel fronts E. 14th Street at the northwest corner of the intersection of E. 14th Street and Santa Clara Street and is developed with a 2-story, 8,233 square-foot commercial building. Refer to Appendix A for location maps and views/photos of the Site.

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

Refer to Appendix D for a map of a 0.5-mile radius around the Project Site. The Project Site is located within an urbanized setting in the City of Los Angeles, referred to as the Fashion District. The surrounding area is predominantly characterized by manufacturing, commercial, and office uses. Land uses and zoning within 0.5-mile are as follows:

- N: M3-1-RIO developed with manufacturing, primarily comprised of clothing manufacturers, commercial, and office uses along with the U.S. Highway 101 traversing east-west.
  - E: M3-1-RIO developed with manufacturing, primarily comprised of clothing manufacturers, commercial, and office uses along with the Los Angeles River and railroad tracks traversing north-south.
  - S: M3-1-RIO developed with manufacturing, primarily comprised of clothing manufacturers, commercial, and office uses along with a recycling facility and railroad tracks traversing east-west.
  - W: M3-1-RIO developed with manufacturing, primarily comprised of clothing manufacturers, commercial, and office uses.
- Land uses immediately abutting the Site are as follows:
- N: Tres Bien Clothing and a surface parking area
  - E: Mb Trade Co.
  - S: 3-story office building with flex space
  - W: railroad tracks running north-south and J & L Fresh Produce & Storage

- (c) **Previous Use:** Describe the previous use of the Project site or facility, if known. Include an estimate of the time such previous operations ceased, if such information is available.

Unknown.

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

There has been no negligible use or expansion of an existing use at the Project Site.

- (e) **Maps to be Included:** Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).

**3. Project Operations/Description.** Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information.

- (a) **Activities Occurring Onsite:** Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).

The Project is an application for a (1) Type 6 Manufacturing License and (2) Type 11 Distributor License, both issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The two licenses would permit the manufacturing and distribution of cannabis at the Project Site.

**Manufacturing Process:** Manufacturers extract cannabinoids and terpenes from cannabis plants and make products out of the extract. The types of products they make vary widely and include: food and beverages, vape cartridges, lotions and balms, lozenges and sublingual spray, pills and tablets, and dab, shatter, and wax. The Type 6 (Manufacturer 1) Extraction license uses non-volatile solvents for extraction or post processing and mechanical methods for extraction. Non-volatile solvents are chemicals that do not produce a flammable gas or vapor, such as, ethanol, carbon dioxide, cooling oils, and butter. Mechanical extraction uses pressure, heat or cold to extract cannabinoids instead of using chemicals, such as, rosin presses or dry ice. Cannabis products are then made through infusion and are packaged and labeled as cannabis products.

The manufacturing area is located towards the northern half of the first floor of the 2-story building. This area also includes a breakroom, restrooms, manufacturing storage area, product storage for distribution, office space, processing and infusion room, and a manufacturing packaging and labeling area. The second floor includes additional product storage for distribution, additional office space, and a restroom.

**Distribution:** Delivery of cannabis related products. Goods to be tracked, repackaged (if needed) and delivered to licensed operators. The distribution area is located on the first floor towards the front of the 2-story building and includes a receiving/shipping area and a records storage area.

See Appendix A for the Project's Site Plans.

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

N/A

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

The Project Site is comprised of a 2-story, 8,233 square-foot commercial building on a 6,273 square-foot lot.

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

The applicant currently holds a provisional Distributor license (No. C11-0000164-LIC) and a provisional Manufacturing license (No. CDPH-10003537) issued by the California Department of Cannabis Control to engage in commercial cannabis activity at the Project Site.

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

Hours of Operation/Work Shifts:

Hours of Operation:

7 AM – 5 PM Monday to Sunday

Work Shifts:

7 AM – 3 PM 9 AM – 5 PM

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

Total Employees: Two employees 7 AM – 3 PM, Two employees 9 AM – 5 PM

- (g) Estimated Daily Trip Generation: *Estimate the frequency of deliveries or shipments originating from and/or arriving to the project site. Identify the approximate number of vehicle trips per day to be generated by the project and information regarding the days and times most trips are expected to occur.*

The Project includes manufacturing of cannabis products and delivery of products. Manufacturing land use will typically have some component of delivery trips to and from the site. The number of deliveries for this Project will vary daily with as few as none and up to 10 deliveries. Deliveries are conducted using a dedicated van for this service. As detailed in the Traffic Evaluation, included as Appendix B, the Project generates approximately 45 daily trips and 336 daily VMT within the Central Area Planning Commission, which is under the 250-daily-trip LADOT screening criterion. Trips occur during the operating hours presented above in response to Question 3(e). Deliveries occur during normal business hours for the delivery service(s).

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

LADWP currently supplies water to the Project Site and the existing business would continue to use water in the same manner and amounts as under existing conditions. No new or amended water right from the State Water Resources Control Board would be required or requested for the Project.

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

The City of Los Angeles Bureau of Sanitation provides sewer service to the Project area. Two existing sewer wyes connect the Project Site. There is a 10-inch vitrified clay sewer pipe beneath 14th Street to the Project's southern boundary. Wastewater from the Project Site is conveyed eastward through the 10-inch pipe, then southward through a 10-inch vitrified clay pipe beneath Santa Clara Street. Then the wastewater flows eastward into an 8-inch vitrified clay sewer pipe beneath 12th Street, from there into an 18-inch vitrified clay sewer pipe flowing northward on Imperial Street, and ultimately to the Hyperion Water Reclamation Plant (see Appendix D for a sewer map of the Project area). There would be no change in the amount of wastewater generated at the Project Site over existing conditions.

#### 4. Environmental Setting:

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

The Project Site is fully developed with an existing commercial building. There is no vegetation on the Project Site.

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

The Project Site has been graded as part of development of the existing building and both the Site and the surrounding vicinity are flat.

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

The Project Site is fully developed with an existing commercial building. There is no vegetation on Site. The Project Site appears to surface drain towards the adjacent streets. There is no exposed soil or plant/animal habitat at the Site.



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

As presented in the Zimas Parcel Profile Report, included as Appendix C, the Project Site is located within the River Implementation Overlay (RIO). The RIO District is a Supplemental Use District that requires new development projects to meet development regulations addressing landscaping, screening and fencing, and lighting, and orientation in association with the Los Angeles River. There would be no change to the building at the Project Site over existing conditions. Furthermore, the Project Site is located over one mile west of the Los Angeles River. The Project Site is not located in a coastal zone, or a flood zone, and does not contain a watercourse. As shown on the U.S. Fish and Wildlife Service's National Wetlands Inventory Map and the 150-Foot Radius Map in Appendix D, there are no watercourses or riparian habitats, including estuarine or marine deepwaters, estuarine or marine wetlands, freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, lakes, riverine, or other wetlands, within 150 feet of the Project Site.

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

The Project Site is fully developed with a 2-story, 8,233 square-foot commercial building. The Project Site is not located within a hillside area or ridgeline protection area, and the Site and surrounding area are located within a developed, urban area of the City with no rock outcroppings or scenic viewsheds or vista points. The Project would continue existing Site activities and would not require or propose the removal of any Site features.

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

As presented in the Zimas Parcel Profile Report included in Appendix C, the existing 2-story commercial building at the Project Site was constructed in 1947. As reported in the Zimas Parcel Profile Report (see Appendix C) and the HistoricPlaceLA map (see Appendix D), the existing building is not listed or designated as eligible for listing on the National Register of Historic Places, the Built Environment Resource Directory, or the California Register of Historical Resources, and is not considered a California Points of Historical Interest, a California Historical Landmark, or designated as a Los Angeles Historic-Cultural Monument. There would be no change to the building at the Project Site over existing conditions. Furthermore, the Project Site is not located within the boundaries of any Historic Preservation Overlay Zone, and neither the Project Site nor the existing building was identified as contributors to any historic districts by SurveyLA.

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

The Project Site is fully developed with a 2-story, 8,233 square-foot commercial building within an urbanized area of the City. According to Exhibit C-3 of the L.A. CEQA Threshold Guide, the Project Site and immediately surrounding area are not identified as a biological resource area. Moreover, the Project Site is not within a designated or proposed Significant Ecological Area (see Appendix D).

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

The Project includes distribution and manufacturing of cannabis products. The Project contains four gallons of isopropyl alcohol, which is stored in a fire grade safety cabinet. Refer to Appendix D for the Safety Data Sheet. Any potentially hazardous materials that would be required for normal operations of a commercial business (i.e., cleaning solutions, batteries, printer toners, etc.) would be used, stored, and disposed of in accordance with City requirements and manufacturers' recommendations.

- (i) Discuss whether the project will increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite:

Solid waste is predominately comprised of flower stems. The Project averages 4,098 grams of flower stems on-site. The Project would not increase the quantity or type of solid waste generated at the Site over existing conditions.



- ④ Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resource:

Electricity is currently provided to the Project Site by LADWP. The Project consumes on average 3,316 kWh per month. Because the Project is an existing business and proposes no expansion of operating hours, footprint, or services, the Project would not change the energy demand at the Project Site. As such, the Project's energy demands are part of the total load of the City that has been accounted for in energy provider's generation/source and system planning.

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

N/A

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

The Project is an existing cannabis use on a fully developed parcel in an urbanized area of the City, consistent with current zoning. No biological or cultural resources exist at the Site, no land use conflicts (noise, light/glare, etc.) exist and none would be created under the Project, and energy and water efficiency of the existing building and features would continue consistent with applicable Building Code requirements. No environmental commitments are required.

7. Other Relevant CEQA Information: *Submit any other relevant CEQA documentation or information that will assist the Department in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant).*

See attached Appendices.

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

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

**Partial List of Categorical Exemptions under CEQA**

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

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

## **Appendices**

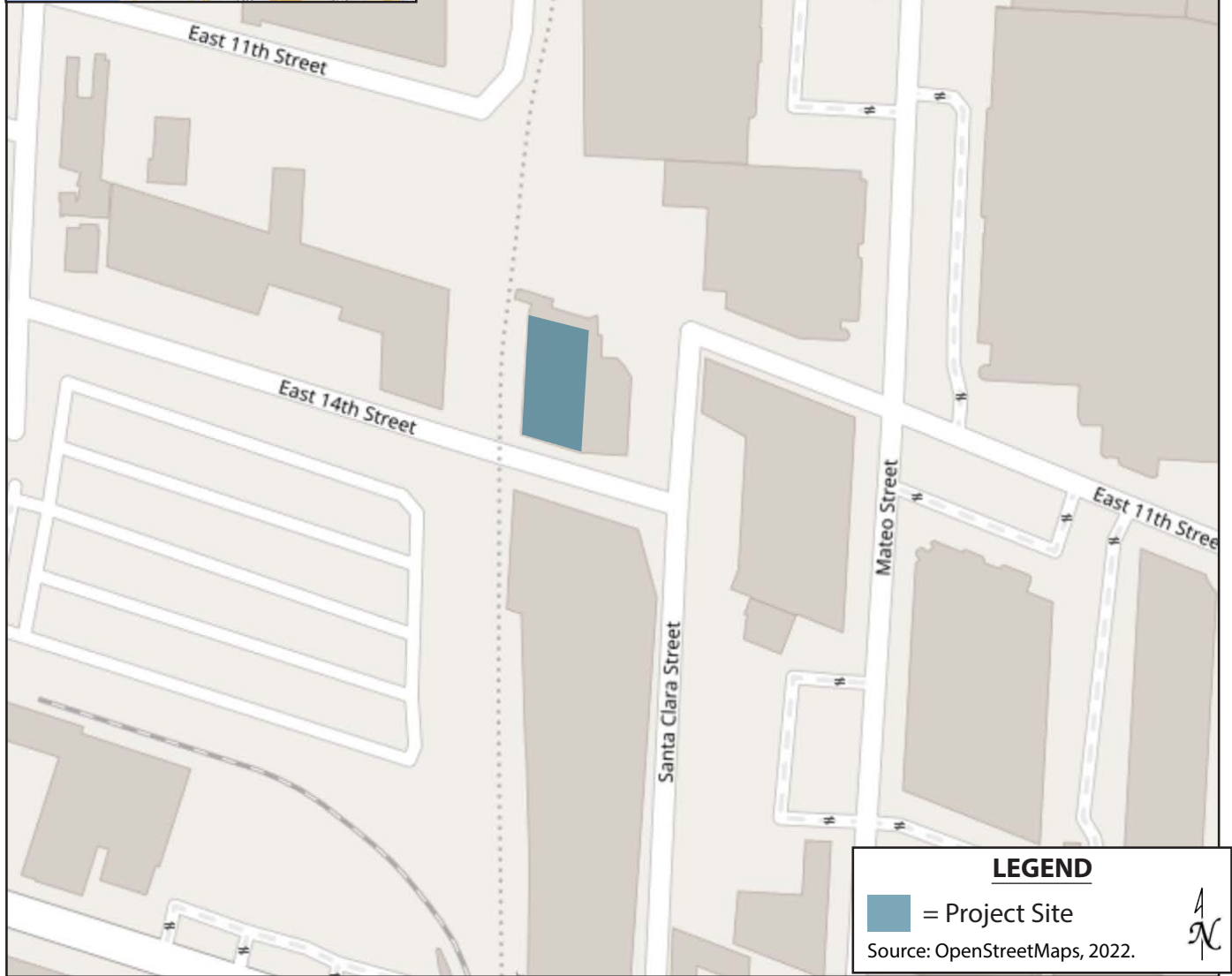
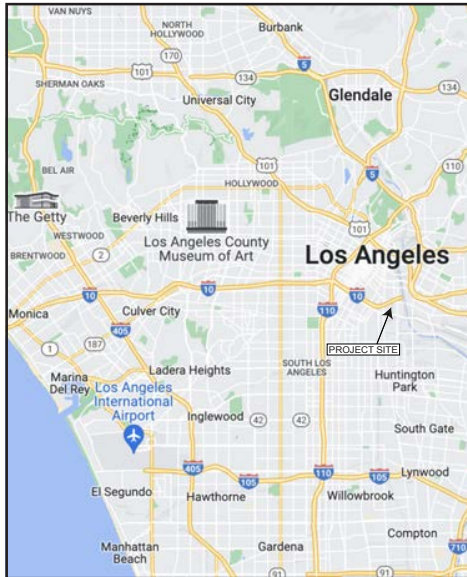
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**Light Box Leasing Corp.**

