

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. 200497

Project Applicant: The Green City LLC

Project Location - Specific:

1450 S Mirasol Street Los Angeles, CA 90023 / Union Pacific Ave & Noakes 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: The Green City LLC

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

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

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

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

☒ Categorical Exemption. State type and section number: CEQA 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

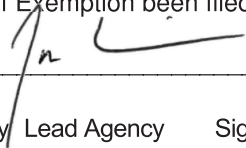
Contact Person: Jason Killeen

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: 03/26/2025 Title: Asst. Executive Director

■ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

ON March 27 2025

UNTIL April 28 2025

REGISTRAR - RECORDER/COUNTY CLERK

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2025 063069



FILED

Mar 27 2025

Dean C. Leyson, Registrar - Recorder/County Clerk

Electronically signed by LAKE SHA MCDON

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-24-200497-ANN / Cultivation Indoor

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200497-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200497

COUNCIL DISTRICT

14

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

1450 S Mirasol Street Los Angeles, CA 90023 / Union Pacific Ave & Noakes St

☒ Map attached.

PROJECT DESCRIPTION:

Cultivation of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

The Green City LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

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221 N. FIGUEROA STREET, SUITE 1245
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MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

DCR Record No.:	LA-C-24-200497-ANN
Applicant Name:	The Green City LLC
Activity(ies) Requested:	Cultivation Small Indoor (Type 2A)
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:	1450 S Mirasol Street Los Angeles, CA 90023
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 Boyle Heights - Boyle Heights M3-1-CUGU
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200497-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 November 5, 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, CCL20-01001603, to conduct Cultivation Small Indoor - Small Indoor, active through August 18, 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 1450 S Mirasol Street, Los Angeles, CA 90023, a parcel zoned for Heavy Manufacturing purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

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

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EVALUATION

PROJECT DESCRIPTION:

The Applicant seeks an Annual License for cannabis cultivation on an existing site zoned for heavy industrial, M3-1-CUGU, at 1450 South Mirasol Street, Los Angeles 90023 (Assessor's Parcel Number 5192-004-012). The Project-Specific Information Form (LIC-4013-FORM) (**Exhibit A**) submitted by the Applicant indicates the project site currently operates with cannabis activities. 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 be Monday through Sunday from 8:00 a.m. to 10:00 p.m. with a total of 30 employees. 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: Heavy Manufacturing; Zoning: Heavy Industrial Zone (M3-1-CUGU).

Surrounding Land Use/Zoning Designations

General Plan: Heavy Manufacturing, Light Manufacturing.

Zoning: Heavy Industrial (M3-1-CUGU), Light Industrial (M2-1-CUGU).

Subject Property

The subject site is a fully developed lot within the Boyle Heights Community Plan Area. The lot is approximately 127,023 square feet with 77,705 square feet of floor area located 1450 South Mirasol Street. The project site has operated as a cannabis facility since 2020.

The site has a heavy manufacturing land-use designation and is zoned M3-1-CUGU. The site is located within Council District 14, Boyle Heights Neighborhood Council.

Abutting Properties

Abutting properties are developed with single-story and multi-story warehouses for light and heavy 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. 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 licensing for continued cannabis cultivation. The project does not propose additions to existing structures, so it would involve no expansion of the existing use.

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, 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 for cannabis cultivation 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 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) Hazardous Waste Sites. The project site is not located within a site that 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

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) Historical Resources. 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

¹ Caltrans, California State Scenic Highway Map, Accessed on February 13, 2025 at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

² Department of Toxic Substance Control, EnviroStor, Accessed on February 13, 2025 at: https://www.envirostor.dtsc.ca.gov/public/map/?global_id=38330005

³ State Water Resources Control Board, GeoTracker, Accessed on February 13, 2025 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 February 13, 2025 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 13, 2025 at: <https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/>

(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 as eligible for designation.⁷ Therefore, implementation of the project would not cause substantial adverse change in the significance of a historical resource.

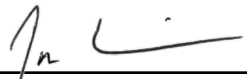
Based on the discussion above, the proposed project's use of a Class 1 Categorical Exemption is not affected by any of the exceptions set forth in State CEQA Guidelines Section 15300.2. As the proposed project would result in no physical changes to the site and no change in use, the project would not 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 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.

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 Small Indoor (Type 2A) 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 20, 2025
Date

EXHIBITS:

Exhibit A – Project Specific Information Form (LIC-4013-FORM)
Exhibit B – Project Parcel Profile Report from ZIMAS

⁷ City of Los Angeles, ZIMAS, Accessed on February 13, 2025 at: <https://zimas.lacity.org/>



CITY OF LOS ANGELES DEPARTMENT OF™

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

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): October 27, 2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-C-23-200497-ANNApplicant Entity Name: The Green City LLCLicense Type(s): CultivatorBusiness Premises Location: 1450 S. Mirasol Street, Los Angeles, CA 90023County: Los Angeles Assessor's Parcel Number (APN): 5192-004-012Council District: CD-14 - Kevin de Leon Neighborhood Council: Boyle HeightsCommunity Plan Area: Boyle HeightsZoning: M3-1-CUGU Specific Plan Area: NoneGeneral Plan Land Use: Heavy Manufacturing Redevelopment Project Area: Adelante EastsideBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: East Los Angeles Historic Preservation Review: NoLAPD Division/Station: Hollenbeck LAFD District/Fire Station: 25

