

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

From: (Public Agency): City of Los Angeles

Department of Cannabis Regulation

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

(Address)

Project Title: DCR CORE RECORD NO. 200398

Project Applicant: Signal Management LLC

Project Location - Specific:

6609 West Santa Monica Boulevard Los Angeles, CA 90038 / Seward St & Las Palmas

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: Signal Management LLC

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

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

Reasons why project is exempt:

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

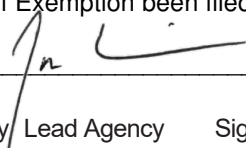
Lead Agency

Contact Person: Jason Killeen

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

If filed by applicant:

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

Signature:  Date: 03/12/2025 Title: Asst. Executive Director

■ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

THIS NOTICE WAS POSTED

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 053782



FILED

Mar 17 2025

Deon G. Logan, Registrar - Recorder/County Clerk

Electronically signed by VERONICA HEAD

ON March 17 2025

UNTIL April 16 2025

REGISTRAR - RECORDER/COUNTY CLERK

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-24-200398-ANN / Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200398-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200398

COUNCIL DISTRICT

13

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

6609 West Santa Monica Boulevard Los Angeles, CA 90038 / Seward St & Las Palmas Ave

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Signal Management 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

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
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

Pursuant to Los Angeles Municipal Code (LAMC) Section 104.06, the following application for commercial cannabis activity is complete and the Department of Cannabis Regulation (DCR) has determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the categorical exemptions under Class 1 and Class 32.

DCR Record No.:	LA-C-24-200398-ANN
Applicant Name:	Signal Management LLC
Activity(ies) Requested:	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:	6609 West Santa Monica Boulevard Los Angeles, CA 90038
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	13 Central Hollywood Hollywood MediaDistrict Hollywood [Q]CM-2D-SN
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200398-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 May 12th, 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, C11-0001241-LIC, to conduct Distributor (Type 11), active through July 21, 2025; CDPH-10003801, to conduct Manufacturer (Type 6), active through August 12, 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 6609 West Santa Monica Boulevard, Los Angeles, CA 90038, 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 Distributor (Type 11); Manufacturer (Type 6), Temporary Approval to an Annual License to be located on an existing site zoned for Limited Manufacturing, [Q]CM-2D-SN at 6609 West Santa Monica Boulevard, Los Angeles, CA 90038 (Assessor's Parcel Number 5532-023-BRK). 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 Monday through Friday from 9:00 a.m. to 6:00 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 / [Q]CM-2D-SN

Surrounding Land Use/Zoning Designations

Limited Manufacturing / (Q)CM-2D-SN

General Commercial / [T](Q)C2-2D-SN

Limited Manufacturing / (Q)M1-1VL-SN

Subject Property

The subject site is a fully developed lot within the Hollywood Community Plan Area. The lot is approximately 150 feet deep and a width of 101 feet along W. Santa Monica Boulevard. The site is currently developed with a Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story building, built in 1938 proposed to be maintained.

The site has a Limited Manufacturing land-use designation and is zoned [Q]CM-2D-SN. The site is located within Council District 13, Central Hollywood 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 W. Santa Monica Boulevard is predominantly developed with Limited Manufacturing uses, zoned (Q)CM-2D-SN, General Commercial, zoned [T](Q)C2-2D-SN and, Limited Manufacturing uses, zoned (Q)M1-1VL-SN. (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 15,158 gross square feet, zoned [Q]CM-2D-SN with a Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story building originally constructed in 1938. 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 15,158 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 (Q)CM-2D-SN, General Commercial, zoned [T](Q)C2-2D-SN; and Limited Manufacturing, zoned (Q)M1-1VL-SN, and developed with a mix of manufacturing and commercial buildings along W. Santa Monica Boulevard between Seward Street and Las Palmas 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.

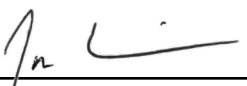
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further 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 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): October 16, 2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-C-18-000398-ANNApplicant Entity Name: Signal Management LLCLicense Type(s): Cultivation, Manufacturing and DistributionBusiness Premises Location: 6609 W. Santa Monica Blvd., Los Angeles, CACounty: Los Angeles Assessor's Parcel Number (APN): 5532023BRKCouncil District: CD13 Mitch Neighborhood Council: Central HollywoodCommunity Plan Area: HollywoodZoning: M1-1VL-S Specific Plan Area: NoneGeneral Plan Land Use: Limited Manufac Redevelopment Project Area: NoneBusiness Improvement District: Hollywood Promise Zone: NoneState Enterprise Zone: Los Angeles Historic Preservation Review: NoLAPD Division/Station: Hollywood LAFD District/Fire Station: 27

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.*

Signal Management LLC (the "Project," the "Applicant" or the "Licensee") is a licensed commercial cannabis Cultivation, Manufacturing and Distribution facility located at 6609 W. Santa Monica Blvd., Los Angeles, California 90038 (the "Project Site"). This information is located on the State Department of Cannabis Control's website (<https://search.cannabis.ca.gov/>) and lists the following: Commercial Distributor, License Number C11-0001241-LIC; Cultivation-Specialty Cottage Indoor, License Number CCL22-0001084; Manufacturer - Type N, License Number CDPH-10003801.

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.

Yes, the Project is currently operating. This information is located on the State Department of Cannabis Control's website (<https://search.cannabis.ca.gov/>) and lists the following: Commercial Distributor, License Number C11-0001241-LIC; Cultivation-Specialty Cottage Indoor, License Number CCL22-0001084; Manufacturer - Type N, License Number CDPH-10003801.

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

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

3. Project Expansion: _____
Size of expansion in square feet: _____

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

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

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

☐ Yes ☐ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

Describe size of structure to be demolished and location.



Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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



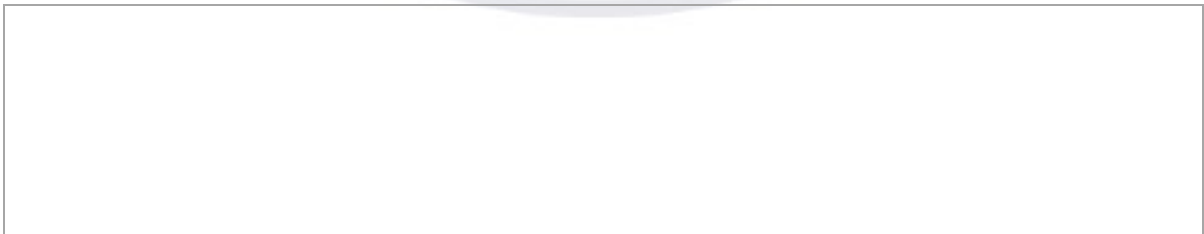
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☒ No

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



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

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



Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

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

☒ Yes ☐ No

Cite source(s) of information.

Zimas.

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.

NA - No construction is involved.

5. Is the parcel zoned for the proposed use?

☒ Yes ☐ No

Cite source(s) of information.

Yes, the project is zoned M1-1VL-SN; the sources of information is Zimas and LAMC 105-02 et seq.

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No

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

LADWP currently serves the Project Site. See, attached, LADWP bill for source of information. LAFD and LAPD adequately serve the Project Site. See Zimas

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

☐ Yes ☒ No

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

FOR SITES NOT IN URBANIZED AREAS

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

☐ Yes ☒ No

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



TM

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

☐ Yes ☒ No

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

FOR ALL SITES

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

☐ Yes ☒ No

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

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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

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.

NA - no alterations are required.

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.

NA

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

Cite source(s) of information.

NA

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.

NA

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.

NA

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.

NA

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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



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

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



Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

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

Cite source(s) of information.

Zimas and LAMC 105.00 et seq.

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.

Zimas, Google Maps, and Premises Diagram.

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

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

The surrounding land uses include eating establishments, vehicle collision repair, auto dealerships, movie studio, residential, building supply and publisher. Zoning designations within one-half mile radius include M1, C2, R1-3, OS and PF. Abutting land uses are all M1 and include a veterinary client and an animation studio. Sources of information are Zimas and Google Maps.

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

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

4. Would the project have significant impacts related to traffic, noise, air quality, or water quality? ☐ Yes ☒ No

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




5. Can the project site be adequately served by all required utilities and public services? ☒ Yes ☐ No

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

LADWP serves the Project Site. See, attached, LADWP bill. LAFD and LAPD adequately serve the Project Site. See Zimas.

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

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



Exceptions to Exemptions**1. Scenic Highways**

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

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



TM

- 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.

NA

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.

NA

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

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

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



CEQA Exemption PetitionClass: 1 & 32 Category: Existing Facility & In-Fill

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

The Project is an existing facility.

