

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. 101801

Project Applicant: Progressive Horizon Inc.

Project Location - Specific:

837 S Los Angeles Street Los Angeles, CA 90014 / 8th St & 9th St

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Cultivation 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: Progressive Horizon Inc.

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

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: CEQA Section 15301 / Class 1

☐ 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 Categorical Exemption pursuant to CEQA Guidelines Section 15301 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

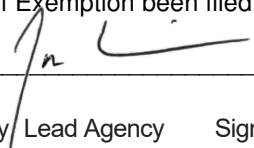
Contact Person: Jason Killeen

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: 03/19/2025 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: _____

2025 061543



FILED

Mar 26 2025

Dean S. Logan, Registrar - Recorder/County Clerk

Electronically signed by RICKENA MCCLAIN

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)

THIS NOTICE WAS POSTED

ON March 26 2025

UNTIL April 25 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-24-101801-ANN / Cultivation Indoor

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 101801-ANN

PROJECT TITLE

DCR CORE RECORD NO. 101801

COUNCIL DISTRICT

14

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

837 S Los Angeles Street Los Angeles, CA 90014 / 8th St & 9th St

☒ Map attached.

PROJECT DESCRIPTION:

Cultivation of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Progressive Horizon Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Section 15301 / Class 1☐ 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 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Cultivation Indoor

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

EXECUTIVE OFFICES
221 N. FIGUEROA STREET, SUITE 1245
LOS ANGELES, CA 90012
(213) 978-0738
-

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.

DCR Record No.:	LA-C-24-101801-ANN
Applicant Name:	Progressive Horizon Inc.
Activity(ies) Requested:	Cultivation, Specialty Indoor (Type 1A)
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:	837 S Los Angeles Street Los Angeles, CA 90014
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 Downtown Los Angeles Fashion District Central City [HM1-CHC1-5] [CX3-FA] [CPIO]
LAMC Section / "Phase":	LAMC 104.07 / Phase 1
Environmental Analysis/Clearance: ENV-101801-ANN	Notice of Exemption pursuant to the Class 1 categorical exemption (tit. 14, Cal. Code Regs., §§ 15301)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of March 19, 2019. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, C12-0000247-LIC, to conduct Cultivation, Specialty Indoor (Type 1A), active through August 20, 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 837 S Los Angeles Street, Los Angeles, CA 90014, a parcel zoned for Traditional Core 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) EVALUATION

PROJECT DESCRIPTION:

The Applicant seeks an Annual License for cannabis microbusiness which allows cannabis distribution, cultivation, and storefront retail operation on an existing site zoned commercial-mixed 3 [HM-1CHC1-5] [CX3-FA] [CPIO] at 837 S Los Angeles Street, Los Angeles, CA 90014 (Assessor's Parcel Number 5145014004). The Project-Specific Information Form (LIC-4013-FORM) (**Exhibit A**) submitted by the Applicant indicates the project site has been used for cannabis activities since 2013. Proposed activities would include retail operation and cultivation, and distribution of cannabis products. Proposed distribution activities would include the packaging and labeling of cannabis products. Proposed cultivation activities include preparing the soil and growing medium, planting seeds or clones, irrigating, fertilizing, and managing pests, harvesting plants, drying, curing, and trimming plants. 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. Proposed operations would have 9 employees per shift from Monday through Saturday from 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (**Exhibit 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.

PROJECT INFORMATION AND RELEVANT CEQA PROVISIONS:

Project Site Land Use/Zoning Designations

General Plan: Traditional Core; Zoning: Commercial-Mixed 3 [HM-1CHC1-5] [CX3-FA] [CPIO].

Surrounding Land Use/Zoning Designations

General Plan: Traditional Core.

Zoning: Commercial-Mixed 3 [HM-1CHC1-5] [CX3-FA] [CPIO].

Subject Property

The subject site is a fully developed lot within the Central City Community Plan Area. The lot is approximately 13,400 square feet with 8,500 square feet of floor area located at 837 S Los Angeles Street. The project site has been operated as a cannabis retail and cultivation business since 2013, and the proposed project would not change the previous use.

The General Plan Land Use Designation is Traditional Core and the zoned use is Commercial-Mixed 3 (full zoning: [HM-1CHC1-5] [CX3-FA] [CPIO]). The site is located within Council District 14, Downtown Los Angeles Neighborhood Council.

Abutting Properties

Abutting properties are developed with multi-story buildings used for light manufacturing and commercial purposes.