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

Department of Cannabis Regulation

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

(213) 978-0738 • cannabis@lacity.orgwww.cannabis.lacity.org

Categorical Exemption Evaluation Form

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

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

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

The address of the project is 1450 S. Mirasol Street, Los Angeles, CA 90023
Los Angeles County.
APN= 5192-004-012
Cross street = Union Pacific Ave and Mirasol Street
Project Site occupies the entire block along Mirasol Street running from Union Pacific Ave to Noakes Street.
Project Site entrance is mid-block on the East side of Mirasol Street. Employee and visitors also enter through gates abutting Union Pacific Ave.
Project location spans eight (8) lots and occupies entire APN.

The Project does not involve the expansion of any structures beyond the existing footprint and this is a fully existing structure in which interior tenant improvements have been made to accommodate the use activities of commercial cannabis cultivation and processing.

See attached photos, maps and supporting documents.

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.

Prior operation use was steel manufacturing. In 2020, the Applicant was granted provisional state licensing.

Current use is Cultivation

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.

There is no expansion. Existing structure to remain.

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.

The site is not environmentally sensitive and there is no environmentally sensitive area within one half mile radius of the project site.

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

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

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

****NOT APPLICABLE TO PROJECT SITE****

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

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



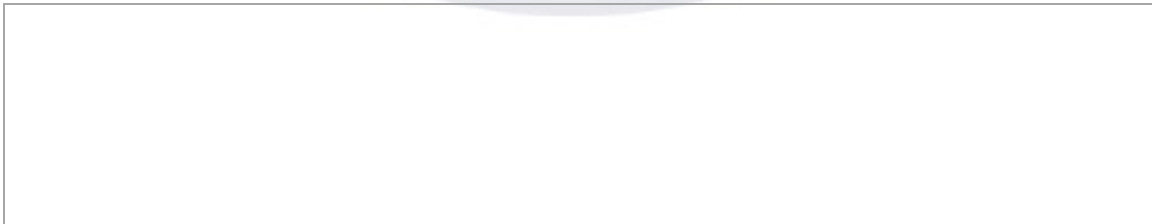
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☐ No

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



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

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



Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

****NOT APPLICABLE TO PROJECT SITE****

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.



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.



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

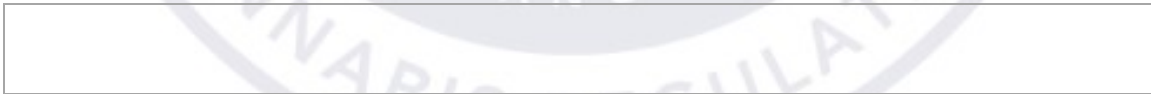
Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.



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.



