County Clerk

12400 Imperial Hwy. Norwalk, CA 90650

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

County of: Los Angeles

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. 200546

Project Applicant: Mary J's Kitchen, Inc

Project Location - Specific:

1801 E. 41st Place Los Angeles, CA, 90058 / Alameda St & Long Beach Ave

Project Location - City: Los Angeles Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Cultivation, 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: Mary J's Kitchen, 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: <u>CEQA Section 15301 / Class 1</u>
- □ 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 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:	/	In	\square		Date:	03/19/2025	Title:	Asst. Executive Director
-	 Signed by 	_ead /	Agency	Signed	by Ap	plicant		

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:

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Jusuant to Public Resources Code § 21152(b) and CEOA Guidelines § 15082, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Les Angeles County Clerk Recorder, Environmental Notices, P.O. Daw 1208, Norvalk, CA 29050, Pursuant to Public Resources Code § 21167 (d), the posting of this notice sap provided above, results in the tabute of limitations being extended to 180 days. PARENT CASE NUMBER(S): CREQUESTED ANNUAL LICENSES LA-C-24-200546-ANN / Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6) EAD CITY AGENCY CASE NUMBER(S): CREQUESTED ANNUAL LICENSES LA-C-24-200546-ANN / Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6) CROCE TITLE COUNCIL DISTRICT PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Image attached. I801 E, 41st Place Los Angeles, CA, 90058 / Alameda St & Long Beach Are PROJECT DECATIFICN Case Number (S): CRECORD NO, 200546 9 Additional page(s) attached. UNE CO APPLICANT / OWNER: Additional page(s) attached. Additional page(s) attached. Case Number (S): Creat Address and include all exemptions, that apply and provide relevant citations.) STATE CCAD STATUTE & GUIDELINES EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.) STATE CCAD Statuter & GOAGUIDELINES CATEGORICAL EXEMPTION	an C. Logan, Registrar - Records::Coumy Clerk			REGISTRAR - RECORDER/COUNTY C
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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



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-24-200546-ANN
Applicant Name:	Mary J's Kitchen, Inc
Activity(ies) Requested:	Cultivation, Specialty Indoor (Type 1A)
	Distribution, (Type 11)
	Manufacturing, (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/	1801 E. 41st Place
Project Location:	Los Angeles, CA, 90058
Council District:	9
Closest Neighborhood Council:	Central Alameda
Business Improvement District:	-
Community Plan Area:	Southeast Los Angeles
Zoning:	M2-2-CPIO
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200546-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 February 12, 2020. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, CCL-19-0001053, to conduct Cultivation, Specialty Indoor, (Type 1A), active through September 6, 2025; C11-0000066-LIC, to conduct Distribution, (Type 11), which expired May 9, 2024; and CDPH-10002726, to conduct Manufacturing, (Type 6), which expired April 23, 2024.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at E. **41st Place**., Los Angeles, CA, 90058, a parcel zoned for Light Industrial 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 indoor cultivation, manufacturing, and distribution on an existing site zoned for light industrial use, M2-2-CPIO, at 1801 E. 41st Place, Los Angeles, CA 90058 (Assessor's Parcel Number 5116029059). The Project-Specific Information Form (LIC-4013-FORM) (Exhibit A) submitted by the Applicant indicates the project site is currently in use for the same cannabis activities as proposed: indoor cultivation, nonvolatile manufacturing, and distribution. Proposed distribution activities would include the packaging, labeling, and wholesale distribution of cannabis products on-site. Proposed manufacturing would include extraction of cannabinoids, post-processing (refinement) of cannabis extract, infusion of extract or plant material with other ingredients, and packaging/labeling 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, with 6-8 hour shifts. The hours of operation are from 9:00 a.m. to 5:00 p.m. Pre-application review 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: Light Industrial; Zoning: Light Industrial (M2-2-CPIO).

Surrounding Land Use/Zoning Designations

General Plan: Light Industrial. Zoning: Light Industrial (M2-2-CPIO).

Subject Property

The subject site is a fully developed lot within the Southeast Los Angeles Community Plan Area. The lot is approximately 47,059 square feet with 22,800 square feet of building floor area, located at 1801 E. 41st Place, Los Angeles, CA 90058.

The site has a light industrial land-use designation and is zoned M2-2-CPIO. The site is located within Council District 9, Central Alameda Neighborhood Council.