## **Appendix A**

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### **Project Graphics**



**LEGEND**

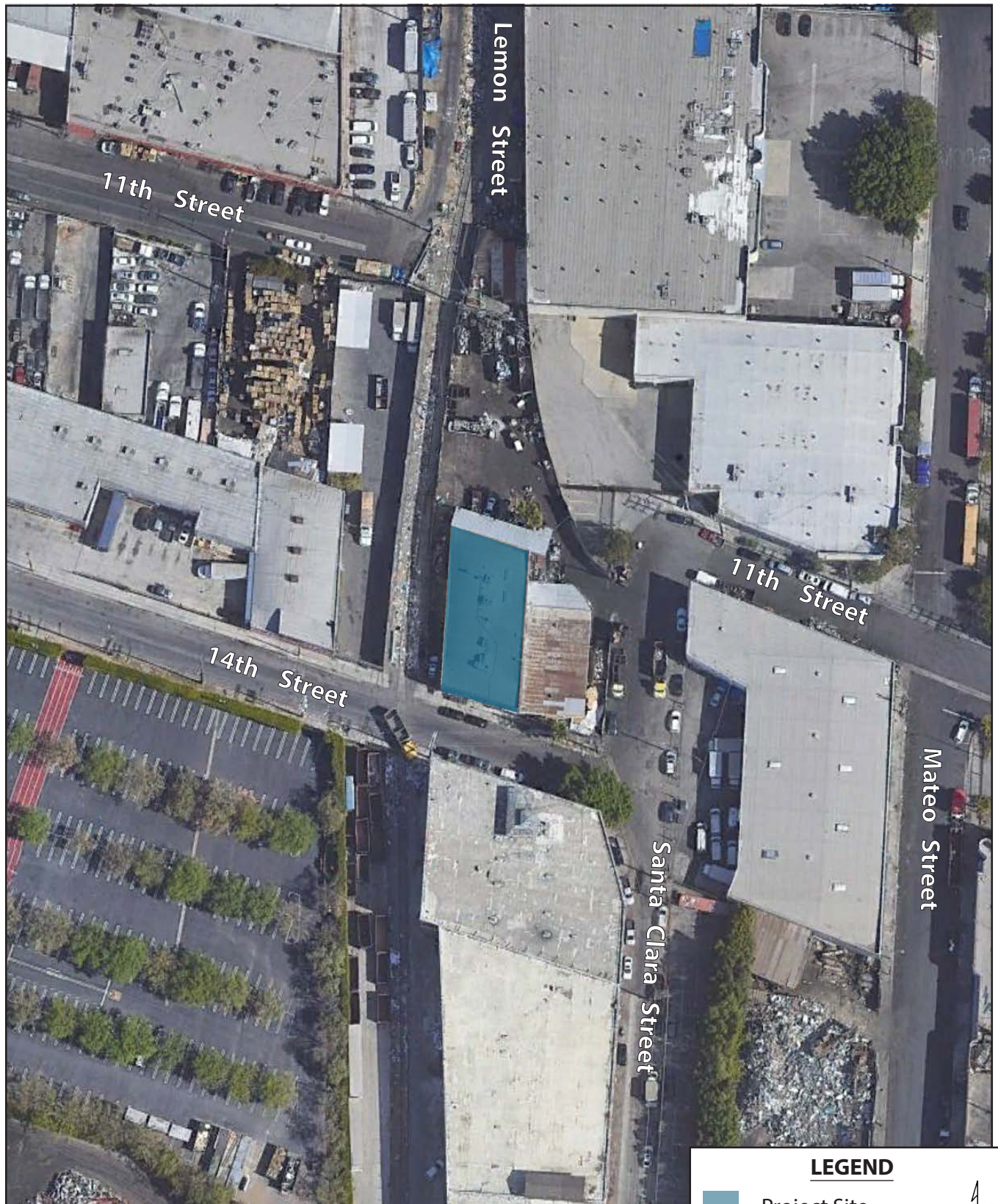
 = Project Site

Source: OpenStreetMaps, 2022.



Figure 1  
Regional Vicinity and Project Location Map





**LEGEND**

 = Project Site

Source: Google Earth Imagery, 2020.

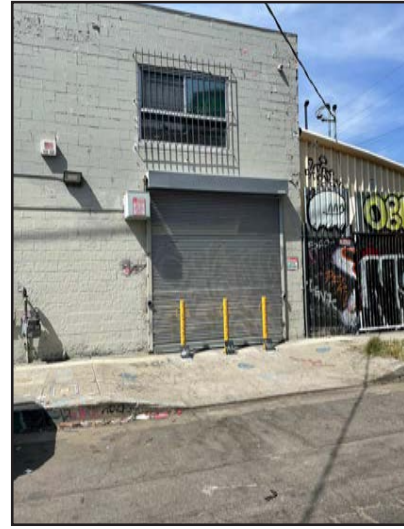


Figure 2  
Project Vicinity Aerial





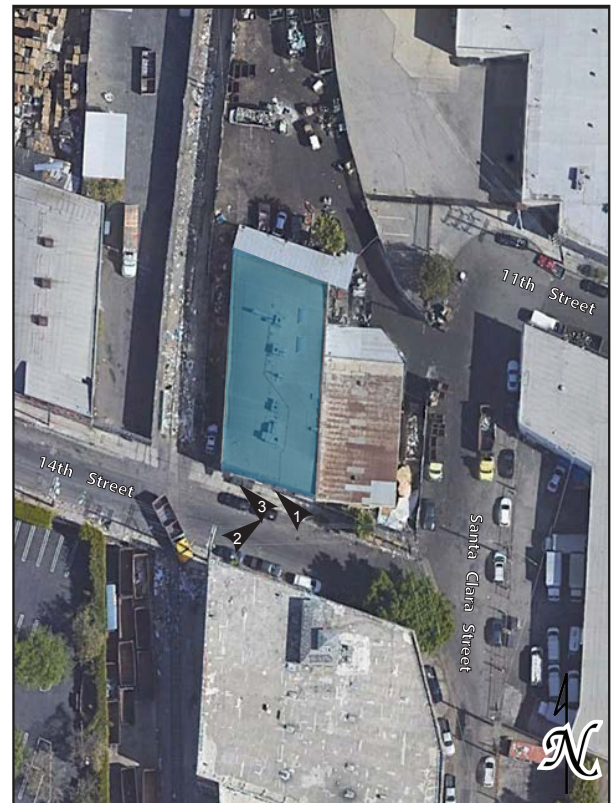
**View 1:** Looking northwest towards the Project Site shipping and receiving entrance.



**View 2:** Looking northeast towards the Project Site shipping and receiving entrance.

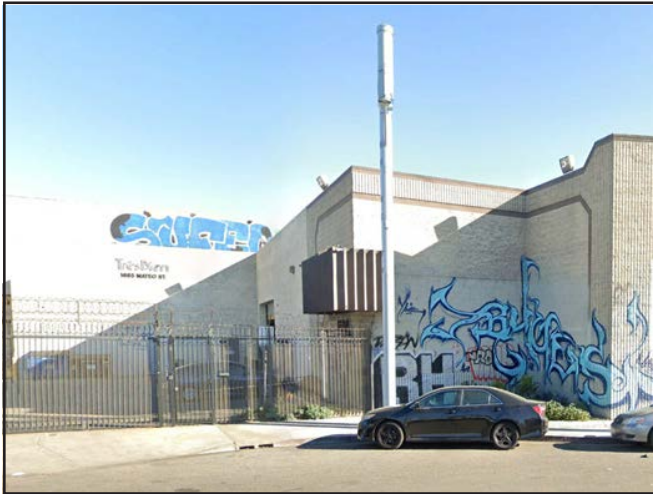


**View 3:** Looking northwest towards the Project Site entrance.



PROJECT SITE  
PHOTO LOCATION MAP

Source: Light Box Leasing Corp., September 2022.



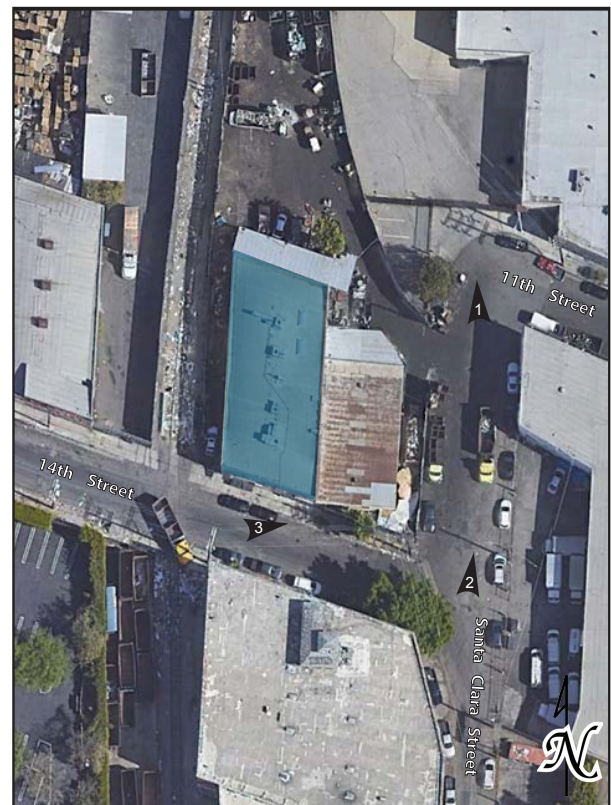
**View 1:** Looking north towards a manufacturing use on 11th Street.



**View 2:** Looking north towards a manufacturing use on Santa Clara Street.



**View 3:** Looking northeast towards a commercial building on 14th Street, adjacent to the Project Site.



PROJECT SITE  
PHOTO LOCATION MAP

Source: EcoTierra Consulting, September 2022.

Figure 4  
Views of Surrounding Uses – Views 1, 2, and 3

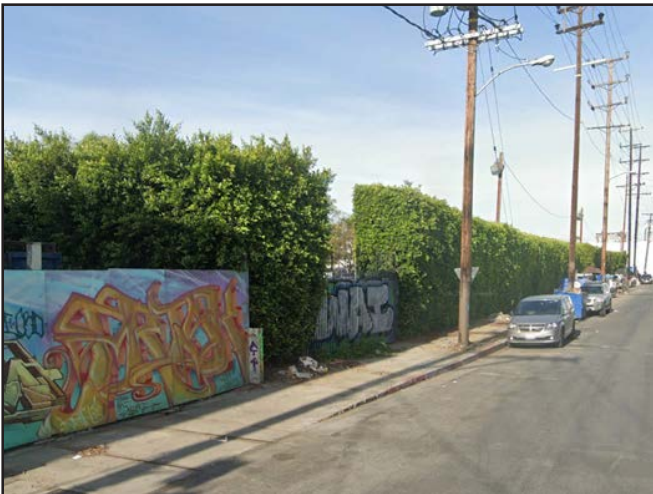




**View 4:** Looking southeast towards a commercial building on 14th Street, across from the Project Site.



**View 5:** Looking north towards a manufacturing use and railroad tracks, adjacent to the Project Site.



**View 6:** Looking southwest towards a surface parking lot on 14th Street.

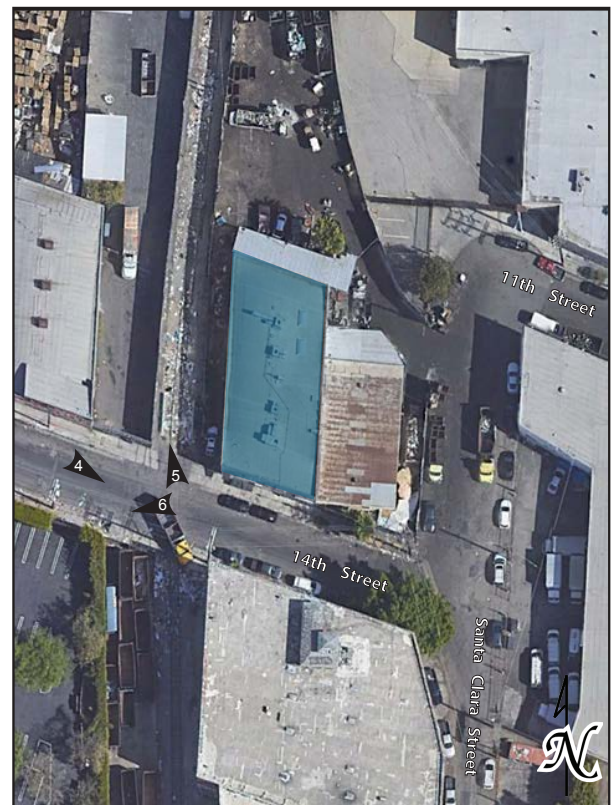


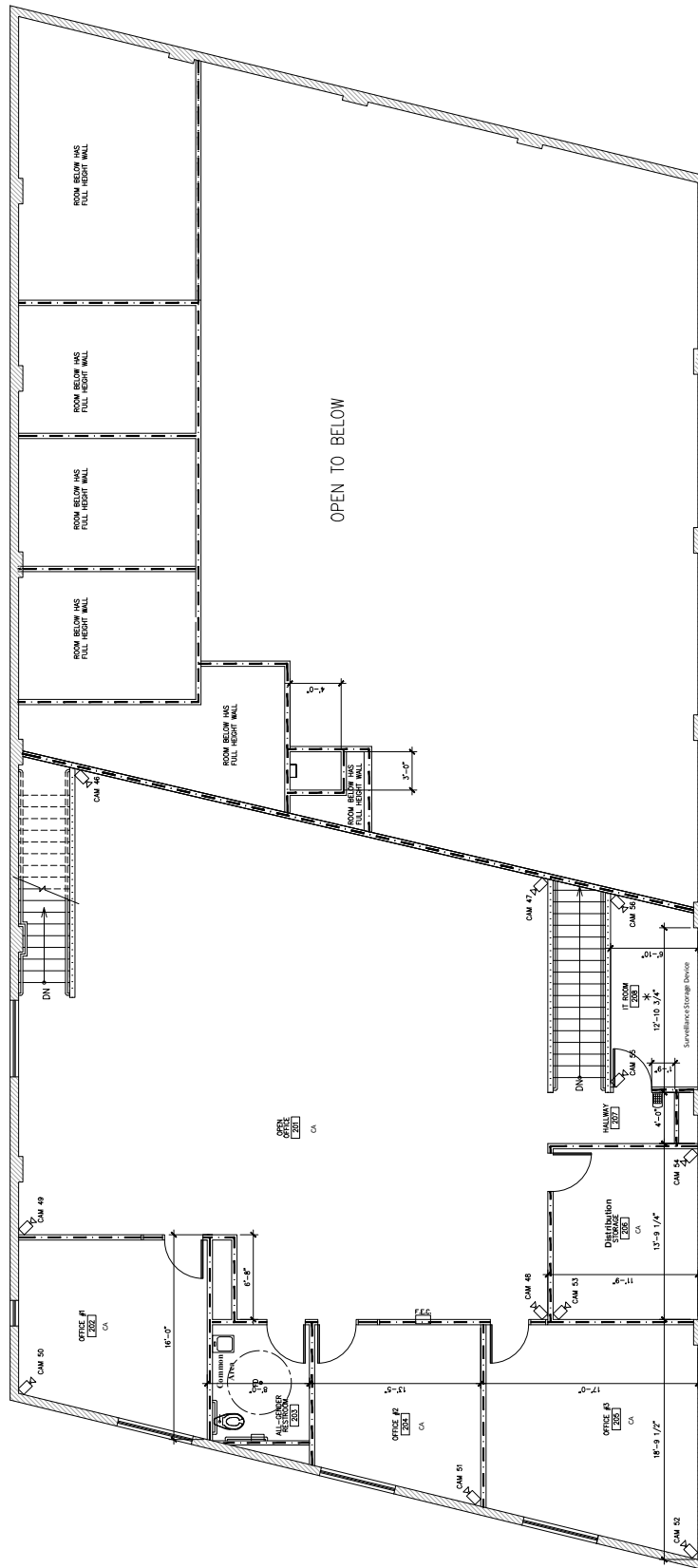
PHOTO LOCATION MAP

Source: EcoTierra Consulting, September 2022.