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

☐ Yes ☐ No

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

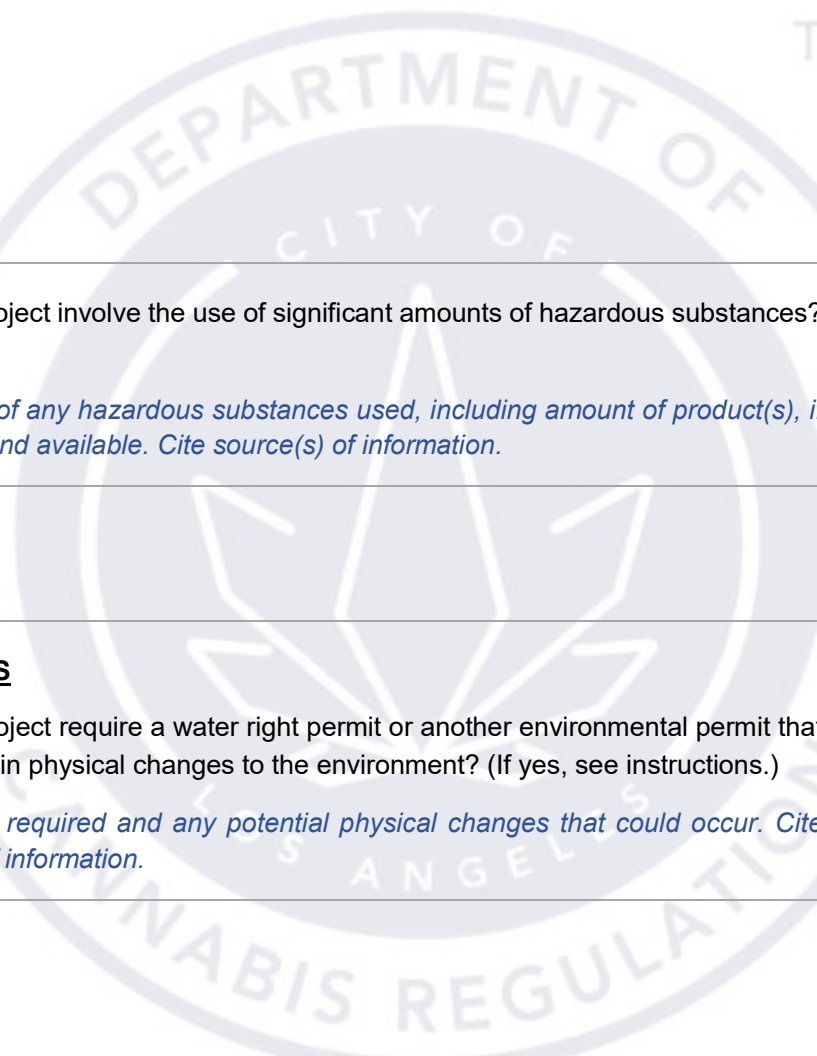


FOR SITES NOT IN URBANIZED AREAS

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

☐ Yes ☐ No

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



TM

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

☐ Yes ☐ No

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

FOR ALL SITES

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

☐ Yes ☐ No

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

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land
*****NOT APPLICABLE TO PROJECT SITE*****

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
*****NOT APPLICABLE TO PROJECT SITE*****

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.

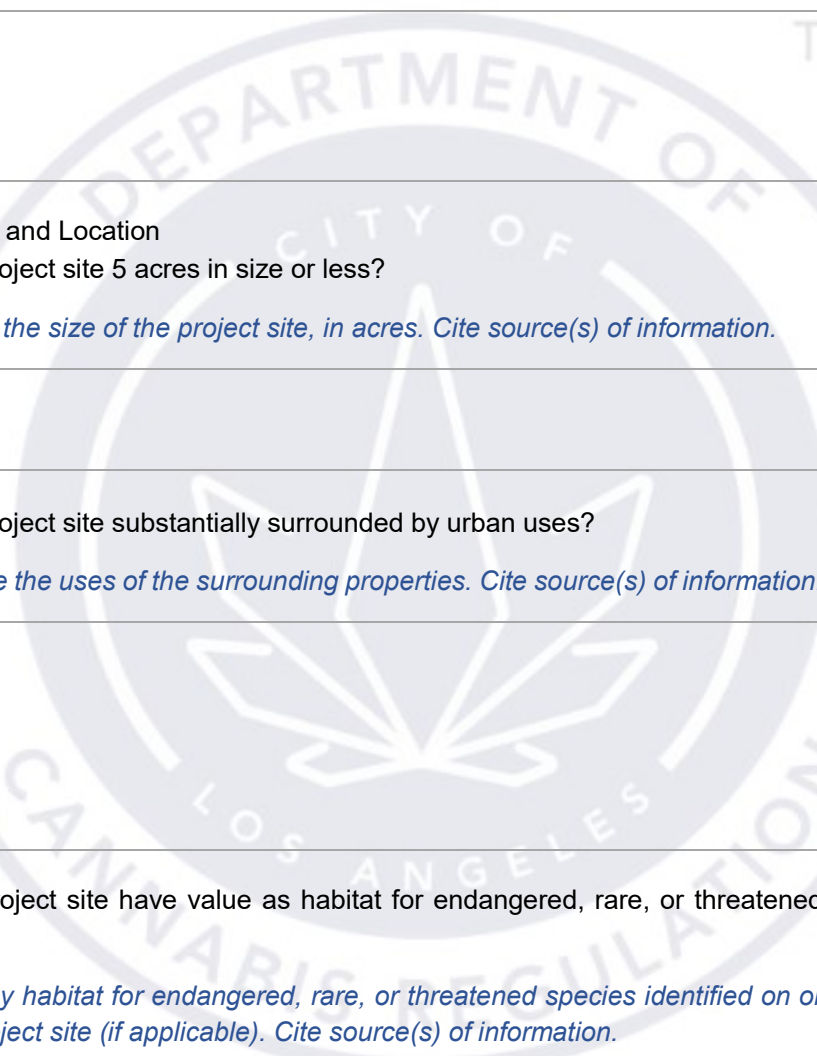


Categorical Exemption Evaluation Form

Class 32: Infill Development Projects
******NOT APPLICABLE TO PROJECT SITE******

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.



TM

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.

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.*

No State Scenic Highway from which the project is visible.

- 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.

Search of zip code at envirostor.dts.ca.gov shows the project is not located on the Cortese List. The Envirostor report showing a 1000' radius is attached.

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.

No historic resource exists at the project location.

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

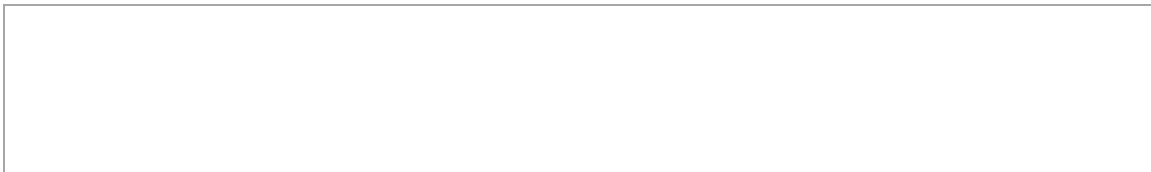
Provide details, if needed. Cite source(s) of information.



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:

Project uses existing structure and 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 no expansion of use.

Project site is existing. No expansion, this is not a new structure.
Site is not an environmentally sensitive zone.
Site is serviced by city water, sewer and power.
There are no natural waterways onsite.