Abutting Properties

Abutting properties are developed with multi-story buildings for manufacturing and commercial uses.

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. Categorial 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 gualified 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 licensing for continued cannabis distribution, manufacturing, and cultivation uses. The project does not propose additions to existing structures, so it would involve no expansion of the existing use. The project site is currently used for cannabis activities, comprised of indoor cultivation, nonvolatile manufacturing, and distribution of cannabis products.

Different manufacturing license types are based on the activities performed, chemicals used for extraction and post-processing, and whether the manufacturer works in a shared-use facility. California sets forth cannabis licensing regulations [California Business and Professions Code (BPC), Division 10, Cannabis], which are overseen by the State Department of Cannabis Control. These regulations address manufacturing, distribution, and transportation, including safety measures. The California Code of Regulations, Division 1, Chapter 13 addresses Manufactured Cannabis Safety. The State Department of Cannabis Control requires manufacturers to follow "good manufacturing practices" and to have a "product quality plan" as part of the manufacturing annual license. The product quality plan must include an assessment of potential hazards in a facility and manufacturing process and preventative measures to minimize risk.¹ Several Cal/OSHA regulations also apply to workplaces in the cannabis industry, to assure onsite safety.

On the local level, the Los Angeles Department of Cannabis Regulation reviews applications for compliance with the state regulations. including the product quality plan, before approval. With regulatory requirements in place, the newly added use at the project site would result in less than significant impacts. These less than significant impacts would occur within an area that is General Plan-designated for Light Manufacturing and zoned Light Industrial.

Based on the above, the project would meet the criteria for a CEQA Cass 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) <u>Location</u>. The CEQA Guidelines establish that the locational exception does not apply to a Class 1 Categorial Exemption and thus would not be applicable to the project.

b) <u>Cumulative Impact</u>. 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) <u>Significant Effect</u>. The project is seeking approval for an Annual License for cannabis indoor cultivation, manufacturing, and distribution from the Department of Cannabis Regulation, and the project would be consistent with the general plan designation, applicable general plan policies, the 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) <u>Scenic Highways</u>. Based on Caltrans California State Highways Maps, there are no designated Scenic Highways in the project vicinity.² In addition, the project site 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) <u>Hazardous Waste Sites</u>. 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:

¹ California Department of Cannabis Control, Manufacturing, Accessed on January 7, 2025 at: https://cannabis.ca.gov/licenssees/manufacturing/. Also, Subchapter 3. Requirements of Operation, Article 3. Good Manufacturing Practice

² Caltrans, California State Scenic Highway Map, Accessed on February 21, 2025 at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

- The California Department of Toxic Substances Control EnviroStor Hazardous Waste and Substances Site List;³
- The State Water Resources Control Board GeoTracker;⁴
- Solid waste disposal sites identified by State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit;⁵
- The State Water Resources Control Board list of Cease-and-Desist Orders and Cleanup and Abatement Orders;⁶ 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.⁷

Therefore, the project site is not identified as a hazardous waste site and this exception would not preclude the exemption. Further, 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) <u>Historical Resources</u>. The project site is currently developed with buildings and hardscape features, and the proposed project would not change these existing conditions. 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 site is not listed in a local, state, or national register, nor has it been determined eligible for designation.⁸ 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 a 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.

³ Department of Toxic Substance Control, EnviroStor, Accessed on February 21, 2025 at: https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60002818

⁴ State Water Resources Control Board, GeoTracker, Accessed on February 21, 2025 at: https://geotracker.waterboards.ca.gov/map/?global id=T0607302824

 ⁵ CalEPA, List of Solid Waste Disposal with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit; Accessed on February 21, 2025 at:

https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf

⁶ CalEPA, List of "Active" CDO and CAO from Water Board, Excel Available at: https://calepa.ca.gov/sitecleanup/corteselist/

⁷ 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 December 18, 2024 at: https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/

⁸ City of Los Angeles, ZIMAS, Accessed on December 27, 2024 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), Distribution, (Type 11), and Manufacturing, (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 13, 2025 Date

EXHIBITS:

