

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: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific: _____

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project: _____

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

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: _____

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: _____

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

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: _____ Title: _____

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: _____

THIS NOTICE WAS POSTED

ON March 17 2025

UNTIL April 16 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 053720



FILED

Mar 17 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by VERONICA HEAD

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-C-24-200313-ANN/ Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200313-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200313

COUNCIL DISTRICT

14

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

5404 E Alhambra Avenue, Los Angeles, CA 90032 / Alhambra Ave and Warwick Ave

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Blaqstar West Holdings, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

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

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS/ANNUAL LICENSE(S) APPROVED

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

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

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PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
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Commission Executive Assistant
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City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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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.

DCR Record No.:	LA-C-24-200313-ANN
Applicant Name:	Blaqstar West Holdings, LLC
Activity(ies) Requested:	Cultivation Small Indoor (Type 2A) Distributor (Type 11) Manufacturer (Type 6)
Proposed Project:	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	5404 E Alhambra Avenue Los Angeles, CA 90032
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 LA-32 — Northeast Los Angeles MR1-1VL
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200313-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 September 8, 2021. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, C12-0000161-LIC, to conduct Microbusiness (Cultivator, Distributor, Manufacturer Type 6 active through July 9, 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 5404 E Alhambra Avenue, Los Angeles, CA 90032, a parcel zoned for Limited Manufacturing purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

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

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Cultivation Small Indoor (Type 2A); Distributor (Type 11), Manufacturer (Type 6), Temporary Approval to an Annual License to be located on an existing site zoned for Limited Manufacturing, MR1-1VL at 5404 E Alhambra Avenue, Los Angeles, CA 90032 (Assessor's Parcel Number 5220-030-015). 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 9:00 a.m. to 5:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit B). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Limited Manufacturing / MR1-1VL

Surrounding Land Use/Zoning Designations

Limited Manufacturing / MR1-1VL

General Commercial / [Q]C2-1XL

Public Facilities / PF-1

Subject Property

The subject site is a fully developed lot within the Northeast Los Angeles Community Plan Area. The lot is approximately 108 feet deep and a width of 51 feet along Alhambra Avenue. The site is currently developed with a Industrial - Light Manufacturing - One Story building, built in 1940 proposed to be maintained.

The site has a Limited Manufacturing land-use designation and is zoned MR1-1VL. The site is located within Council District 14, LA-32 Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include manufacturing and commercial uses within 200 feet of the site. The immediate area along Alhambra Avenue is predominantly developed with Limited Manufacturing uses, zoned MR1-1VL, General Commercial, zoned [Q]C2-1XL and, Public Facilities uses, zoned PF-1. (See Exhibit B)

CEQA Findings

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value

as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 4.931 gross square feet, zoned MR1-1VL with a Industrial - Light Manufacturing - One Story building originally constructed in 1940. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 4.931 gross square foot property (i.e., less than five acres), and is substantially surrounded by Limited Manufacturing uses. The surrounding area is Limited Manufacturing zoned MR1-1VL, General Commercial, zoned [Q]C2-1XL; and Public Facilities, zoned PF-1, and developed with a mix of manufacturing and commercial buildings along Alhambra Avenue between Hollister Avenue and Bullard Avenue.

c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within an established, fully developed, neighborhood. The project site has no value as habitat for endangered, rare or threatened species. The project does not propose the removal of any trees on-site and/or within the adjacent public right-of-way.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. Compliance with Regulatory Compliance Measures as enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made in order to provide adequate delivery of utilities and services to the proposed project.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions. The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use and reliance on the categorical exemptions. None of the exceptions are triggered. As the proposed project will result in no physical changes to the site, the project would not have physical impacts to the environment. As such, it would not have a combined impact with other projects in the area that would result in cumulative impacts. There are no unusual circumstances associated with the project, which is proposed in general plan designation and zoning classification that allow the proposed use. The project will not physically change the site or the existing structures. Therefore, the project would have no impact on scenic resources, historic building(s), and the site is not on the lists and the site is not on the lists that satisfy Government Code Section 65962.5, commonly referred to as the "Cortese List," as being affected by hazardous wastes or clean-up problems.

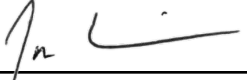
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Sections 15301 & 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

DEPARTMENT OF CANNABIS REGULATION ACTIONS:

The Department of Cannabis Regulation:

1. Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approved the Annual License for Cultivation Small Indoor (Type 2A), Distributor (Type 11), Manufacturer (Type 6) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

March 5, 2025
Date

EXHIBITS:

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

Exhibit B – Project Parcel Profile Report from ZIMAS



CITY OF LOS ANGELES DEPARTMENT OF

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

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/11/2023

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

DCR Record No.: LA-C-23-200313-ANN

Applicant Entity Name: Blaqstar West Holdings LLC

License Type(s): Microbusiness: Distributor Type 10; Manufacturer Type 6; Cultivation small indoor

Business Premises Location: 5404 E. Alhambra Ave. Los Angeles, CA 90032

County: Los Angeles Assessor's Parcel Number (APN): 5220-030-015

Council District: CD 14 Neighborhood Council: LA-32

Community Plan Area: Northeast Los Angeles

Zoning: MR1-1VL Specific Plan Area: N/A

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

Business Improvement District: N/A Promise Zone: N/A

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

LAPD Division/Station: Hollenbeck LAFD District/Fire Station: 16

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.orgwww.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 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, distribution, and manufacturing business within an existing commercial building fronting a limited manufacturing zoned roadway 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 the Class 1 CE pursuant to Section 15301 of the state CEQA guidelines.

The Project is an application for a (1) Microbusiness (Type 12) license, that includes the following (3) activities: Manufacturer (Type 6), Cultivation (Type 2A), and Distributor (Type 11), issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The license would permit the cultivation, manufacturing, and distribution of cannabis at the Project Site.

The Project Site is located at 5404 Alhambra Avenue, Los Angeles, CA 90032 (APN 5220-030-015) in the Northeast Los Angeles Community Plan Area of the City of Los Angeles. The approximately 9,781 square-foot (0.225-acre) parcel fronts Alhambra Avenue and is developed with a one-story, approximately 8,250 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. The surrounding area is predominantly characterized by manufacturing, commercial, and residential 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 an application for a (1) Microbusiness (Type 12) license, that includes the following (3) activities: Manufacturer (Type 6), Cultivation (Type 2A), and Distributor (Type 11), issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The license would permit the cultivation, manufacturing, and distribution of cannabis at the Project Site, which consists of a one-story, approximately 8,250 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.

N/A

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.

N/A

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.

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.

N/A

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.

N/A



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.

N/A

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.

N/A

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

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

N/A

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.

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

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 PetitionClass: 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 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, distribution, and manufacturing business within an existing commercial building fronting a limited manufacturing zoned roadway 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 the 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: Project Graphics (Location Maps, Views of Site, Site Plan)
Appendix B: Traffic Evaluation
Appendix C: City of Los Angeles ZIMAS Profile Report
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 5404 Alhambra Avenue, Los Angeles, CA 90032 (APN 5220-030-015) in the Northeast Los Angeles Community Plan Area of the City of Los Angeles. The approximately 9,781 square-foot (0.225-acre) parcel fronts Alhambra Avenue and is developed with a one-story, approximately 8,250 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.*

The Project Site is located within an urbanized setting in the City of Los Angeles. The surrounding area is predominantly characterized by manufacturing, commercial, and residential uses. Land uses and zoning within 0.5-mile are as follows:

- N: [Q]C2-1XL developed with manufacturing and commercial uses and RD1.5-1 and R1-1 developed with multi-family and residential uses.
 - E: MR1-1VL developed with manufacturing and commercial uses and PF-1 developed with railroad tracks.
 - S: PF-1 developed with railroad tracks, MR1-1VL and [Q]C2-1XL developed with manufacturing and commercial uses, [Q]RD1.5-1D-HCR, [Q]RD2-1D-HCR and [Q]R1-1D- HCR developed with multi-family and residential uses, and PF-1 developed with Cal State Los Angeles parking.
 - W: MR1-1VL and [Q]C2-1XL developed with manufacturing and commercial uses, and [Q]RD1.5-1D-HCR and [Q]R1-1D-HCR developed with multi-family and residential uses.
- Land uses immediately abutting the Site are as follows:
- N: Alhambra Avenue
 - E: Commercial use (i.e. A & J Auto Care Center)
 - S: Parking area
 - W: Alley Way

- (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 an 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) Microbusiness (Type 12) license, that includes the following (3) activities: Manufacturer (Type 6), Cultivation (Type 2A), and Distributor (Type 11), issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The license would permit the cultivation, manufacturing, and distribution of cannabis at the Project Site.

Cultivation Process: The cultivation process begins from breeding (seed or clone/cutting creation) all the way to curing (ready for packaging). Steps involved in the cultivation process are as follows; breeding mother and father plants to create seeds and clones, cloning or cutting of the mature mother plant to make new plants, vegetation of the small plant to full size by way of vegetative lighting cycle, flowering of the adult plant to produce usable cannabis flower, harvesting & drying by way of cutting the plant and drying out the harvest using temperature controlled environment, trimming of the fully dried plant by cutting leaves and stems leaving only the bud, curing of the processed cannabis material to remove any remaining water, packaging where the product is weighed and labeled for storage before being shipped. The cultivation area takes up the majority of the building and includes approximately 3,100 square feet of canopy area, and approximately 943 square feet of processing areas (i.e. dry and trim rooms).

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 totals approximately 512 square feet.

Distribution: Delivery of cannabis related products. Goods to be tracked, repackaged (if needed) and delivered to licensed operators. The distribution area is comprised of an approximately 900 square foot distribution and delivery room.

The building also contains support areas throughout, which include offices, storage, restrooms, and breakrooms, and total approximately 1,478 square feet.

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 is comprised of a one-story commercial building that totals approximately 8,250 square feet on an approximately 9,781 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 microbusiness license (No. C12-0000161-LIC) issued by the California Department of Cannabis Control.

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

Hours of Operation:
Saturday-Sunday 9:00 AM - 5:00 PM
Work Shifts:
One Shift

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

2 employees per shift

- (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 processing, distribution, cultivation, manufacturing, office, storage, restrooms, breakrooms, and ancillary areas. The cultivation services carry the bulk of the square footage. There are no retail deliveries. The Project's uses have been combined and estimated as industrial manufacturing in the VMT calculator. As detailed in the Traffic Evaluation, included as Appendix B, the Project generates approximately 29 daily trips and 276 daily VMT within the East Los Angeles Area Planning Commission, which is under the 250-daily-trip LADOT screening criterion.

- (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. Water consumption is approximately 748 gallons per month (approximately 100 cubic feet per month). 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. One existing sewer wye connects to the Project Site from Alhambra Avenue. Wastewater from the Project Site is conveyed westward through the 21-inch vitrified clay pipe, then southward through a 21-inch vitrified clay pipe. The wastewater ultimately flows 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 street. 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):

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 one-story, approximately 8,250 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 one-story commercial building at the Project Site was built in 1940. As reported in the Zimas Parcel Profile Report, included in 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 one-story, approximately 8,250 square-foot commercial building within an urbanized area of the City. According to Exhibit C-2 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 cultivation, distribution, and manufacturing of cannabis products. No hazardous materials are currently used, stored, or disposed of at the Project Site and none would be used, stored, or disposed of under the Project. 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 trash bin refuse, recycling cardboard, plant material, and rockwool cubes (approximately 1 to 3 yard trash bins pounds per week). 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 20,000 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 to be 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.