**Figure 5**  
Views of Surrounding Uses – Views 4, 5, and 6



Figure 6  
First Floor Site Plan



Source: Infrastructure Engineers, September 2019.

Figure 7  
Second Floor Site Plan

## **Appendix B**

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### **Traffic Evaluation**



## REFERRAL FORMS:

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### GENERAL INFORMATION

Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.

All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.

Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.

Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.

LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.

A transportation study is not needed for the following project applications:

- o Ministerial / by-right projects
- o Discretionary projects limited to a request for change in hours of operation
- o Tenant improvement within an existing shopping center for change of tenants
- o Any project only installing a parking lot or parking structure
- o Time extension
- o Single family home (unless part of a subdivision)

This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

### SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- ☐ Copy of Department of City Planning Application (CP-7771.1).
- ☒ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.



- ☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- ☐ Copy of project-specific VMT Calculator<sup>1</sup> analysis results

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES:** Please route this form for processing to the appropriate LADOT Development Review Office as follows (see [this map](#) for geographical reference):

Metro	West LA	Valley
213-972-8482 100 S. Main St, 9 <sup>th</sup> Floor Los Angeles, CA 90012	213-485-1062 7166 W. Manchester Blvd Los Angeles, CA 90045	818-374-4699 6262 Van Nuys Blvd, 3 <sup>rd</sup> Floor Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: \_\_\_\_\_

Address: 1923 East 14th Street, Los Angeles

Project Description: 8,233 sf cannabis manufacturing services with deliveries

Seeking Existing Use Credit (will be calculated by LADOT): Yes \_\_\_\_\_ No ☒ Not sure \_\_\_\_\_

Applicant Name: Manzuri Law, Traffic Consultant Liz Fleming Overland Traffic

Applicant Email: liz@overlandtraffic.com Applicant Phone: 310 545-1235

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Manufacturing	8,233 sf	
	Delivery Service	Max 10/day	
	Total trips <sup>1</sup> :		45

- a. Does the proposed project involve a discretionary action? Yes ☒ No ☐
- b. Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? Yes ☐ No ☒
- c. If the project is replacing an existing number of residential units with a smaller \_\_\_\_\_

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

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station<sup>3</sup>? **Yes** ☐ **No** ☒

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

Verified by: Planning Staff Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips
Proposed			
	Total new trips:		
Existing			
	Total existing trips:		
	Net Increase / Decrease (+ or -)		

- a. Is the project a single retail use that is less than 50,000 square feet? **Yes** ☐ **No** ☐
- b. Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** ☐ **No** ☐
- c. Would the project generate a net increase of 500 or more daily vehicle trips? **Yes** ☐ **No** ☐
- d. Would the project result in a net increase in daily VMT? **Yes** ☐ **No** ☐
- e. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** ☐ **No** ☐
- f. Does the project trigger Site Plan Review (LAMC 16.05)? **Yes** ☐ **No** ☐
- g. Project size:
- i. Would the project generate a net increase of 1,000 or more daily vehicle trips? **Yes** ☐ **No** ☐
- ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☐
- iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☐

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**VMT Analysis (CEQA Review)**

If **YES** to a. and **NO** to e. a VMT analysis is **NOT** required.

If **YES** to both b. and d.; or to e. a VMT analysis **is** required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If **YES** to c., a project access, safety, and circulation evaluation may be required.

If **YES** to f. and either g.i., g.ii., or g.iii., an access assessment may be required.

LADOT Comments:

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*Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.*

**4. Specific Plan with Trip Fee or TDM Requirements:**

**Yes** ☐ **No** ☐

Fee Calculation Estimate: \_\_\_\_\_

VMT Analysis Required (Question b. satisfied):

**Yes** ☐ **No** ☐

Access, Safety, and Circulation Evaluation Required (Question b. satisfied):

**Yes** ☐ **No** ☐

Access Assessment Required (Question b., f., and either g.i., g.ii. or g.iii satisfied):

**Yes** ☐ **No** ☐

Prepared by DOT Staff Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Transportation Evaluation  
Light Box Project at  
2193 East 14<sup>th</sup> Street

**Project Location:** 2193 East 14<sup>th</sup> Street, in the Central City North Community Planning Area of the City of Los Angeles. The Project is located on the north side of East 14<sup>th</sup> Street west of Santa Clara Street.

**Project Description:** The 8,233 square foot Project is currently active and is seeking new Department of Cannabis Control licenses. The Project is located on both floors of an existing two-story building. The Project includes manufacturing and delivery services. There are two work shifts per day with 2 to 4 employees working depending on the time of day. There are none or up to 10 deliveries per day. Deliveries are conducted using a dedicated van for this service. A copy of the site plan is attached. (Attachment A).

**Transit:** As previously stated, the Project is located on the north side of East 14<sup>th</sup> Street west of Santa Clara Street. Metro Route 60 operates along South Santa Fe Avenue with a bus stop at Olympic Boulevard on the northeast and southeast corners approximately 1300 feet northeast of the site. Montebello bus line 50 operates along Washington Boulevard in the Project area with a stop on the northeast and southwest corners at the railroad tracks west of Santa Fe Avenue.

**Vehicle Parking:** There is a secure gated driveway accessed from East 14<sup>th</sup> Street along the western boundary of the site. Vehicle parking is also provided along East 14<sup>th</sup> Street and Santa Clara Street.

Street Classification along Frontage

East 14<sup>th</sup> Street is designated as a collector roadway in the Mobility Plan 2035. The Project is a tenant in an existing building and does not have control of the site's existing street frontage right-of-way.

### **Daily Trips Per Vehicle Miles Traveled (VMT) Calculation Version 1.3:**

Project is within the Central Area Planning Commission (APC)

APC Significant VMT Impact Thresholds: Household = above 6.0 VMT per Capita &  
Work = above 7.6 VMT per Employee

#### **Project Evaluation:**

The Project includes manufacturing of cannabis products and delivery of products. Manufacturing land use will typically have some component of delivery trips to and from the site. The number of deliveries for this Project will vary daily with as few as none and up to 10 deliveries. In order to present a conservative estimate of the VMT and daily trips, the building's square footage was evaluated as manufacturing and the delivery service was added as a custom land use. Typically, the delivery service could be conducted with more than one stop upon each transport. However, this transportation evaluation considers each of the 10 deliveries as a sperate stop to and from the Project site. The pharmacy land use Trip Purpose Assumptions are used for the custom delivery land use.

- Delivery services are expected to be provided according to the following pattern:
  - 7AM to 10 AM, 3 hours, 25% of deliveries (during the AM Peak Hour)
  - 10 AM to 3 PM, 3 hours, 50% of deliveries (after AM and before PM Peak Hour)
  - 3PM to 5PM, 2 hours, 25% of deliveries (during PM Peak Hour)
- Since delivery services are not conducted steadily throughout the day, deliveries will be one of 4 employees on-site during the two shifts per day. An on-site van will be used to conduct the delivery services;
- 25% of the deliveries are estimated to arrive and depart during the AM Peak Hours of 7 to 10 AM (single hour during peak will be  $8.3\% = 25\% / 3$ );
- 50% of the deliveries are estimated to arrive and depart during the mid-day off-peak times of 10 AM to 3 PM;
- 25% of the deliveries are estimated to arrive and depart during the PM Peak Hours of 3 to 5PM (single hour during peak will be  $12.5\% = 25\% / 2$ );

The trip generation rates and Project trips are shown in Table 1 on the following page.

Table 1  
Project Trip Generation Rates & Project Trips

**TRIP GENERATION RATES**

<u>Description</u>		<u>Daily Traffic</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
			<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>
Cannibas Production Delivery Service	10	2/delivery	8.3% of daily	50%	50%	12.5% of daily	50%	50%

\* delivery employee part of 4 employee crew in manufacturing

**PROJECT TRIP GENERATION**

<u>Description</u>	<u>Size</u>	<u>Daily Traffic</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
			<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>
Delivery Service	10 deliveries/day	20	2	1	1	3	1	2

VTM Worksheet Summary & Findings (without credits for Project featured TDM measures):

Project Daily Trips: 45 daily trips

Daily VMT = 336 daily VMT

Household VMT Impact = Not Applicable, less than 250 daily trips

Work VMT Impact = Not Applicable, less than 250 daily trips

**Household VMT per capita impact is not significant.**

**Work VMT per employee impact is not significant**

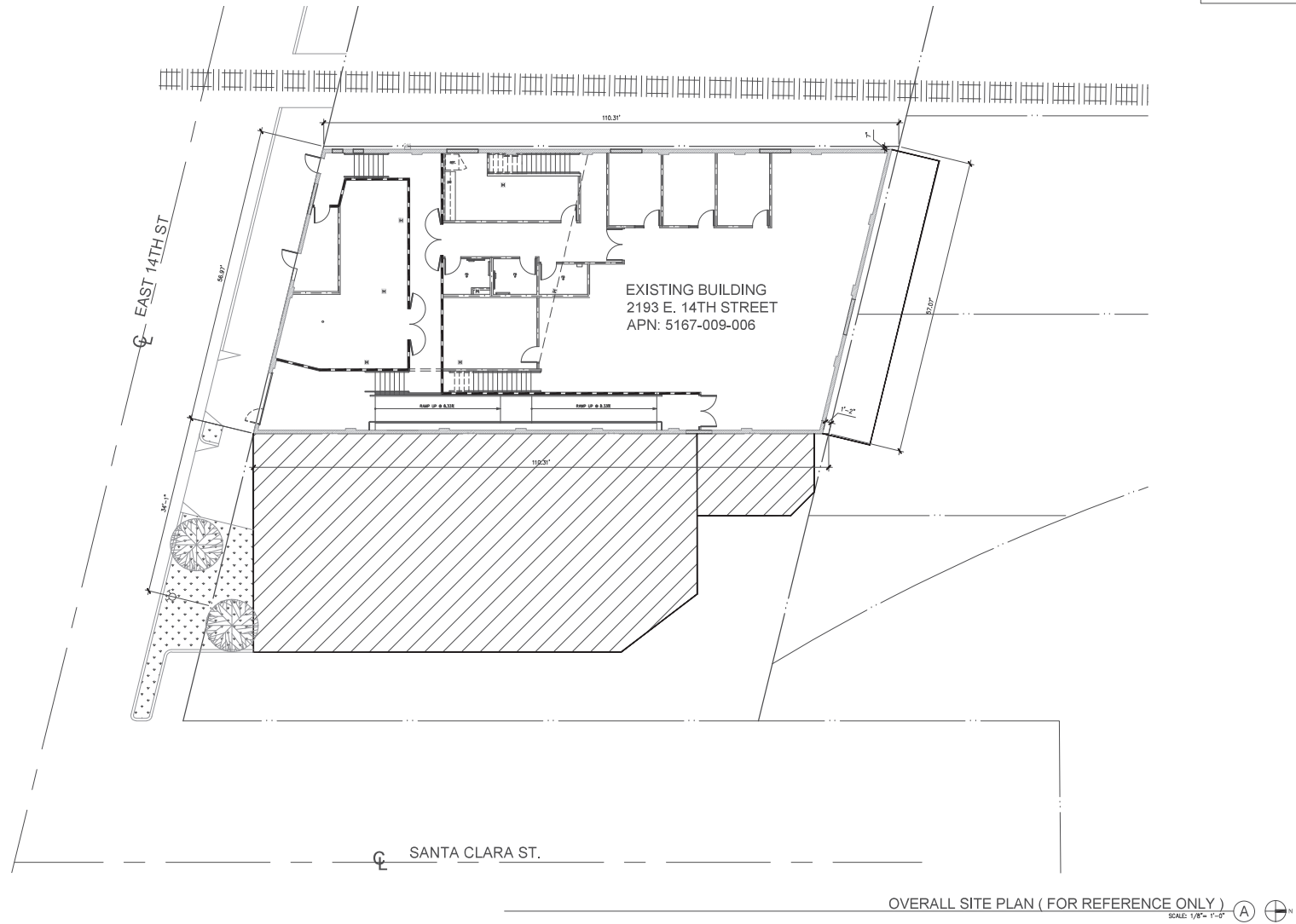
As shown above, the Project will not have any household or work significant impacts as shown on attached VMT main calculator page (Attachment B).

Attachment A

Site Plan



BASE DRAWINGS SHOWN HEREIN HAVE BEEN PROVIDED BY THE CLIENT AND WITHOUT BENEFIT OF SURVEY



LICENSING SUBMITTAL

OVERALL SITE PLAN  
LIGHT BOX  
2193 E. 14TH STREET  
LOS ANGELES, CA 90021



PROJECT NO: 6100.03  
DATE: 09/12/2019

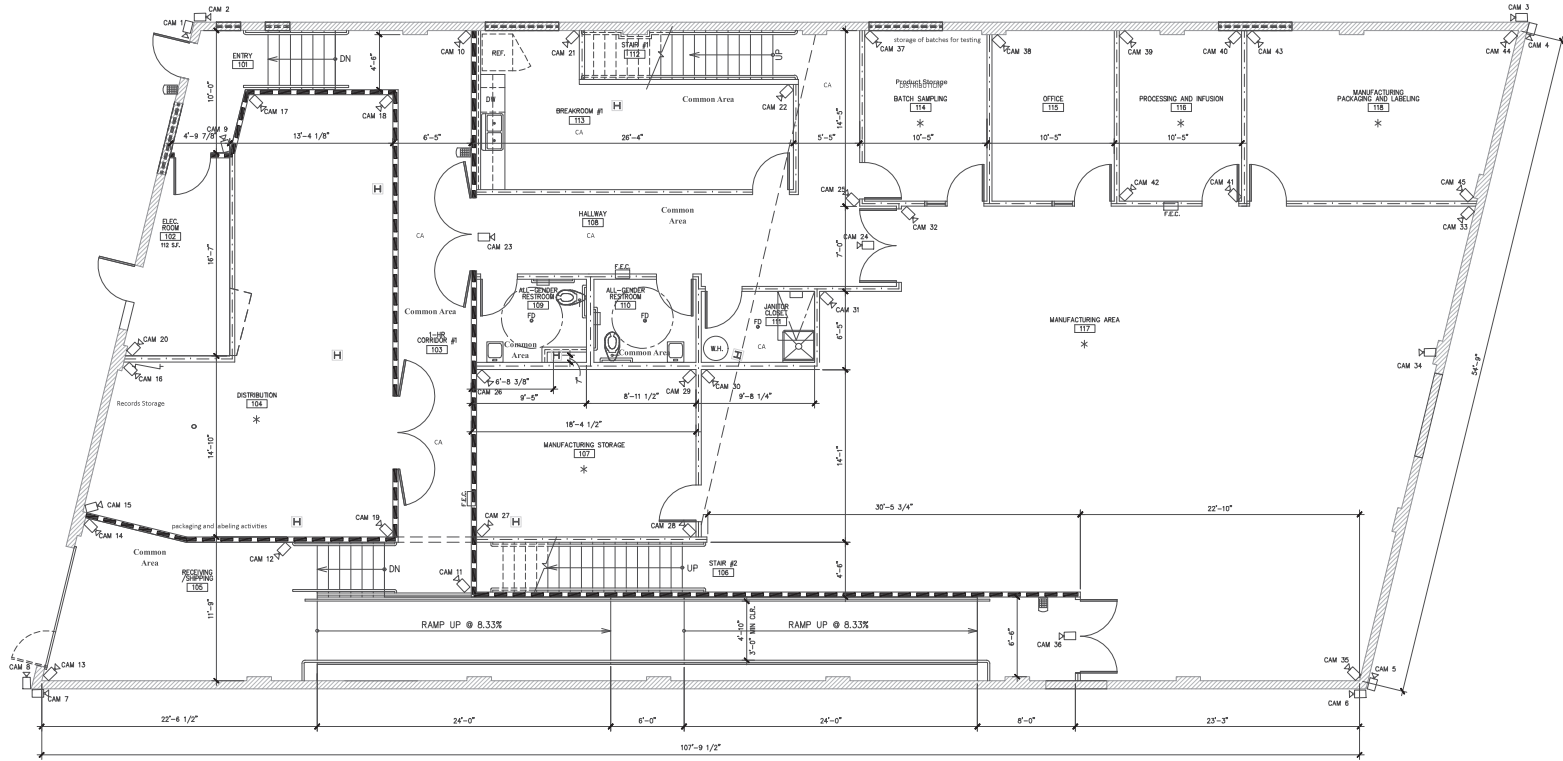
A1.0

# LEGEND

- CCTV CAMERA (8 EXTERIOR & 37 INTERIOR FIRST FLOOR)
- RFD ACCESS CONTROL (3 TOTAL)
- SECURED AREA (LIMITED ACCESS AREA)
- CA: COMMON AREAS