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

Zimas Property Profile Report and Mapping
Envirostor
LADBS.org
Internal corporate documents.

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 address of the project is 1450 S. Mirasol Street, Los Angeles, CA 90023
Los Angeles County. APN= 5192-004-012
Cross street = Union Pacific Ave and Mirasol Street
Project Site occupies the entire block along Mirasol Street running from Union Pacific Ave to Noakes Street. Project Site entrance is mid-block on the East side of Mirasol Street. Employee and visitors also enter through gates abutting Union Pacific Ave.

- (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.*

Project Site has main building and smaller structure at Southwest corner of parcel. The land use and zoning is M3-1-CUGU – Heavy Industrial Zone. Within one-half mile radius, zoning designations are: PF-1-CUGU – Public Facilities; R2-1-CUGU – Two-Family Zone; and C2-1-CUGU – Commercial zone

See attached documents/map showing abutting land uses.

- (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.

Previous use: M5 Steel (sheet metal and steel manufacturing)

- (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.

Yes. There is no expansion of the 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).*

Cannabis cultivation

- (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.*

None.

- (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 approximately 77,705 sq. ft.
The lot size is 127,023 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.*

Cultivation licenses issue CCL20-0001603 & CCL20-0001604

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

7 days per week
8 a.m. to 10 p.m.
Two work shifts, 7:30 a.m. to 3:00 p.m. and 3:00 p.m. to 10:30 p.m.

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

30 employees.
49 occupancy.

- (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.*

Estimated frequency of deliveries or shipments to/from site: Three times weekly.
Approximate number of vehicle trips: 6 vehicle trips
Days and times of most trips: Monday-Friday, 8 a.m. to 8 p.m.

- (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.*

Los Angeles Department of Water & Power

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

City municipal sewer line. No on-site treatment facility.

4. Environmental Setting:

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

Metropolitan developed land with no natural characteristics.

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

No slopes or other features

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

Paved over land with runoff drainage to municipal sewer line. No natural vegetation, soil, or habitat.

- (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):

No natural and/or artificial waterway on project site or within 150 feet of premises.

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

No natural features of scenic value or of rare/unique characteristics.

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

No historic designations or archeological remains.

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

No habitat for special status species.

- (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:

Carbon dioxide. See attached HMBP.

- (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:

There will be no increase in waste.

- 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:

Source of power is municipal utility, Los Angeles Department of Water & Power, and generators, pending power upgrades. Anticipated energy per day will be supplied by site transformer there will be no need for additional energy sources. Daily energy demand is estimated at 6,692 kWh 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 of facility footprint, no increase in the amount of impervious surface, and no reduction in any natural habitat.

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.*

Air filtration systems installed to reduce any odor of cannabis.

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

See attachments.

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.

The Green City LLC
1450 S. Mirasol Street, Los Angeles, CA 90023

Legend
1450 Mirasol St

PROJECT SITE

1450 Mirasol St

1000 ft

Google Earth

5192	4	P.A. 1946 -4	TRA 12704	REVISED 2000/01/13 201109140800001-27			SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
SHEET								

2012

MAPPING AND GIS
SERVICES
SCALE 1" = 80'