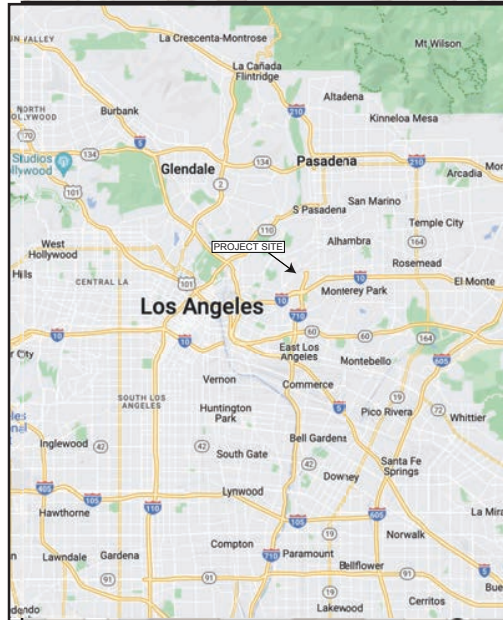
Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use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

Appendices

Blaqstar West Holdings, LLC

Appendix A

Project Graphics



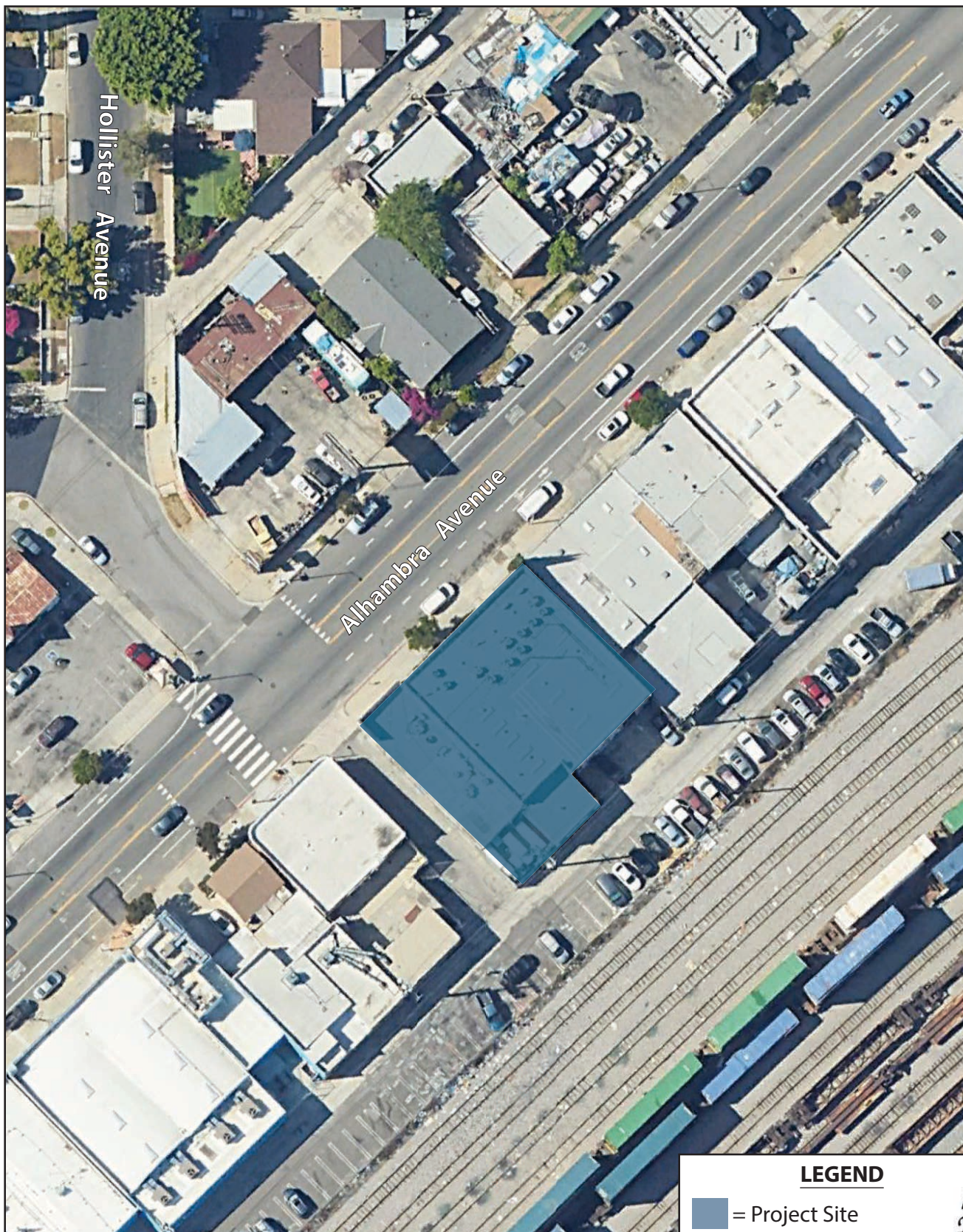
LEGEND

 = Project Site

Source: OpenStreetMaps, 2023.



Figure 1
Regional Vicinity and Project Location Map



LEGEND

■ = Project Site

Source: Google Earth Imagery, 2022.



Figure 2
Project Vicinity Aerial



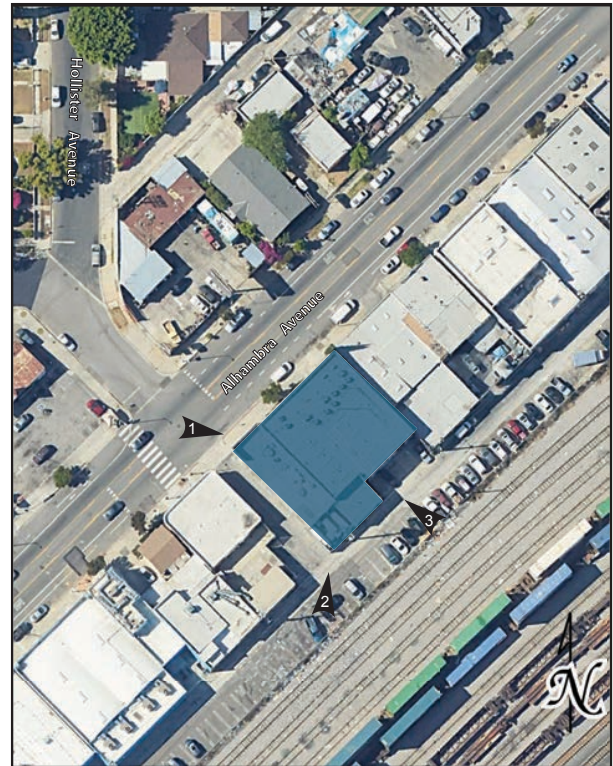
View 1: Looking southeast towards the Project Site.



View 2: Looking north towards the rear of the Project Site.

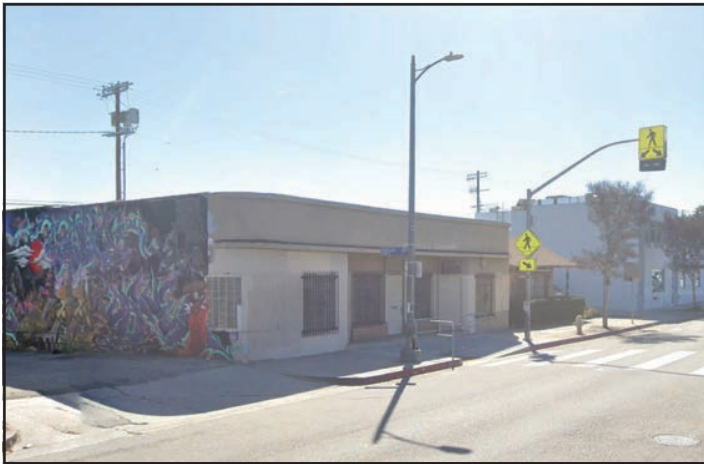


View 3: Looking northwest towards the rear of the Project Site.



Project Site
PHOTO LOCATION MAP

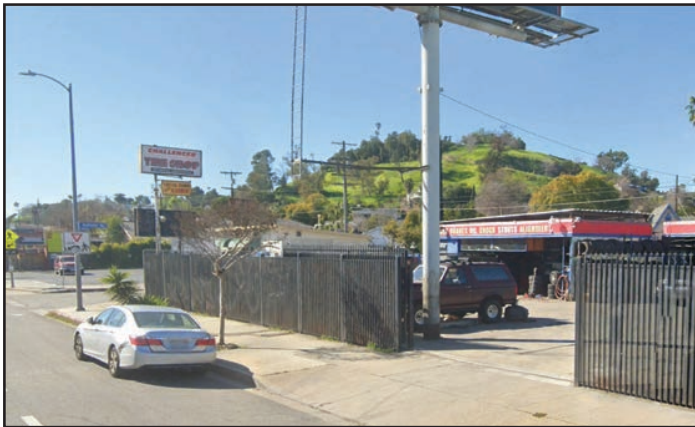
Source: GoogleEarth, May 2023.



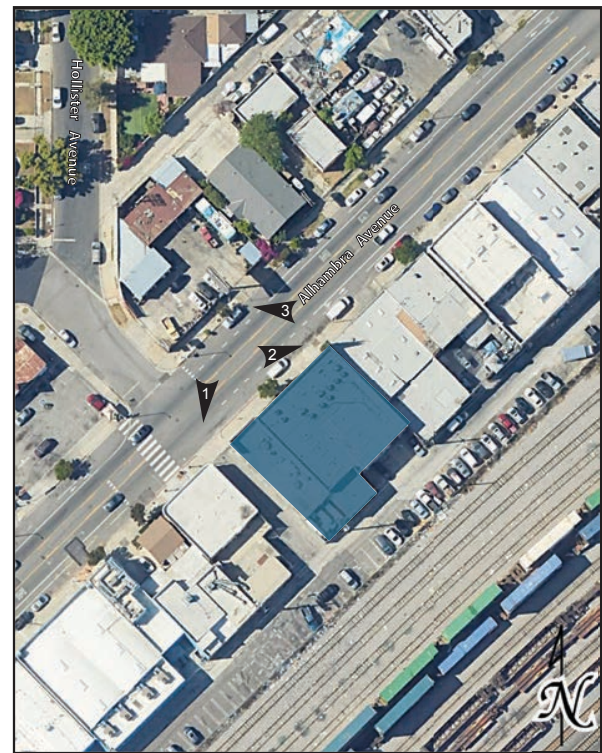
View 1: Looking south towards a commercial use from Alhambra Avenue.



View 2: Looking east towards an adjacent auto repair shop from Alhambra Avenue.



View 3: Looking west towards an auto repair shop from Alhambra Avenue.



Project Site
PHOTO LOCATION MAP

Source: GoogleEarth, May 2023.