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

Zimas, Google Maps, LAMC, and Applicant owner.

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 is located at 6609 W Santa Monica Blvd. Los Angeles, CA 90038 (Los Angeles County) APN 5532023BRK, and is situated on W Santa Monica Blvd cross street Seward St. The building is 6,060 sq. ft. and located on a 15,158 sq. ft. lot. The zoning designation for this building is M1-1VL-SN and Map Ref is MR 19-30, Lot FR26, Arb 4.

- (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 surrounding land uses include eating establishments, vehicle collision repair, auto dealerships, movie studio, residential, building supply and publisher. Zoning designations within one-half mile radius include M1, C2, R1-3, OS and PF. Abutting land uses are all M1 and include a veterinary client and an animation studio.

- (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.

This information is unknown to Applicant owner.

- (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.

No.

- (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 Licensee's Distribution arm is storing cannabis products and fulfilling orders from licensed retailers. The Licensee's Manufacturing arm is making pre-rolls. The Licensee's Cultivation arm is not currently operating, but will soon start trimming services for other licensed cannabis businesses.

- (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.*

NA.

- (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.*

Building is 6,006 sq. ft. on a 15,157 sq. ft 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 is fully licensed by the State Department of Cannabis Control to engage in commercial cannabis activity. Specifically, it's licenses are as follows: Commercial Distributor, License Number C11-0001241-LIC; Cultivation-Specialty Cottage Indoor, License Number CCL22-0001084; Manufacturer - Type N, License Number CDPH-10003801.

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

9:00 am to 6:00 pm

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

Seven (7) employees on site Monday through Friday during operating hours.

- (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.*

Ten (10).

- (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. No new or amended water right will have to be obtained from the State Water Resources Control Board.

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

LADWP currently services Project Site with the City's sewer system and the infill business will not cause any change or increase in wastewater needs.

4. Environmental Setting:

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

Developed Commercial area.

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

Developed Commercial area.

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

Developed Commercial area.

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

None.

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

None.

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

None.

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

None.

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

None. Only normal cannabis plant matter waste and human waste would be generated. No hazardous waste will be created or stored on-site.

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

The amount of solid waste generation for the Project Site would remain unchanged when compared to the previous cannabis use. The cannabis business would not cause any change or increase in solid waste generation or create an increase in hazardous waste (no hazardous waste will be generated).

- 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:

Project will not create an increase in energy demand or cause a need for additional energy resources. Project gets its power from Retail Power (LADWP) and consumes an average of 580 kWh per month.

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.

NA

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.*

None.

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).*

NA

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

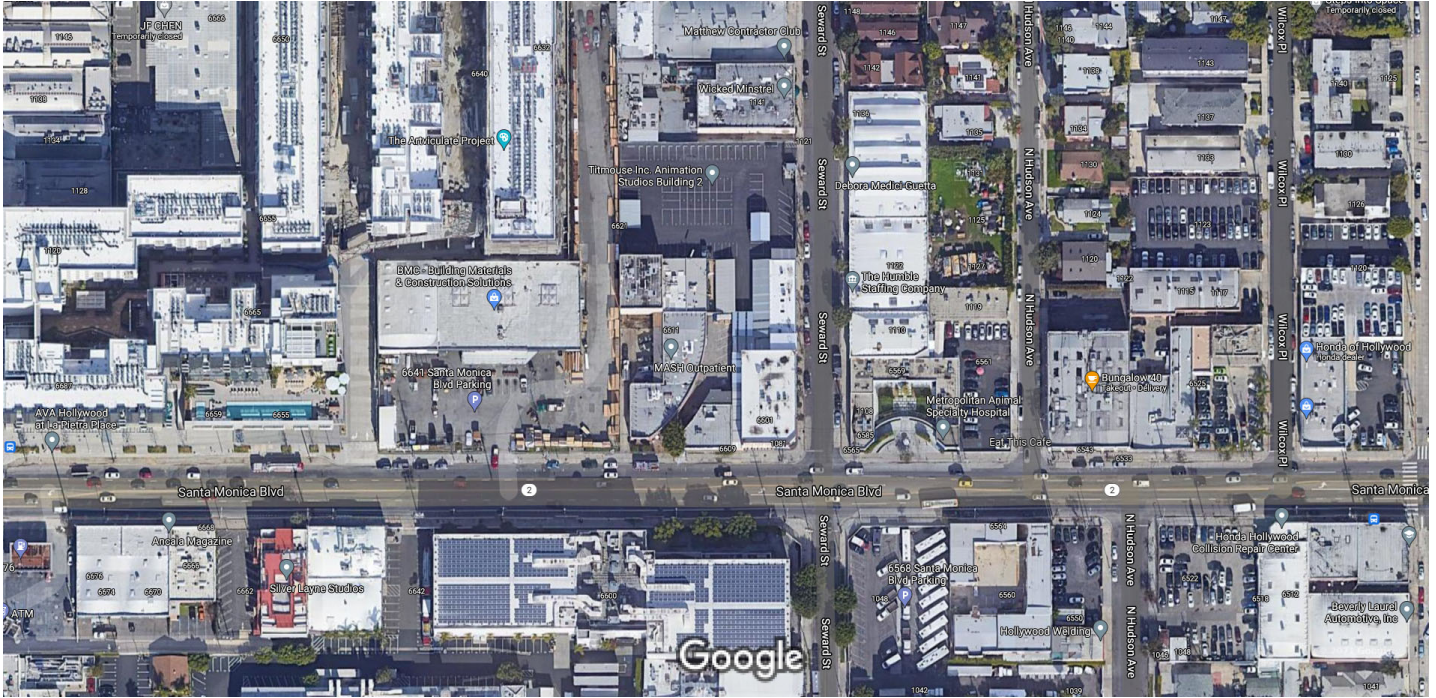
Certain commercial cannabis activities (projects) may be exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) because they fall within a class of projects determined not to have significant effect on the environment. (Cal. Code Regs., tit. 14, § 15300 et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

SIGNAL MANAGEMENT LLC
6609 SANTA MONICA BLVD.
LOS ANGELES, CA 90038



AERIAL VIEW



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 Google 50 ft



Map data ©2021 , Map data ©2021 Google

20 ft



6609 Santa Monica Blvd



Directions



Save



Nearby

Send to your
phone

Share



6609 Santa Monica Blvd, Los Angeles, CA 90038



3MR8+8H Los Angeles, California

Photos

SIGNAL MANAGEMENT LLC
6609 SANTA MONICA BLVD.
LOS ANGELES, CA 90038



FRONT ENTRANCE
(PUBLICLY ACCESSIBLE VANTAGE POINT)

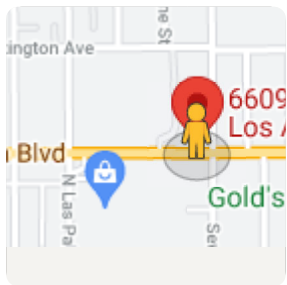


Image capture: Feb 2021 © 2021 Google

Los Angeles, California



Street View



SIGNAL MANAGEMENT LLC
6609 SANTA MONICA BLVD. LOS
ANGELES, CA 90038

Google Maps

(Driveway View)