CEQA Guidelines

Exemption Class(es). CEQA Guidelines, Section 15301, Existing Facilities (Class 1), allows an exemption from CEQA where the project “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 existing or former use.” The CEQA Guidelines provide a non-exclusive list of example project types that would be eligible for the exemption. Among these are: 1) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; 2) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood; 3) Additions to existing structures, provided the addition would not result in an increase of 50 percent of floor area or 2,500 square feet, whichever is less, or an increase of up to 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and where the area in which the project is located is not environmentally sensitive; and 4) Maintenance of existing landscaping; and 5) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

Exceptions. Categorical Exemptions are restricted by CEQA Guidelines Section 15300.2: Exceptions, which establishes exceptions to the applicability of the exemptions. If the proposed project is subject to any of the following exceptions, the project would not be eligible for the applicable categorical exemption: (a) Location - Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies; (b) Cumulative Impact - All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant; (c) Significant Effect - A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances; (d) Scenic Highways - A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR; (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and (f) Historical Resources - A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

CEQA PROJECT ANALYSIS & FINDINGS:

Analysis of Exemption

The proposed project is seeking a Class 1 Categorical Exemption since the project is seeking a Microbusiness Retail license for continued cannabis distribution, cultivation, and storefront retail uses. The project does not propose additions to existing structures or any new uses, so it would involve no change or expansion beyond existing conditions.

Based on the above, the project would meet the criteria for a CEQA Class 1 Categorical Exemption as “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 existing or former use.”

Analysis of Exceptions

a) Location. The CEQA Guidelines establish that the locational exception does not apply to a Class 1 Categorical Exemption and thus would not be applicable to the project.

b) Cumulative Impact. The project does not propose demolition or construction or substantive modifications to the existing facilities. As the project itself would have no impacts (as determined in this CEQA evaluation), it would not contribute a cumulatively considerable effect to a cumulative impact.

c) Significant Effect. The project is seeking approval for an Annual License from the Department of Cannabis Regulation and the project would be consistent with the general plan designation, applicable general plan policies, zoning designation, and regulations for commercial cannabis activity at the site. There are no known unusual circumstances on or around the project site that would warrant environmental analysis.

d) Scenic Highways. Based on Caltrans California State Highways Maps, there are no designated Scenic Highways in the project vicinity.¹ In addition, the project area has no resources, and the project would involve no physical changes to the environment. Therefore, the project would not damage mature, scenic trees, or scenic rock outcroppings.

e) Hazardous Waste Sites. The project site is not located within a site which is included in any list compiled pursuant to Section 65962.5 of the Government Code, commonly referred to as the Cortese List, as shown below:

- The California Department of Toxic Substances Control EnviroStor Hazardous Waste and Substances Site List;²
- The State Water Resources Control Board GeoTracker;³
- Solid waste disposal sites identified by State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit;⁴
- The State Water Resources Control Board list of Cease-and-Desist Orders and Cleanup and Abatement Orders;⁵ and
- Hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, as identified by the California Department of Toxic Substances Control.⁶

¹ Caltrans, California State Scenic Highway Map, Accessed on February 14, 2025 at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

² Department of Toxic Substance Control, EnviroStor, Accessed on December 27, 2024 at: https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60002818

³ State Water Resources Control Board, GeoTracker, Accessed on December 27, 2024 at: https://geotracker.waterboards.ca.gov/map/?global_id=T0607302824

⁴ CalEPA, List of Solid Waste Disposal with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit; Accessed on December 18, 2024 at: <https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf>

⁵ CalEPA, List of “Active” CDO and CAO from Water Board, Excel Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>

⁶ CalEPA, Cortese List: Section 65962.5(a), List of Hazardous Waste Facilities Subject to Corrective Action Pursuant to Section 25187.5 of the Health and Safety Code, Identified by DTSC, Accessed on February 14, 2025 at: <https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/>

Therefore, the project site is not identified as a hazardous waste site and this exception would not preclude the exemption. Further, as noted earlier, state regulations and the Department of Cannabis Regulation's application review process would ensure that appropriate safety measures are in place so that the project would have less than significant hazard impacts.

f) Historical Resources. The project site is currently developed with buildings and hardscape features, and the proposed project would not change that. The City ZIMAS system identifies no historic designations or overlay for the site and indicates no historic preservation review is required (Exhibit B). Further, the proposed project would not demolish or modify the building. The project is not listed in a local, state, or national register or has been determined as eligible for designation.⁷ Therefore, implementation of the project would not cause substantial adverse change in the significance of a historical resource.