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

Exhibit B – Project Parcel Profile Report from ZIMAS



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): 11/21/2023			
Lead Agency: City of Los Angeles - Department of C	annabis Regulation		
DCR Record No.: LA-C-23-200546-ANN			
Applicant Entity Name: Mary J's Kitchen, Inc ("MJI	K")		
License Type(s): distributor; cultivation; manufact			
Business Premises Location: 1801 E 41st Place, L			
County: Los Angeles Assessor's Pa	arcel Number (APN): 5116029059		
Council District: 9 Neighborhood	d Council: Central Alameda		
Community Plan Area: Southeast Los Angeles			
Zoning: M2-2-CPIO Specific Plan Area: N	lone		
General Plan Land Use: Light Industrial	Redevelopment Project Area: Council District 9		
Business Improvement District: None Promise Zone: None			
State Enterprise Zone:	Historic Preservation Review: None		
LAPD Division/Station: Newton	LAFD District/Fire Station: 14		

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.

The project is located on a 1 acre parcel, addressed 1801 E 41st Place, Los Angeles, CA 90058, APN 5116029059, within CD 09.

The project utilizes one existing buildings of 22,800 sq. ft. on a 47,059 sq. ft. lot with parking. MJK is fully licensed and operating commercial cannabis nonvolatile manufacturing, indoor cultivation, and distribution activities in compliance with all local and state regulations. (See attached diagrams.)

The premises are located in an urban zone, surrounded by concrete and other similar existing businesses and facilities. The abutting uses are M2-2-CPIO. No grading or vegetation removal is required as there is no surrounding vegetation or soil used for the project. The project is not located near any stream bed, lake, river, nor has temporary or permanent impacts to channels or riparian habitat. There is no surrounding vegetation or soil. The project will not increase the quantity or type of solid waste that is generated or stored onsite or an increase in energy demand or additional energy resources from what is currently being used for the project. The Project does not have any significant environmental, traffic, noise, air quality, or water quality effects as it is located in an entirely urban and industrial area.

There are currently 9 employees, with no increase in seasonal employees. The hours of operation are 9 am to 5 pm. Shifts begin at 9 am through 5 pm, lasting for 6-8 hours.

Public utilities provide all required services, including fire protection by the Los Angeles ("LA") Fire Department ("LAFD"), water and power from the LA Department of Water and Power ("DWP") and the LA Sanitation Department provide general trash removal and sewage/wastewater treatment. The project has a Notice of Applicability (NOA) issued by the State Water Resources Control Board ("Water Board") and Lake and Streambed Alteration Waiver ("LSAW") from the California Department of Fish and Wildlife ("CDFW"). No expansion of use beyond the existing uses will occur.

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.

This project has been operating for years fully permitted cannabis activities, including: manufacturing, distribution, and cultivation of cannabis and cannabis products. Its temporary approval has been issued since February 2020 and the state licenses, all of which have been renewed annually, were issued as follows:

Manufacturing CDPH-10002726 Cultivation CCL19-0001053 Distribution C11-0000066-LIC

 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 <u>Question 6</u>)

ABIS REGULA

🗆 Yes 🔳 No

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

N/A

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 <u>Question 6</u>.) □ 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 <u>Question 4</u>.)
 □ Yes □ No

Cite source(s) of information.

c. Would the expansion be greater than 10,000 square feet?

Cite source(s) of information.

Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)?

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

□ Yes □ No

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.

N/A

Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

1. Does the project involve the replacement or reconstruction of an existing structure on the same site as the structure being replaced or reconstructed?

🗆 Yes 🔳 No

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

N/A	ARTN	IENT	1.191
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2. Would the new structure have substantially the same purpose and capacity as the existing structure?

🗆 Yes 🔳 No

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

N/A

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

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

N/A

Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

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

🔳 Yes 🗆 No

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

Small security equipment has been installed as required for the licenses under 4 CCR 5 §15042 et seq. and LA DCR regulation number 5 and a drip irrigation system is used for cultivation.

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

🗆 Yes 🔳 No

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

N/A		
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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, Google Maps, 4 CCR 15837

Project-Specific Information Form

DCR Record No. LA-C-23-200546-ANN

FOR SITES IN URBANIZED AREAS

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?

Cite source(s) of information.

ZIMAS, LA County Assessor and LA Municipal Code ("LAMC") 105.02(a)(3)(A).

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

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

The project uses 10 tanks of CO2.

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.

Public utilities provide all required services, including fire protection by LAFD, water and power from DWP and the LA Sanitation Department provides general trash removal and sewage/wastewater treatment.

8. Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to <u>Question 11</u>.) □ Yes ■ No

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

N/A

🔳 Yes 🗌 No

🗆 Yes 🔳 No

Project-Specific Information Form

DCR Record No. LA-C-23-200546-ANN

FOR SITES NOT IN URBANIZED AREAS

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.



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.

N/A

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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



 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.

N/A			
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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?

Cite source(s) of information.

N/A

🗆 Yes 🔳 No

5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency?

🗆 Yes 🔳 No

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

N/A		

6. Would the alterations consist of grading in an officially mapped area of severe geologic hazard, such as an Alquist- Priolo Earthquake Fault Zone, or within an official Seismic Hazard Zone designated by the State Geologist?

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

N/A

 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?

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?

Cite source(s) of information.

The subject parcel has a General Plan land use designation of "Light Industrial" and is zoned M2-2-CPIO, Light Industrial, which allows industrial development and cannabis activities at premises. (Zimas, LAMC 105.02(a)(3)(A)(1), LAMC 105.02(a)(4)(A)(1).)

- 2. Project Size and Location
 - a. Is the project site 5 acres in size or less?

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

The project size is 1 acres. (Zimas and project diagrams.)

b. Is the project site substantially surrounded by urban uses?

🔳 Yes 🗌 No

🔳 Yes 🗆 No

Yes No

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

Yes, the project site is surrounded on all sides by urban uses, namely industrial development. The surrounding zoning is M2-2-CPIO. The abutting land use is a commercial packing facility. (Zimas and LA County Assessor.)

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.

The project site is completely covered with paved parking lots and an industrial building, except for limited tree plantings on the street. The project site has limited value for habitat and is not known to provide habitat for endangered, rare, or threatened species. (Zimas, Google Maps, LA County Assessor.)

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.

The project will not have significant impacts related to traffic, noise, air quality, or water quality because it is located in an urban, industrial area surrounded by other industrial buildings and concrete parking lots. The project is not located near any stream bed, lake, river, nor has temporary or permanent impacts to channels or riparian habitat. The project must occur within the closed building and there are no releases of any substances outside that may impact air quality or water quality. The 9 employees will make round trips similar to other employees in the area and deliveries are only sent or received once or twice a week, which is typical of a business operated in the area and has not impacted traffic in the area. (LAMC 104.06(d)(1)(vi); 4 CCR 16201(d)(2); Google Maps, Attached Site Photos.)

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.

Public utilities provide all required services, including fire protection by LAFD, water and power from DWP and the LA Sanitation Department provides general trash removal and sewage/wastewater treatment. (https://pw.lacounty.gov/general/servicelocator/.)

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

🗆 Yes 🔳 No

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

N/A

Exceptions to Exemptions

1. Scenic Highways

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

🗆 Yes 🔳 No

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



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.

N/A	
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6. Would the project impact an environmental resource of hazardous or critical concern? □ Yes ■ No

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

The project must operate entirely indoors and is located within an urban developed area surrounded by concrete and other industrial/commercial uses. There is thus no environmental resources of hazardous or critical concern. (Zimas, Google Maps, LAMC 104.06(d)(1)(vi); 4 CCR 16201(d)(2).)

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.

No trees have been or will be removed.

CEQA Exemption Petition

Class: <u>1 & 32</u> Category: Existing building & in-fill development

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

Exemption #1: This project will not generate a significant adverse environmental impact because it will operate from an existing building and there will be no or negligible expansion of an existing use. MJK will operate within the city parameters complying with all local and state rules and regulations. Additionally, it is located in an industrial zone, surrounded by other similar existing businesses and facilities. The project is not located near any stream bed, lake, river, nor has temporary or permanent impacts to channels or riparian habitat.

Exemption #32: This projects is consistent with local general plan and zoning requirements. It will not result in any significant traffic, noise, air quality, or water quality effects. The project site has no value as habitat for endangered, rare or threatened species, it is located in a highly urbanized area used for industrial purposes. The site is already adequately served by all required utilities and public services.

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

LA Zimas, LAFD and LAPD websites, DCR Cannabis Maps, Google Maps, LA County Assessor, LAMC, Business and Professions Code section 26000 et. seq and 4 CCR 15000 et. ceq.; https://pw.lacounty.gov/general/servicelocator/; https://historicplacesla.lacity.org/; Public Resources Code section 21000 et. seq.