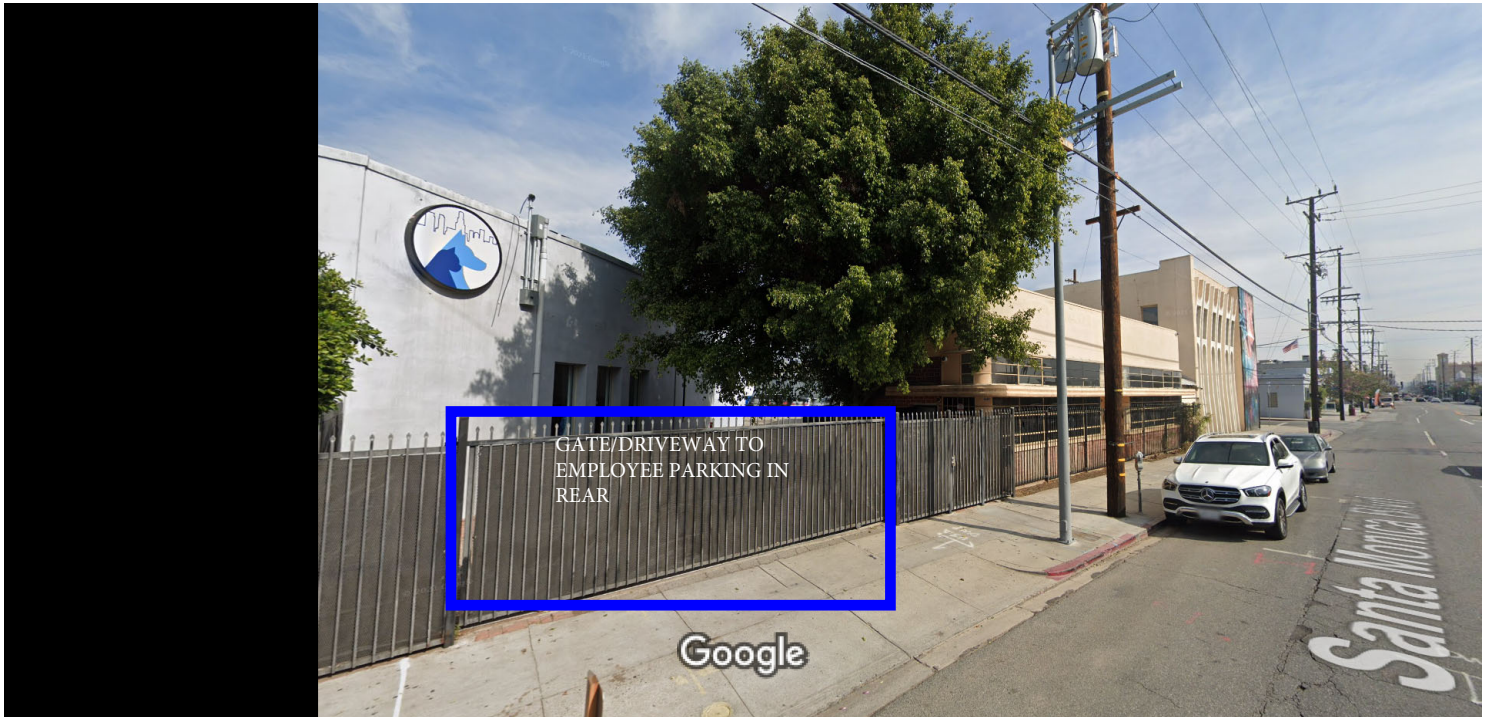
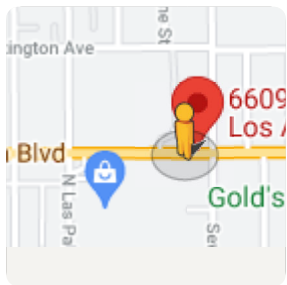


Image capture: Feb 2021 © 2021 Google

Los Angeles, California

 Google

Street View



141B185

N 4,144,000

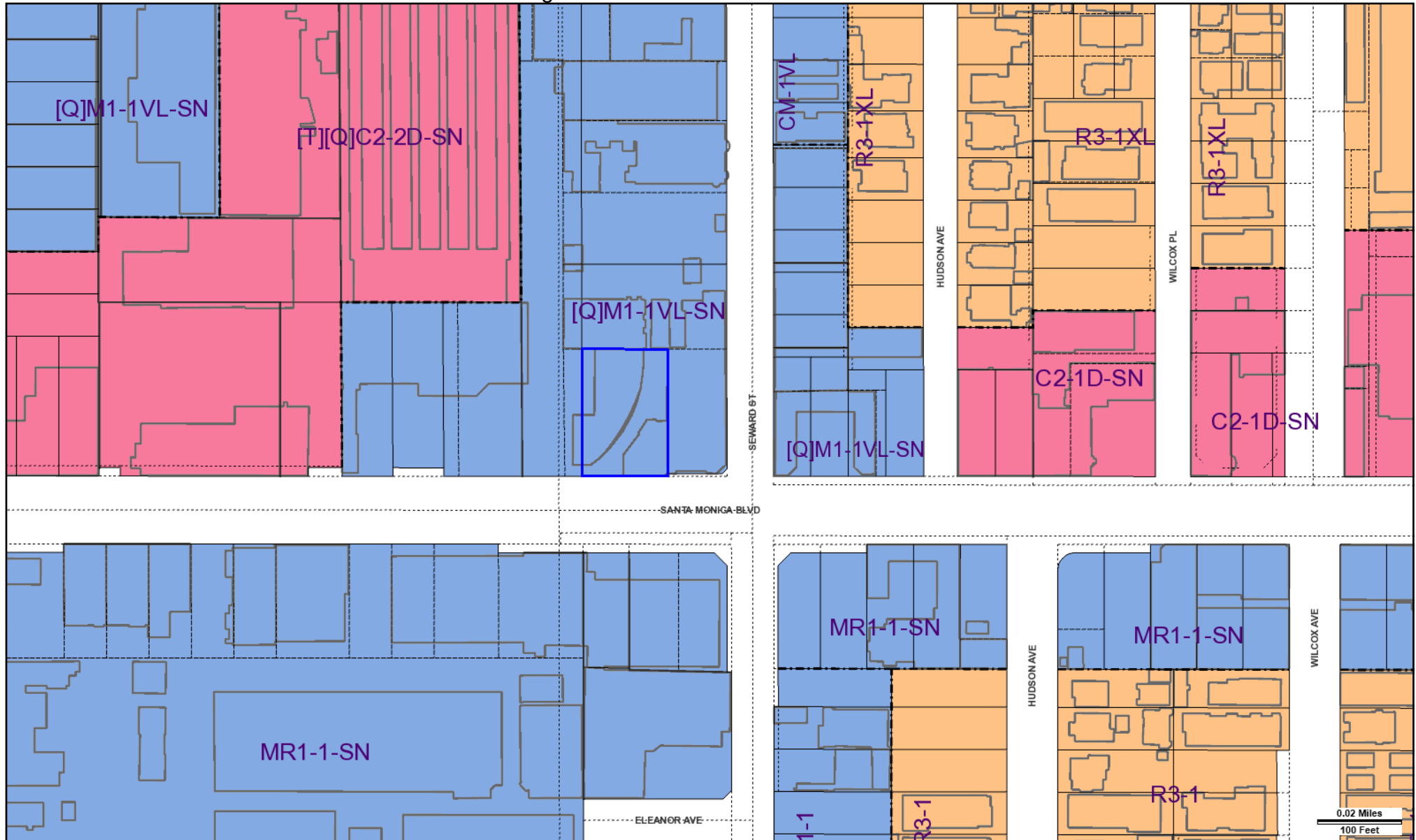
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144D103

144D103



Address: 6609 W SANTA MONICA BLVD

Tract: TONNER AND GARBUTT'S
SUBDIVISION OF THE S. W. LITTLE
TRACT

Zoning: [Q]M1-1VL-SN

APN: 5532023BRK

Block: None

General Plan: Limited Manufacturing

PIN #: 144B185 1261

Lot: FR 26

Arb: 4



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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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

Search

Reports

Resources

6609 W SANTA MONICA
BLVDFont: A A
A

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A

Address/Legal

Site Address	6609 W SANTA MONICA BLVD
Site Address	6611 W SANTA MONICA BLVD
ZIP Code	90038
PIN Number	144B185 1261
Lot/Parcel Area (Calculated)	15,158.7 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E5
Assessor Parcel No. (APN)	5532023BRK
Tract	TONNER AND GARBUTT'S SUBDIVISION OF THE S. W. LITTLE TRACT
Map Reference	M R 19-30
Block	None
Lot	FR 26
Arb (Lot Cut Reference)	4
Map Sheet	144B185

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Citywide/Code Amendment Cases