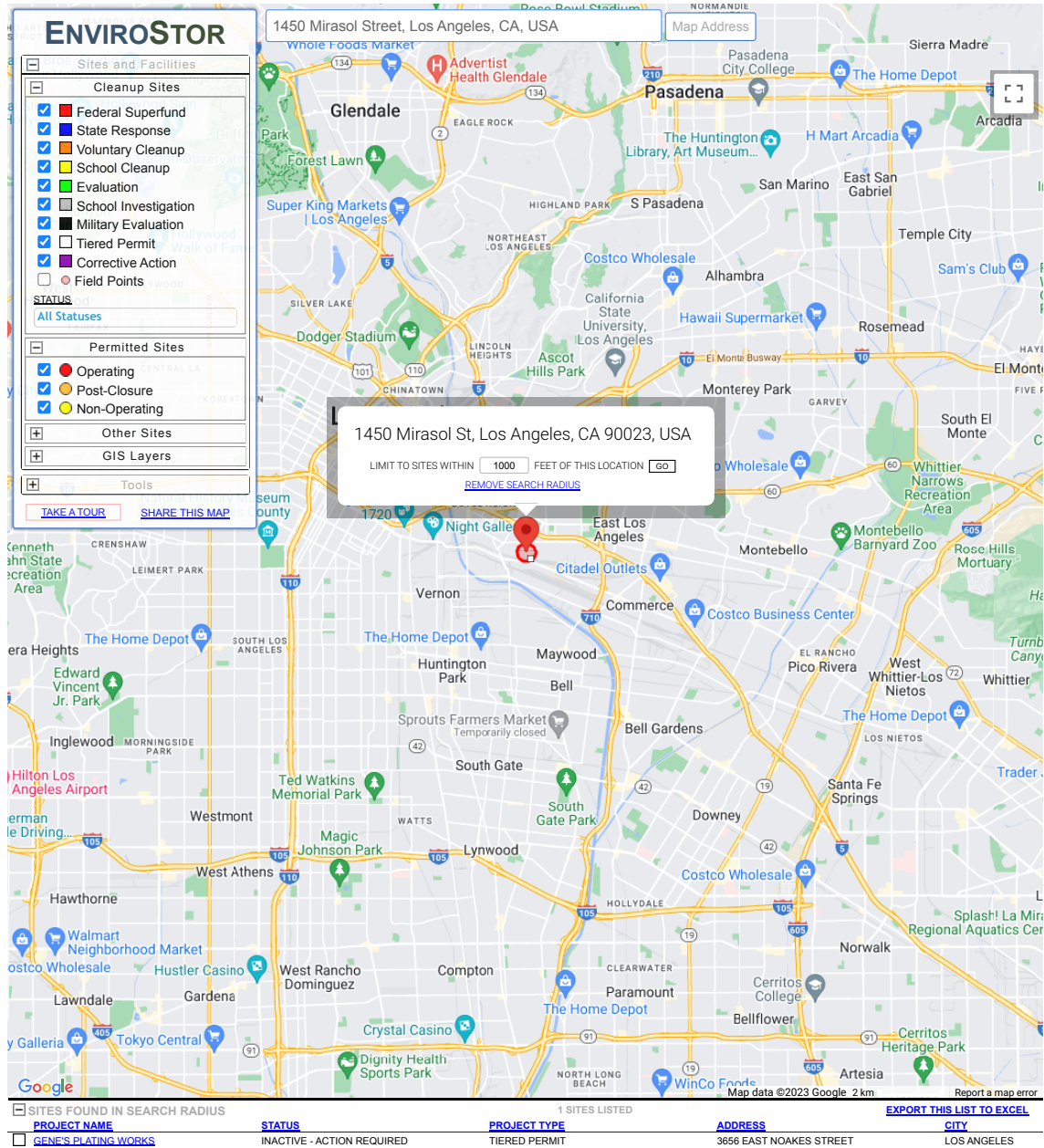
The map displays a rectangular project site located at the intersection of Union Pacific Ave and Mirasol St. The site is bounded by Union Pacific Ave to the north, Mirasol St to the south, and Noakes St to the east. The site is divided into several smaller parcels, with the central parcel being the largest. The map includes various survey measurements, including bearings and distances, and identifies surrounding tracts and parcels. The project site is highlighted in black and labeled with 'PROJECT SITE', '1450 S. Mirasol St.', and 'APN 5192-004-012'. The map also shows surrounding tracts and a north arrow.

APN: 5192-004-012



LA-C-23-200497-ANN





Originals The Green City (CERSID: 10241920)**Facility Information Submitted Feb 17, 2022**

Submitted on 2/17/2022 8:46:14 AM by *Diana Shinn* of Originals The Green City (Los Angeles, CA)

Comments by Submitter: Updated Business Activities form with EPA ID number. Corrected ownership to The Green City LLC on Business Owner/Operator Identification form. No other changes.

- Business Activities
- Business Owner/Operator Identification

Guidance Messages

- **Warning:**
 1. Business Activities - The federal EPA ID Number for CERSID: 10241920 has changed from: 'Pending' to 'CAL000466664'.

Site Identification

Originals The Green City

1450 S MIRASOL ST
LOS ANGELES, CA 90023County
Los AngelesCERS ID
10241920EPA ID Number
CAL000466664

Submittal Status

Submitted on 2/17/2022 by *Diana Shinn* of Originals The Green City (Los Angeles, CA)

Comments by submitter: Updated Business Activities form with EPA ID number. Corrected ownership to The Green City LLC on Business Owner/Operator Identification form. No other changes.

Hazardous Materials

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

Yes

Underground Storage Tank(s) (UST)

Does your facility own or operate underground storage tanks?

No

Hazardous Waste

Is your facility a Hazardous Waste Generator?

Yes

Does your facility treat hazardous waste on-site?

No

Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

No

Does your facility consolidate hazardous waste generated at a remote site?

No

Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?

No

Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month greater than 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.

No

Is your facility a Household Hazardous Waste (HHW) Collection site?

No

Excluded and/or Exempted Materials

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?

No

Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.

No

Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?

No

Additional Information

No additional comments provided.

Facility/Site

Originals The Green City

1450 S MIRASOL ST
LOS ANGELES, CA 90023

CERS ID
10241920

Submittal Status

Submitted on 2/17/2022 by *Diana Shinn* of Originals The Green City (Los Angeles, CA)

Comments by submitter: Updated Business Activities form with EPA ID number. Corrected ownership to The Green City LLC on Business Owner/Operator Identification form. No other changes.