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 1801 E 41st Place, Los Angeles, CA 90058, APN 5116029059. The cross street(s) are 41st Place and Alameda St and are zoned M2. The legal description is EAST JEFFERSON STREET TRACT NO 3 LOTS 181 THRU 186. The project is surrounded by other commercial businesses, concrete and parking areas.

(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 zoning within a one-half mile radius is M2. The abutting land use is a commercial packaging business. The project uses the existing buildings on the parcel.

(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.

MJK has been operating in this facility for years under its licenses, including commercial cannabis manufacturing (nonvolatile), indoor cultivation, and distribution. Prior to that, MJK does not know what the site was used for nor when it ceased.

(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.

This site has been used for years for the current use. There is no expansion of an existing use.

- (e) Maps to be Included: Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).
- 3. Project Operations/Description. Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information.
 - (a) Activities Occurring Onsite: Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).

The project includes licensed cultivation, nonvolatile Type 6 manufacturing, and distribution commercial cannabis operations. MJK manufacturers prerolls and distributes prerolls and conducts packaging and labeling. Cultivation is conducted indoors with a drip irrigation system and is processed onsite.

(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.



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

The lot size is 47,059 sq. ft. It includes one existing building of 22,800 sq ft.

(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.

Yes, MJK holds a manufacturer license (CDPH-10002726), cultivation license (CCL19-0001053) and distribution license (C11-0000066-LIC).

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

The hours of operation are 9 am to 5 pm Shifts will begin at 9 am through 5 pm.

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

9 employees will be on site during operating hours at different times. During operating hours, occupancy is estimated to be 5.

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

The business estimates one to two deliveries a week during operations. Such deliveries/shipment will occur between the hours of 9 am to 5 pm, Monday through Friday.

(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.

Public utility: DWP; MJK has its NOA issued by the Water Board.

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

Public utility: Los Angeles wastewater collection facilities

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

MJK is located in the Southeast Los Angeles community plan area, which is completely surrounded by other commercial use businesses, concrete and alleys.

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

The land is relatively flat and entirely surrounded by urban development. It is not located in a high fire severity zone, wind velocity area or special grading area.

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

There is no surrounding vegetation or soil and MJK is located in an industrial, commercial and highly urban 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):

The premises are not within 150 feet or near any stream bed, lake, river, nor will the project have temporary or permanent impacts to channels or riparian habitat.

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

No

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

No	
Identify whether the property contains habitat fo	r special status species:
No	

(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:

10 tanks of CO2 for cultivation, which is located in a secured location outside.

() 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:

This project will not increase the quantity or type of solid waste that is generated or stored onsite as it has been operating for years.

(g)

() 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:

LADWP will supply energy for the project. The project will not require an increase in energy demand or additional energy resources or an upgrade by DWP. There is approximately 150kwh used across the facility per day.

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 will occur. The current state of operations will not change.

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.

MJK will institute a recycling program for recyclable plastic and paper waste and perform regular maintenance to ensure all systems are in good working order to reduce energy and water waste. All regular lighting will utilize LED bulbs. The project will not cause any increase in noise in the surrounding area consisting entirely of an urban, industrialized area.

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.

N/A

Project-Specific Information Form

DCR Record No. LA-C-23-200546-ANN

- 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.