## CAMERA LEGEND

- |              |   |
|--------------|---|
| CAM 1 TO 8   | EXTERIOR CAMERA                           |
| CAM 9        | ENTRY CAMERA                              |
| CAM 10 TO 11 | CORRIDOR CAMERA                           |
| CAM 12 TO 14 | RECEIVING / SHIPPING CAMERA               |
| CAM 15 TO 19 | DISTRIBUTION CAMERA                       |
| CAM 20       | ELECTRICAL ROOM CAMERA                    |
| CAM 21 TO 22 | BREAK ROOM CAMERA                         |
| CAM 23 TO 25 | HALLWAY CAMERA                            |
| CAM 26 TO 29 | MANUFACTURING STORAGE CAMERA              |
| CAM 30 TO 35 | MANUF. AREA CAMERA                        |
| CAM 36       | RAMP CAMERA                               |
| CAM 37       | BATCH SAMPLING CAMERA                     |
| CAM 38       | OFFICE CAMERA                             |
| CAM 39 TO 42 | PROCESSING & INFUSION CAMERA              |
| CAM 43 TO 45 | MANUFACTURING PACKAGING & LABELING CAMERA |



1/4"=1'-0"  
0 2' 4' 8' 16'

FIRST FLOOR SECURITY PLAN

SCALE: 1/4"= 1'-0"



## FIRST FLOOR SECURITY PLAN

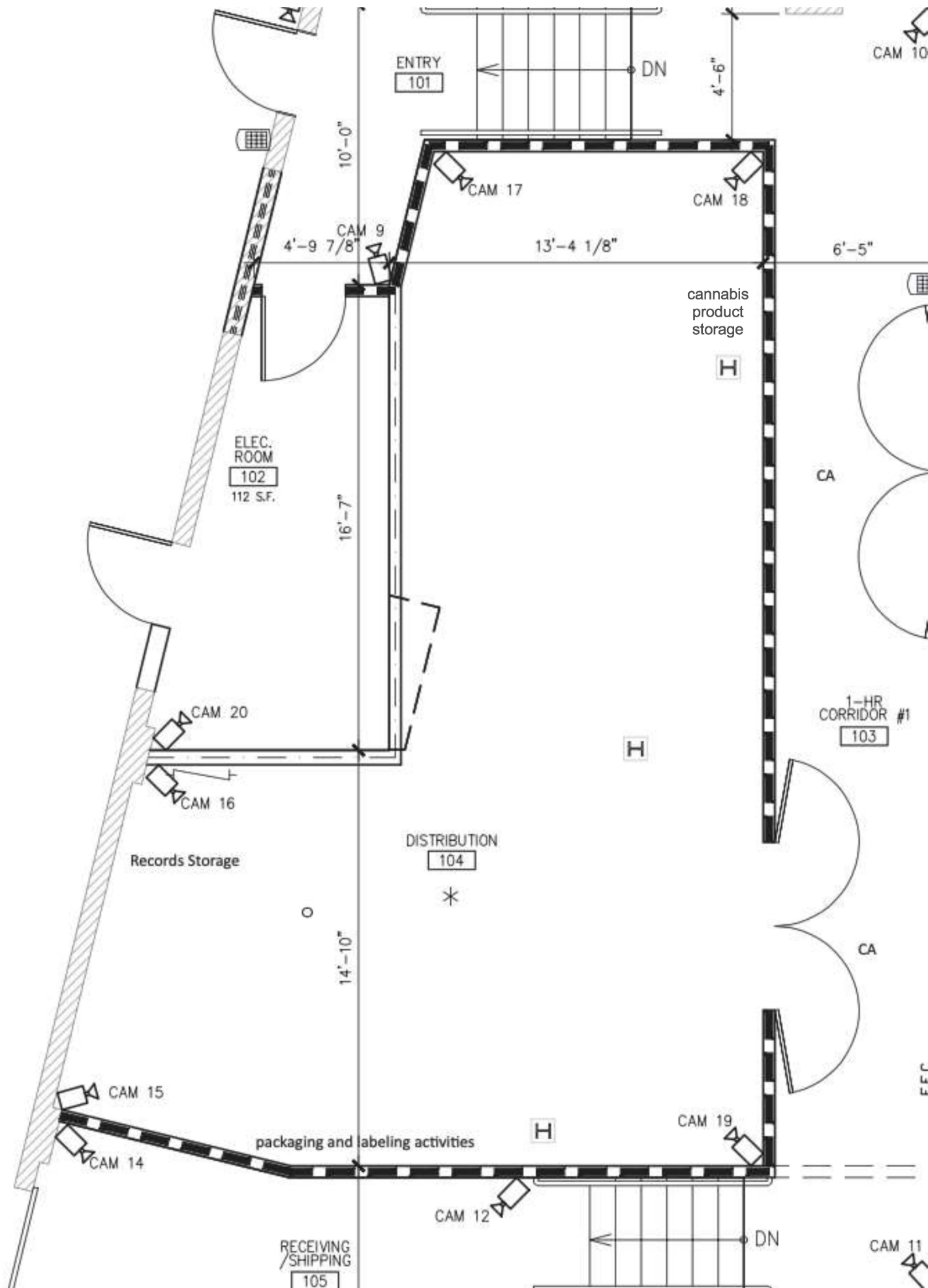
LICENSING SUBMITTAL

LIGHT BOX  
2193 E. 14TH STREET  
LOS ANGELES, CA 90021



PROJECT NO: 6100.03  
DATE: 09/12/2019

A2.0

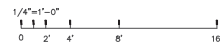
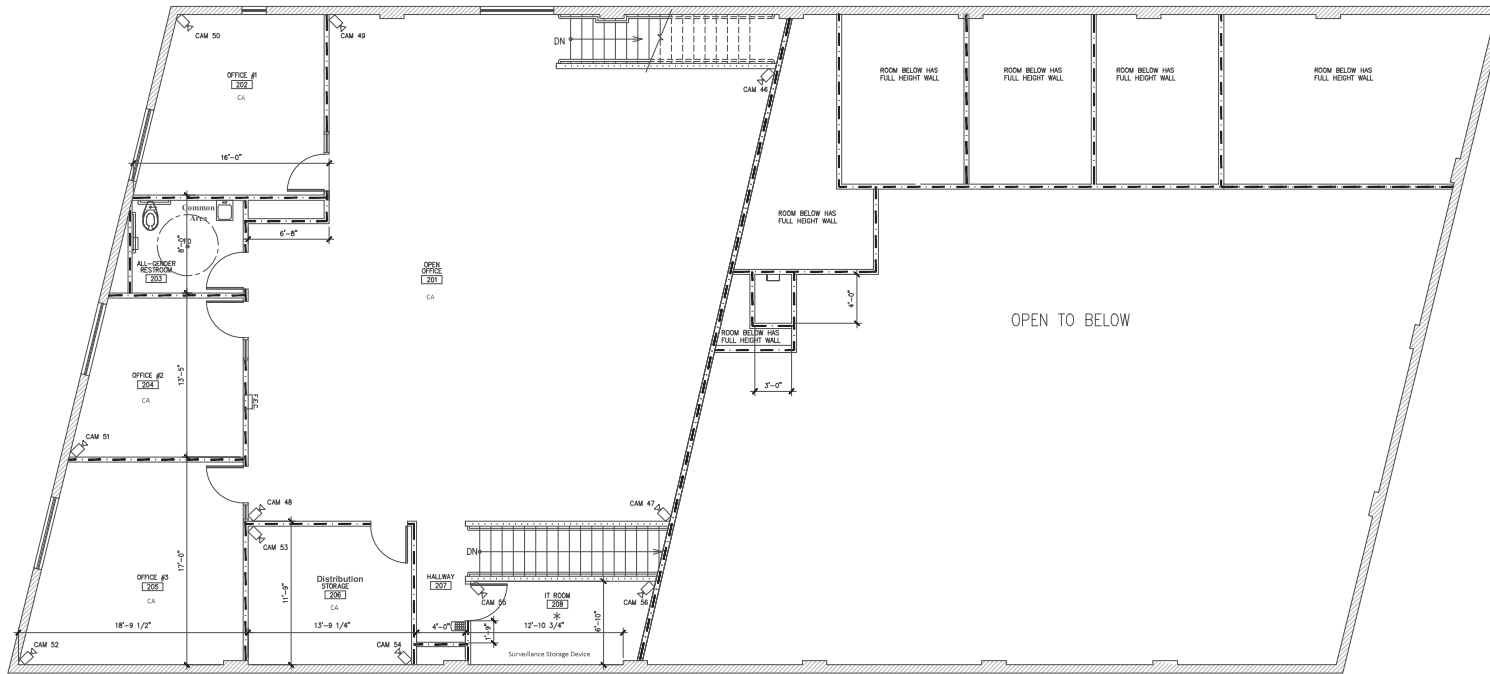


# LEGEND

- CCTV CAMERA (11 INTERIOR SECOND FLOOR)
- RFD ACCESS CONTROL (1 TOTAL)
- SECURED AREA

# CAMERA LEGEND

- |              |                    |
|--------------|--------------------|
| CAM 48 TO 49 | OPEN OFFICE CAMERA |
| CAM 50       | OFFICE #1 CAMERA   |
| CAM 51       | OFFICE #2 CAMERA   |
| CAM 52       | OFFICE #3 CAMERA   |
| CAM 53 TO 54 | STORAGE CAMERA     |
| CAM 55 TO 56 | IT ROOM CAMERA     |



SECOND FLOOR SECURITY PLAN

SCALE: 1/4"=1'-0"



## SECOND FLOOR SECURITY PLAN

LICENSING SUBMITTAL

LIGHT BOX  
2193 E. 14TH STREET  
LOS ANGELES, CA 90021



PROJECT NO: 6100.03  
DATE: 09/12/2019

A2.1

## Attachment B

### VMT Calculator Sheets & Results

## CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

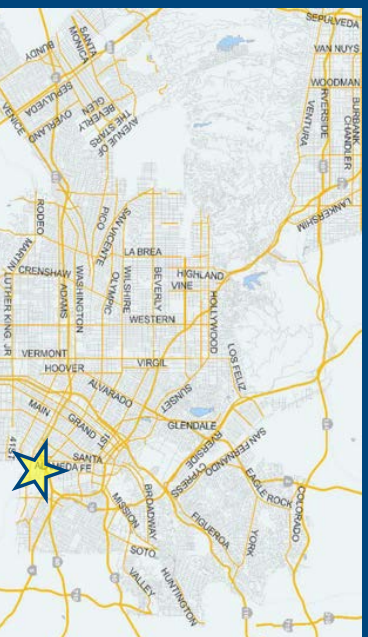
**Project Screening Criteria:** Is this project required to conduct a vehicle miles traveled analysis?

## Project Information

## Project:

## Scenario:

**Address:** 2193 E 14TH ST, 90021



## Existing Land Use

Land Use Type

Housing | Multi-Family

Value

Unit  
DU

Housing | Multi-Family

1001

Unit  
DU

# Project Screening Summary

Existing Land Use	Proposed
<p>0</p> <p>Daily Vehicle Trips</p> <p>0</p> <p>Daily VMT</p>	<p>45</p> <p>Daily Vehicle Trips</p> <p>336</p> <p>Daily VMT</p>

## Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station.