Additional

Seismic Hazards

Economic Development Areas

Housing

Public Safety

Radius Tool



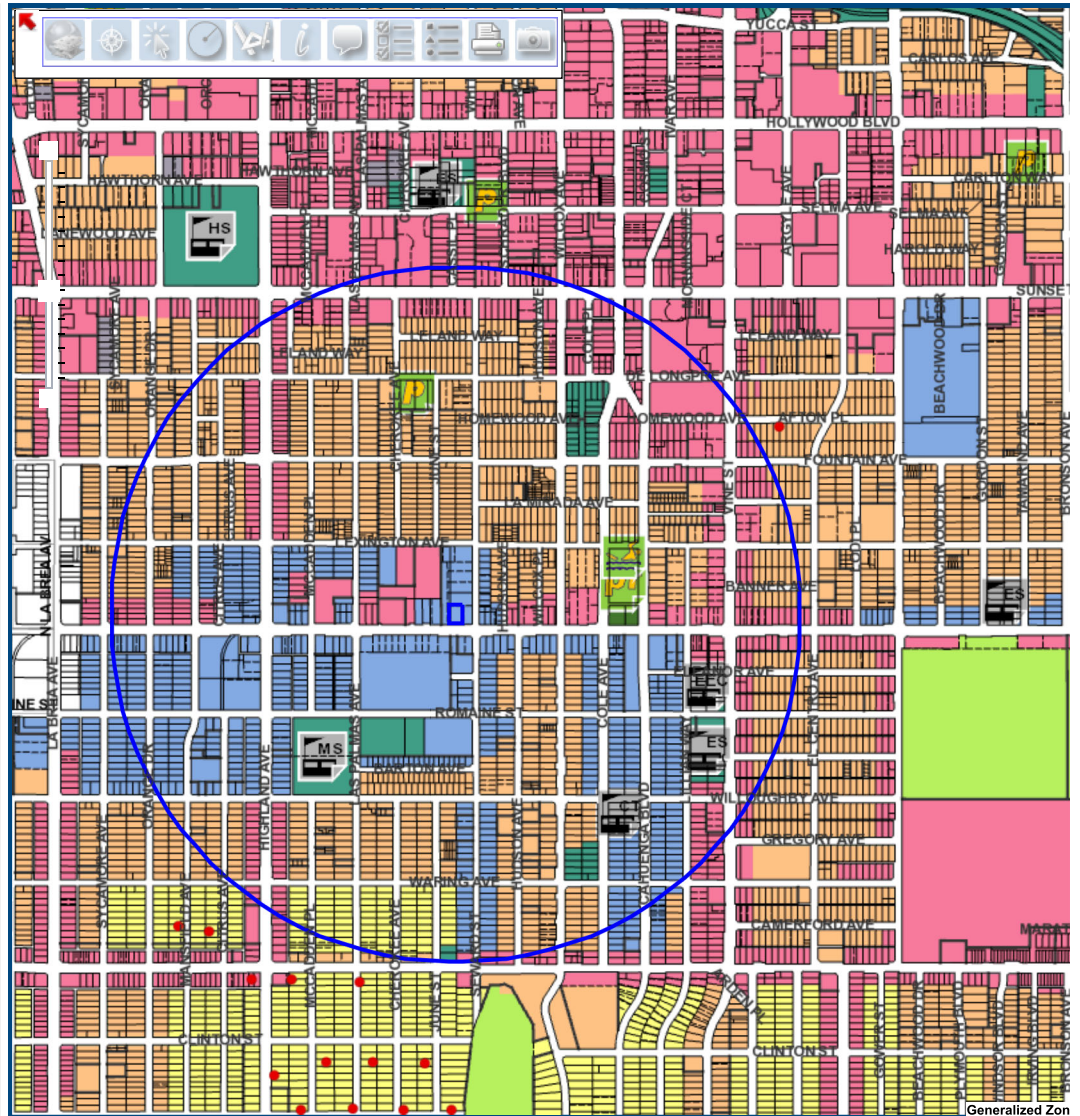
Buffer Distance: 2,640

Units:

Feet

Draw Buffer

Select all parcels within buffer radius



CUSTOMER SERVICE – 7:00 am - 6:00 pm
1-800-499-8840

NOELLE FRONTZ, 6609 SANTA MONICA BLVD, LOS ANGELES, CA 90038

Paying Your Bill



AUTOMATIC PAYMENT

Automatically pay from your checking or savings by logging in at www.ladwp.com/combillpay



ONLINE

Pay from your checking or savings any time by logging in at www.ladwp.com/myaccount



BY PHONE

Pay from your checking or savings any time by calling 1-877-MYPAYDWP (1-877-697-2939)



BY MAIL

Place your payment stub and your check or money order in the envelope provided with the bill.



IN PERSON

Via payment drop box

The 2021 Power Content Label is included in this bill.

Account Summary

Previous Account Balance		\$ 480.67
Payment Received 8/4/23	Thank you	-480.67
Remaining Balance		\$ 0.00
New Charges		+ 735.69

Total Amount Due \$ 735.69

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges			
	Electric Charges	2,315 kWh	\$723.00
	Water Charges	7/21/23 - 8/21/23 1 HCF	\$7.28
	Total LADWP Charges		\$ 730.28

LADWP provides billing services for the Bureau of Sanitation. All money collected for the services listed in the City of Los Angeles Bureau of Sanitation Charges section is forwarded to them.

City of Los Angeles Bureau of Sanitation Charges			
	Sewer Charges	7/21/23 - 8/21/23	\$5.41
	Total Sanitation Charges		\$ 5.41

Total New Charges \$ 735.69

THIS IS YOUR BILL

AUTOMATIC PAYMENT

ACCOUNT NUMBER
537 098 5739

AUTO PAYMENT Sep 5, 2023

AMOUNT \$ 735.69

Your payment is scheduled to be paid automatically on the date shown above, from the account you designated.

Other Important Phone Numbers

HEARING OR SPEECH-IMPAIRED - TTY

1-800-HEAR-DWP(432-7397)

CITY OF LOS ANGELES UTILITY TAX

1-800-215-6277

Correspondence Addresses

Please do not send correspondence with your payment. It may be delayed or lost.

LOS ANGELES DEPT OF WATER & POWER

PO Box 515407
Los Angeles, CA 90051-6707

Customer Service and Payment Information

WHEN TO PAY YOUR BILL

Your bill is due and payable on presentation and shall become delinquent nineteen days after the date of presentation. The payment due on your bill applies to the current charges only and does not extend the due date on any unpaid previous balance. Current City of Los Angeles policy provides for notification ten (10) days prior to discontinuance of service for nonpayment.

LATE PAYMENT CHARGE

A Late Payment Charge amounting to an 18% annual rate, computed on a daily basis, may be assessed on electric and water balances that are not paid by the due date. The charge is made for each day of the billing period shown on the current bill. Service may be discontinued for nonpayment.

IF YOU QUESTION YOUR LADWP CHARGES

Please contact a representative by calling the Customer Service Telephone Number or by going into any of the Department of Water and Power Customer Service Centers listed on the back of your payment stub or email us using our Customer Service form at www.ladwp.com/contactus. After receiving an explanation, you may ask for more information from a supervisor. If you still disagree with the charges, you have a right to a management-level review. To ask for a management-level review, send a written request to: LADWP Customer Relations Office, P.O. Box 51111, Los Angeles, CA 90051-0100. You must pay the undisputed portion of the bill within 7 days of the request for a management-level review. Your account will be reviewed and you will be informed of the result.

ELECTRONIC CHECK CONVERSION

Your payment may be processed as a check transaction or a one-time electronic fund transfer, which means funds may be withdrawn the same day as payment, and you will not receive your check back from your bank. For more information on electronic fund transfers and fees for insufficient funds, please see www.ladwp.com/checkconversion.

WHERE TO PAY YOUR BILL

All LADWP Customer Service Centers below are open Mon-Fri, except holidays, from 9:00 am to 5:00 pm. You may make an appointment to visit a service center by calling 1-888-999-0477, or drop your payment in the payment box during normal business hours.

BISHOP

Main Office.....300 Mandich Street

METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.
Boyle Heights.....919 S. Soto St., #10
Central.....4619 S. Central Ave.
Crenshaw-Baldwin Hills.....4030 Crenshaw Blvd.
Hollywood.....6547-B Sunset Blvd.
(entrance on Schrader Blvd.)
Lincoln Heights.....2417 Daly St.
Slauson-Vermont.....5928 S. Vermont Ave.
Watts.....1647 E. 103rd St

HARBOR AREA

San Pedro.....535 W. 9th St.
Wilmington.....931 N. Avalon Blvd

SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.
North Hills.....9154 Sepulveda Blvd.
Van Nuys.....6550 Van Nuys Blvd.

WEST LOS ANGELES

West Los Angeles.....1394 S. Sepulveda Blvd.



www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm

DEFINITIONS (For residential customers, the tier rates on your bill may include the following adjustments.)

CRPSEA – (Capped Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs associated with RPS Operations and Maintenance, RPS debt service, and Energy Efficiency Programs.

ECA – (Energy Cost Adjustment) an adjustment that reflects the variations of fuel, energy and other associated costs.

ESA – (Electric Subsidy Adjustment) a charge reflecting the costs of subsidies including senior, disabled, EZ-SAVE, traffic control lighting, and enterprise zone.

IRCA – (Incremental Reliability Cost Adjustment) a charge reflecting Operations and Maintenance and debt service related to Power Reliability Program cost and legacy RCA under-collection.

kWh – (kilo-watt-hour) the units in which electric usage is measured. One kWh equals 1000 watts of electricity used for one hour.

RCA – (Reliability Cost Adjustment) a charge reflecting the costs to support additional capital investments needed to improve reliability in areas of power distribution, transmission and generation infrastructure.