City of Los Angeles Department of City Planning

3/6/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	
1801 E 41ST PL	PIN Number	114A213 137
	Lot/Parcel Area (Calculated)	7,121.0 (sq ft)
ZIP CODES	Thomas Brothers Grid	PAGE 674 - GRID G3
90058	Assessor Parcel No. (APN)	5116029059
	Tract	EAST JEFFERSON STREET TRACT NO. 3
RECENT ACTIVITY	Map Reference	М В 9-72
None	Block	None
	Lot	186
CASE NUMBERS	Arb (Lot Cut Reference)	None
CPC-2018-6005-CA	Map Sheet	114A213
CPC-2013-3169	Jurisdictional Information	
CPC-2010-2772-CRA	Community Plan Area	Southeast Los Angeles
CPC-2010-2278-GPA	Area Planning Commission	South Los Angeles APC
CPC-2008-1553-CPU	Neighborhood Council	Central Alameda
CPC-2007-3827-ICO	Council District	CD 9 - Curren D. Price Jr.
CPC-1990-346-CA	Census Tract #	2281.0000000
CPC-1983-506	LADBS District Office	Los Angeles Metro
ORD-188310	Permitting and Zoning Compliance Inform	
ORD-185925	Administrative Review	None
ORD-185924-SA1230	Planning and Zoning Information	
ORD-180103	Special Notes	None
ORD-171682	Zoning	M2-2-CPIO
ORD-171681	Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles
ORD-162128	G	ZI-2452 Transit Priority Area in the City of Los Angeles
ZA-1992-1277-ZV		ZI-2517 AI Fresco Ordinance within Planning Overlay and/or the
PMV-5434		Coastal Zone (Ordinance 188073)
PMEX-3436		ZI-2488 Redevelopment Project Area: Council District 9
ENV-2019-4121-ND		ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
ENV-2018-6006-CE ENV-2013-3392-CE		ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ENV-2013-3170-CE		ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles
ENV-2010-2279-CE	General Plan Land Use	Light Industrial
ENV-2008-1780-EIR	General Plan Note(s)	Yes
ENV-2007-3828-CE	Minimum Density Requirement	No
PKG-4046	Hillside Area (Zoning Code)	No
AF-92-964300-MB	Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
AF-89-217075-LT	Subarea	None
AF-89-164686-PK	Special Land Use / Zoning	None
CFG	Historic Preservation Review	No
	HistoricPlacesLA	Νο
	Historic Preservation Overlay Zone	None
	Other Historic Designations	None
	Mills Act Contract	None
	CDO: Community Design Overlay	None
	CPIO: Community Plan Imp. Overlay	Southeast Los Angeles
	Subarea	Industrial Innovation

CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
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	Not Eligible
RPA: Redevelopment Project Area	Council District 9
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)	5116029059
APN Area (Co. Public Works)*	0.931 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$903,092
Assessed Improvement Val.	\$823,048
Last Owner Change	03/29/2013
Last Sale Amount	\$9
Tax Rate Area	6659
Deed Ref No. (City Clerk)	7-61
	7-60
	4-974
	3-385
	1404460
	1060337
Building 1	
Year Built	1974
Building Class	C55A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	28,800.0 (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: 5116029059]		
Additional Information			
Airport Hazard	None		
Coastal Zone	None		
Farmland	Area Not Mapped		
Urban Agriculture Incentive Zone	YES		
Very High Fire Hazard Severity Zone	No		
Fire District No. 1	No		
Flood Zone	Outside Flood Zone		
Watercourse	No		
Methane Hazard Site	None		
High Wind Velocity Areas	No		
Special Grading Area (BOE Basic Grid Map A- 13372)	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)	0.59277504		
Nearest Fault (Name)	Puente Hills Blind Thrust		
Region	Los Angeles Blind Thrusts		
Fault Type	В		
Slip Rate (mm/year)	0.7000000		
Slip Geometry	Reverse		
Slip Type	Moderately / Poorly Constrained		
Down Dip Width (km)	19.0000000		
Rupture Top	5.0000000		
Rupture Bottom	13.0000000		
Dip Angle (degrees)	25.0000000		
Maximum Magnitude	7.1000000		
Alquist-Priolo Fault Zone	No		
Landslide	No		
Liquefaction	No		
Preliminary Fault Rupture Study Area	None		
Tsunami Hazard Area	No		
Economic Development Areas			
Business Improvement District	None		
Hubzone	None		
Jobs and Economic Development Incentive	None		
Zone (JEDI)			
Zone (JEDI) Opportunity Zone	No		
	No None		
Opportunity Zone			

Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5116029059]
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	Newton
Reporting District	1347
Fire Information	
Bureau	Central
Battallion	1
District / Fire Station	14
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.

	se summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.
Case Number:	CPC-2018-6005-CA
Required Action(s):	
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:	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-2010-2772-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	CD9 CORRIDORS REDEVELOPMENT PLAN. A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE CD9 CORRIDORS REDEVELOPMENT PLAN.
Case Number:	CPC-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-1992-1277-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO ALLOW THE USE OF BUILDING TO BE CHANGED TO GARMENT MANUFACTURING WHILE PROVIDING 33 PARKING SPACES. CODE REQUIREMENT IS FOR 59 SPACES.
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-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-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2008-1780-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	ENV-2007-3828-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.