## Proposed Project Land Use

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Land Use Type		Value	Unit
Retail   General Retail	<div></div>	3.6	k\$ft
Industrial   Manufacturing		8.233	k\$ft
(custom) Delivery Service	Retail/Non-Retail	Retail	LU type
(custom) Delivery Service	Residents	0	Person
(custom) Delivery Service	Employees	4	Person
(custom) Delivery Service	Daily	20	Trips
(custom) Delivery Service	HBW-Attraction Sp	3	Percent
(custom) Delivery Service	HBW-Attraction Spi	52	Percent
(custom) Delivery Service	HBW-Attraction Spi	23	Percent
(custom) Delivery Service	HBW-Production S	22	Percent
(custom) Delivery Service	HBW-Production S	0	Percent
(custom) Delivery Service	HBW-Production S	0	Percent

[Click here to add a single custom land use type \(will be included in the above list\)](#)

**Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-trail or fixed-guideway transit station?**

☒ Yes

**NO**



# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



## Project Information

**Project:**

**Scenario:**

**Address:**



## TDM Strategies

Select each section to show individual strategies  
Use ☒ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

**Max Home Based TDM Achieved?** ☐ **Proposed Project** ☐ **With Mitigation**

**Max Work Based TDM Achieved?** ☐ **Proposed Project** ☐ **With Mitigation**

### A Parking

**Reduce Parking Supply** ☐ city code parking provision for the project site

☐ **Proposed Prj** ☐ **Mitigation** ☐ actual parking provision for the project site

**Unbundle Parking** ☐ monthly parking cost (dollar) for the project site

☐ **Proposed Prj** ☐ **Mitigation** ☐ site

**Parking Cash-Out** ☐ percent of employees eligible

☐ **Proposed Prj** ☐ **Mitigation** ☐ percent of employees eligible

**Price Workplace Parking** ☐ 6.00 daily parking charge (dollar)

☐ **Proposed Prj** ☐ **Mitigation** ☐ percent of employees subject to priced parking

**Residential Area Parking** ☐ 200 cost (dollar) of annual permit

☐ **Proposed Prj** ☐ **Mitigation** ☐ permits

☐ **Proposed Prj** ☐ **Mitigation**

### B Transit

### C Education & Encouragement

### D Commute Trip Reductions

### E Shared Mobility

### F Bicycle Infrastructure

### G Neighborhood Enhancement

Proposed Project Land Use Type	Value	Unit
Industrial   Manufacturing	8,233	Ksf
(custom) Delivery Service	Retail	LU type
(custom) Delivery Service	0	Person
(custom) Delivery Service	Employees	Person
(custom) Delivery Service	4	Trips
(custom) Delivery Service	Daily	Percent
(custom) Delivery Service	20	Percent
(custom) Delivery Service	HBW-Attraction Sp	52
(custom) Delivery Service	NHB-Attraction Sp	23
(custom) Delivery Service	NHB-Attraction Sp	22
(custom) Delivery Service	HBW-Production S	0
(custom) Delivery Service	HBO-Production S	0
(custom) Delivery Service	NHB-Production S	0

## Analysis Results

Proposed Project	With Mitigation
45	45
Daily Vehicle Trips	Daily Vehicle Trips
336	336
Daily VMT	Daily VMT
N/A	N/A
Household VMT per Capita	Household VMT per Capita
N/A	N/A
Work VMT per Employee	Work VMT per Employee

### Significant VMT Impact?

Household: N/A	Household: N/A
Threshold = 6.0	Threshold = 6.0
15% Below APC	15% Below APC
Work: N/A	Work: N/A
Threshold = 7.6	Threshold = 7.6
15% Below APC	15% Below APC

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: September 22, 2022  
 Project Name:  
 Project Scenario:  
 Project Address: 2193 E 14TH ST, 90021



Version 1.3

Project Information		
Land Use Type	Value	Units
Housing	Single Family	0 DU
	Multi Family	0 DU
	Townhouse	0 DU
	Hotel	0 Rooms
	Motel	0 Rooms
Affordable Housing	Family	0 DU
	Senior	0 DU
	Special Needs	0 DU
	Permanent Supportive	0 DU
	General Retail	0.000 ksf
Retail	Furniture Store	0.000 ksf
	Pharmacy/Drugstore	0.000 ksf
	Supermarket	0.000 ksf
	Bank	0.000 ksf
	Health Club	0.000 ksf
	High-Turnover Sit-Down Restaurant	0.000 ksf
	Fast-Food Restaurant	0.000 ksf
	Quality Restaurant	0.000 ksf
	Auto Repair	0.000 ksf
	Home Improvement	0.000 ksf
Office	Free-Standing Discount Movie Theater	0 Seats
	General Office	0.000 ksf
	Medical Office	0.000 ksf
	Light Industrial	0.000 ksf
	Manufacturing	8.233 ksf
Industrial	Warehousing/Self-Storage	0.000 ksf
	University	0 Students
	High School	0 Students
	Middle School	0 Students
	Elementary	0 Students
School	Private School (K-12)	0 Students
	Delivery Service	20 Trips
Other		

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: September 22, 2022  
Project Name:  
Project Scenario:  
Project Address: 2193 E 14TH ST, 90021



Version 1.3

Analysis Results			
Total Employees: N/A			
Total Population: N/A			
Proposed Project		With Mitigation	
45 N/A	Daily Vehicle Trips Daily VMT	N/A N/A	Daily Vehicle Trips Daily VMT
N/A	Household VMT per Capita Work VMT per Employee	N/A N/A	Household VMT per Capita Work VMT per Employee
N/A		N/A	
Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average			
Household = 6.0			
Work = 7.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	N/A	Household > 6.0	N/A
Work > 7.6	N/A	Work > 7.6	N/A

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: September 22, 2022  
Project Name:  
Project Scenario:  
Project Address: 2193 E 14TH ST, 90021



TDM Strategy Inputs				
Strategy Type	Description	Proposed Project	Mitigations	
Parking	Reduce parking supply	0	0	
		Actual parking provision (spaces)	0	0
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
	Parking cash-out	Employees eligible (%)	0%	0%
		Daily parking charge (\$)	\$0.00	\$0.00
	Price workplace parking	Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0
(cont. on following page)				

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: September 22, 2022  
Project Name:  
Project Scenario:  
Project Address: 2193 E 14TH ST, 90021



TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Reduce transit headways	Reduction in headways (increase in frequency) (%)	0%	0%	
	Existing transit mode share (as a percent of total daily trips)	0%	0%	
	Lines within project site improved (<50%, >=50%)	0	0	
	Degree of implementation (low, medium, high)	0	0	
Transit	Implement neighborhood shuttle	0%	0%	
	Employees and residents eligible (%)	0%	0%	
	Employees and residents eligible (%)	0%	0%	
	Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	
	Promotions and marketing	0%	0%	
(cont. on following page)				

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: September 22, 2022  
Project Name:  
Project Scenario:  
Project Address: 2193 E 14TH ST, 90021



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Commute Trip Reductions	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and Telecommute	Employees participating (%)	0%	0%
		Type of program	0	0
	Employer sponsored vanpool or shuttle	Degree of implementation (low, medium, high)	0	0
		Employees eligible (%)	0%	0%
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
		Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	Bike share			
	School carpool program	Level of implementation (Low, Medium, High)	0	0
(cont. on following page)				

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: September 22, 2022

Project Name:

Project Scenario:

Project Address: 2193 E 14TH ST, 90021



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Bicycle Infrastructure	Implement/improve on-street bicycle facility	0	0	
	Include Bike parking per LAMC	0	0	
	Include secure bike parking and showers	0	0	
Neighborhood Enhancement	Streets with traffic calming	0%	0%	
	Traffic calming improvements	0%	0%	
	Traffic calming intersections with improvements (%)	0%	0%	
	Pedestrian network improvements	0	0	



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: September 22, 2022  
Project Name:  
Project Scenario:  
Project Address: 2193 E 14TH ST, 90021



Version 1.3

TDM Adjustments by Trip Purpose & Strategy													
Place type: Suburban Center													
	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Shared Mobility	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: September 22, 2022  
 Project Name:  
 Project Scenario:  
 Project Address: 2193 E 14TH ST, 90021



### TDM Adjustments by Trip Purpose & Strategy, Cont.

#### Place type: Suburban Center

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

#### Final Combined & Maximum TDM Effect

	Home Based Work		Home Based Work		Home Based Other		Home Based Other		Non-Home Based Other		Non-Home Based Other	
	Production		Attraction		Production		Attraction		Production		Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>MAX. TDM EFFECT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

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

where X%=

<b>PLACE TYPE</b>	urban	75%
<b>MAX:</b>	compact infill	40%
	suburban center	20%
	suburban	15%

Note: (1-[(1-A)\*(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: September 22, 2022  
 Project Name:  
 Project Scenario:  
 Project Address: 2193 E 14TH ST, 90021



Version 1.3

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	4	-25.0%	3	N/A	N/A	N/A
Home Based Other Production	0	0.0%	0	N/A	N/A	N/A
Non-Home Based Other Production	6	0.0%	6	N/A	N/A	N/A
Home-Based Work Attraction	7	-14.3%	6	N/A	N/A	N/A
Home-Based Other Attraction	23	-17.4%	19	N/A	N/A	N/A
Non-Home Based Other Attraction	11	0.0%	11	N/A	N/A	N/A

### MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	N/A	N/A	N/A	N/A	N/A	N/A
Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Work Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A

### MXD VMT Methodology Per Capita & Per Employee

Total Population: N/A  
 Total Employees: N/A

APC: Central

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
<i>Total Home Based Production VMT</i>	N/A	N/A
<i>Total Home Based Work Attraction VMT</i>	N/A	N/A
<i>Total Home Based VMT Per Capita</i>	N/A	N/A
<i>Total Work Based VMT Per Employee</i>	N/A	N/A

## VMT Calculator User Agreement

The Los Angeles Department of Transportation (LADOT), in partnership with the Department of City Planning and Fehr & Peers, has developed the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This application, the VMT Calculator, has been provided to You, the User, to assess vehicle miles traveled (VMT) outcomes of land use projects within the City of Los Angeles. The term “City” as used below shall refer to the City of Los Angeles. The terms “City” and “Fehr & Peers” as used below shall include their respective affiliates, subconsultants, employees, and representatives.

The City is pleased to be able to provide this information to the public. The City believes that the public is most effectively served when they are provided access to the technical tools that inform the public review process of private and public land use investments. However, in using the VMT Calculator, You agree to be bound by this VMT Calculator User Agreement (this Agreement).

**VMT Calculator Application for the City of Los Angeles.** The City’s consultant calibrated the VMT Calculator’s parameters in 2018 to estimate travel patterns of locations in the City, and validated those outcomes against empirical data. However, this calibration process is limited to locations within the City, and practitioners applying the VMT Calculator outside of the City boundaries should not apply these estimates without further calibration and validation of travel patterns to verify the VMT Calculator’s accuracy in estimating VMT in such other locations.

**Limited License to Use.** This Agreement gives You a limited, non-transferrable, non-assignable, and non-exclusive license to use and execute a copy of the VMT Calculator on a computer system owned, leased or otherwise controlled by You in Your own facilities, as set out below, provided You do not use the VMT Calculator in an unauthorized manner, and that You do not republish, copy, distribute, reverse-engineer, modify, decompile, disassemble, transfer, or sell any part of the VMT Calculator, and provided that You know and follow the terms of this Agreement. Your failure to follow the terms of this Agreement shall automatically terminate this license and Your right to use the VMT Calculator.

**Ownership.** You understand and acknowledge that the City owns the VMT Calculator, and shall continue to own it through Your use of it, and that no transfer of ownership of any kind is intended in allowing You to use the VMT Calculator.

**Warranty Disclaimer.** In spite of the efforts of the City and Fehr & Peers, some information on the VMT Calculator may not be accurate. The VMT Calculator, OUTPUTS AND ASSOCIATED DATA ARE PROVIDED “as is” WITHOUT WARRANTY OF ANY KIND, whether expressed, implied, statutory, or otherwise including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

**Limitation of Liability.** It is understood that the VMT Calculator is provided without charge. Neither the City nor Fehr & Peers can be responsible or liable for any information derived from its use, or for any delays, inaccuracies, incompleteness, errors or omissions arising out of your use of the VMT Calculator or with respect to the material contained in the VMT Calculator. You understand and agree that Your sole remedy against the City or Fehr & Peers for loss or damage caused by any defect or failure of the

VMT Calculator, regardless of the form of action, whether in contract, tort, including negligence, strict liability or otherwise, shall be the repair or replacement of the VMT Calculator to the extent feasible as determined solely by the City. In no event shall the City or Fehr & Peers be responsible to You or anyone else for, or have liability for any special, indirect, incidental or consequential damages (including, without limitation, damages for loss of business profits or changes to businesses costs) or lost data or downtime, however caused, and on any theory of liability from the use of, or the inability to use, the VMT Calculator, whether the data, and/or formulas contained in the VMT Calculator are provided by the City or Fehr & Peers, or another third party, even if the City or Fehr & Peers have been advised of the possibility of such damages.

This Agreement and License shall be governed by the laws of the State of California without regard to their conflicts of law provisions, and shall be effective as of the date set forth below and, unless terminated in accordance with the above or extended by written amendment to this Agreement, shall terminate on the earlier of the date that You are not making use of the VMT Calculator or one year after the beginning of Your use of the VMT Calculator.

By using the VMT Calculator, You hereby waive and release all claims, responsibilities, liabilities, actions, damages, costs, and losses, known and unknown, against the City and Fehr & Peers for Your use of the VMT Calculator.

Before making decisions using the information provided in this application, contact City LADOT staff to confirm the validity of the data provided.

Print and sign below, and submit to LADOT along with the transportation assessment Memorandum of Understanding (MOU).

You, the User	
By:	_____
Print Name:	<u>LIZ FLEMING</u>
Title:	<u>V.P.</u>
Company:	<u>OVERLAND TRAFFIC CONSULTANTS</u>
Address:	<u>952 MANHATTAN BCH BL #100</u>
Phone:	<u>310 545-1235</u>
Email Address:	<u>LIZ@OVERLANDTRAFFIC.COM</u>
Date:	<u>9-22-22</u>

## **Appendix C**

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### **City of Los Angeles ZIMAS Parcel Profile Report**





# City of Los Angeles Department of City Planning

9/21/2022

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2193 E 14TH ST

### ZIP CODES

90021

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2017-432-CPU

CPC-2014-5000-CA-GPA

CPC-2014-2415-GPA-CA

CPC-2008-3125-CA

CPC-2007-3036-RIO

CPC-1997-423

CPC-1995-352-CPU

CPC-1990-346-CA

CPC-1986-607-GPC

CPC-1983-506

ORD-183145

ORD-183144

ORD-171682

ORD-171681

ORD-164855-SA2970

ORD-162128

ENV-2017-433-EIR

ENV-2014-4000-MND

ENV-2014-2416-MND

ENV-2013-3392-CE

ENV-2007-3037-ND

ENV-1995-328-MND

### Address/Legal Information

PIN Number	120A217 59
Lot/Parcel Area (Calculated)	6,159.6 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID H7 PAGE 674 - GRID H1
Assessor Parcel No. (APN)	5167009006
Tract	LONG AND STEDMAN TRACT
Map Reference	M R 21-59
Block	None
Lot	22
Arb (Lot Cut Reference)	None
Map Sheet	120A217

### Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Kevin de León
Census Tract #	2060.51
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	M3-1-RIO
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2358 River Implementation Overlay District (RIO) ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Heavy Manufacturing
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
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 2
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	5167009006
APN Area (Co. Public Works)*	0.144 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$832,320
Assessed Improvement Val.	\$825,701
Last Owner Change	12/12/2017
Last Sale Amount	\$1,555,015
Tax Rate Area	7
Deed Ref No. (City Clerk)	88641
	375786
	338693
	314723-24
	234026
	1437816

Building 1	
Year Built	1947
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,848.0 (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: 5167009006]

#### 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
Hazardous Waste / Border Zone Properties	No

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

Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.229258368
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	No
Tsunami Inundation Zone	No

#### Economic Development Areas

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

#### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5167009006]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

#### Public Safety

Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1309
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	17
Red Flag Restricted Parking	No

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-5000-CA-GPA
Required Action(s):	CA-CODE AMENDMENT GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	CPC-2014-2415-GPA-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT CA-CODE AMENDMENT
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1997-423
Required Action(s):	Data Not Available
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED DOWNTOWN RIVERFRONT INDUSTRIAL PROJECT IN COOPERATION WITH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES.
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITYNORTH NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)\
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-4000-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	ENV-2014-2416-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION

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Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)