Identification

Daniel Hunt

Operator Phone
(951) 377-3935

Business Phone
(951) 377-3935

Business Fax

Beginning Date

Ending Date

Dun & Bradstreet

SIC Code

Primary NAICS

Facility/Site Mailing Address

1450 S. Mirasol Street
Los Angeles, CA 90023

Primary Emergency Contact

Daniel Hunt

Title
CEO

Business Phone
(951) 377-3935

24-Hour Phone
(951) 377-3935

Pager Number

Owner

The Green City LLC
(951) 377-3935
1450 S. Mirasol Street
Los Angeles, CA 90023

Secondary Emergency Contact

Gabriela Marquez

Title
Compliance Manager

Business Phone
(951) 377-3935

24-Hour Phone
(213) 908-4472

Pager Number

Billing Contact

Daniel Hunt
(951) 377-3935

thegreencityllc@gmail.com

1450 S. Mirasol Street
Los Angeles, CA 90023

Environmental Contact

Gabriela Marquez

(951) 377-3935

thegreencityllc@gmail.com

1450 S. Mirasol Street
Los Angeles, CA 90023

Name of Signer

Daniel Hunt

Additional Information

Signer Title

CEO

Document Preparer

Diana Shinn

Locally-collected Fields

Some or all of the following fields may be required by your local regulator(s).

Property Owner

Phone

Mailing Address

Assessor Parcel Number (APN)

Number of Employees

Facility ID
FA0003788



City of Los Angeles Department of City Planning

9/6/2023

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1450 S MIRASOL ST

ZIP CODES

90023

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA

CPC-2016-2905-CPU

CPC-2015-1462-CA

CPC-2013-3169

CPC-2007-5599-CPU

CPC-1995-336-CRA

CPC-1986-445-GPC

ORD-184246

ORD-166585-SA4170V

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2016-2906-EIR

ENV-2015-1463-ND

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2007-5600-EIR

ND-83-385-ZC-HD

Address/Legal Information

PIN Number	117A227 20
Lot/Parcel Area (Calculated)	17,701.1 (sq ft)
Thomas Brothers Grid	PAGE 675 - GRID C1
Assessor Parcel No. (APN)	5192004012
Tract	UNION PACIFIC TRACT
Map Reference	M B 88-100
Block	None
Lot	40
Arb (Lot Cut Reference)	None
Map Sheet	117A227

Jurisdictional Information

Community Plan Area	Boyle Heights
Area Planning Commission	East Los Angeles
Neighborhood Council	Boyle Heights
Council District	CD 14 - Kevin de León
Census Tract #	2049.20
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	M3-1-CUGU
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 State Enterprise Zone: East Los Angeles ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2474 Exide Technologies Buffer (2700 S Indiana 1.7 mile radius) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2458 Clean Up Green Up (CUGU): Boyle Heights
General Plan Land Use	Heavy Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	Boyle Heights
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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.

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

Assessor Information

Assessor Parcel No. (APN)	5192004012
APN Area (Co. Public Works)*	2.920 (ac)
Use Code	3330 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Over 50,000 SF - One Story
Assessed Land Val.	\$1,549,410
Assessed Improvement Val.	\$974,023
Last Owner Change	04/30/1996
Last Sale Amount	\$9
Tax Rate Area	12704
Deed Ref No. (City Clerk)	858300
	689
	674403-05
	262
	1807901
	1807900
	1546196-7
	1088
	#689
	#262
	#1088
Building 1	
Year Built	1927
Building Class	S1
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	73,337.0 (sq ft)
Building 2	
Year Built	1936
Building Class	D6B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,135.0 (sq ft)

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

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: 5192004012]

Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.57593792
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5192004012]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

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

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

Public Safety

Police Information

Bureau	Central
Division / Station	Hollenbeck
Reporting District	499

Fire Information

Bureau	Central
Battalion	1
District / Fire Station	25
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-2016-2905-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
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-2007-5599-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1986-445-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - BOYLE HEIGHTS (PART I)
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2016-2906-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
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.