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



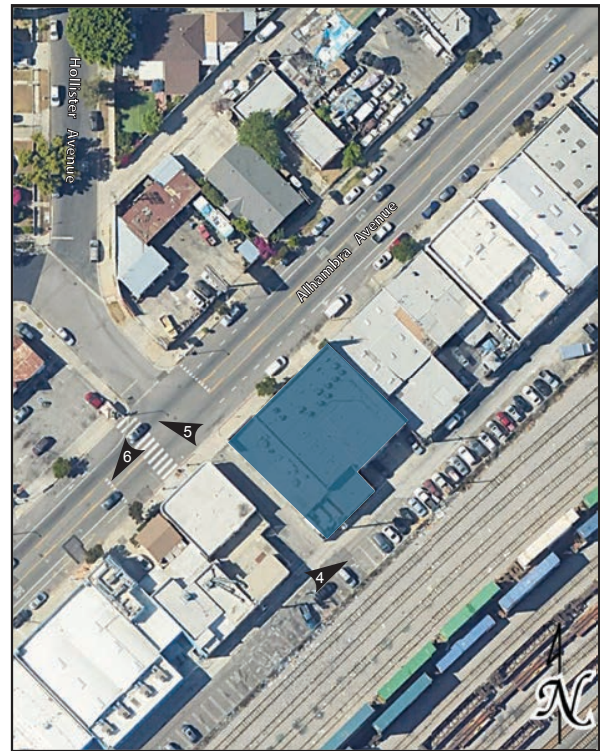
View 4: Looking northeast towards the parking area and railroad tracks behind the Project Site.



View 5: Looking northwest towards a commercial use from Alhambra Avenue.



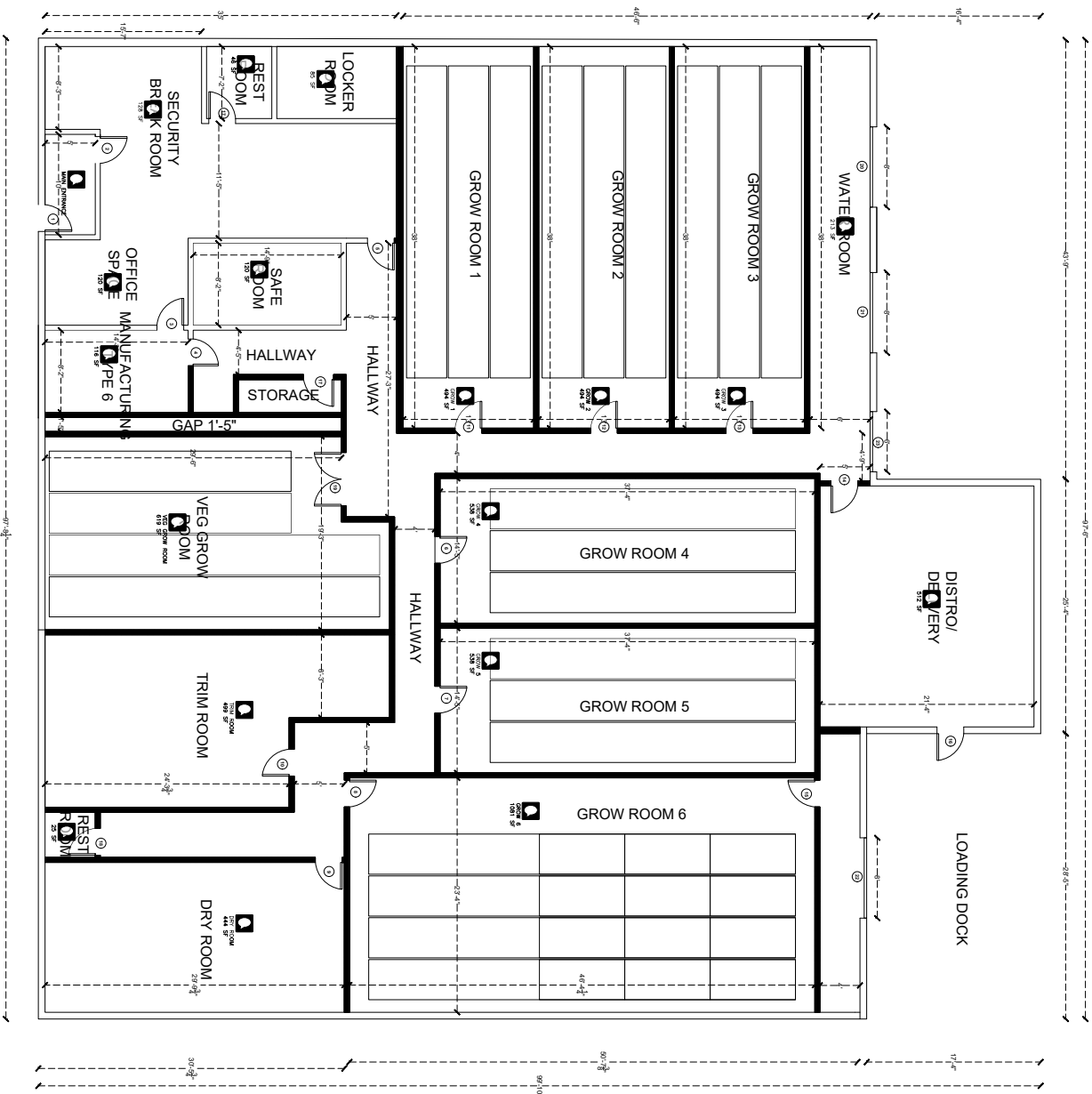
View 6: Looking southwest from Alhambra Avenue.



■ Project Site
PHOTO LOCATION MAP

Source: GoogleEarth, May 2023.

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



Handwritten signature or initials.

Figure 6
Site Plan

Appendix B

Traffic Evaluation



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

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 Los Angeles 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:
 - Ministerial / by-right projects
 - Discretionary projects limited to a request for change in hours of operation
 - Tenant improvement within an existing shopping center for change of tenants
 - Any project only installing a parking lot or parking structure
 - Time extension
 - 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, and other issues. 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 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
213-972-8482
100 S. Main St, 9th Floor
Los Angeles, CA 90012

West LA
213-485-1062
7166 W. Manchester Blvd
Los Angeles, CA 90045

Valley
818-374-4699
6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: _____

Address: 5404 Alhambra Avenue, Los Angeles CA 90032

8,250 sf Microbusiness (Type 12) License including the following 3 activities:

Project Description: Manufacturer (Type 6), Cultivation (Type 2A), & Distributor (Type 11)

Seeking Existing Use Credit (will be calculated by LADOT): Yes _____ No x Not sure _____

Applicant Name: Blagstar West Holdings, Transportation: Liz Fleming, Overland Traffic Consultants

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

Planning Staff Initials: _____ Date: _____

2. PROJECT REFERRAL TABLE

	Land Use (list all)	Size / Unit	Daily Trips ¹
Proposed ¹	Manufacturing Use for cannabis		
	cultivation, processing, distribution, manufacturing & support	8,250 sf	29
	Total trips ¹ :		29
<div><div><div>a. Does the proposed project involve a discretionary action?</div><div>b. Would the proposed project generate 250 or more daily vehicle trips²?</div><div>c. 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 station³?</div></div><div><div>Yes <input checked="" type="checkbox"/></div><div>No <input type="checkbox"/></div><div>Yes <input type="checkbox"/></div><div>No <input checked="" type="checkbox"/></div><div>Yes <input type="checkbox"/></div><div>No <input checked="" type="checkbox"/></div></div><div>If YES to a. and b. or c., or to all of the above, the Project <u>must</u> be referred to LADOT for further assessment.</div><div>Verified by: Planning Staff Name: _____ Phone: _____</div><div><div>Signature:</div><div>Date:</div></div></div>			

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

² 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).

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

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 ☐

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:

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, and other issues. 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 c. satisfied): **Yes** ☐ **No** ☐

Access Assessment Required (Question c., f., and either g.i., g.ii. or g.iii satisfied): **Yes** ☐ **No** ☐

Prepared by DOT Staff Name: _____ Phone: _____

Signature: _____ Date: _____

Transportation Evaluation
Blaqstar West Holdings, LLC
5404 Alhambra Avenue, Los Angeles

Project Location: 5404 Alhambra Avenue located in the Northeast Los Angeles Community Plan Area. The Project site is on the southeast side of Alhambra Avenue at the terminus of Hollister Avenue. There is frontage along Alhambra Avenue, Warwick Avenue and an alley that intersects with Alhambra Avenue and Warwick Avenue.

Project Description: The Project includes a Type 12 Microbusiness including: Type 2A Cultivation, Type 6 Manufacturing, and Type 11 Distribution. The applicant operates an 8,250 square foot cannabis business. The business is currently active and operates as a tenant in a building located at the above noted address. There is one work shift per day operating 9AM – 5PM with 2 employees. 24-hour guard services are provided. The processing/manufacturing area is 512 square feet, the distribution area is 512 square feet, the cultivation area (including dry room and trim room) is 5,748 square feet, and there is 1,478 square feet of office, storage, restrooms, breakrooms, and ancillary areas. No delivery service is provided. No change to the exterior of the building is proposed. A copy of the site plan is attached (Attachment A).

Transit: There is a stop for the City of Los Angeles DASH - El Sereno/City Terrace bus along the project frontage. The bus provides service in a generally north-south direction with multiple turns and stops along the route including several schools, parks, a library, a recreation center, and a senior center. The El Sereno/City Terrace bus route intersects with the DASH Boyle Heights/East LA route. This provides access to additional services in the greater project area. A copy of the DASH El Sereno/City Terrace transit service is provided in Attachment B.

Bicycle Lane: There is a dedicated bike lane along Alhambra Avenue in the Project area.

Vehicle Parking: Off-street vehicle parking is available on-site for up to 4 vehicles. Access to vehicle parking is from Warwick Avenue. On-street parallel parking is available along the southeast and northwest side of Alhambra Avenue. Parking is also striped perpendicular to traffic on Warwick Avenue behind the building.

Street Classification along Frontage

Alhambra Avenue is designated as an Avenue II roadway in the Mobility Plan 2035. Alhambra Avenue, along the Project frontage, is NOT part of the City of Los Angeles High Injury Network. Warwick Avenue is identified as an alley in the NavigateLA website. The intersection of

Alhambra Avenue and Hollister Avenue, adjacent to the building site, is stop-sign controlled on Hollister Avenue only. There is a continental (cross hatch) crosswalk on the south leg of the intersection. The Project is a tenant in an existing building, there will be no changes to the exterior footprint, and there will be no change to the street/alley frontages right-of-way.

Daily Trips Per Vehicle Miles Traveled (VMT) Calculation Version 1.4:

The Project is within the East Los Angeles Area Planning Commission (APC).

APC Significant VMT Impact Thresholds: Household = above 7.2 VMT per Capita &
Work = above 12.7 VMT per Employee

Project Evaluation Process:

The Project includes processing, distribution, cultivation, manufacturing, office, storage, restrooms, breakrooms, and ancillary areas. The cultivation services carry the bulk of the square footage. The remaining uses have been combined and estimated as industrial manufacturing in the VMT calculator. There are no retail or retail deliveries.

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

Project Daily Trips:	29 daily trips
Daily VMT =	276 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, the Project will not have any household or work significant impacts. The VMT analysis results are shown on the attached VMT calculator pages (Attachment C).