DATA NOT AVAILABLE

ORD-188310 ORD-185925 ORD-185924-SA1230 ORD-180103 ORD-171682 ORD-171681 ORD-162128 PMV-5434 PMEX-3436 PKG-4046 AF-92-964300-MB AF-89-217075-LT AF-89-164686-PK CFG



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

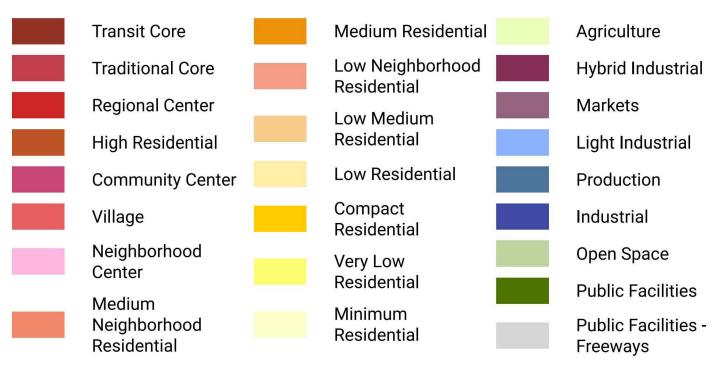
	Minimum Residential		
	Very Low / Very Low I Residential	INDU	JSTRIAL
	Very Low II Residential		Commercial Manufacturing
	Low / Low I Residential		Limited Manufacturing
	Low II Residential		Light Manufacturing
	Low Medium / Low Medium I Residential		Heavy Manufacturing
· · · · · · · ·	Low Medium II Residential		Hybrid Industrial
	Medium Residential	PAR	KING
	High Medium Residential		Parking Buffer
	High Density Residential	POR	T OF LOS ANGELES
	Very High Medium Residential		General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
сом	IMERCIAL		General / Bulk Cargo - Hazard
	Limited Commercial		Commercial Fishing
****	Limited Commercial - Mixed Medium Residential		Recreation and Commercial
	Highway Oriented Commercial		Intermodal Container Transfer Facility Site
	Highway Oriented and Limited Commercial	LOS	ANGELES INTERNATIONAL AIRPORT
	Highway Oriented Commercial - Mixed Medium Residential		Airport Landside / Airport Landside Support
	Neighborhood Office Commercial		Airport Airside
	Community Commercial		LAX Airport Northside
****	Community Commercial - Mixed High Residential	OPE	N SPACE / PUBLIC FACILITIES
	Regional Center Commercial		Open Space
	5	· · · · · · · · ·	Public / Open Space
		· · · · · · · · ·	Public / Quasi-Public Open Space
	RAMEWORK		Other Public Open Space
СОМ	COMMERCIAL		Public Facilities
Neighborhood Commercial			
	General Commercial	INDU	JSTRIAL
	Community Commercial		Limited Industrial

Light Industrial

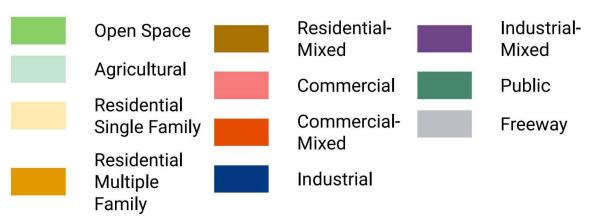
Regional Mixed Commercial

CHAPTER 1A LEGEND

General Plan Designation



Zone Use Districts



CIRCULATION

STREET

----- Arterial Mountain Road 🔜 Major Scenic Highway Collector Scenic Street Major Scenic Highway (Modified) Collector Street 🔜 Major Scenic Highway II ----- Collector Street (Hillside) ----- Mountain Collector Street Collector Street (Modified) ---- Park Road ----- Collector Street (Proposed) ——- Parkway Country Road Principal Major Highway — Divided Major Highway II ---- Private Street Divided Secondary Scenic Highway Scenic Divided Major Highway II – Scenic Park Local Scenic Road Local Street Scenic Parkway 🗯 Major Highway (Modified) — Secondary Highway Major Highway I Secondary Highway (Modified) Major Highway II Secondary Scenic Highway Major Highway II (Modified) ---- Special Collector Street