VEA – (Variable Energy Adjustment) a charge reflecting the costs of fuel, non-RPS power purchase agreements, non-RPS economy purchases, legacy ECAF under-collection, and base rate decoupling from energy efficiency impact.

VRPSEA – (Variable Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs of RPS market purchases and RPS costs above and beyond any Operations and Maintenance and debt service payments.



Electric Charges

BILLING PERIOD 7/21/23 - 8/21/23
DAYS 31

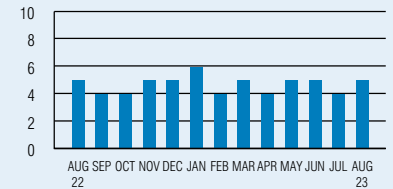
RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A Standard Service

NEXT SCHEDULED READ DATE
9/19/23

METER NUMBER
FM00009-01615096

SA # : 5370985467

USAGE HISTORY (Total kWh)



	Prev Yr	Aug 23
Total kWh used	5	5
Average daily kWh	0	0
Days in billing period	32	31
Your average daily cost of electricity		\$1.67
Highest Demand in last 12 months:		4 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	0.06				0.06 kW
Energy kWh	146		141		5 kWh
Service Charge					7.00
Facilities Charge			4 kW x \$5.36/kW		21.44
ESA			4 kW x \$0.46/kW		1.84
RCA			4 kW x \$0.96/kW		3.84
IRCA			4 kW x \$2.70/kW		10.80
IRCA based on KWH			5 kWh x \$0.01815/kWh		0.09
Energy Charge High Season			5 kWh x \$0.08188/kWh		0.41
ECA			5 kWh x \$0.0569/kWh		0.28
VEA			5 kWh x \$0.01149/kWh		0.06
CRPSEA			5 kWh x \$0.01104/kWh		0.06
VRPSEA			5 kWh x \$0.02408/kWh		0.12
Subtotal Electric Charges					\$45.94
City of Los Angeles Utility Tax			\$45.94 x 12.5%		5.74

Total Electric Charges \$ 51.68

Green Power for a Green LA --LADWP's Green Power program replaces electricity from polluting power plants with energy generated from renewable resources. To learn more and sign up, visit www.ladwp.com/greenpower

Electric Charges

SA # : 5370985765

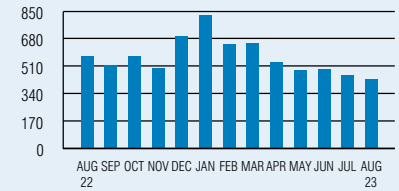
BILLING PERIOD **DAYS**
7/21/23 - 8/21/23 31

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
9/19/23

METER NUMBER
FM00009-01615099

USAGE HISTORY (Total kWh)



	Prev Yr	Aug 23
Total kWh used	574	431
Average daily kWh	18	14
Days in billing period	32	31
Your average daily cost of electricity		\$5.30
Highest Demand in last 12 months:		5.39 kW

DESCRIPTION	CURRENT READ	—	PREVIOUS READ	=	TOTAL USED
Demand kW	2.77				2.77 kW
Energy kWh	24445		24014		431 kWh
Service Charge					7.00
Facilities Charge			5.39 kW x \$5.36/kW		28.89
ESA			5.39 kW x \$0.46/kW		2.48
RCA			5.39 kW x \$0.96/kW		5.17
IRCA			5.39 kW x \$2.70/kW		14.55
IRCA based on KWH			431 kWh x \$0.01815/kWh		7.82
Energy Charge High Season			431 kWh x \$0.08188/kWh		35.29
ECA			431 kWh x \$0.0569/kWh		24.52
VEA			431 kWh x \$0.01149/kWh		4.95
CRPSEA			431 kWh x \$0.01104/kWh		4.76
VRPSEA			431 kWh x \$0.02408/kWh		10.38
Subtotal Electric Charges					\$145.81
City of Los Angeles Utility Tax			\$145.81 x 12.5%		18.23
State Energy Surcharge			431 kWh x \$0.0003/kWh		0.13
Total Electric Charges					\$ 164.17

Electric Charges

SA # : 5370985859

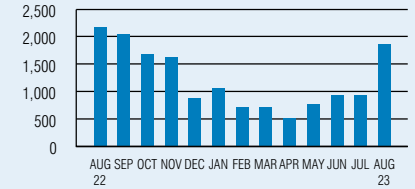
BILLING PERIOD **DAYS**
7/21/23 - 8/21/23 31

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
9/19/23

METER NUMBER
PM00209-00026678

USAGE HISTORY (Total kWh)



	Prev Yr	Aug 23
Total kWh used	4,229	1,879
Average daily kWh	68	61
Days in billing period	62	31
Your average daily cost of electricity		\$16.36
Highest Demand in last 12 months:		6.42 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	4.77				4.77 kW
Energy kWh	28944		27065		1879 kWh
Service Charge					7.00
Facilities Charge			6.42 kW x \$5.36/kW		34.41
ESA			6.42 kW x \$0.46/kW		2.95
RCA			6.42 kW x \$0.96/kW		6.16
IRCA			6.42 kW x \$2.70/kW		17.33
IRCA based on KWH			1,879 kWh x \$0.01815/kWh		34.10
Energy Charge High Season			1,879 kWh x \$0.08188/kWh		153.85
ECA			1,879 kWh x \$0.0569/kWh		106.92
VEA			1,879 kWh x \$0.01149/kWh		21.59
CRPSEA			1,879 kWh x \$0.01104/kWh		20.74
VRPSEA			1,879 kWh x \$0.02408/kWh		45.25
Subtotal Electric Charges					\$450.30
City of Los Angeles Utility Tax			\$450.30 x 12.5%		56.29
State Energy Surcharge			1,879 kWh x \$0.0003/kWh		0.56
Total Electric Charges					\$ 507.15

www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm

DEFINITIONS

HCF – (Hundred Cubic Feet) the units in which water usage is measured. One HCF equals 748 gallons.

Rate Schedule – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

Tier (Commercial) – One of two usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Winter Tier 1 allotment) is based on average consumption for the preceding Dec. - Mar. Any usage over the Tier 1 allotment is billed at a higher rate (Tier 2). During the High Season months (June 1 - Sept. 30), Tier 1 allotment shall be 105% of Winter Tier 1 allotment. Shortage year water rates no longer apply.



Water Charges

BILLING PERIOD 7/21/23 - 8/21/23
DAYS 31

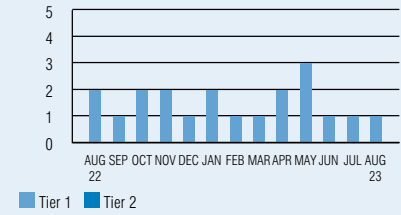
RATE SCHEDULE

Water Schedule C - Comm, Ind, Govt and Temp Service

NEXT SCHEDULED READ DATE
9/19/23

SA # : 5370985259

USAGE HISTORY (Total HCF)



	Prev Yr	Aug 23
Total HCF used	2	1
Average daily gallons	47	24
Days in billing period	32	31
Your average daily cost of water		\$0.23
Your average cost per gallon of water		\$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	PREVIOUS READ	TOTAL USED
90575544	77	76	1 HCF
Tier 1 Water			1 HCF x \$7.28/HCF
Subtotal Water Charges			\$7.28
Total Water Charges			\$ 7.28

Your Water Usage by Tier

Tier 1 Water Allotment \$7.28/HCF	Tier 2
1 HCF	More than 1 HCF

Usage is billed at different rates, depending on how much you use. The graph shows how your water usage relates to these tiers, and the rate you paid in each tier. For more, visit www.ladwp.com/res_water

For the Quarterly Notice of Change in LADWP Water Rates, go to

www.ladwp.com/quarterlynotice



www.lacitysan.org 1-800-773-2489

Hours of operation - 24/7

DEFINITIONS

EZ-SAVE Program Sewer Surcharge - an amount charged to each customer to help cover the costs of providing sewer service subsidies to EZ-SAVE customers, required by state and federal law.

Sewer Service Charge - (SSC) a charge for use of the sewer system, to cover the costs of constructing and maintaining wastewater facilities such as sewers and sewage treatment plants, and for treating sewage.

Sewer Charges

SA # : 5370985487

BILLING PERIOD	DAYS	SEWER RATE SCHEDULE
7/21/23 - 8/21/23	31	Sewer Service Charge - Multi Dwell and Commercial
<hr/>		
Sewer Service Charge*	0.93000 HCF x \$5.80/HCF	5.39
Sewer Service EZ-SAVE Program Surcharge*		0.02
<hr/>		

Total Sewer Charges \$ 5.41

**Your Sewer Service Charge is calculated on 93% of your water consumption.*

Electric Definitions

Demand Charge – a charge related to maximum power measured in kilowatts (kW). It is the highest kW as measured by the meter over a continuous 15 minute interval during the billing period.