Additional Information:

- The Project includes no retail component.
- The Project will create fewer than 250 daily vehicle trips.
- There are no existing residential uses on the property.
- Site Plan Review is not triggered.
- The Project is along Alhambra Avenue and designated as an Avenue II Roadway.
- The Project does not encompass an entire block.

No further CEQA or Non-CEQA analysis should be required.

Attachment A

Site Plan

PROJECT CONTACT:
Blair & West
Engineering, Inc.
10000 Wilshire Blvd.
Suite 1000
Beverly Hills, CA 90210
Tel: 310.277.1111
Fax: 310.277.1112
www.blairwest.com

5404 ALHAMBRA AVE, LOS
ANGELES, CA 90032

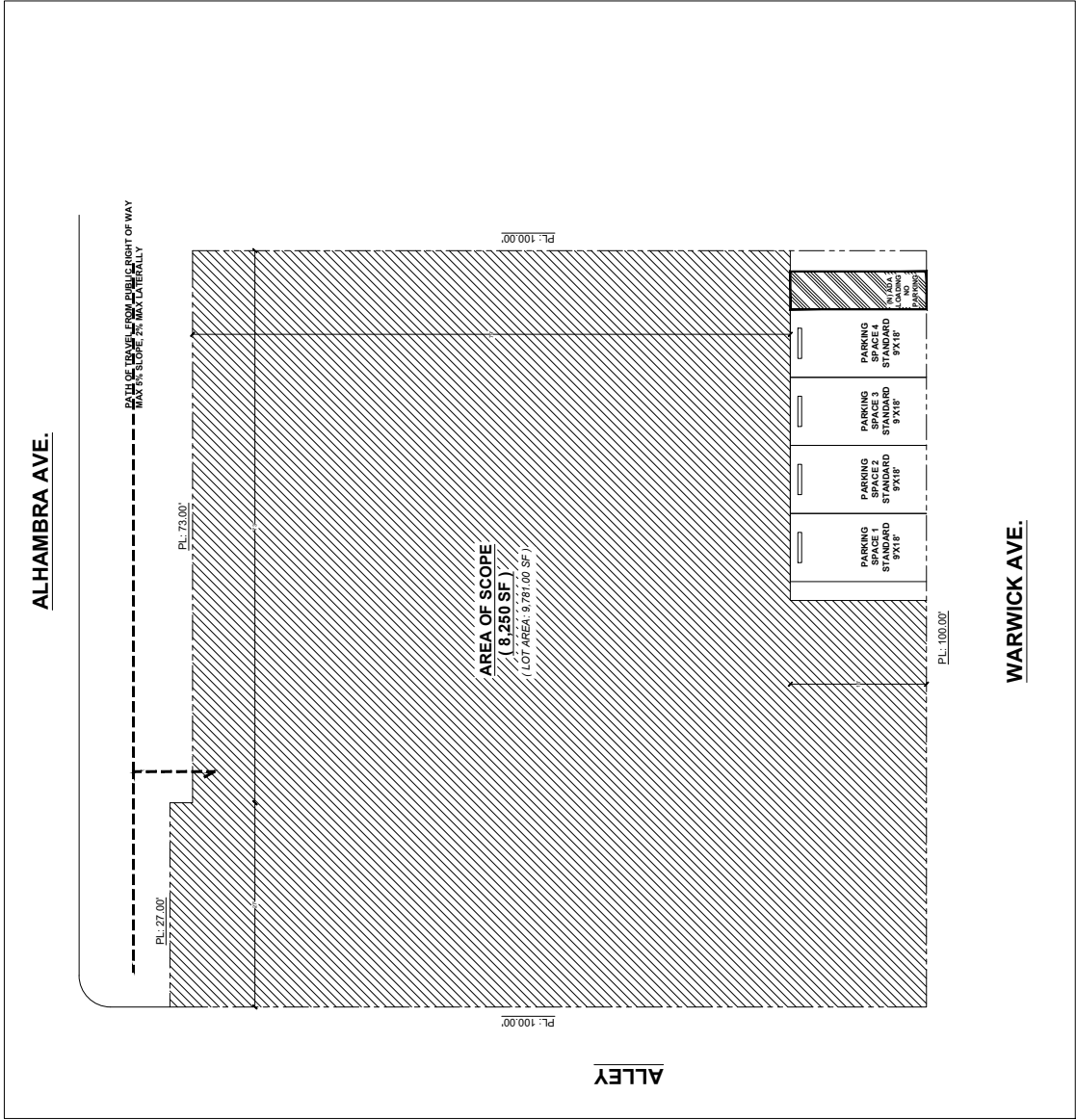
PROJECT FILE

PROJECT DESCRIPTION

PROJECT FILE
SITE PLAN

DATE: 06-28-23
DRAWN BY: JE/RIC



SITE

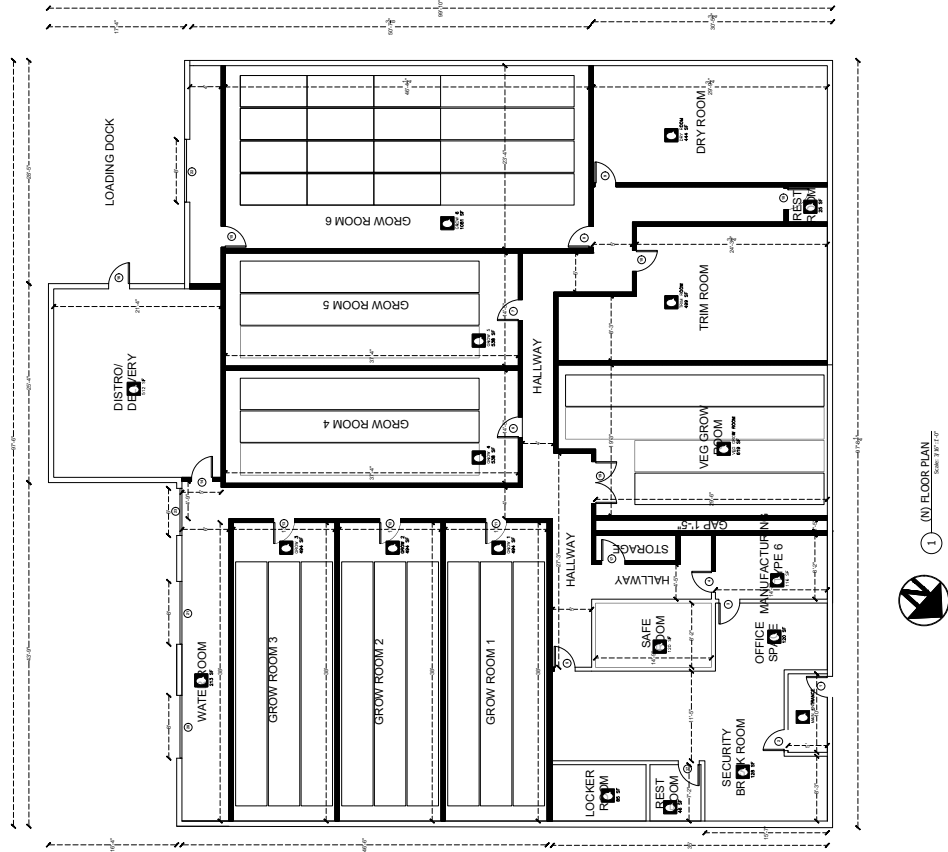


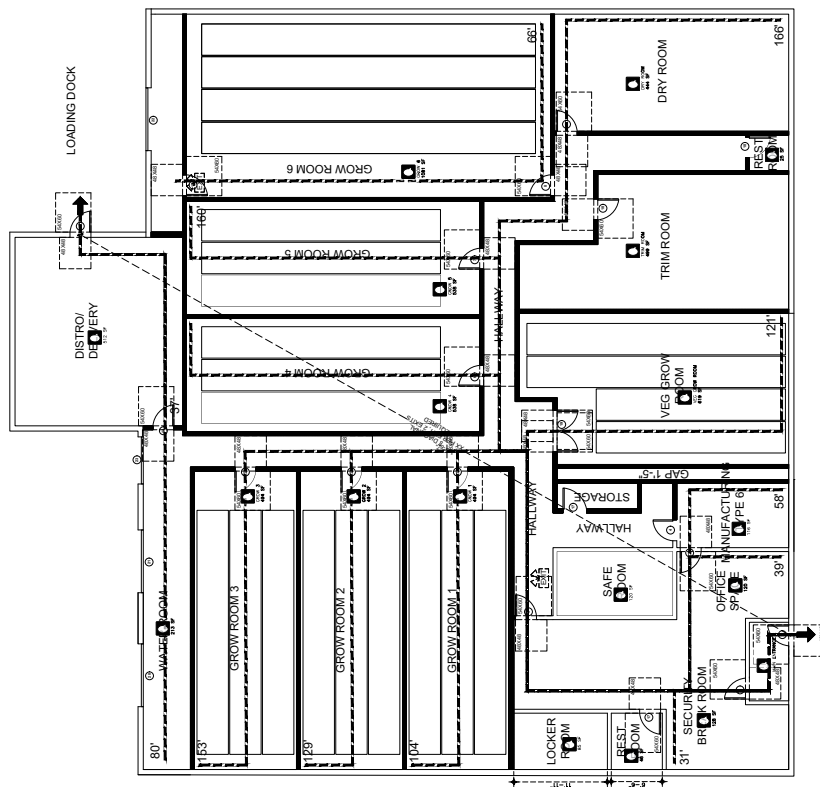
OCCUPANCY LOAD CALCULATIONS			
ROOM DESCRIPTION	S.F.	OCC. FACTOR	OCCUPANTS
SECURITY BREAK ROOM	64 SF	100	1
MANUFACTURING TYPE 6	512 SF		
DISTRO/DELIVERY ROOM	512 SF		
BREAK ROOM	117 SF		
SAFE ROOM	120 SF		
STORAGE	33 SF		
OFFICE SPACE	143 SF	100	2
GROW 1	444 SF	300	2
GROW 2	444 SF	300	2
GROW 3	444 SF	300	2
GROW 4	538 SF	300	2
GROW 5	538 SF	300	2
GROW 6	1018 SF	300	4
VEG GROW ROOM	1228 SF	300	5
DRY ROOM	444 SF	300	2
TRM ROOM	469 SF	300	2








[illegible]

LEGEND:











	(E) CONCRETE WALL
	DPS WALL





SYMBOL LEGEND	
EGRESS/ADA LEGEND:	
	FIRE EXTINGUISHER
	EMERGENCY DIRECTIONAL INFORMATION
	EXIT
	COMMON PATH OF TRAVEL
	MINIMUM OF CLEAR PATH OF TRAVEL
	EXIT PATH "A" OCCUPANCY (SPRINKLER) + 200 FPM OBC SECT. 1016.2*
	AISE TURNING RADIUS