## DATA NOT AVAILABLE

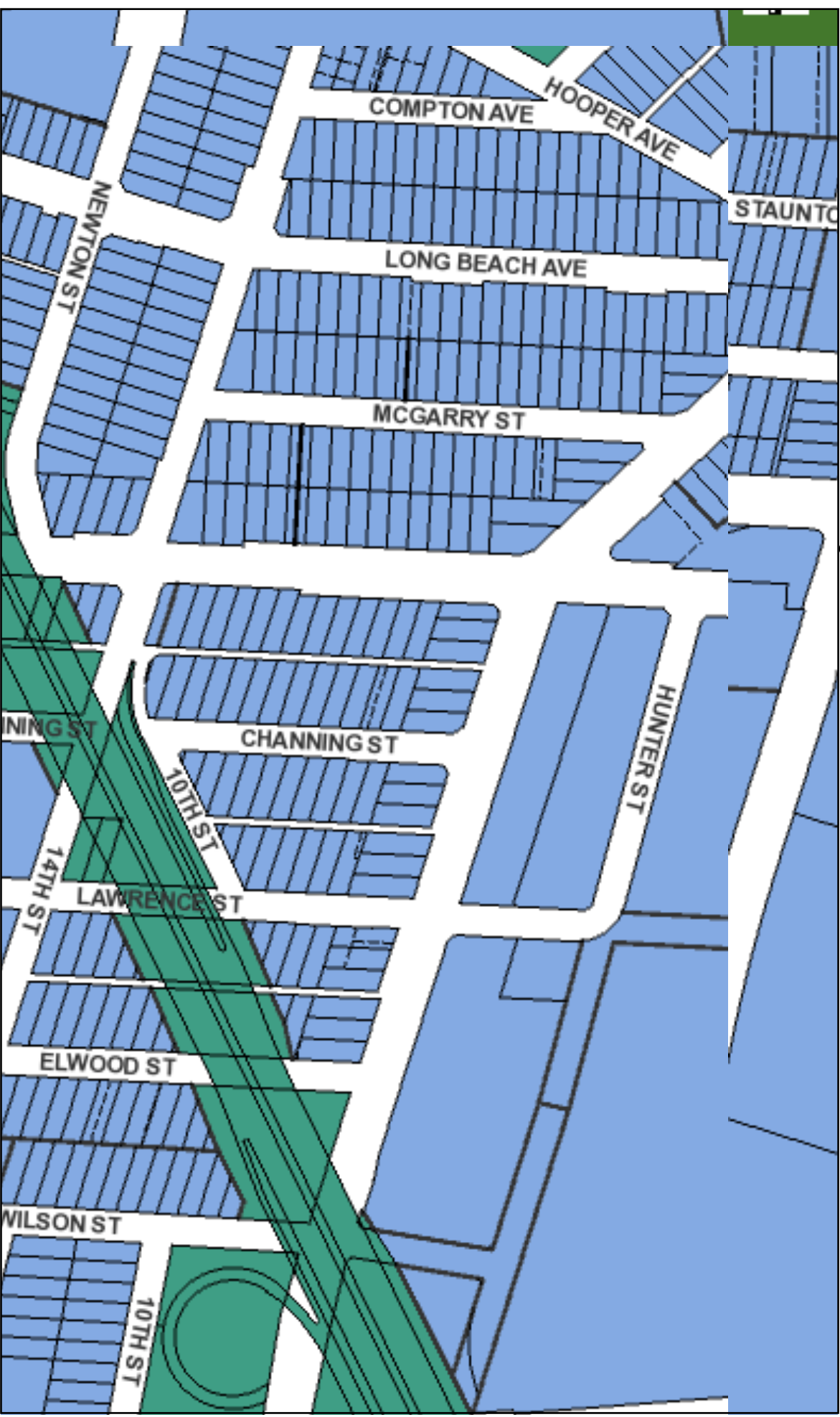
ORD-183145  
 ORD-183144  
 ORD-171682  
 ORD-171681  
 ORD-164855-SA2970  
 ORD-162128

# ZIMAS PUBLIC

Generalized Zoning

09/21/2022

City of Los Angeles  
Department of City Planning



Address: 2193 E 14TH ST

APN: 5167009006

PIN #: 120A217 59

Tract: LONG AND STEDMAN TRACT

Block: None

Lot: 22

Arb: None






Zoning: M3-1-RIO

General Plan: Heavy Manufacturing



# LEGEND

## GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF






## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

#### COMMERCIAL




	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




#### PARKING

	Parking Buffer
---	----------------

#### 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

## POINT OF INTEREST

	Cultural Arts Center		Police Station
	DMV Office		Police Station
	DWP		Police Training
	DWP Pumping Station		Post Office
	Equestrian Center		Power Distribu
	Fire Department Headquarters		Power Distribu
	Fire Station		Power Receivi
	Fire Station (Proposed Expansion)		Power Receivi
	Fire Station (Proposed)		Private College
	Fire Supply & Maintenance		Private Elemer
	Fire Training Site		Private Golf Co
	Fireboat Station		Private Golf Co
	Health Center / Medical Facility		Private Junior
	Helistop		Private Pre-Scl
	Historic Monument		Private Recrea
	Historical / Cultural Monument		Private Senior
	Horsekeeping Area		Private Special
	Horsekeeping Area (Proposed)		Public Elemen


## SCHOOLS/PARKS WITH 500 FT. BUFFER

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

## COASTAL ZONE



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

## TRANSIT ORIENTED COMMUNITIES (TOC)


	Tier 1		Tier 3
	Tier 2		Tier 4

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

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

	Lot Line		Airport Hazard Zone		Flood Zone
	Tract Line		Census Tract		Hazardous Waste
	Lot Cut		Coastal Zone		High Wind Zone
	Easement		Council District		Hillside Grading
	Zone Boundary		LADBS District Office		Historic Preservation Overlay Zone
	Building Line		Downtown Parking		Specific Plan Area
	Lot Split		Fault Zone		Very High Fire Hazard Severity Zone
	Community Driveway		Fire District No. 1		Wells
	Building Outlines 2014		Tract Map		
	Building Outlines 2008		Parcel Map		

## **Appendix D**

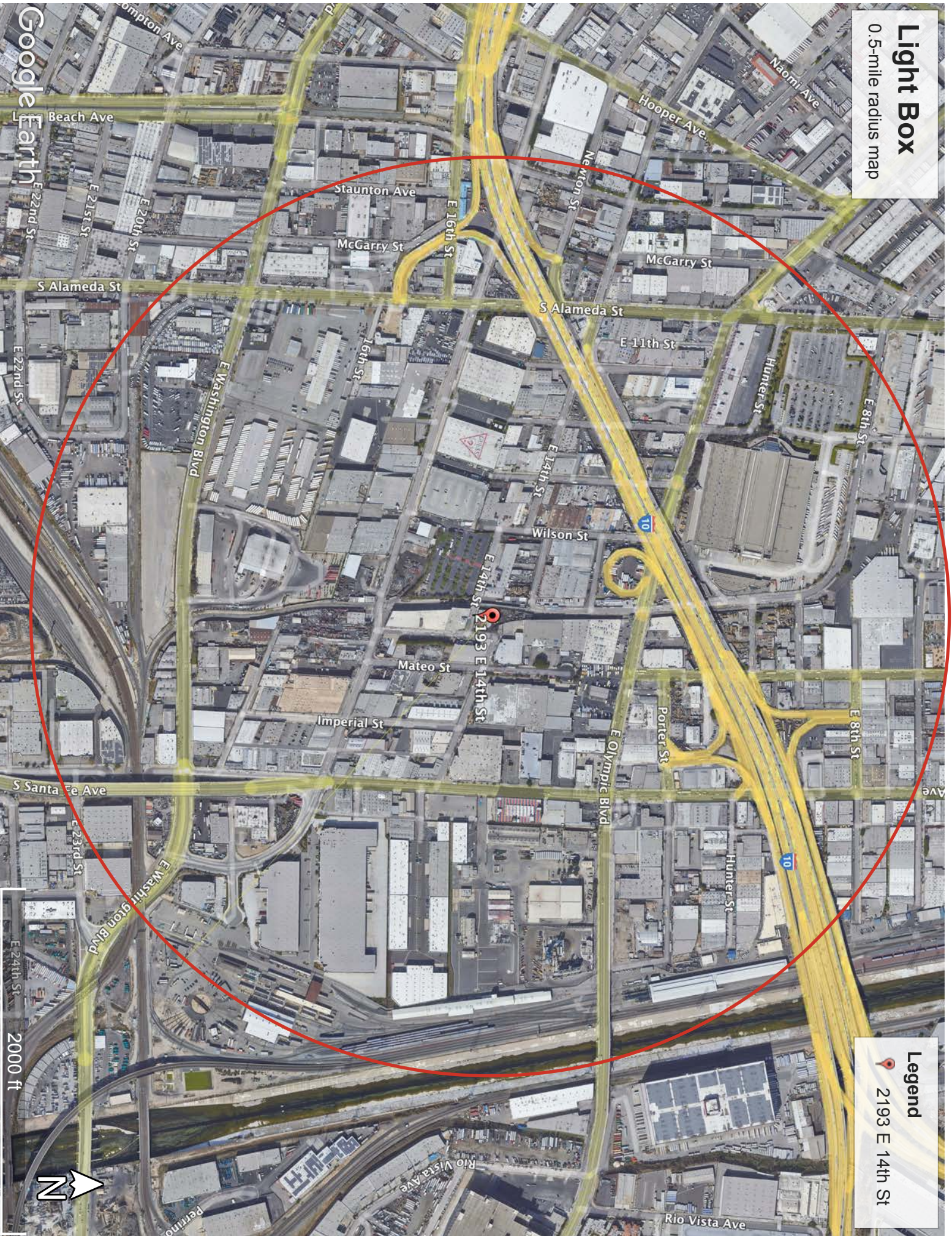
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### **Background Information and Maps**