Facilities Charge – a charge to recover the cost of transformer and line capacity used in meeting customer's maximum demand as recorded in the last twelve months.

kVarh – (kilo-var-hour) the units in which electric reactive energy usage is measured. One kVarh equals 1000 volt-ampere reactive energy use for one hour.

Minimum Charge – an amount charged if your usage falls below a certain minimum level to cover costs for services provided such as meter reading, billing, postage, etc. when a service charge is not applicable.

Power Factor – the ratio of real Energy (kWh) to reactive energy (kVarh) for a given time period. The Maximum value is 1.0

Rate Schedule – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

RPS – Renewable Portfolio Standard program to increase the use of energy from photovoltaics, wind, biomass, and other renewable sources.

Service Charge – a charge for services provided such as meter reading, billing, postage, etc.

Time-of-Use – Time-of-Use rates are based on the time of day that you use electricity. During the Base hours, when customer use is low, your price will be lower than the standard rate. Prices during Low Peak hours are slightly higher than standard rate. In High Peak hours, the cost to supply energy is the highest, and it will cost more than the standard rate.

CUSTOMER SERVICE – 7:00 am - 6:00 pm
1-800-499-8840

Paying Your Bill



AUTOMATIC PAYMENT

Automatically pay from your checking or savings by logging in at www.ladwp.com/combillpay



ONLINE

Pay from your checking or savings any time by logging in at www.ladwp.com/myaccount



BY PHONE

Pay from your checking or savings any time by calling 1-877-MYPAYDWP (1-877-697-2939)



BY MAIL

Place your payment stub and your check or money order in the envelope provided with the bill.



IN PERSON

Via payment drop box

The 2021 Power Content Label is included in this bill.

NOELLE FRONTZ, 6609 SANTA MONICA BLVD, LOS ANGELES, CA 90038

This bill corrects a previous bill and contains your new charges. Previous charges were cancelled and then rebilled correctly. Details on the following pages.

Account Summary

Previous Account Balance		\$ 735.69
Payment Received 9/5/23	Thank you	-735.69
Credit Corrections (see details on page 3)		-\$0.25
Credit Balance		\$ -0.25
New Charges		+ 721.50
Total Amount Due		\$ 721.25

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges			
 800-499-8840	Electric Charges	2,003 kWh	\$651.47
	Water Charges	8/21/23 - 9/19/23 5 HCF	\$42.95
	Total LADWP Charges		\$ 694.42

LADWP provides billing services for the Bureau of Sanitation. All money collected for the services listed in the City of Los Angeles Bureau of Sanitation Charges section is forwarded to them.

City of Los Angeles Bureau of Sanitation Charges			
 800-773-2489	Sewer Charges	8/21/23 - 9/19/23	\$27.08
	Total Sanitation Charges		\$ 27.08

Total New Charges \$ 721.50

THIS IS YOUR BILL

AUTOMATIC PAYMENT

ACCOUNT NUMBER
537 098 5739

AUTO PAYMENT Oct 4, 2023

AMOUNT \$ 721.25

Your payment is scheduled to be paid automatically on the date shown above, from the account you designated.

Other Important Phone Numbers

HEARING OR SPEECH-IMPAIRED - TTY

1-800-HEAR-DWP(432-7397)

CITY OF LOS ANGELES UTILITY TAX

1-800-215-6277

Correspondence Addresses

Please do not send correspondence with your payment. It may be delayed or lost.

LOS ANGELES DEPT OF WATER & POWER

PO Box 515407
Los Angeles, CA 90051-6707

Customer Service and Payment Information

WHEN TO PAY YOUR BILL

Your bill is due and payable on presentation and shall become delinquent nineteen days after the date of presentation. The payment due on your bill applies to the current charges only and does not extend the due date on any unpaid previous balance. Current City of Los Angeles policy provides for notification ten (10) days prior to discontinuance of service for nonpayment.

LATE PAYMENT CHARGE

A Late Payment Charge amounting to an 18% annual rate, computed on a daily basis, may be assessed on electric and water balances that are not paid by the due date. The charge is made for each day of the billing period shown on the current bill. Service may be discontinued for nonpayment.

IF YOU QUESTION YOUR LADWP CHARGES

Please contact a representative by calling the Customer Service Telephone Number or by going into any of the Department of Water and Power Customer Service Centers listed on the back of your payment stub or email us using our Customer Service form at www.ladwp.com/contactus. After receiving an explanation, you may ask for more information from a supervisor. If you still disagree with the charges, you have a right to a management-level review. To ask for a management-level review, send a written request to: LADWP Customer Relations Office, P.O. Box 51111, Los Angeles, CA 90051-0100. You must pay the undisputed portion of the bill within 7 days of the request for a management-level review. Your account will be reviewed and you will be informed of the result.

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Your payment may be processed as a check transaction or a one-time electronic fund transfer, which means funds may be withdrawn the same day as payment, and you will not receive your check back from your bank. For more information on electronic fund transfers and fees for insufficient funds, please see www.ladwp.com/checkconversion.

WHERE TO PAY YOUR BILL

All LADWP Customer Service Centers below are open Mon-Fri, except holidays, from 9:00 am to 5:00 pm. You may make an appointment to visit a service center by calling 1-888-999-0477, or drop your payment in the payment box during normal business hours.

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Central.....4619 S. Central Ave.
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Hollywood.....6547-B Sunset Blvd.
(entrance on Schrader Blvd.)
Lincoln Heights.....2417 Daly St.
Slauson-Vermont.....5928 S. Vermont Ave.
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SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.
North Hills.....9154 Sepulveda Blvd.
Van Nuys.....6550 Van Nuys Blvd.

WEST LOS ANGELES

West Los Angeles.....1394 S. Sepulveda Blvd.

Corrections *(See details below)*

	CORRECTION DESCRIPTION	BILLING PERIOD CORRECTED	CANCELLED AMOUNT	CORRECTED AMOUNT	NET DIFFERENCE
1	Water Service Charges - Court Ruling	4/21/23 - 5/22/23	\$23.52	\$23.36	-\$0.16
2	Water Service Charges - Court Ruling	5/22/23 - 6/21/23	\$7.84	\$7.75	-\$0.09
				Total Corrections	-\$0.25

Correction 1

Water Charges

SA # : 5370985259

CORRECTED BILLING for period shown

BILLING PERIOD 4/21/23 - 5/22/23 **DAYS** 31 **RATE SCHEDULE** Water Schedule C - Comm, Ind, Govt and Temp Service

TIER 1 ALLOTMENT
0 HCF

METER NUMBER	ENDING READ	- BEGINNING READ	=	TOTAL USED
90575544	74	71		3 HCF

Tier 1 Water 3 HCF x \$7.78667/HCF 23.36

Subtotal Water Charges **\$23.36**

CORRECTED Water Charges \$ 23.36

Correction 2

Water Charges

SA # : 5370985259

CORRECTED BILLING for period shown

BILLING PERIOD 5/22/23 - 6/21/23 **DAYS** 30 **RATE SCHEDULE** Water Schedule C - Comm, Ind, Govt and Temp Service

TIER 1 ALLOTMENT
0 HCF

METER NUMBER	ENDING READ	- BEGINNING READ	=	TOTAL USED
90575544	75	74		1 HCF

Tier 1 Water 1 HCF x \$7.75/HCF 7.75

Subtotal Water Charges **\$7.75**

CORRECTED Water Charges \$ 7.75

New Charges



www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm

DEFINITIONS (For residential customers, the tier rates on your bill may include the following adjustments.)

CRPSEA – (Capped Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs associated with RPS Operations and Maintenance, RPS debt service, and Energy Efficiency Programs.

ECA – (Energy Cost Adjustment) an adjustment that reflects the variations of fuel, energy and other associated costs.

ESA – (Electric Subsidy Adjustment) a charge reflecting the costs of subsidies including senior, disabled, EZ-SAVE, traffic control lighting, and enterprise zone.

IRCA – (Incremental Reliability Cost Adjustment) a charge reflecting Operations and Maintenance and debt service related to Power Reliability Program cost and legacy RCA under-collection.

kWh – (kilo-watt-hour) the units in which electric usage is measured. One kWh equals 1000 watts of electricity used for one hour.

RCA – (Reliability Cost Adjustment) a charge reflecting the costs to support additional capital investments needed to improve reliability in areas of power distribution, transmission and generation infrastructure.