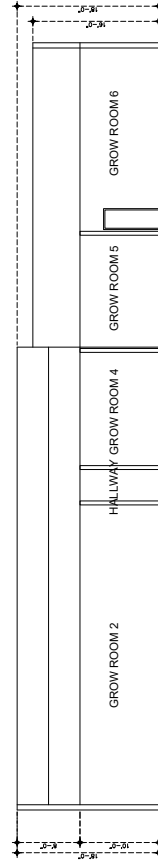
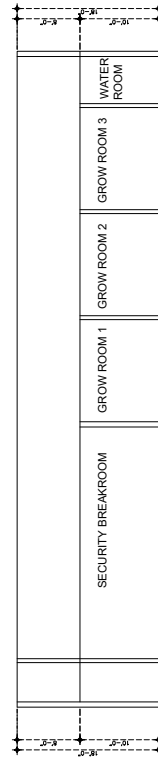
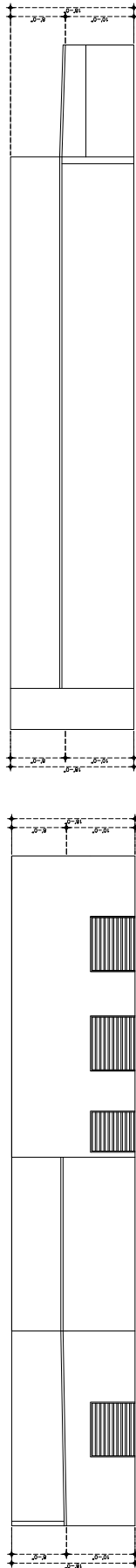
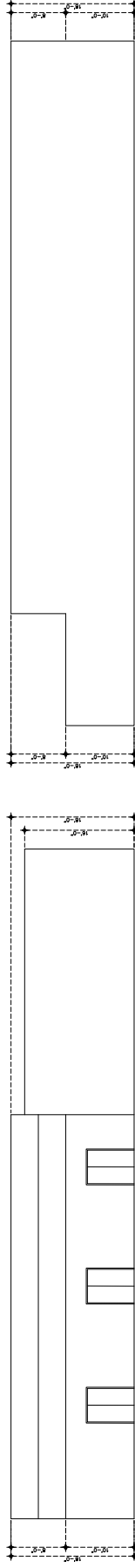
CEILING & LIGHTING LEGEND

	(E) 100CFM FAN/STAY FAN, LIGHT SWITCH ACTIVATED		(N) 24" LED HANGING PENDANT LIGHT
	(E) 12" AFF. - HARDCORE CEILING		(E) 12" AFF. - HARDCORE CEILING
	(N) GROW LIGHTS		(E) 9" AFF. - HARDCORE CEILING
			(R) 9" HLD.
			DUAL POWERED EXIT SIGN W/ "BUGIES"

DESIGNATION	DNIS
1	IN THIS ROOM, BASE
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3	THREAT / FEAR
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WALL & DOOR NOTES

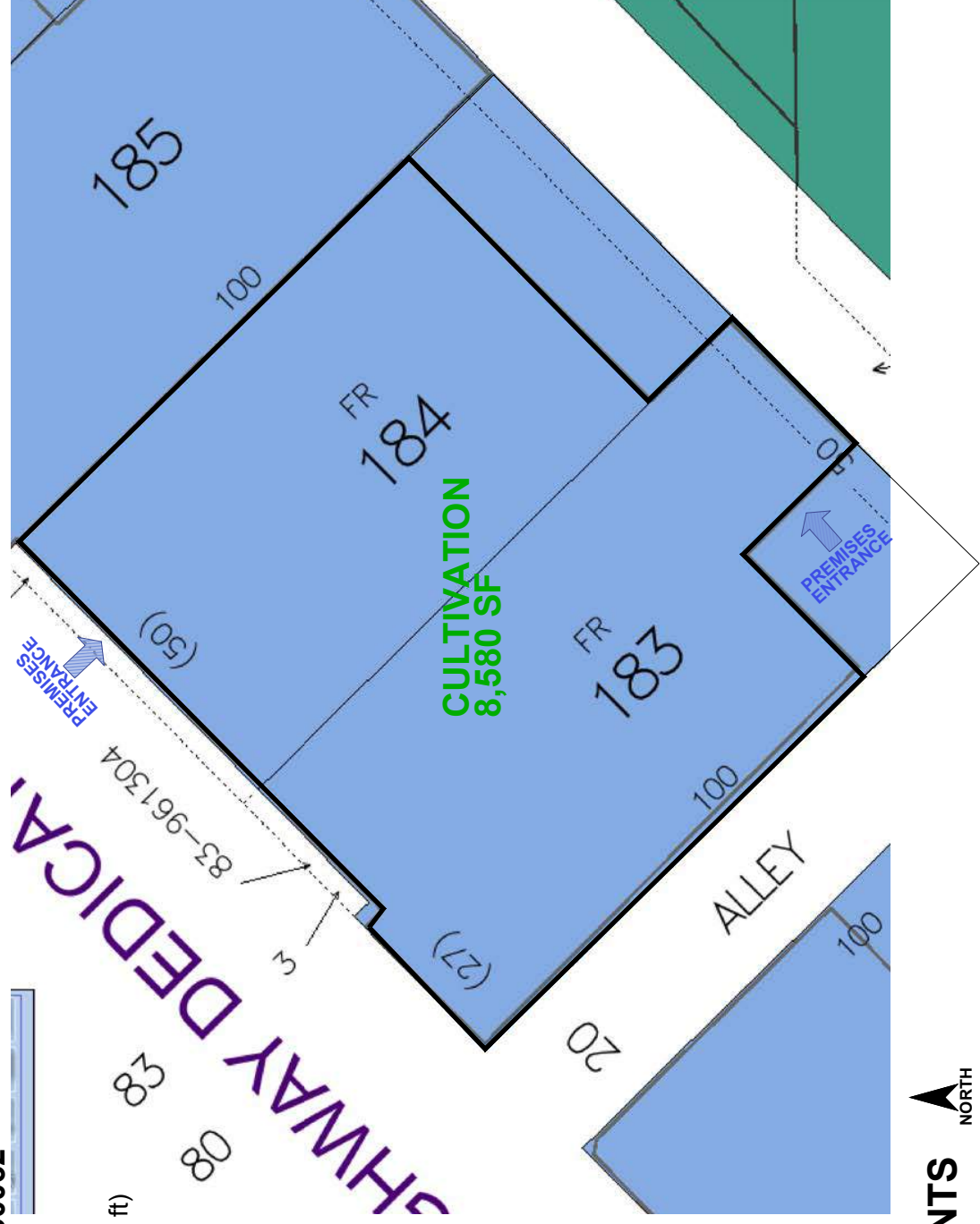
DOOR SCHEDULE & NOTES



5 (N) CROSS SECTION

5404 ALHAMBRA AVE.
LOS ANGELES, CA 90032
APN 5220-030-015

Microbusiness:
Cultivator (less than 10K sq ft)
Distributor,
Level 1 Manufacturer

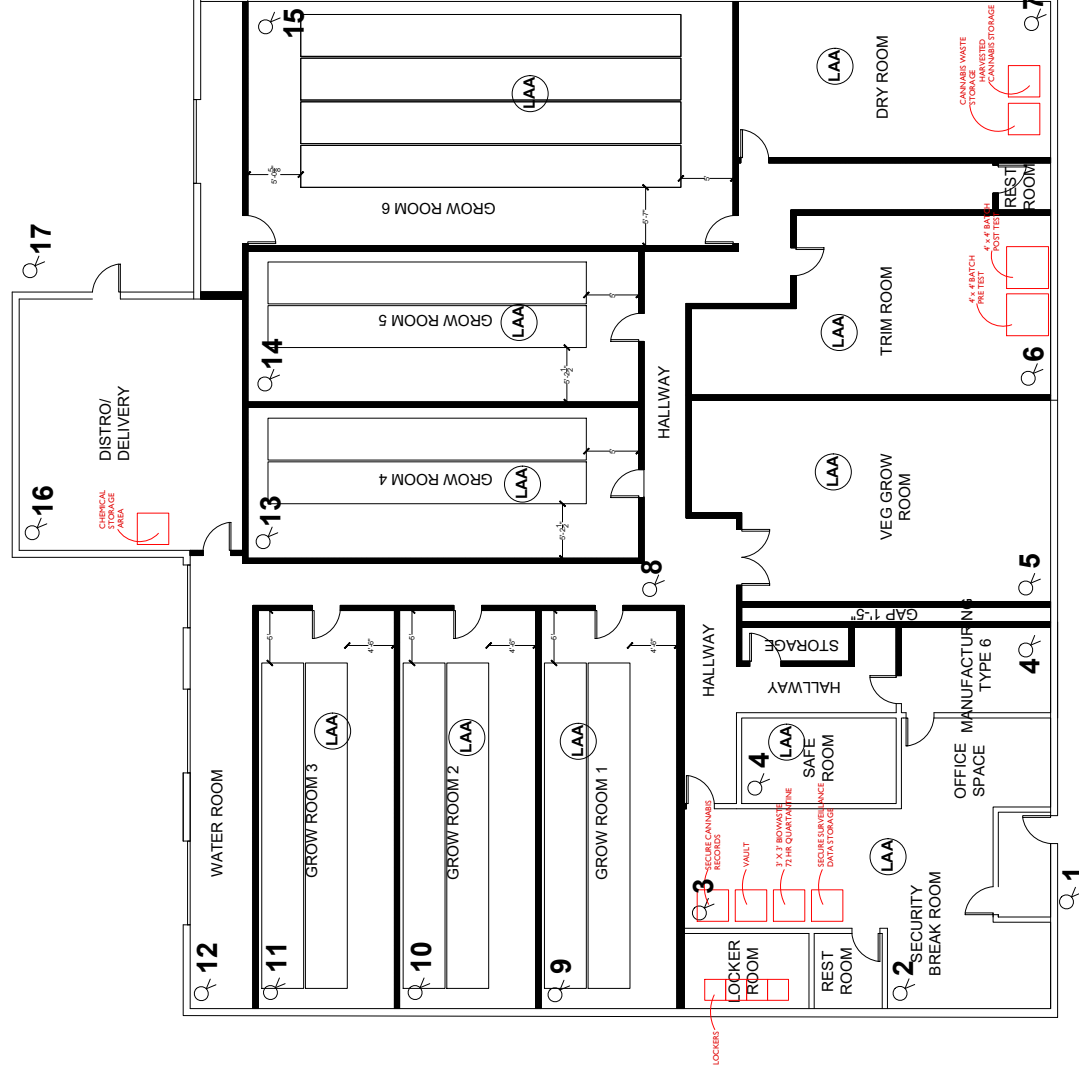


SITE PLAN, NTS

**5404 ALHAMBRA AVE .
LOS ANGELES, CA 90032
APN 5220-030-015**

LEGEND:

- (LAA) LIMITED ACCESS AREA
 17 UNITS VIDEO CAMERAS
 NOT IN SCOPE
 (UNDER DIFFERENT LICENSES)