Based on the discussion above, the proposed project's use of a Class 1 Categorical Exemption is not affected by any of the exceptions set forth in State CEQA Guidelines Section 15300.2. As the proposed project would result in no physical changes to the site and no change in use, 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 would not physically change the site or the existing structures, therefore, the project would have no impact on scenic or historic resources. 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 issues.

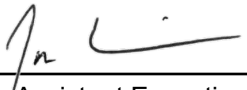
Conclusion Findings. Based on the analysis above, the proposed project is consistent with the criteria for a Class 1 Categorical Exemption (CEQA Guidelines Section 15301) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that this project is categorically exempt from the requirements of CEQA.

⁷ City of Los Angeles, ZIMAS, Accessed on February 14, 2025 at: <https://zimas.lacity.org/>

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 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approved the Annual License for Cultivation, Specialty Indoor (Type 1A) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

March 13, 2025
Date

EXHIBITS:

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

Exhibit B – Project Parcel Profile Report from ZIMAS



CITY OF LOS ANGELES DEPARTMENT OF

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

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/27/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-R-23-101801-ANNApplicant Entity Name: Progressive Horizon IncLicense Type(s): Microbusiness RetailBusiness Premises Location: 837 S Los Angeles St Los Angeles CA 90014County: Los Angeles Assessor's Parcel Number (APN): 5145014004Council District: 14 Neighborhood Council: Downtown Los AngelesCommunity Plan Area: Central CityZoning: M2 Specific Plan Area:General Plan Land Use: Light ManufacturingBusiness Improvement District: Fashion DistrictState Enterprise Zone: Los Angeles State Enterprise ZoneLAPD Division/Station: CentralRedevelopment Project Area: City CenterPromise Zone: NoneHistoric Preservation Review: NoLAFD District/Fire Station: Central/9

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

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.*

Commercial cannabis business located in an urban environment with M2 zoning.

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.*

Commercial cannabis business located in an urban environment with M2 zoning.

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.

Retail store and cultivation on site since 2013.

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.

Project-Specific Information Form

DCR Record No. LA-R-23-101801-ANN

3. Project Expansion: N/A

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.

N/A

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

Cite source(s) of information.

N/A

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

Cite source(s) of information.

N/A

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

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

LADWP

Project-Specific Information Form

DCR Record No. LA-R-23-101801-ANN

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.

N/A

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

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

N/A

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

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

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.

N/A

FOR SITES IN URBANIZED AREAS

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

☐ Yes ☐ No

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

N/A

5. Is the parcel zoned for the proposed use?

☒ Yes ☐ No

Cite source(s) of information.

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

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.

N/A

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

☐ Yes ☒ No

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

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.

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

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

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

Cite source(s) of information.

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

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

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

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

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

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

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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

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

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

Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

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

Cite source(s) of information.

2. Project Size and Location

- a. Is the project site 5 acres in size or less? ☒ Yes ☐ No

Indicate the size of the project site, in acres. Cite source(s) of information.

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

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

Retail businesses.

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☐ No

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

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

☐ Yes ☒ No

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

Exceptions to Exemptions**1. Scenic Highways**

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

☐ Yes ☒ No

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

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

☐ Yes ☐ No

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

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

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

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

CEQA Exemption PetitionClass: 1 Category: Existing Facilities

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

Existing building with no plans to expend beyond it's current use.

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

Parcel report in Zimas and Google earth.

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.*

Location in downtown Los Angeles on Los Angeles St in a retail/light manufacturing area. The area is urban, approximately one mile north of interstate 10.

- (p) **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.*

Existing is retail and light manufacturing. In previous years the area was the sewing district but now is mainly retail with some clothing manufacturers mixed in.

- (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.

Clothing manufacturer until 2000.

- (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.

Similar use since 2007.

- (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).*

Cannabis retail operation consisting of walk in and delivery in a 3500 sft area.
Cannabis cultivation operation consisting of clones and mother plants grown in rock wool under led lighting in 900 sft area.

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

N/A

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

Total floor area is 8500 sft. The entire lot size is 13400 sft

- (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.*

DCC cannabis Microbusiness license C12-0000247-LIC

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

Hours of operation: 8am-10pm M-S

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

9 full time employees.

- (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.*

On average 3 incoming deliveries per day.

- (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

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

City wastewater.

4. Environmental Setting:

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

commercial building in urban area.

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

Flat land.

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

Urban area with sparse vegetation.

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

None

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

None

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

None

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

None.