VEA – (Variable Energy Adjustment) a charge reflecting the costs of fuel, non-RPS power purchase agreements, non-RPS economy purchases, legacy ECAF under-collection, and base rate decoupling from energy efficiency impact.

VRPSEA – (Variable Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs of RPS market purchases and RPS costs above and beyond any Operations and Maintenance and debt service payments.



Electric Charges

SA # : 5370985467

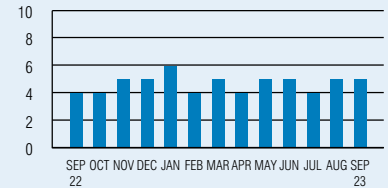
BILLING PERIOD 8/21/23 - 9/19/23
DAYS 29

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
10/19/23

METER NUMBER
FM00009-01615096

USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	4	5
Average daily kWh	0	0
Days in billing period	30	29
Your average daily cost of electricity		\$1.78
Highest Demand in last 12 months:		4 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	0.05				0.05 kW
Energy kWh	151		146		5 kWh
Service Charge					7.00
Facilities Charge			4 kW x \$5.36/kW		21.44
ESA			4 kW x \$0.46/kW		1.84
RCA			4 kW x \$0.96/kW		3.84
IRCA			4 kW x \$2.70/kW		10.80
IRCA based on KWH			5 kWh x \$0.01815/kWh		0.09
Energy Charge High Season			5 kWh x \$0.08188/kWh		0.41
ECA			5 kWh x \$0.0569/kWh		0.28
VEA			5 kWh x \$0.01149/kWh		0.06
CRPSEA			5 kWh x \$0.01104/kWh		0.06
VRPSEA			5 kWh x \$0.02408/kWh		0.12
Subtotal Electric Charges					\$45.94
City of Los Angeles Utility Tax			\$45.94 x 12.5%		5.74

Total Electric Charges \$ 51.68

Green Power for a Green LA--LADWP's Green Power program replaces electricity from polluting power plants with energy generated from renewable resources. To learn more and sign up, visit www.ladwp.com/greenpower

Electric Charges

SA # : 5370985765

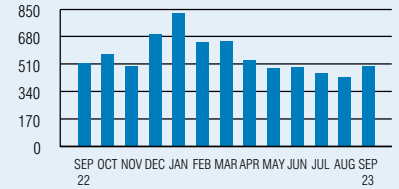
BILLING PERIOD **DAYS**
8/21/23 - 9/19/23 29

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
10/19/23

METER NUMBER
FM00009-01615099

USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	517	501
Average daily kWh	17	17
Days in billing period	30	29
Your average daily cost of electricity		\$6.21
Highest Demand in last 12 months:		5.39 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	2.41				2.41 kW
Energy kWh	24946		24445		501 kWh
Service Charge					7.00
Facilities Charge			5.39 kW x \$5.36/kW		28.89
ESA			5.39 kW x \$0.46/kW		2.48
RCA			5.39 kW x \$0.96/kW		5.17
IRCA			5.39 kW x \$2.70/kW		14.55
IRCA based on KWH			501 kWh x \$0.01815/kWh		9.09
Energy Charge High Season			501 kWh x \$0.08188/kWh		41.02
ECA			501 kWh x \$0.0569/kWh		28.51
VEA			501 kWh x \$0.01149/kWh		5.76
CRPSEA			501 kWh x \$0.01104/kWh		5.53
VRPSEA			501 kWh x \$0.02408/kWh		12.06
Subtotal Electric Charges					\$160.06
City of Los Angeles Utility Tax			\$160.06 x 12.5%		20.01
State Energy Surcharge			501 kWh x \$0.0003/kWh		0.15
Total Electric Charges					\$ 180.22

Electric Charges

SA # : 5370985859

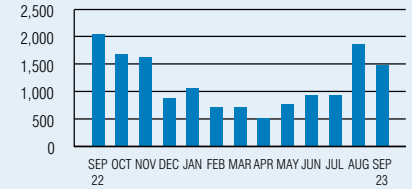
BILLING PERIOD **DAYS**
8/21/23 - 9/19/23 29

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
10/19/23

METER NUMBER
PM00209-00026678

USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	4,229	1,497
Average daily kWh	68	52
Days in billing period	62	29
Your average daily cost of electricity		\$14.47
Highest Demand in last 12 months:		6.42 kW

DESCRIPTION	CURRENT READ	—	PREVIOUS READ	=	TOTAL USED
Demand kW	4.98				4.98 kW
Energy kWh	30441		28944		1497 kWh
Service Charge					7.00
Facilities Charge			6.42 kW x \$5.36/kW		34.41
ESA			6.42 kW x \$0.46/kW		2.95
RCA			6.42 kW x \$0.96/kW		6.16
IRCA			6.42 kW x \$2.70/kW		17.33
IRCA based on KWH			1,497 kWh x \$0.01815/kWh		27.17
Energy Charge High Season			1,497 kWh x \$0.08188/kWh		122.57
ECA			1,497 kWh x \$0.0569/kWh		85.18
VEA			1,497 kWh x \$0.01149/kWh		17.20
CRPSEA			1,497 kWh x \$0.01104/kWh		16.53
VRPSEA			1,497 kWh x \$0.02408/kWh		36.05
Subtotal Electric Charges					\$372.55
City of Los Angeles Utility Tax			\$372.55 x 12.5%		46.57
State Energy Surcharge			1,497 kWh x \$0.0003/kWh		0.45
Total Electric Charges					\$ 419.57

www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm

DEFINITIONS

HCF – (Hundred Cubic Feet) the units in which water usage is measured. One HCF equals 748 gallons.

Rate Schedule – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

Tier (Commercial) – One of two usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Winter Tier 1 allotment) is based on average consumption for the preceding Dec. - Mar. Any usage over the Tier 1 allotment is billed at a higher rate (Tier 2). During the High Season months (June 1 - Sept. 30), Tier 1 allotment shall be 105% of Winter Tier 1 allotment. Shortage year water rates no longer apply.



Water Charges

BILLING PERIOD 8/21/23 - 9/19/23
DAYS 29

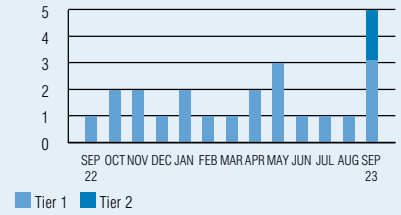
RATE SCHEDULE

Water Schedule C - Comm, Ind, Govt and Temp Service

NEXT SCHEDULED READ DATE
10/19/23

SA # : 5370985259

USAGE HISTORY (Total HCF)



	Prev Yr	Sep 23
Total HCF used	1	5
Average daily gallons	25	129
Days in billing period	30	29
Your average daily cost of water		\$1.48
Your average cost per gallon of water		\$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	PREVIOUS READ	TOTAL USED
90575544	82	77	5 HCF

Tier 1 Water	3.14998 HCF x \$7.27624/HCF	22.92
Tier 2 Water	1.85002 HCF x \$10.82691/HCF	20.03

Subtotal Water Charges \$42.95

Total Water Charges \$ 42.95

Your Water Usage by Tier

Tier 1 Water Allotment \$7.27624/HCF	Tier 2 \$10.82691/HCF
3.14 HCF	More than 3.14 HCF

Usage is billed at different rates, depending on how much you use. The graph shows how your water usage relates to these tiers, and the rate you paid in each tier. For more, visit www.ladwp.com/res_water

For the Quarterly Notice of Change in LADWP Water Rates, go to

www.ladwp.com/quarterlynnotice



www.lacitysan.org 1-800-773-2489

Hours of operation - 24/7

DEFINITIONS

EZ-SAVE Program Sewer Surcharge - an amount charged to each customer to help cover the costs of providing sewer service subsidies to EZ-SAVE customers, required by state and federal law.

Sewer Service Charge - (SSC) a charge for use of the sewer system, to cover the costs of constructing and maintaining wastewater facilities such as sewers and sewage treatment plants, and for treating sewage.

Sewer Charges

SA # : 5370985487

BILLING PERIOD		DAYS	SEWER RATE SCHEDULE	
8/21/23 - 9/19/23		29	Sewer Service Charge - Multi Dwell and Commercial	
Sewer Service Charge*			4.65000 HCF x \$5.80/HCF	26.97
Sewer Service EZ-SAVE Program Surcharge*				0.11
Total Sewer Charges				\$ 27.08

**Your Sewer Service Charge is calculated on 93% of your water consumption.*

Electric Definitions

Demand Charge – a charge related to maximum power measured in kilowatts (kW). It is the highest kW as measured by the meter over a continuous 15 minute interval during the billing period.