(N) FLOOR PLAN, $\frac{3}{16}"=1.0'$

Attachment B

Area Transit Services



EL SERENO/CITY TERRACE

EFFECTIVE JULY 18, 2020
A PARTIR DEL 18 DE JULIO, 2020

SOUTHBOUND / RUMBO AL SUR						
	LEAVES/SALE HUNTINGTON & LOWELL A	WARWICK & ALHAMBRA B	MULTNOMAH & WILSON WAY C	FOWLER & DITMAN D	CITY TERRACE & HAZARD E	ARRIVES/LEGA ROWAN & DOZIER F
MONDAY-FRIDAY/LUNES-VIERNES						
FIRST BUS / PRIMER AUTOBÚS	5:35am	5:45	5:57	6:05	6:10	6:18
15	then every 15 minutes until /después cada 15 minutos hasta					
	3:35pm	3:45	3:57	4:05	4:10	4:18
20	3:55	4:05	4:17	4:25	4:30	4:38
	then every 20 minutes until /después cada 20 minutos hasta					
LAST BUS / ÚLTIMO AUTOBÚS	9:15pm	9:25	9:37	9:45	9:50	9:58
SATURDAY/SÁBADO						
FIRST BUS / PRIMER AUTOBÚS	6:02am	6:12	6:22	6:30	6:35	6:43
20	then every 20 minutes until /después cada 20 minutos hasta					
	9:02pm	9:12	9:22	9:30	9:35	9:43
SUNDAY AND HOLIDAYS/DOMINGO Y DÍAS FESTIVOS						
FIRST BUS / PRIMER AUTOBÚS	6:17am	6:27	6:37	6:45	6:50	6:58
25	:42	:52	:02	:10	:15	:23
	:07	:17	:27	:35	:40	:48
	:32	:42	:52	:00	:05	:13
	:57	:07	:17	:25	:30	:38
	:22	:32	:42	:50	:55	:03
	:47	:57	:07	:15	:20	:28
	:12	:22	:32	:40	:45	:53
	:37	:47	:57	:05	:10	:18
	:02	:12	:22	:30	:35	:43
	:27	:37	:47	:55	:00	:08
	:52	:02	:12	:20	:25	:33
	:17	:27	:37	:45	:50	:58
	9:17pm	9:27	9:37	9:45	9:50	9:58

NORTHBOUND / RUMBO AL NORTE						
	LEAVES/SALE ROWAN & DOZIER F	CITY TERRACE & HAZARD E	FOWLER & DITMAN D	MULTNOMAH & WILSON WAY C	WARWICK & ALHAMBRA B	ARRIVES/LEGA HUNTINGTON & LOWELL A
MONDAY-FRIDAY/LUNES-VIERNES						
FIRST BUS / PRIMER AUTOBÚS	5:45am	5:52	5:57	6:05	6:17	6:35
15	then every 15 minutes until /después cada 15 minutos hasta					
	2:45pm	2:52	2:57	3:05	3:17	3:35
20	3:05pm	3:12	3:17	3:25	3:37	3:55
	then every 20 minutes until /después cada 20 minutos hasta					
LAST BUS / ÚLTIMO AUTOBÚS	8:45pm	8:52	8:57	9:05	9:17	9:35
SATURDAY/SÁBADO						
FIRST BUS / PRIMER AUTOBÚS	6:00am	6:07	6:12	6:19	6:29	6:42
20	then every 20 minutes until /después cada 20 minutos hasta					
	9:20pm	9:27	9:32	9:39	9:49	10:02
SUNDAY AND HOLIDAYS/DOMINGO Y DÍAS FESTIVOS						
FIRST BUS / PRIMER AUTOBÚS	6:00am	6:07	6:12	6:19	6:29	6:42
25	:25	:32	:37	:44	:54	:07
	:50	:57	:02	:09	:19	:32
	:15	:22	:27	:34	:44	:57
	:40	:47	:52	:59	:09	:22
	:05	:12	:17	:24	:34	:47
	:30	:37	:42	:49	:59	:12
	:55	:02	:07	:14	:24	:37
	:20	:27	:32	:39	:49	:02
	:45	:52	:57	:04	:14	:27
	:10	:17	:22	:29	:39	:52
	:35	:42	:47	:54	:04	:17
	:00	:07	:12	:19	:29	:42
	9:00pm	9:07	9:12	9:19	9:29	9:42

Note: Schedules are subject to traffic, weather and other conditions. Please be patient as these conditions are out of the control of the driver and LADOT. Also remember to allow sufficient time to make transfers to other services./Nota: Los horarios están sujetos al tráfico, el clima y a otras condiciones. Favor de ser paciente porque dichas condiciones están fuera del control del conductor y de LADOT. Recuerde dar tiempo suficiente para hacer transbordos a otros servicios.



City of Los Angeles
Department of Transportation

(213, 310, 323 or/o 818) 808-2273
www.ladottransit.com



EL SERENO/CITY TERRACE

EFFECTIVE JULY 18, 2020
A PARTIR DEL 18 DE JULIO, 2020



City of Los Angeles
Department of Transportation

(213, 310, 323 or/o 818) 808-2273
www.ladottransit.com

Attachment C

VMT Calculator Sheets & Results

CITY OF LOS ANGELES VMT CALCULATOR Version 1.4



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

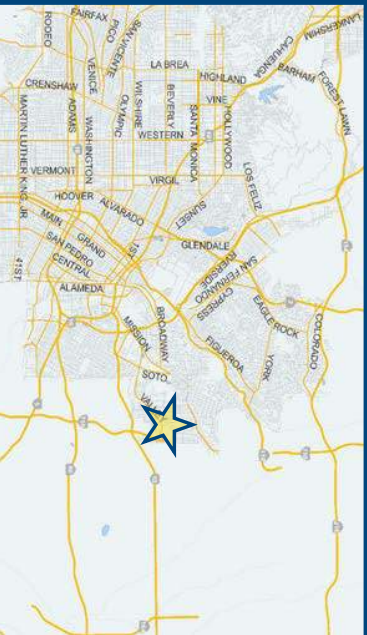
Project Information

Project:

Scenario:

Address:

[www](#)



Existing Land Use

Land Use Type Value Unit

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type Value Unit

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed
0 Daily Vehicle Trips	29 Daily Vehicle Trips
0 Daily VMT	276 Daily VMT

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. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips Net Daily Trips

The net increase in daily VMT ≤ 0 Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. ksf

The proposed project is not required to perform VMT analysis.

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-rail or fixed-guideway transit station?

☒ Yes ☐ No

CITY OF LOS ANGELES VMT CALCULATOR Version 1.4



Project Information

Project: Blackstar West Holdings LLC

Scenario:

Address: 5404 E ALHAMBRA AVE, 90032



Proposed Project Land Use Type Value Unit
Industrial | Manufacturing 8.25 ksf

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 No With Mitigation No

Max Work Based TDM Achieved? No No

A Parking

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

Unbundle Parking ☐ monthly parking cost (dollar) for the project site
☐ Proposed Pj Mitigation

Parking Cash-Out ☐ percent of employees eligible
☐ Proposed Pj Mitigation

Price Workplace Parking 6.00 ☐ daily parking charge (dollar)
☐ percent of employees subject to priced parking
☐ Proposed Pj Mitigation

Residential Area Parking 200 ☐ cost (dollar) of annual permit
☐ Proposed Pj Mitigation

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
29	29
Daily Vehicle Trips	Daily Vehicle Trips
276	276
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 Threshold = 7.2 15% Below APC	Household: N/A Threshold = 7.2 15% Below APC
Work: N/A Threshold = 12.7 15% Below APC	Work: N/A Threshold = 12.7 15% Below APC

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: July 26, 2023
Project Name: Blackstar West Holdings LLC
Project Scenario:
Project Address: 5404 E ALHAMBRA AVE, 90032



Project Information

Land Use Type	Value	Units
Housing	Single Family	0 DU
	Multi Family	0 DU
	Townhouse	0 DU
	Hotel	0 Rooms
Affordable Housing	Motel	0 Rooms
	Family	0 DU
	Senior	0 DU
	Special Needs	0 DU
Retail	Permanent Supportive	0 DU
	General Retail	0.000 ksf
	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
Office	Auto Repair	0.000 ksf
	Home Improvement	0.000 ksf
	Free-Standing Discount	0.000 ksf
	Movie Theater	0 Seats
Industrial	General Office	0.000 ksf
	Medical Office	0.000 ksf
	Light Industrial	0.000 ksf
	Manufacturing	8.250 ksf
School	Warehousing/Self-Storage	0.000 ksf
	University	0 Students
	High School	0 Students
	Middle School	0 Students
Other	Elementary	0 Students
	Private School (K-12)	0 Students
		0 Trips

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: July 26, 2023

Project Name: Blacqstar West Holdings LLC

Project Scenario:

Project Address: 5404 E ALHAMBRA AVE, 90032



Version 1.4

Analysis Results			
Total Employees: N/A			
Total Population: N/A			
Proposed Project		With Mitigation	
29	Daily Vehicle Trips	N/A	Daily Vehicle Trips
N/A	Daily VMT	N/A	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: East Los Angeles			
Impact Threshold: 15% Below APC Average			
Household = 7.2			
Work = 12.7			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 7.2	N/A	Household > 7.2	N/A
Work > 12.7	N/A	Work > 12.7	N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: July 26, 2023
Project Name: Blackstar West Holdings LLC
Project Scenario:
Project Address: 5404 E ALHAMBRA AVE, 90032



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: July 26, 2023
Project Name: Blacqstar West Holdings LLC
Project Scenario:
Project Address: 5404 E ALHAMBRA AVE, 90032



TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Transit	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
		Implement neighborhood shuttle	Employees and residents eligible (%)	0%
Transit subsidies	Employees and residents eligible (%)	0%	0%	
	Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00	
	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
Education & Encouragement	Promotions and marketing	Employees and residents participating (%)	0%	0%
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: July 26, 2023
Project Name: Blackstar West Holdings LLC
Project Scenario:
Project Address: 5404 E ALHAMBRA AVE, 90032



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
	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: July 26, 2023
Project Name: Blackstar West Holdings LLC
Project Scenario:
Project Address: 5404 E ALHAMBRA AVE, 90032



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: July 26, 2023
Project Name: Blackstar West Holdings LLC
Project Scenario:
Project Address: 5404 E ALHAMBRA AVE, 90032



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: July 26, 2023
 Project Name: Blackstar West Holdings LLC
 Project Scenario:
 Project Address: 5404 E ALHAMBRA AVE, 90032



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
COMBINED TOTAL	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
MAX. TDM EFFECT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

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

where X%=

PLACE TYPE	urban	75%
MAX:	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: July 26, 2023
 Project Name: Blacqstar West Holdings LLC
 Project Scenario:
 Project Address: 5404 E ALHAMBRA AVE, 90032



Version 1.4

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	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	6	0.0%	6	N/A	N/A	N/A
Home-Based Other Attraction	13	-15.4%	11	N/A	N/A	N/A
Non-Home Based Other Attraction	6	0.0%	6	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: East Los Angeles

	<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, M.B.</u>
Phone:	<u>310545-1235</u>
Email Address:	<u>liz@overlandtraffic.com</u>
Date:	<u>7-26-23</u>

Appendix C

City of Los Angeles ZIMAS Parcel Profile Report



City of Los Angeles Department of City Planning

7/25/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5404 E ALHAMBRA AVE
5402 E ALHAMBRA AVE
5400 E ALHAMBRA AVE

ZIP CODES

90032

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-1995-336-CRA
CPC-1989-22490
CPC-1989-177
CPC-1986-826-GPC
ORD-173540-SA6330
ORD-172316
ORD-166216-SA4154
ORD-129279
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
AFF-54175

Address/Legal Information

PIN Number	139-5A237 78
Lot/Parcel Area (Calculated)	4,931.0 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID F7
Assessor Parcel No. (APN)	5220030015
Tract	TR 7784
Map Reference	M B 89-82/87
Block	None
Lot	FR 183
Arb (Lot Cut Reference)	None
Map Sheet	139-5A237