# Light Box

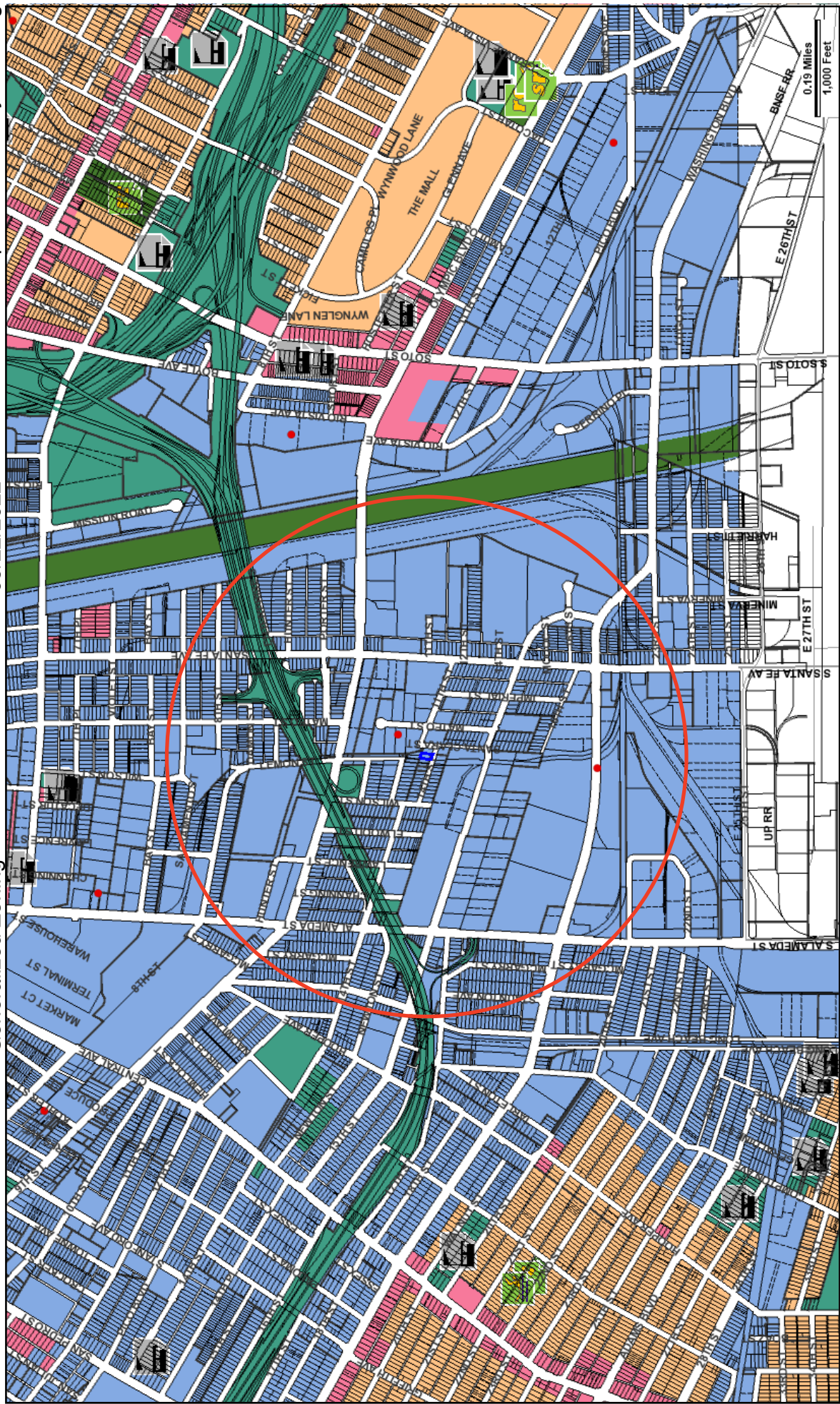
0.5-mile radius map



## Legend

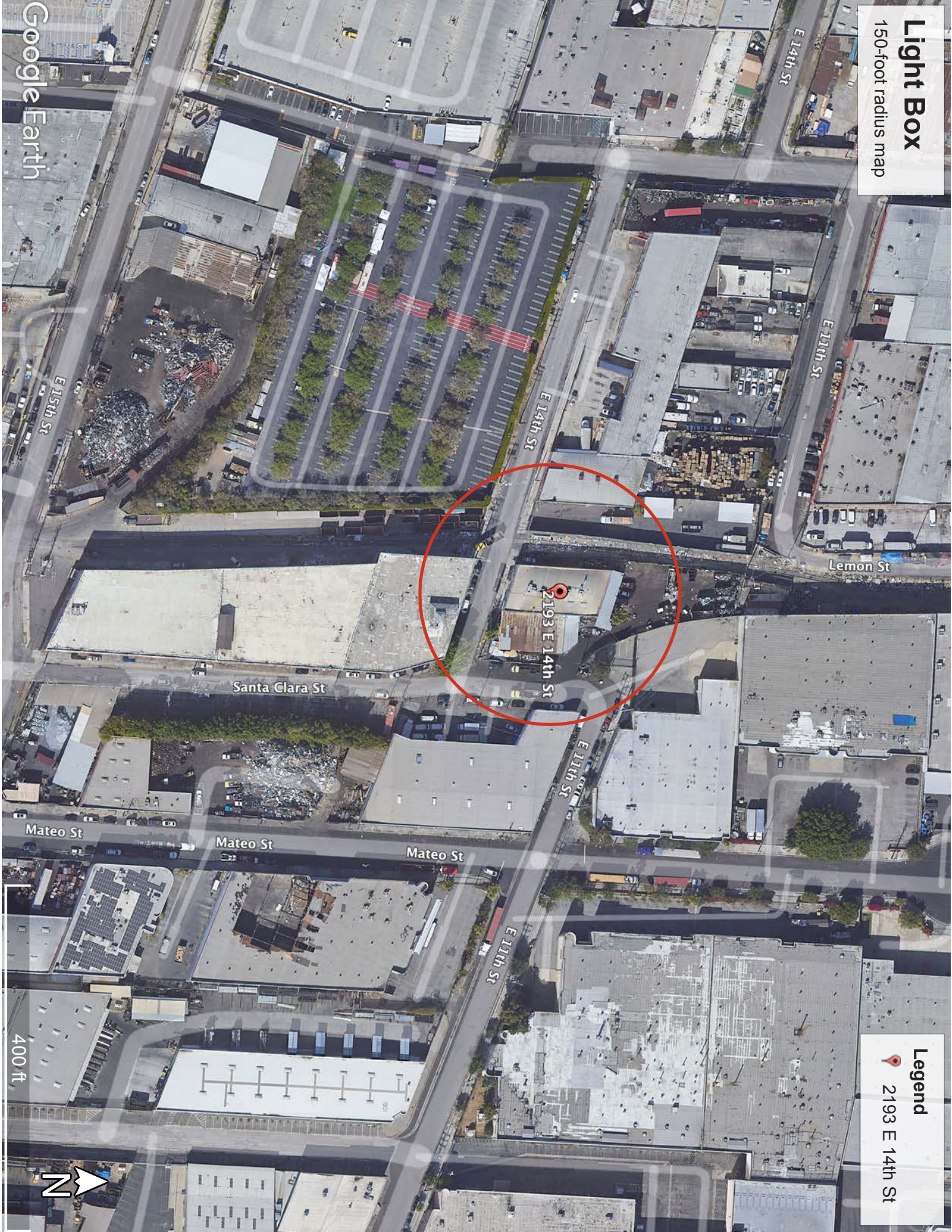
2193 E 14th St







**Light Box**  
150-foot radius map



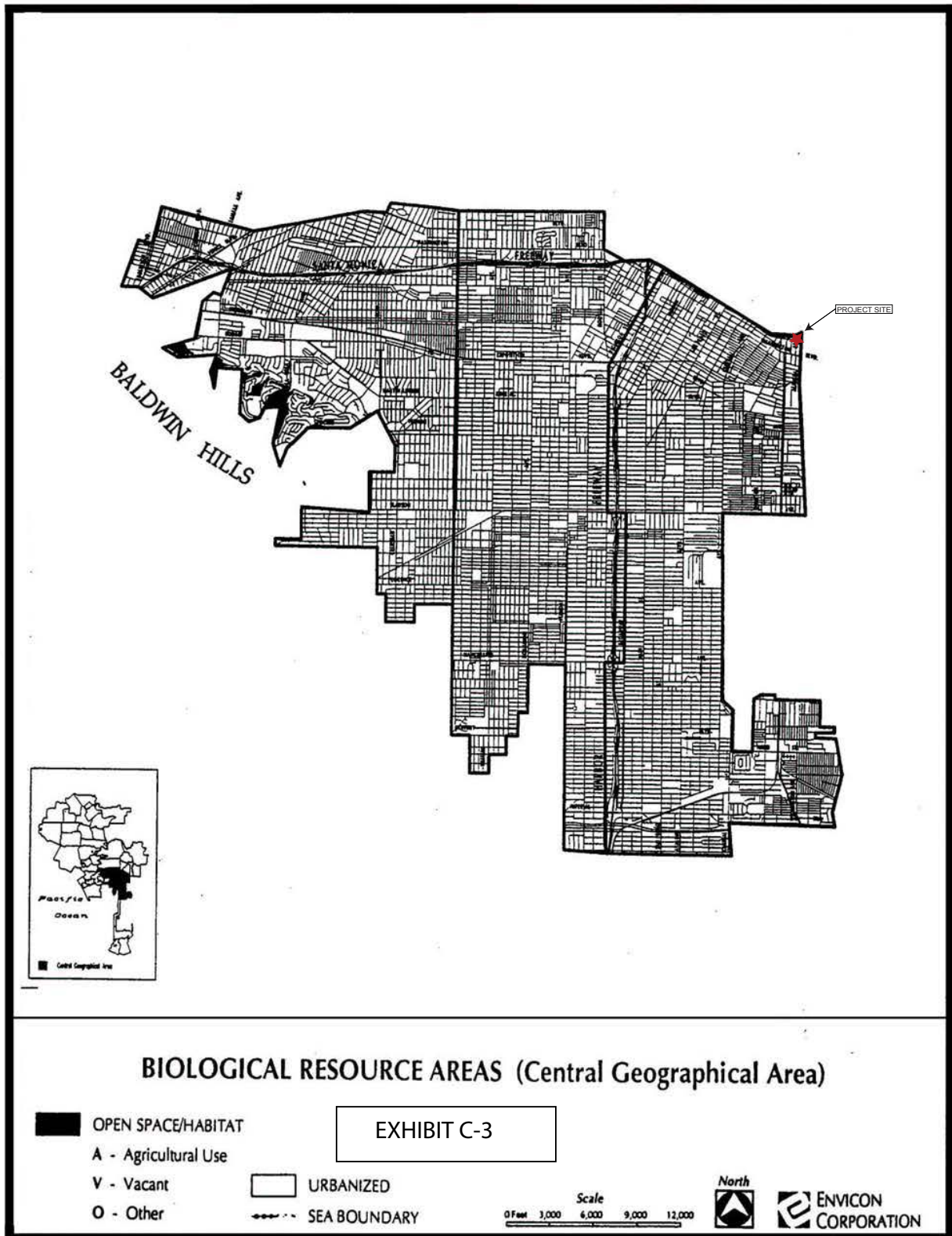
**Legend**  
2193 E 14th St

Google Earth


400 ft









Powered by  **arches** LANGUAGES ADMIN LOGIN (AUTH/NEXT=MAP)

## SurveyLA



SurveyLA is the first comprehensive program to identify significant historic resources throughout the City of Los Angeles, and is scheduled to be completed in 2017. HistoricPlacesLA includes SurveyLA data published to date. Find out more about SurveyLA at: <http://www.preservation.lacounty.org/survey> (<http://www.preservation.lacounty.org/survey>)

## Office of Historic Resources

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa Street, Suite  
1350  
Los Angeles, CA 90012  
(213) 847-3576 phone  
Email:  
[planning.historicplaces@lacity.org](mailto:planning.historicplaces@lacity.org)  
(<mailto:planning.historicplaces@lacity.org>)  
<http://www.preservation.lacounty.org>  
(<http://www.preservation.lacounty.org>)



HistoricPlacesLA is powered by **arches** (v3.1), an open source, web-based, geospatial information system for cultural heritage inventory and management.

(<http://www.archesproject.org>)

## SECTION 1: PRODUCT AND COMPANY IDENTIFICATION

**PRODUCT NAME:** Isopropyl Alcohol ACS grade

**SYNONYMS:** Isopropanol, Isopropyl Alcohol, 2-Propanol, sec-propyl alcohol, dimethylcarbinol, Rubbing alcohol, IPA 99%

**PRODUCT CODES:** ES602, ES624, ES625, ES626

**MANUFACTURER:** Azer Scientific, Inc.

**ADDRESS:** 701 Hemlock Rd, Morgantown, PA 19543

**CHEMTREC PHONE:** 800-424-9300

**SUPPORT:** 610-524-5810

**FAX:** 610-901-3046

**PRODUCT USE:** General purpose organic solvent, dehydrant, R&D, laboratory uses only

**PREPARED BY:** CB

### SECTION 1 NOTES:

## SECTION 2: HAZARDS IDENTIFICATION

**GHS CLASSIFICATION:** Flammable liquid Category 2, Serious eye damage/irritation Category 2A; Acute Toxicity, Specific Target Organ Toxicity - single exposure (central nervous system) Category 3



**Signal Word:** Danger!

Hazard Phrases	
H225	Highly flammable liquid and vapor
H319	Causes serious eye irritation
H336	May cause drowsiness or dizziness

Precautionary Phrases	
P210	Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking.
P261	Avoid breathing dust/ fume/ gas/ mist/ vapors/ spray.
P280	Wear protective gloves/ protective clothing/ eye protection/ face protection.
P264	Wash hands thoroughly after handling.
P302+P352	IF ON SKIN: Wash with plenty of soap and water.
P301+P312	IF SWALLOWED: Call a POISON CENTER or doctor/ physician if you feel unwell.
P305+P351+P338	IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.

### SECTION 2 NOTES:

## SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENT:	CAS NO.	% VOL
Isopropyl Alcohol	67-63-0	<100

**SECTION 3 NOTES:****SECTION 4: FIRST AID MEASURES**

**EYES:** Check for and remove any contact lenses. Immediately flush eyes with plenty of water for at least 15 minutes, occasionally lifting the upper and lower eyelids. Get medical attention if irritation persists.

**SKIN:** In case of contact, flush skin with plenty of water for at least 15 minutes while removing contaminated clothing and shoes. Wash clothing before reuse. If skin irritation occurs: Get medical attention/advice.

**INGESTION:** Call medical doctor or poison control center immediately. Wash out mouth with water. Do not induce vomiting unless directed to do so by medical personnel. If vomiting does occur, have victim lean forward to prevent aspiration. Never give anything by mouth to an unconscious person.

**INHALATION:** Move exposed person to fresh air. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. Loosen tight clothing such as a collar, tie, belt or waistband. Get medical attention if you feel unwell.

**SECTION 4 NOTES:****SECTION 5: FIRE-FIGHTING MEASURES**

**FLAMMABILITY OF THE PRODUCT:** OSHA/NFPA Class IB Flammable Liquid

**FLASH POINT:** 12°C (53°F) - closed cup

**AUTOIGNITION TEMPERATURE:** 399°C (750°F)

**NFPA HAZARD CLASSIFICATION**

**HEALTH:1    FLAMMABILITY: 3    REACTIVITY: 0**  
**OTHER:**

**HMIS HAZARD CLASSIFICATION**

**HEALTH:1    FLAMMABILITY: 3    REACTIVITY: 0**  
**PROTECTION:**

**EXTINGUISHING MEDIA:** Small fire - use DRY chemical powder, CO<sub>2</sub>, water spray or alcohol resistant foam. Large fire - use alcohol resistant foam, water spray or fog. Cool all affected containers with flooding quantities of water.

**NOT SUITABLE:** Do not use water jet.

**SPECIAL FIRE FIGHTING PROCEDURES:** Wear self-contained breathing apparatus and protective clothing to protect contact with skin and eyes. Keep unopened containers cool by spraying with water. Alcohols burn with a pale blue flame which may be difficult to see under normal lighting conditions. Fight fire from maximum distance or use unmanned hose holders or monitor nozzles.

**HAZARDOUS DECOMPOSITION PRODUCTS:** Carbon monoxide, carbon dioxide

**UNUSUAL FIRE AND EXPLOSION HAZARDS:** May produce a floating fire hazard. Vapors may travel to source of ignition and flash back. Vapors may settle on low or confined spaces.

**SECTION 5 NOTES:** Static ignition hazard can result from handling and use. Keep away from sparking tools.

**SECTION 6: ACCIDENTAL RELEASE MEASURES****ACCIDENTAL RELEASE MEASURES:**

Small spill and leak: Ensure adequate ventilation. Remove all sources of ignition. Dilute with water and mop, or absorb with an inert dry material and place in appropriate waste disposal container.

Large spill and leak: Keep away from heat and ignition sources. Stop leak if without risk. Absorb with DRY earth, sand, or other non-combustible material. Avoid skin and eye contact. Prevent entry into sewers, basements or confined areas; dike if needed. Additional protective equipment such as full-face respirator, full body suit and boots may be required.

## SECTION 6 NOTES:

## SECTION 7: HANDLING AND STORAGE

**HANDLING:** Do not get in eyes or on skin. Do not breathe vapor or mist. If potential for splashing exists, protect skin by using sleeve protectors, aprons and face-shield. Immediately remove contaminated clothing. Wash thoroughly after handling.

**STORAGE:** Keep away from sources of ignition. Keep containers closed and out of reach of children. Ground all equipment containing material. Containers which are opened must be resealed and kept upright to prevent leakage. Store at room temperature.

## SECTION 7 NOTES:

## SECTION 8: EXPOSURE CONTROL/PERSONAL PROTECTION

**ENGINEERING CONTROLS:** General mechanical ventilation or laboratory fume hood. Ensure that eyewash stations and quick drench showers are close to the workstation.

**PERSONAL PROTECTIVE MEASURES:** Wear gloves, lab coat, eye protection and impervious footwear. Approved/certified respirator if airborne concentrations exceed exposure limits

**ENVIRONMENTAL EXPOSURE CONTROLS:** Emissions from ventilation or work process equipment should be checked to ensure they comply with the requirements of environmental protection legislation. In some cases, fume scrubbers, filters or engineering modifications to the process equipment will be necessary to reduce emissions to acceptable levels.

**WORK HYGIENIC PRACTICES:** Wash hands, forearms and face thoroughly after handling chemical products, before eating, smoking and using the lavatory and at the end of the working period. Appropriate techniques should be used to remove potentially contaminated clothing. Wash contaminated clothing before reusing.

## EXPOSURE GUIDELINES:

Reagent	CAS#	OSHA PEL TWA
Isopropyl Alcohol	67-63-0	400 ppm

## ACGIH Threshold Limit values (TLVs):

Reagent	CAS#	ACGIH PEL TWA	ACGIH STEL
Isopropyl Alcohol	67-63-0	200 ppm	400ppm

## SECTION 8 NOTES:

## SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

**APPEARANCE:** Clear, colorless

**ODOR:** Specific data not available

**PHYSICAL STATE:** liquid

**pH AS SUPPLIED:** Not available

**BOILING POINT:** 83°C (181°F)

**MELTING POINT/FREEZING POINT:** -90°C (-130°F)

**VAPOR PRESSURE (mmHg):** 4.4 kPa @ 20°C

**VAPOR DENSITY (AIR = 1):** 2.1

**EVAPORATION RATE:** Specific data not available, expected to be rapid.

**SOLUBILITY IN WATER:** Soluble in water

**MOLECULAR WEIGHT:** Mixture

**VISCOSITY:** Not established

## SECTION 9 NOTES:



**SECTION 10: STABILITY AND REACTIVITY**

**STABILITY:** Product is stable under normal conditions of use.

**CONDITIONS TO AVOID (STABILITY):** Avoid heat, sparks, flames, and all other sources of ignition.

**INCOMPATIBILITY (MATERIAL TO AVOID):** Ammonia, Peroxides, Alkali metals, Reducing agents, Strong inorganic acids, Oxidizing agents

**HAZARDOUS DECOMPOSITION OR BY-PRODUCTS:** Vapors may form explosive mixture with air. Thermal breakdown of this product during fire or very high heat conditions may evolve the following decomposition products: oxides of carbon.