Facilities Charge – a charge to recover the cost of transformer and line capacity used in meeting customer's maximum demand as recorded in the last twelve months.

kVarh – (kilo-var-hour) the units in which electric reactive energy usage is measured. One kVarh equals 1000 volt-ampere reactive energy use for one hour.

Minimum Charge – an amount charged if your usage falls below a certain minimum level to cover costs for services provided such as meter reading, billing, postage, etc. when a service charge is not applicable.

Power Factor – the ratio of real Energy (kWh) to reactive energy (kVarh) for a given time period. The Maximum value is 1.0

Rate Schedule – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

RPS – Renewable Portfolio Standard program to increase the use of energy from photovoltaics, wind, biomass, and other renewable sources.

Service Charge – a charge for services provided such as meter reading, billing, postage, etc.

Time-of-Use – Time-of-Use rates are based on the time of day that you use electricity. During the Base hours, when customer use is low, your price will be lower than the standard rate. Prices during Low Peak hours are slightly higher than standard rate. In High Peak hours, the cost to supply energy is the highest, and it will cost more than the standard rate.



City of Los Angeles Department of City Planning

3/6/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6609 W SANTA MONICA BLVD
6611 W SANTA MONICA BLVD

ZIP CODES

90038

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2007-5866-SN
CPC-2005-6082
CPC-2002-4173
CPC-1997-43-CPU
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-188454-SA17:3
ORD-182960
ORD-182173-SA17:3
ORD-176172
ORD-164704
ORD-161116-SA19
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2005-2158-EIR
ENV-2003-1377-MND
ENV-2002-4174

Address/Legal Information

PIN Number	144B185 1261
Lot/Parcel Area (Calculated)	15,158.7 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E5
Assessor Parcel No. (APN)	5532023BRK
Tract	TONNER AND GARBUTT'S SUBDIVISION OF THE S. W. LITTLE TRACT
Map Reference	M R 19-30
Block	None
Lot	FR 26
Arb (Lot Cut Reference)	4
Map Sheet	144B185

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central APC
Neighborhood Council	Central Hollywood
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1919.01000000
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	[Q]CM-2D-SN
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2532 Temporary Hollywood Zone Change ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2331 Sign District: Hollywood Signare (Media District)
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	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	Hollywood Signage (Media District)
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 2
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
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)	5532023008
APN Area (Co. Public Works)*	0.254 (ac)
Use Code	3500 - Industrial - Motion Picture, Radio and Television Industry - Studio - One Story
Assessed Land Val.	\$196,448
Assessed Improvement Val.	\$175,559
Last Owner Change	10/11/2011
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	534955
	4-874
	1955881
	141100-1
	141094-9
Building 1	
Year Built	1930
Building Class	C6C
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,006.0 (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

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Rent Stabilization Ordinance (RSO)	No [APN: 5532023008]
Assessor Information	
Assessor Parcel No. (APN)	5532023013
APN Area (Co. Public Works)*	0.162 (ac)
Use Code	2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story
Assessed Land Val.	\$120,391
Assessed Improvement Val.	\$55,416
Last Owner Change	10/11/2011
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	534955
	4-874
	1955881
	141100-1
	141095-9
	141094
Building 1	
Year Built	1938
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,226.0 (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: 5532023013]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.6942308
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin

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

Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
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	HOLLYWOOD MEDIA DISTRICT
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	Los Angeles
State Enterprise Zone	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: 5532023008]
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	West
Division / Station	Hollywood
Reporting District	663
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2007-5866-SN
Required Action(s):	SN-SIGN DISTRICT
Project Descriptions(s):	HOLLYWOOD SIGN SUD AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-2002-4173
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	ENV-2003-1377-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Approval of a proposed Sign Supplemental Use District pursuant to Section 13.11 of the LAMC for the Hollywood Redevelopment Project Area
Case Number:	ENV-2002-4174
Required Action(s):	Data Not Available
Project Descriptions(s):	

DATA NOT AVAILABLE

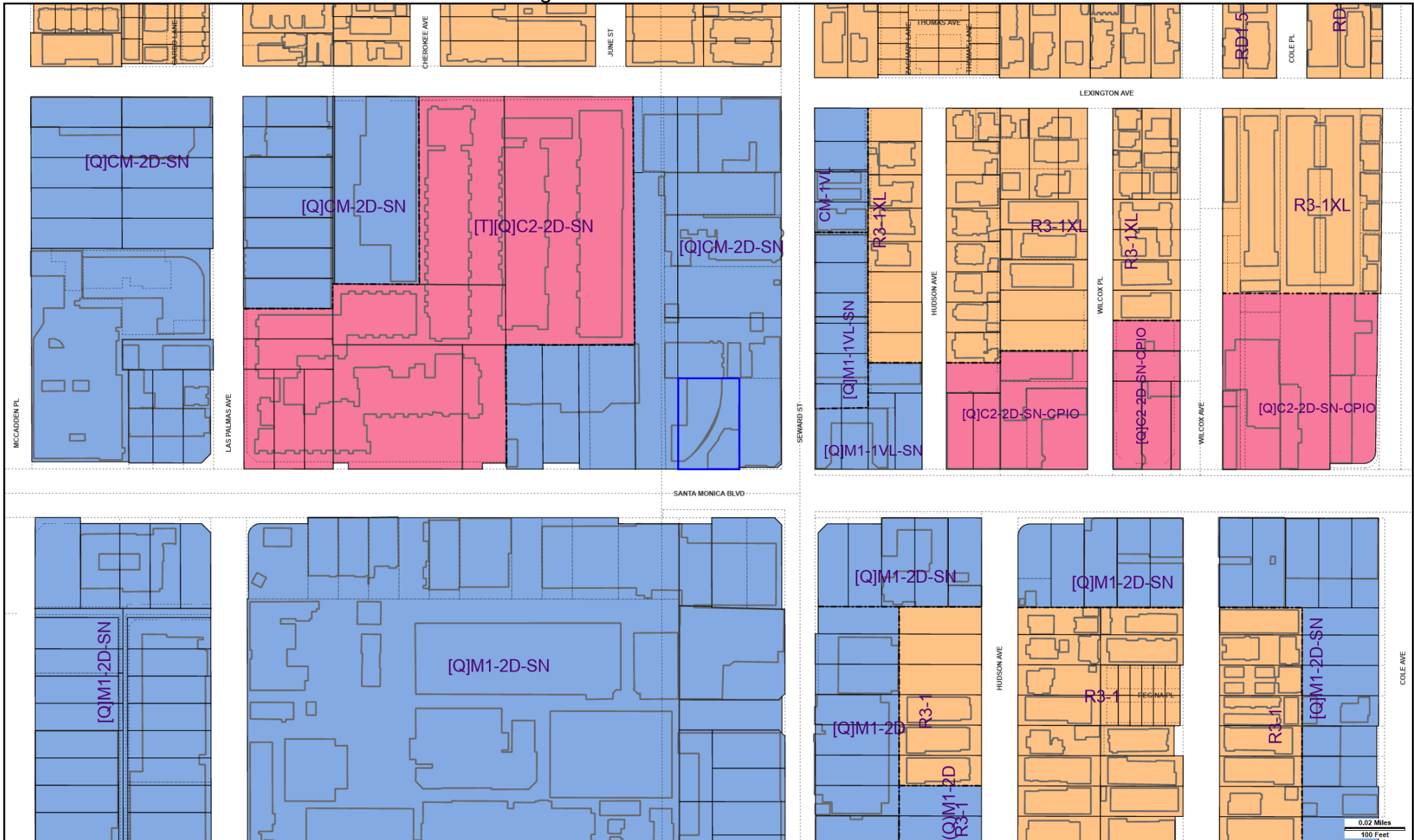
ORD-188454-SA17:3
ORD-182960
ORD-182173-SA17:3
ORD-176172
ORD-164704
ORD-161116-SA19

ZIMAS PUBLIC

Generalized Zoning

03/06/2025

City of Los Angeles
Department of City Planning



Address: 6609 W SANTA MONICA BLVD

Tract: TONNER AND GARBUTT'S
SUBDIVISION OF THE S. W. LITTLE
TRACT

Zoning: [Q]CM-2D-SN

APN: 5532023BRK

Block: None

General Plan: Limited Manufacturing

PIN #: 144B185 1261

Lot: FR 26

Arb: 4



LEGEND

GENERALIZED ZONING

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


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

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





PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES




















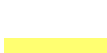




	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

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

Zone Use Districts

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

CIRCULATION

STREET

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

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

FREEWAYS

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



MISC. LINES























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

POINTS OF INTEREST





 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e 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	P 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
-  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
-  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