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	LA-32
Council District	CD 14 - Kevin de León
Census Tract #	2016.02
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	MR1-1VL
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
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
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

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

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

Assessor Information

Assessor Parcel No. (APN)	5220030015
APN Area (Co. Public Works)*	0.225 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$509,817
Assessed Improvement Val.	\$349,676
Last Owner Change	06/28/2005
Last Sale Amount	\$661,006
Tax Rate Area	12703
Deed Ref No. (City Clerk)	833946
	8-447
	4-137
	3-711
	1515180
	1078500
Building 1	
Year Built	1940
Building Class	DXA
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,250.0 (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: 5220030015]

Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
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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Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.9835896
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
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	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
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	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5220030015]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	438
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	16
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1989-22490
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING

DATA NOT AVAILABLE

ORD-173540-SA6330

ORD-172316

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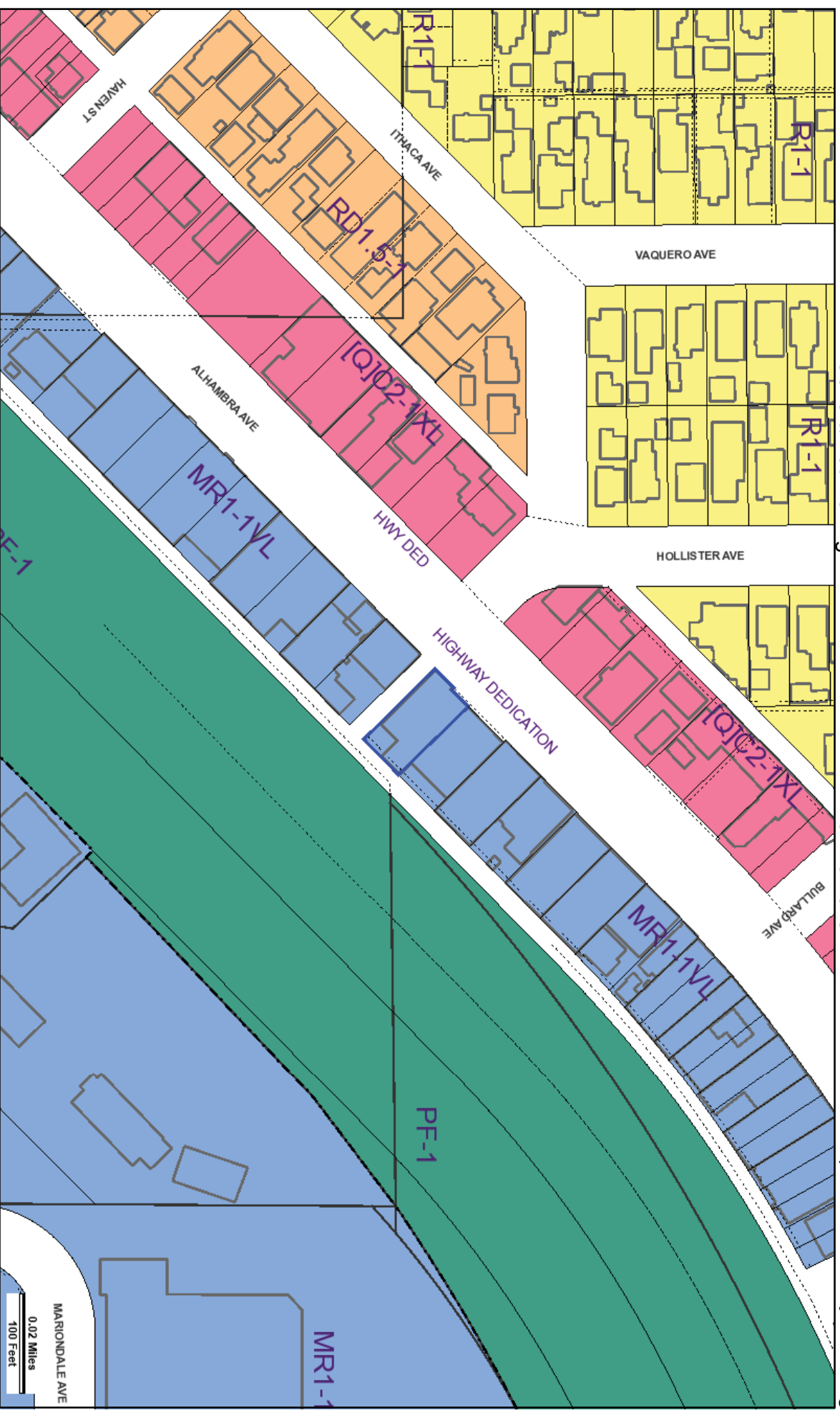
ORD-166216-SA4154
ORD-129279
AFF-54175

ZIMAS PUBLIC

Generalized Zoning

07/25/2023

City of Los Angeles
Department of City Planning



Address: 5404 E ALHAMBRA AVE

APN: 5220030015

PIN #: 139-5A237 78

Tract: TR 7784

Block: None

Lot: FR 183

Arb: None

Zoning: MR1-1VL









General Plan: Limited Manufacturing



0.02 Miles
100 Feet

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





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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)






























	Tier 1		Tier 3
	Tier 2		Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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

Appendix D

Background Information and Maps

Blaqstar West Holdings, LLC

0.5-mile radius map



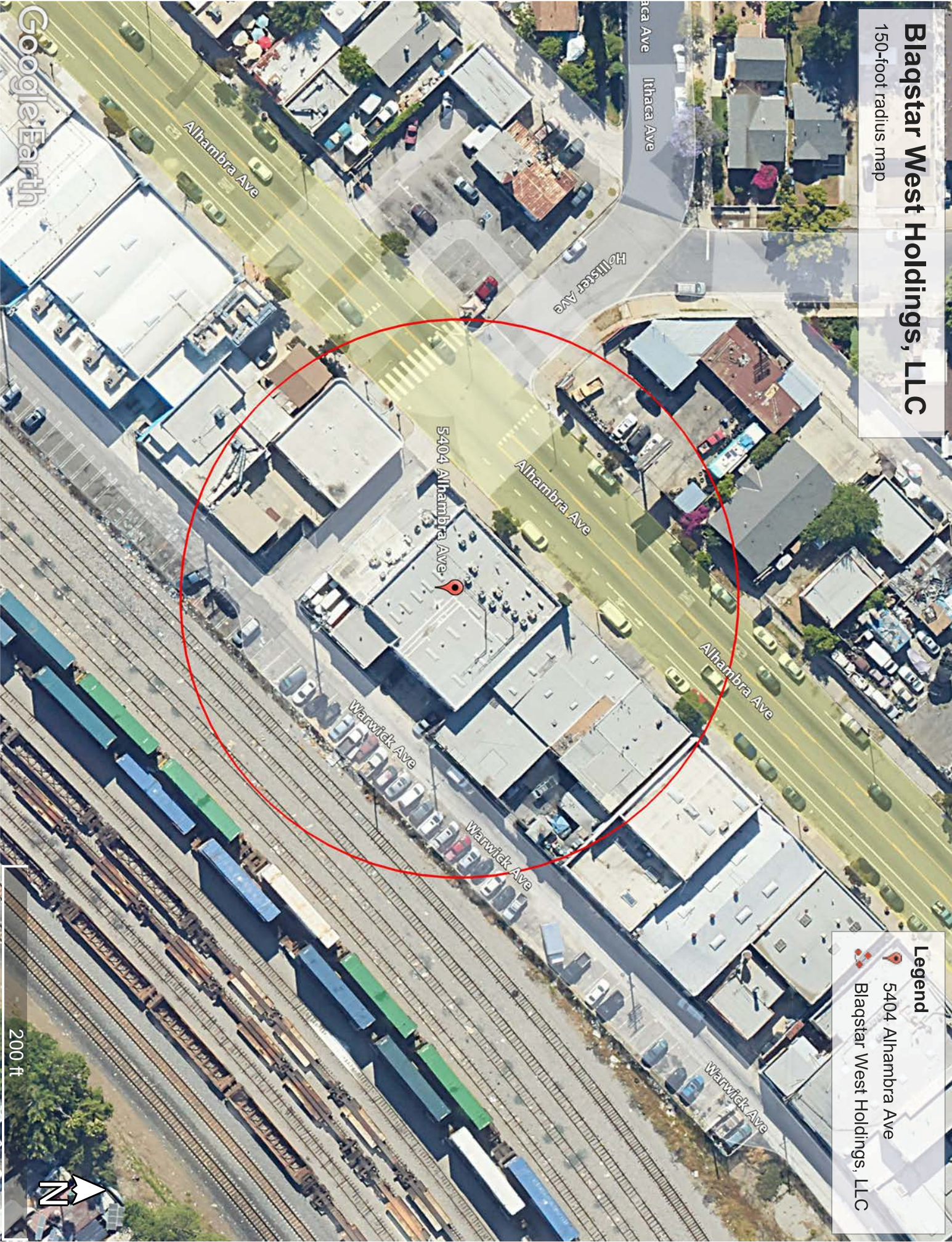
City of Los Angeles
Department of City Planning