Super Major Highway

FREEWAYS

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

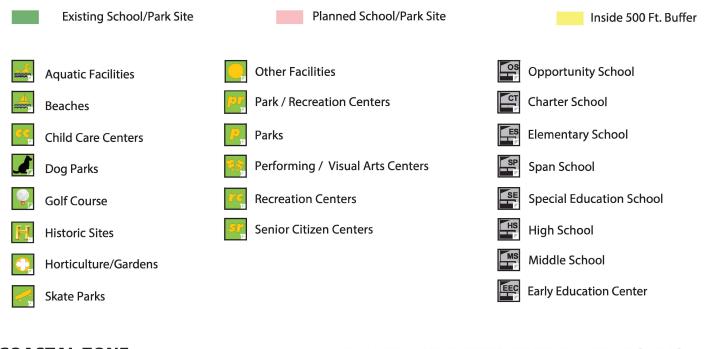
MISC. LINES

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

POINTS OF INTEREST

- (f) Alternative Youth Hostel (Proposed)
- Animal Shelter
- 庙 Area Library
- 🕍 Area Library (Proposed)
- 🕾 Bridge
- ▲ Campground
- Campground (Proposed)
- 🖺 Cemetery
- HW Church
- 🛓 City Hall
- 🕅 Community Center
- M Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- XX Community Park
- (X) Community Park (Proposed Expansion)
- XX Community Park (Proposed)
- 🚍 Community Transit Center
- 🛉 Convalescent Hospital
- 🕱 Correctional Facility
- \star Cultural / Historic Site (Proposed)
- 🛠 Cultural / Historical Site
- 🗰 Cultural Arts Center
- DMV DMV Office
- DWP DWP
- \mathcal{T}_{1} DWP Pumping Station
- 🐜 Equestrian Center
- Fire Department Headquarters
- 🚎 Fire Station
- 🖶 Fire Station (Proposed Expansion)
- **Fire Station (Proposed)**
- Fire Supply & Maintenance
- \land Fire Training Site
- 🚢 Fireboat Station
- Health Center / Medical Facility
- 🖛 Helistop
- Historic Monument
- n Historical / Cultural Monument
- 🔭 Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center 🗭 Hospital Hospital (Proposed) HW House of Worship C Important Ecological Area Important Ecological Area (Proposed) e Interpretive Center (Proposed) fc Junior College M MTA / Metrolink Station M MTA Station MTA Stop MWD MWD Headquarters Maintenance Yard **.** Municipal Office Building P **Municipal Parking lot** X **Neighborhood Park** (X) Neighborhood Park (Proposed Expansion) X Neighborhood Park (Proposed) 1 Oil Collection Center **Parking Enforcement** Đ но **Police Headquarters Police Station** Police Station (Proposed Expansion) Police Station (Proposed) Î **Police Training site** PO Post Office ŧ **Power Distribution Station** Power Distribution Station (Proposed) Ŧ ŧ **Power Receiving Station** ¥ Power Receiving Station (Proposed) **Private College** С **Private Elementary School** E λ Private Golf Course (Proposed) JH Private Junior High School **PS** Private Pre-School M Private Recreation & Cultural Facility SH Private Senior High School SF Private Special School
- 💼 Public Elementary (Proposed Expansion)
- Ê Public Elementary School 全 Public Elementary School (Proposed) 1 Public Golf Course Public Golf Course (Proposed) Public Housing Public Housing (Proposed Expansion) n Public Junior High School 夼 Public Junior High School (Proposed) MS Public Middle School SH Public Senior High School sh Public Senior High School (Proposed) Pumping Station Pumping Station (Proposed) * Refuse Collection Center 🚡 Regional Library (a) Regional Library (Proposed Expansion) 🚡 Regional Library (Proposed) 👬 Regional Park 森 Regional Park (Proposed) RPD Residential Plan Development Scenic View Site Scenic View Site (Proposed) ADM School District Headquarters sc School Unspecified Loc/Type (Proposed) Skill Center ss Social Services ★ Special Feature 😥 Special Recreation (a) SF Special School Facility sF Special School Facility (Proposed) Steam Plant sm Surface Mining Trail & Assembly Area 🛧 Trail & Assembly Area (Proposed) UTL Utility Yard Water Tank Reservoir
- k Wildlife Migration Corridor
- 🕋 Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER



COASTAL ZONE

TRANSIT ORIENTED COMMUNITIES (TOC)



WAIVER OF DEDICATION OR IMPROVEMENT

Public Work Approval (PWA)

Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