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

None

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

Minimal or average amount of trash typical for a business in the area.

- 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:

Minimal or average electricity used. On par with typical business in area.

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

No expansion of any kind.

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.*

N/A

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).*

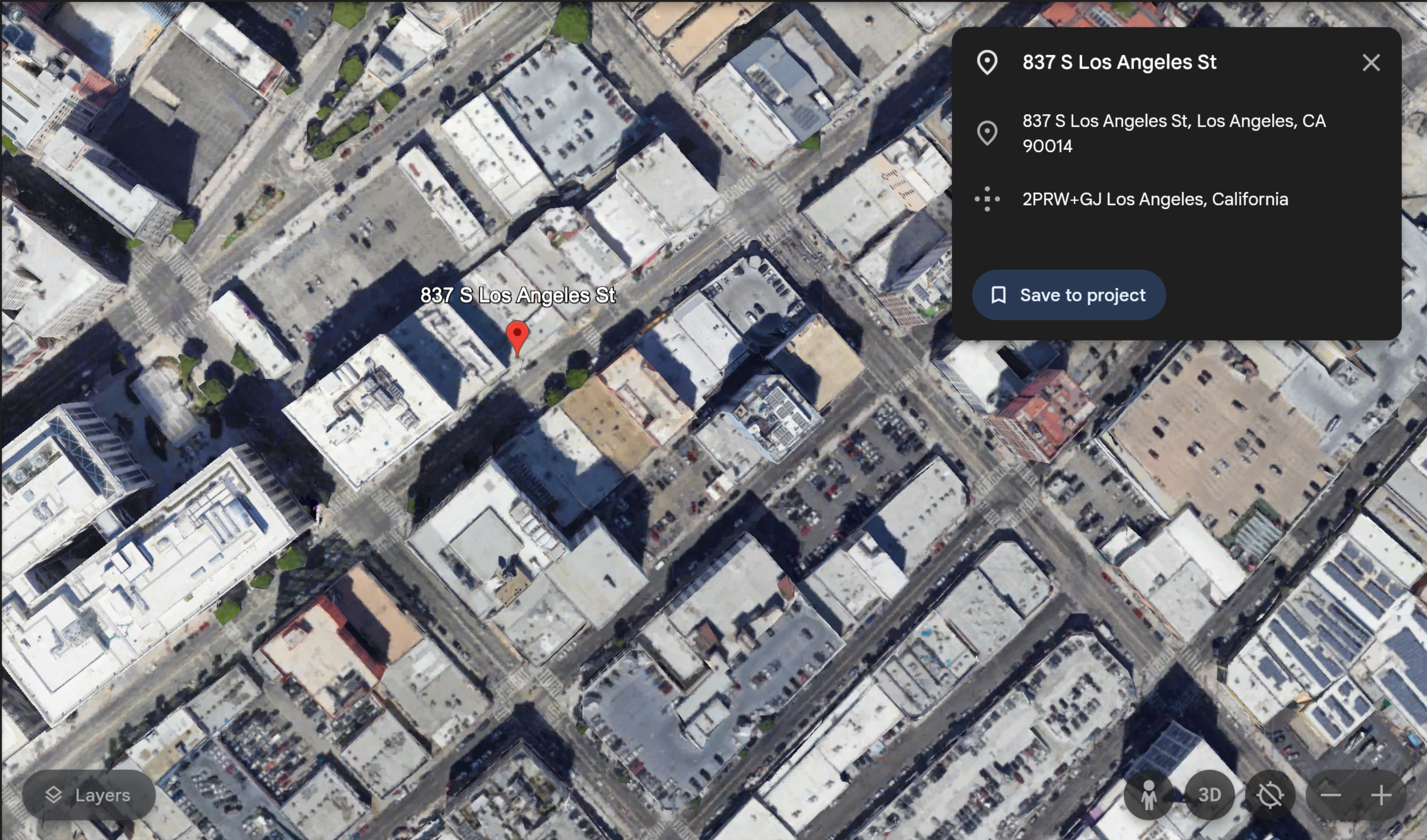
8. **Permits Required:** *List all other required federal, state, and local permits required, including, but not limited to, all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed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

+ New



This is your running list of projects. Create new ones, open existing ones from Drive, or import files from your computer.