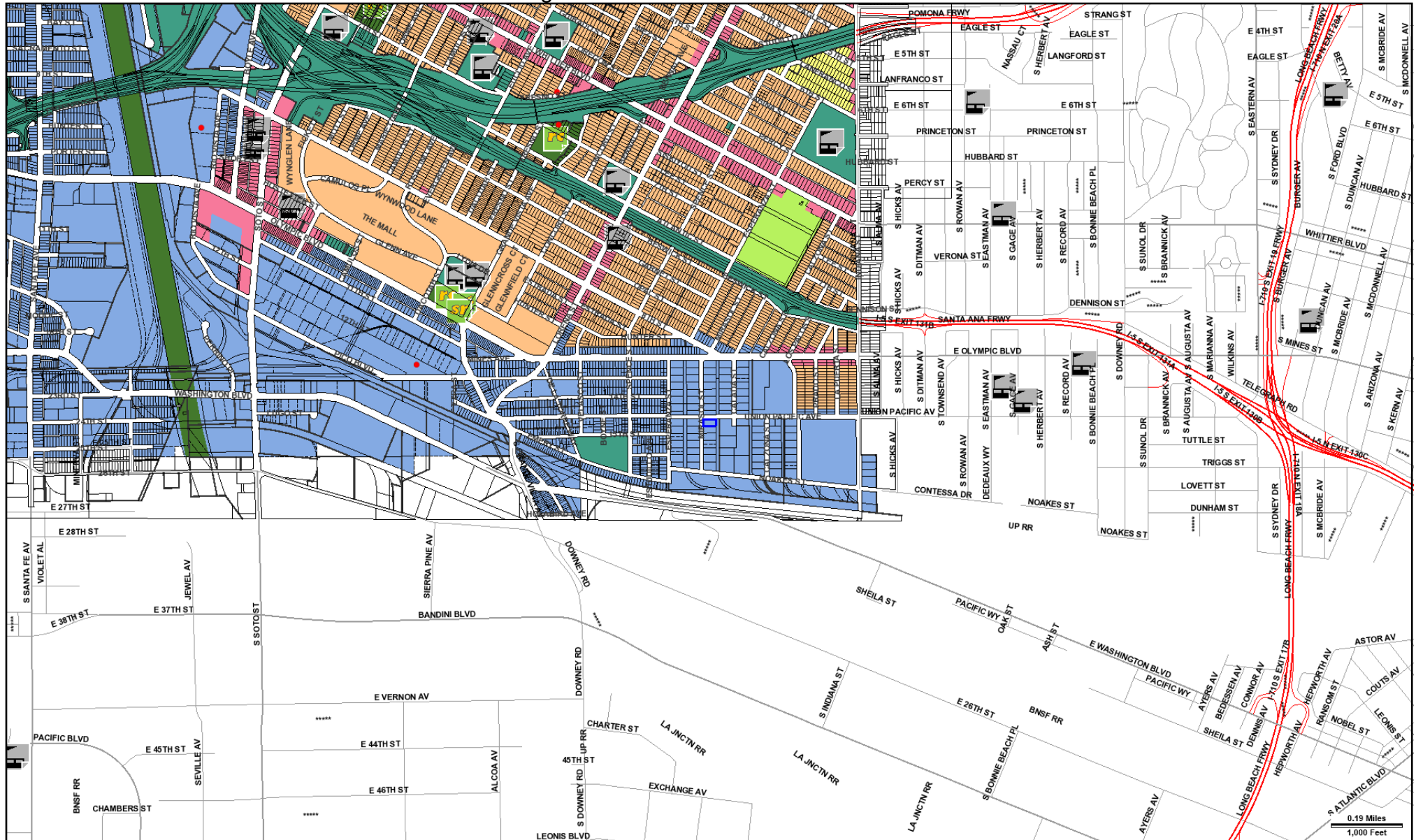
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Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS 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-2007-5600-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	ND-83-385-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-184246

ORD-166585-SA4170V



Address: 1450 S MIRASOL ST

APN: 5192004012

PIN #: 117A227 20

Tract: UNION PACIFIC TRACT

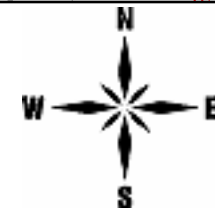
Block: None

Lot: 40

Arb: None

Zoning: M3-1-CUGU

General Plan: Heavy Manufacturing



ZIMAS PUBLIC

Generalized Zoning

09/06/2023

City of Los Angeles
Department of City Planning



Address: 1450 S MIRASOL ST
APN: 5192004012
PIN #: 117A227 20

Tract: UNION PACIFIC TRACT
Block: None
Lot: 40
Arb: None

Zoning: M3-1-CUGU
General Plan: Heavy Manufacturing



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

PARKING

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

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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



City of Los Angeles Department of City Planning

3/6/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1450 S MIRASOL ST

ZIP CODES

90023

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA

CPC-2016-2905-CPU

CPC-2015-1462-CA

CPC-2013-3169

CPC-2007-5599-CPU

CPC-1995-336-CRA

CPC-1986-445-GPC

ORD-188333

ORD-184246

ORD-166585-SA4170V

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2016-2906-EIR

ENV-2015-1463-ND

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2007-5600-EIR

ND-83-385-ZC-HD

Address/Legal Information

PIN Number	117A227 20
Lot/Parcel Area (Calculated)	17,701.1 (sq ft)
Thomas Brothers Grid	PAGE 675 - GRID C1
Assessor Parcel No. (APN)	5192004012
Tract	UNION PACIFIC TRACT
Map Reference	M B 88-100
Block	None
Lot	40
Arb (Lot Cut Reference)	None
Map Sheet	117A227

Jurisdictional Information

Community Plan Area	Boyle Heights
Area Planning Commission	East Los Angeles APC
Neighborhood Council	Boyle Heights
Council District	CD 14 - Ysabel Jurado
Census Tract #	2049.20000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	M3-1-CUGU
Zoning Information (ZI)	ZI-2518 Boyle Heights Interim Control Ordinance ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 State Enterprise Zone: East Los Angeles ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2458 Clean Up Green Up (CUGU): Boyle Heights ZI-2474 Exide Technologies Buffer (2700 S Indiana 1.7 mile radius)
General Plan Land Use	Heavy Manufacturing
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	Boyle Heights

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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	Medium
Transit Oriented Communities (TOC)	Tier 1
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Adelante Eastside
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	5192004012
APN Area (Co. Public Works)*	2.920 (ac)
Use Code	3330 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Over 50,000 SF - One Story
Assessed Land Val.	\$1,549,410
Assessed Improvement Val.	\$1,013,373
Last Owner Change	04/30/1996
Last Sale Amount	\$9
Tax Rate Area	12704
Deed Ref No. (City Clerk)	858300
	689
	674403-05
	262
	1807901
	1807900
	1546196-7
	1088
	#689
	#262
	#1088
Building 1	
Year Built	1927
Building Class	S1
Number of Units	0

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Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	73,337.0 (sq ft)
Building 2	
Year Built	1936
Building Class	D6B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,135.0 (sq ft)
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: 5192004012]

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)	1.57593792
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

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

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5192004012]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	499
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	25
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
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Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
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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-2007-5599-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1986-445-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - BOYLE HEIGHTS (PART I)
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2016-2906-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
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.