Blagstar West Holdings, LLC

150-foot radius map

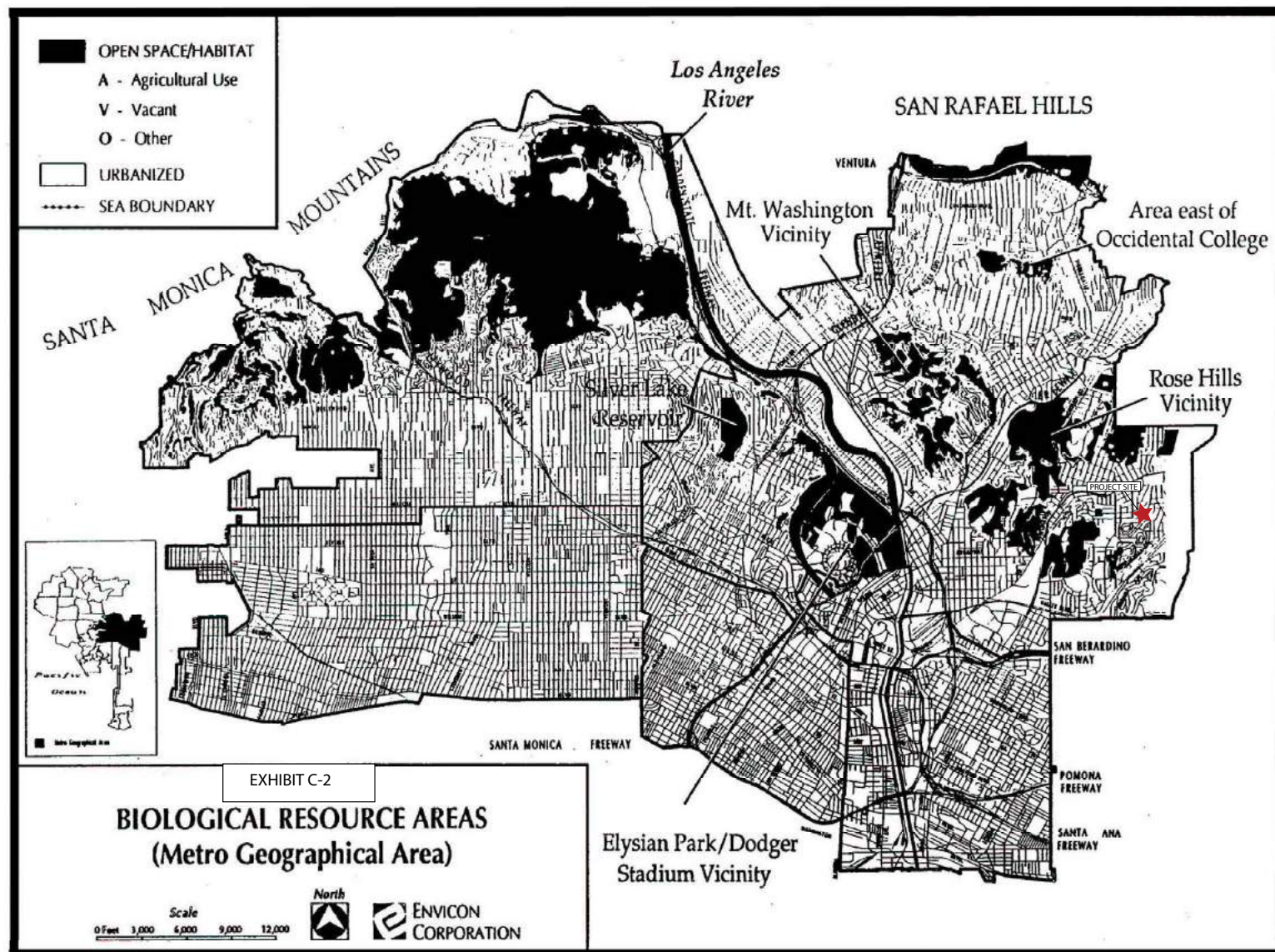
Google Earth



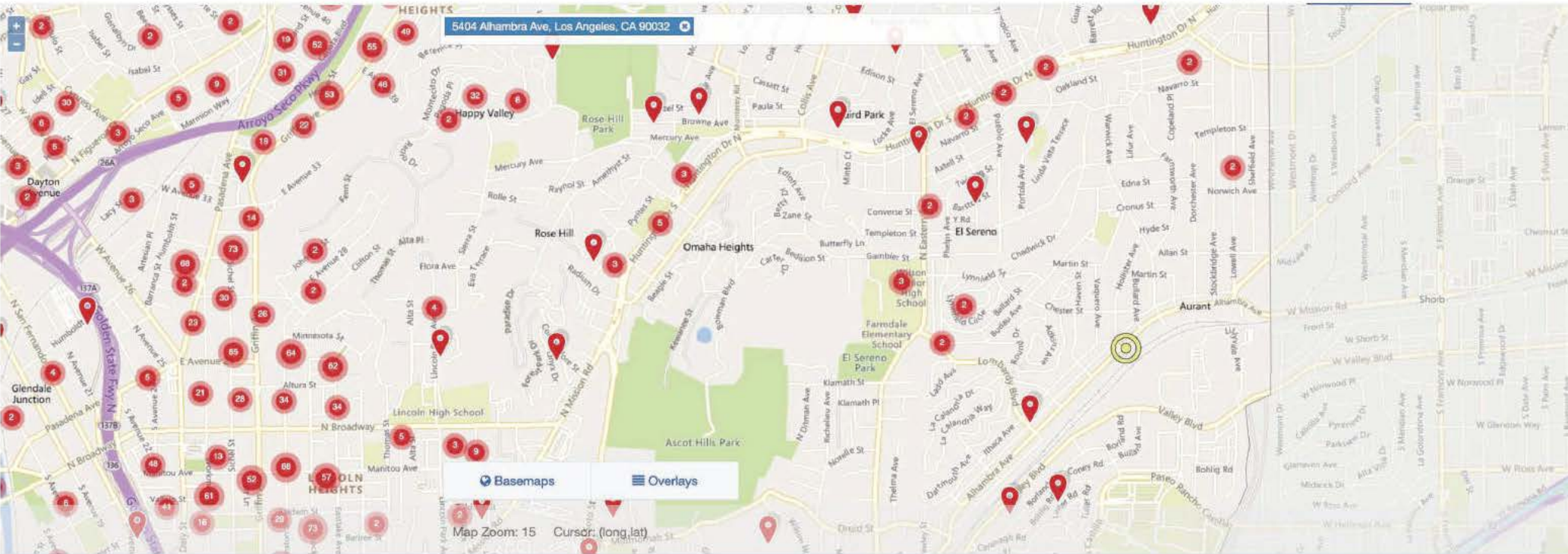
Legend

- 5404 Alhambra Ave
- Blagstar West Holdings, LLC

200 ft



5404 Alhambra Ave, Los Angeles, CA 90032



SurveyLA

SurveyLA
Los Angeles Historic Resources Survey

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.lacity.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) 847-3876 phone
Email: planning.historicplacesla@lacity.org
<http://www.preservation.lacity.org>

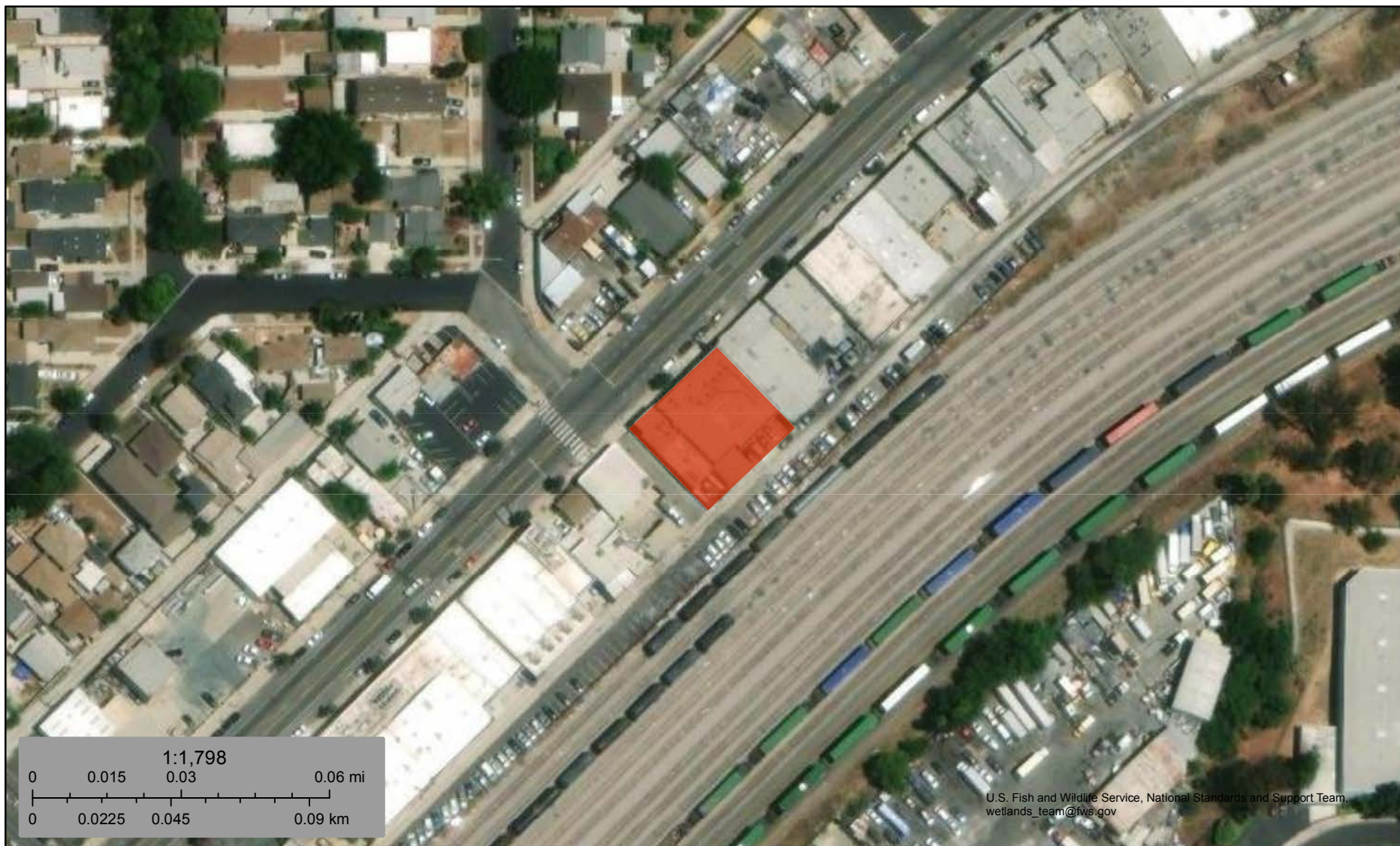




U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

July 25, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

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

3/10/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5404 E ALHAMBRA AVE
5402 E ALHAMBRA AVE
5400 E ALHAMBRA AVE

ZIP CODES

90032

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-1995-336-CRA
CPC-1989-22490
CPC-1989-177
CPC-1986-826-GPC
ORD-173540-SA6330
ORD-172316
ORD-166216-SA4154
ORD-129279
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
AFF-54175

Address/Legal Information

PIN Number	139-5A237 78
Lot/Parcel Area (Calculated)	4,931.0 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID F7
Assessor Parcel No. (APN)	5220030015
Tract	TR 7784
Map Reference	M B 89-82/87
Block	None
Lot	FR 183
Arb (Lot Cut Reference)	None
Map Sheet	139-5A237

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	LA32
Council District	CD 14 - Ysabel Jurado
Census Tract #	2016.02000000
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	MR1-1VL
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Adelante Eastside
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	5220030015
APN Area (Co. Public Works)*	0.225 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$509,817
Assessed Improvement Val.	\$363,802
Last Owner Change	06/28/2005
Last Sale Amount	\$661,006
Tax Rate Area	12703
Deed Ref No. (City Clerk)	833946
	8-447
	4-137
	3-711
	1515180
	1078500
Building 1	
Year Built	1940
Building Class	DXA
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,250.0 (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: 5220030015]

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

Additional Information

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

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.9835896
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
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	No
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	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5220030015]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	Central
Division / Station	Hollenbeck
Reporting District	438

Fire Information

Bureau	Central
Battalion	2
District / Fire Station	16
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1989-22490
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING

DATA NOT AVAILABLE

ORD-173540-SA6330

ORD-172316

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

ORD-166216-SA4154

ORD-129279

AFF-54175



Address: 5404 E ALHAMBRA AVE

APN: 5220030015

PIN #: 139-5A237 78

Tract: TR 7784

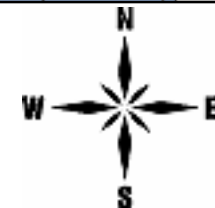
Block: None

Lot: FR 183

Arb: None

Zoning: MR1-1VL









General Plan: Limited Manufacturing



MARIONDALE AVE
0.02 Miles
80 Feet

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




















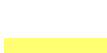




	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

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
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- Divided Secondary Scenic Highway
- Local Scenic Road
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- Secondary Highway
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- Super Major Highway

FREEWAYS

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

MISC. LINES























- Airport Boundary
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- 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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	 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)
HW 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	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 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	RPD 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
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO 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)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E 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	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF 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