📍 837 S Los Angeles St ✕

📍 837 S Los Angeles St, Los Angeles, CA 90014

📍 2PRW+GJ Los Angeles, California


📌 Save to project

📷 Layers



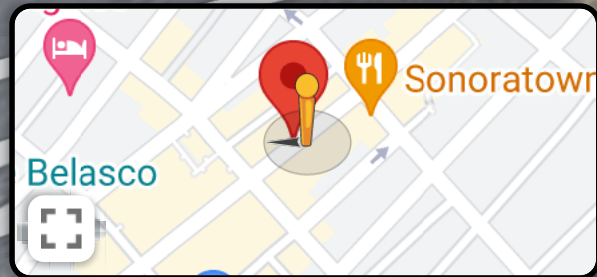
832 S Los Angeles St

Los Angeles, California

 Google Street View

Jan 2023

See more dates





City of Los Angeles Department of City Planning

3/12/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

837 S LOS ANGELES ST
835 S LOS ANGELES ST

ZIP CODES

90014

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2017-432-CPU
CPC-2017-2107-MSC
CPC-2014-1582-CA
CPC-2013-3169
CPC-2008-4504-MSC
CPC-2008-4503-CA
CPC-2008-4502-GPA
CPC-2008-2648-CPU
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-2002-1128-CA
CPC-2001-4640-CRA
CPC-1986-606-GPC
ORD-188474-SA1340-B
ORD-188425
ORD-188418
ORD-187822-SA1340-B
ORD-175038
ORD-164307-SA2055
ORD-137036
ORD-135901
ORD-129944
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-433-EIR
ENV-2017-2108-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2011-1487-EIR
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
ENV-2002-1131-ND

Address/Legal Information

PIN Number	126A211 10
Lot/Parcel Area (Calculated)	4,085.9 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID E5 PAGE 634 - GRID F5
Assessor Parcel No. (APN)	5145014004
Tract	HOTEL TRACT
Map Reference	M R 36-20
Block	None
Lot	FR 29
Arb (Lot Cut Reference)	None
Map Sheet	126A211 127-5A211

Jurisdictional Information

Community Plan Area	Downtown
Area Planning Commission	Central APC
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Ysabel Jurado
Census Tract #	2073.03000000
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	[HM1-CHC1-5] [CX3-FA] [CPIO]
Zoning Information (ZI)	ZI-2512 Housing Element Sites ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2524 Community Plan Implementation Overlay: Downtown ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Traditional Core
General Plan Note(s)	None
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None

CPIO: Community Plan Imp. Overlay	Downtown
Subarea	Subarea A
	Subarea A.1
	Subarea D
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	Restaurant Beverage Area
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium or High
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	5145014004
APN Area (Co. Public Works)*	0.315 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$1,290,132
Assessed Improvement Val.	\$548,691
Last Owner Change	08/08/2003
Last Sale Amount	\$0
Tax Rate Area	13263
Deed Ref No. (City Clerk)	9-203
	6-831
	573907
	3464
	3436
	3055
	2297527
	1156138
	1143093-94

	0-354
Building 1	
Year Built	1915
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	17,372.0 (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: 5145014004]

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	Yes
Flood Zone	500 Yr
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)	0.58875168
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	FASHION DISTRICT
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Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5145014004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	174
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	9
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MS
Required Action(s):	MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	CPC-2014-1582-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	ZONE CODE AMENDMENT TO THE LOS ANGELES MUNICIPAL ZONING CODE
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2008-4504-MS
Required Action(s):	MS-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4503-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-2648-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY COMMUNITY PLAN UPDATE PROGRAM
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-2001-4640-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC

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Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ORD-188474-SA1340-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	ORD-187822-SA1340-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2108-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2011-1487-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	PROPOSED FASHION DISTRICT SPECIFIC PLAN
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

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.

Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

- ORD-188425
- ORD-188418
- ORD-175038
- ORD-164307-SA2055
- ORD-137036
- ORD-135901
- ORD-129944



Address: 837 S LOS ANGELES ST

APN: 5145014004

PIN #: 126A211 10

Tract: HOTEL TRACT

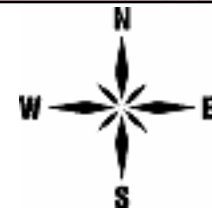
Block: None

Lot: FR 29

Arb: None









Zoning: [HM1-CHC1-5] [CX3-FA] [CPIO]

General Plan: Traditional Core



LEGEND

GENERALIZED ZONING

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


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
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PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES


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

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

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

Zone Use Districts

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

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	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 - Active |
| Building Outlines 2020 | Tract Map | Wells - Inactive |
| Building Outlines 2017 | Parcel Map | |