**HAZARDOUS POLYMERIZATION:** No hazardous polymerization

**CONDITIONS TO AVOID:** Heat, open flame

**SECTION 10 NOTES:****SECTION 11: TOXICOLOGICAL INFORMATION****ACUTE TOXICITY:**

Oral: Isopropyl alcohol: LD50 (oral, rat) = 5,045 mg/kg

Inhalation: Isopropyl Alcohol: LC50 (Inhalation, rat) = 87.6 mg/k 8 hrs

Dermal LD50: Isopropyl Alcohol: Rabbit LD50 = 12,800 mg/kg

Skin corrosion/irritation: Isopropyl alcohol: Rabbit = Mild skin irritation

Eyes: Isopropyl Alcohol: Mildly irritating to the eye at airborne concentrations of 400 ppm, unpleasant at 800 ppm.

Respiratory or skin sensitization: No data available

Germ cell mutagenicity: No data available

Carcinogenicity:

NIOSH: Not classifiable as a human carcinogen ACGIH: Not classifiable as a human carcinogen

NTP: Not classifiable as a human carcinogen IARC: Not classifiable as a human carcinogen

Aspiration hazard: no data available

**POTENTIAL HEALTH EFFECTS**

EYES: May cause irritation to the eyes.

SKIN: May cause skin irritation. Can cause dermatitis by de-fatting the skin from prolonged or repeated contact.

INGESTION: May be harmful if ingested.

INHALATION: May be harmful if inhaled. May cause respiratory tract irritation. Vapors may cause drowsiness and dizziness.

CHRONIC HEALTH HAZARDS: Effects may be delayed. Prolonged exposure can cause liver, kidney, and heart damage.

Long term exposure can cause loss of appetite, weight loss, nervousness, memory loss, mental retardation. Repeated skin exposure may cause defatting of the skin.

**MEDICAL CONDITIONS GENERALLY AGGRAVATED BY EXPOSURE:**

Dermatitis, emphysema, bronchitis and conjunctivitis.

**SIGNS AND SYMPTOMS OF EXPOSURE:** Central nervous system depression, narcosis, damage to heart.

**ROUTES OF ENTRY:** Skin/eye contact, inhalation

**TARGET ORGANS:** Respiratory system

**SECTION 11 NOTES:****SECTION 12: ECOLOGICAL INFORMATION****ECOLOGICAL TOXICITY:**

Isopropyl Alcohol 67-63-0

Acute Fish Toxicity:

LC50 / 96 hours Pimephales promelas: 9,640 mg/L

Toxic to Daphnia and Other Aquatic Invertebrates:

EC50 / 24 h / Water Flea - 5,102 mg/L

Toxicity to Aquatic Plants EC50 / 72 hours *Desmodesmus subspicatus* > 2,000 mg/L

Toxicity to *Daphnia* and other aquatic invertebrates:

Immobilization EC50 / 24 h / Water Flea - 6,851 mg/L

**PERSISTENCE AND DEGRADABILITY:** Biodegradation is expected

**BIOACCUMULATIVE POTENTIAL:** Bioaccumulation is unlikely.

**MOBILITY IN SOIL:** No data available

**PBT and vPvB ASSESSMENT:** Not required.

#### SECTION 12 NOTES:

#### SECTION 13: DISPOSAL CONSIDERATIONS

**WASTE DISPOSAL METHOD:** Unused product: dispose as a regulated hazardous waste. Burn in a chemical incinerator equipped with an afterburner and scrubber. Take extra care in lighting as this material is highly flammable. Spent product or spill clean up- follow all provincial, local, state, and federal regulations.

#### SECTION 13 NOTES:

#### SECTION 14: TRANSPORT INFORMATION

##### U.S. DEPARTMENT OF TRANSPORTATION:

UN No. UN1219

Proper Shipping Name: ISOPROPANOL

Hazard Class:3

Packing Group: II

Label Statement: Flammable liquid

##### IMDG

UN No. UN1219

Proper Shipping Name: ISOPROPANOL

Hazard Class:3

Packing Group: II

EMS-No: F-E, S-D

Marine pollutant: No

##### IATA

UN No. UN1219

Proper Shipping Name: ISOPROPANOL

Hazard Class:3

Packing Group: II

#### SECTION 15: REGULATORY INFORMATION

##### United States

**HCS Classification:** Flammable liquid, Target organ effects, Irritant

##### U.S. Federal regulations:

**TSCA 8(a) IUR:** Listed on inventory.

**United States inventory (TSCA 8b):** Listed on inventory.

**SARA 302/304/311/312 extremely hazardous substances:** No products were found.

**SARA 302/304 emergency planning and notification:** No products were found.

**SARA 302/304/311/312 hazardous chemicals:** No products were found.

**SARA 311/312 MSDS distribution - chemical inventory - hazard identification:**

Acute Health Hazard; Chronic Health Hazard, Fire Hazard

**SARA 313 Form R - Reporting:** The following components are subject to reporting levels established by SARA Title III, Section 313: ISOPROPANOL (CAS3 67-63-0)

**DEA List I & II Chemicals  
(Precursor Chemicals):**

Not Listed

**CERCLA:** Not reportable

**RTK STATES:** Isopropyl Alcohol 67-63-0 NJ, PA, MA

**California Prop. 65**

This product does not contain any chemicals known to the State of California to cause cancer, birth defects, or any other reproductive harm.

**CANADA**

**WHMIS (Canada):**

Class D-2B: Toxic material causing other toxic effects  
Class B-2: Flammable liquid

**Canadian lists:**

**CEPA Toxic substances:** The following components are listed: None

**Canadian ARET:** None of the components are listed.

**Canadian NPRI:** The following components are listed: None

**CEPA DSL / CEPA NDSL:**

All components are listed or exempted.

This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations and the MSDS contains all the information required by the Controlled Products Regulations.

**International regulations**

**International lists:**

**Australia inventory (AICS):** All components are listed or exempted.

**China inventory (IECSC):** All components are listed or exempted.

**Japan inventory:** All components are listed or exempted.

**Korea inventory:** All components are listed or exempted.

**New Zealand Inventory of Chemicals (NZIoC):** All components are listed or exempted.

**Philippines inventory (PICCS):** All components are listed or exempted.

**SECTION 16: OTHER INFORMATION**

National Fire Protection Association (NFPA)



**DISCLAIMER:** This Safety Data Sheet has been prepared in accordance with the Globally Harmonized System for the Classification and Labelling of Chemicals (GHS). To the best of our knowledge, the information contained herein is accurate. However, neither the above named supplier nor any of its subsidiaries makes any warranty of merchantability or any other warranty, expressed or implied, which respect to such information, and we assume no liability resulting from its use. In no event shall Azer Scientific be liable for any claims, losses, or damages of any third party or for lost profits or any special, indirect, incidental, consequential or exemplary damages resulting from use of or reliance upon this information.

**PREPARATION INFORMATION:** Prepared 04/29/2015 Rev. 1.

Revision 2: Reformatted, Reviewed 08/09/2017







U.S. Fish and Wildlife Service  
National Wetlands Inventory

2193 E. 14th St. Wetlands Map




U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

September 22, 2022

**Wetlands**

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

 = Project Site



# City of Los Angeles Department of City Planning

## 1/31/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2193 E 14TH ST

### ZIP CODES

90021

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2017-432-CPU  
CPC-2014-5000-CA-GPA  
CPC-2014-2415-GPA-CA  
CPC-2014-1582-CA  
CPC-2008-3125-CA  
CPC-2007-3036-RIO  
CPC-1997-423  
CPC-1995-352-CPU  
CPC-1990-346-CA  
CPC-1986-607-GPC  
CPC-1983-506  
ORD-188422  
ORD-188418  
ORD-187822-SA1500-A  
ORD-183145  
ORD-183144  
ORD-171682  
ORD-171681  
ORD-164855-SA2970  
ORD-162128  
ENV-2017-433-EIR  
ENV-2014-4000-MND  
ENV-2014-2416-MND  
ENV-2013-3392-CE  
ENV-2008-3103-CE  
ENV-2007-3037-ND  
ENV-1995-328-MND

### Address/Legal Information

PIN Number	120A217 59
Lot/Parcel Area (Calculated)	6,159.6 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID H7 PAGE 674 - GRID H1
Assessor Parcel No. (APN)	5167009006
Tract	LONG AND STEDMAN TRACT
Map Reference	M R 21-59
Block	None
Lot	22
Arb (Lot Cut Reference)	None
Map Sheet	120A217

### Jurisdictional Information

Community Plan Area	Downtown
Area Planning Commission	Central APC
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Ysabel Jurado
Census Tract #	2060.51000000
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

### Planning and Zoning Information

Special Notes	None
Zoning	[LF1-WH1-6] [I2-N]
Zoning Information (ZI)	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2129 State Enterprise Zone: East Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Production
General Plan Note(s)	None
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	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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

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

#### Assessor Information

Assessor Parcel No. (APN)	5167009006
APN Area (Co. Public Works)*	0.144 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$832,320
Assessed Improvement Val.	\$859,059
Last Owner Change	03/27/2024
Last Sale Amount	\$0
Tax Rate Area	7
Deed Ref No. (City Clerk)	88641
	375786
	338693
	314723-24
	234026
	1437816
	0195541
Building 1	
Year Built	1947
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,848.0 (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: 5167009006]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped

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



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

#### Environmental

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

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.229258368
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### Economic Development Areas

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

#### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5167009006]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

#### Public Safety

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Police Information

Bureau

Central

Division / Station

Newton

Reporting District

1309

Fire Information

Bureau

Central

Battalion

1

District / Fire Station

17

Red Flag Restricted Parking

No

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

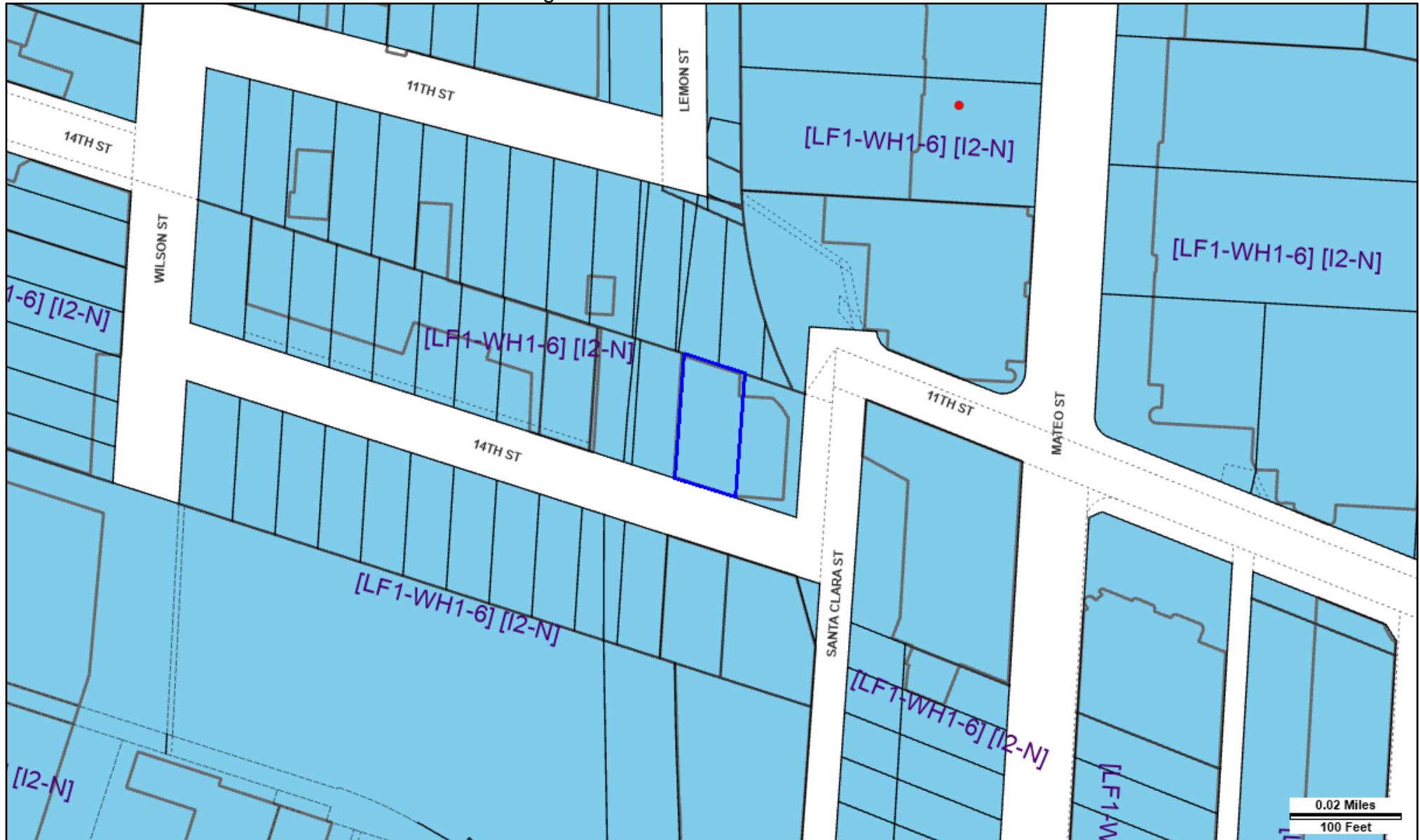
Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-5000-CA-GPA
Required Action(s):	CA-CODE AMENDMENT GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	CPC-2014-2415-GPA-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT CA-CODE AMENDMENT
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	CPC-2014-1582-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	ZONE CODE AMENDMENT TO THE LOS ANGELES MUNICIPAL ZONING CODE
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1997-423
Required Action(s):	Data Not Available
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED DOWNTOWN RIVERFRONT INDUSTRIAL PROJECT IN COOPERATION WITH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES.
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITYNORTH NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ORD-187822-SA1500-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE

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Case Number:	ENV-2014-4000-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	ENV-2014-2416-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2008-3103-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)

## DATA NOT AVAILABLE

ORD-188422  
 ORD-188418  
 ORD-183145  
 ORD-183144  
 ORD-171682  
 ORD-171681  
 ORD-164855-SA2970  
 ORD-162128



Address: 2193 E 14TH ST

APN: 5167009006

PIN #: 120A217 59

Tract: LONG AND STEDMAN TRACT

Block: None

Lot: 22

Arb: None

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

General Plan: Production



# LEGEND

## GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

#### COMMERCIAL

	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




#### PARKING

	Parking Buffer
---	----------------

#### PORT OF LOS ANGELES

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

#### LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES




















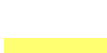




	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

# CHAPTER 1A LEGEND

## General Plan Designation

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

## Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		



CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES























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

## POINTS OF INTEREST





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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)






























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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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