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.

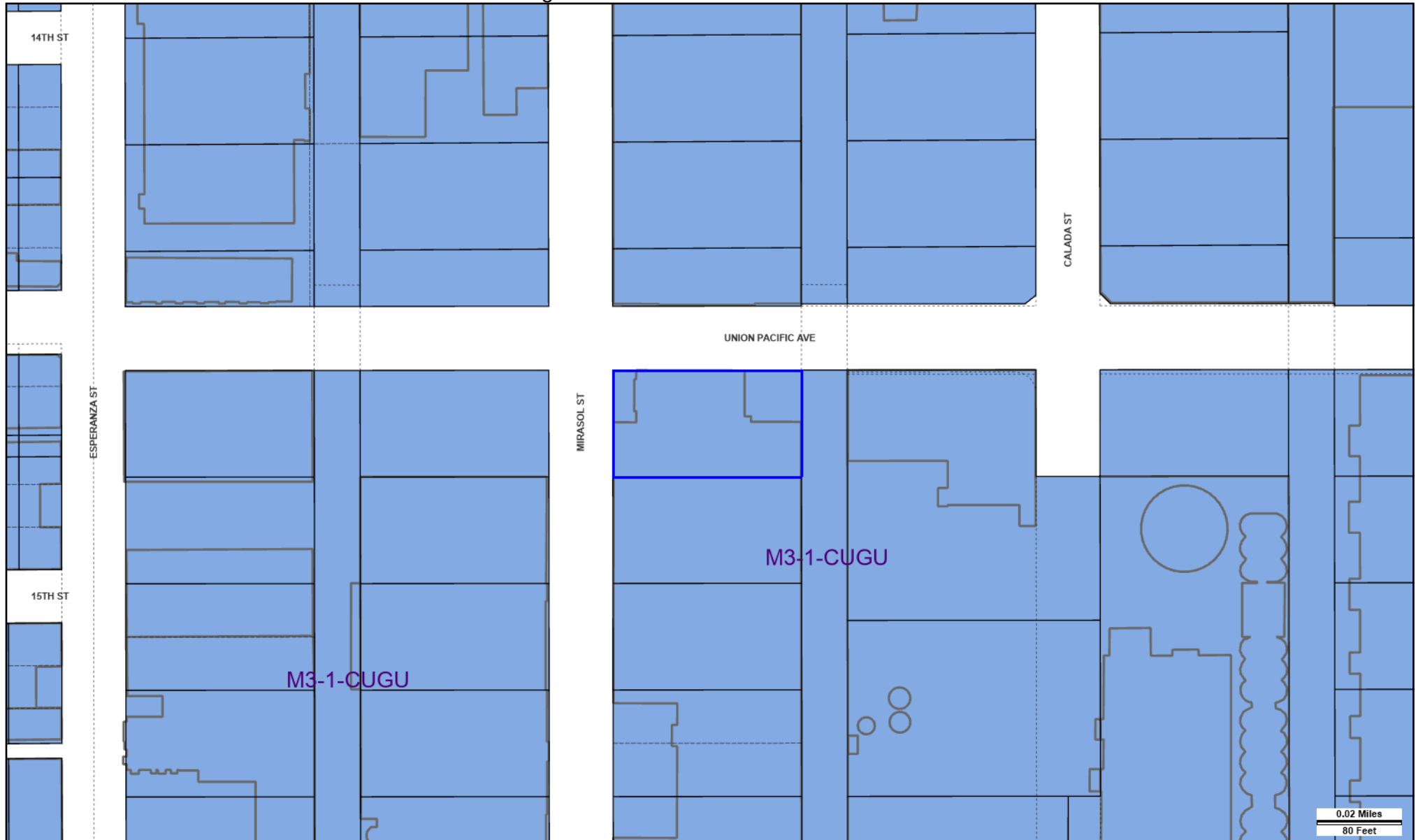
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES 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-2007-5600-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	ND-83-385-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-188333

ORD-184246

ORD-166585-SA4170V



Address: 1450 S MIRASOL ST

APN: 5192004012

PIN #: 117A227 20

Tract: UNION PACIFIC TRACT

Block: None

Lot: 40

Arb: None

Zoning: M3-1-CUGU

General Plan: Heavy Manufacturing



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

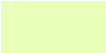
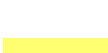
- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

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

Zone Use Districts

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

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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

(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 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 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.

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 Small Indoor (Type 2A) 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 20, 2025
Date

EXHIBITS:

Exhibit A – Project Specific Information Form (LIC-4013-FORM)
Exhibit B – Project Parcel Profile Report from ZIMAS

⁷ City of Los Angeles, ZIMAS, Accessed on February 13, 2025 at: <https://zimas.lacity.org/>



CITY OF LOS ANGELES DEPARTMENT OF™

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

LIC-4013-FORM

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

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

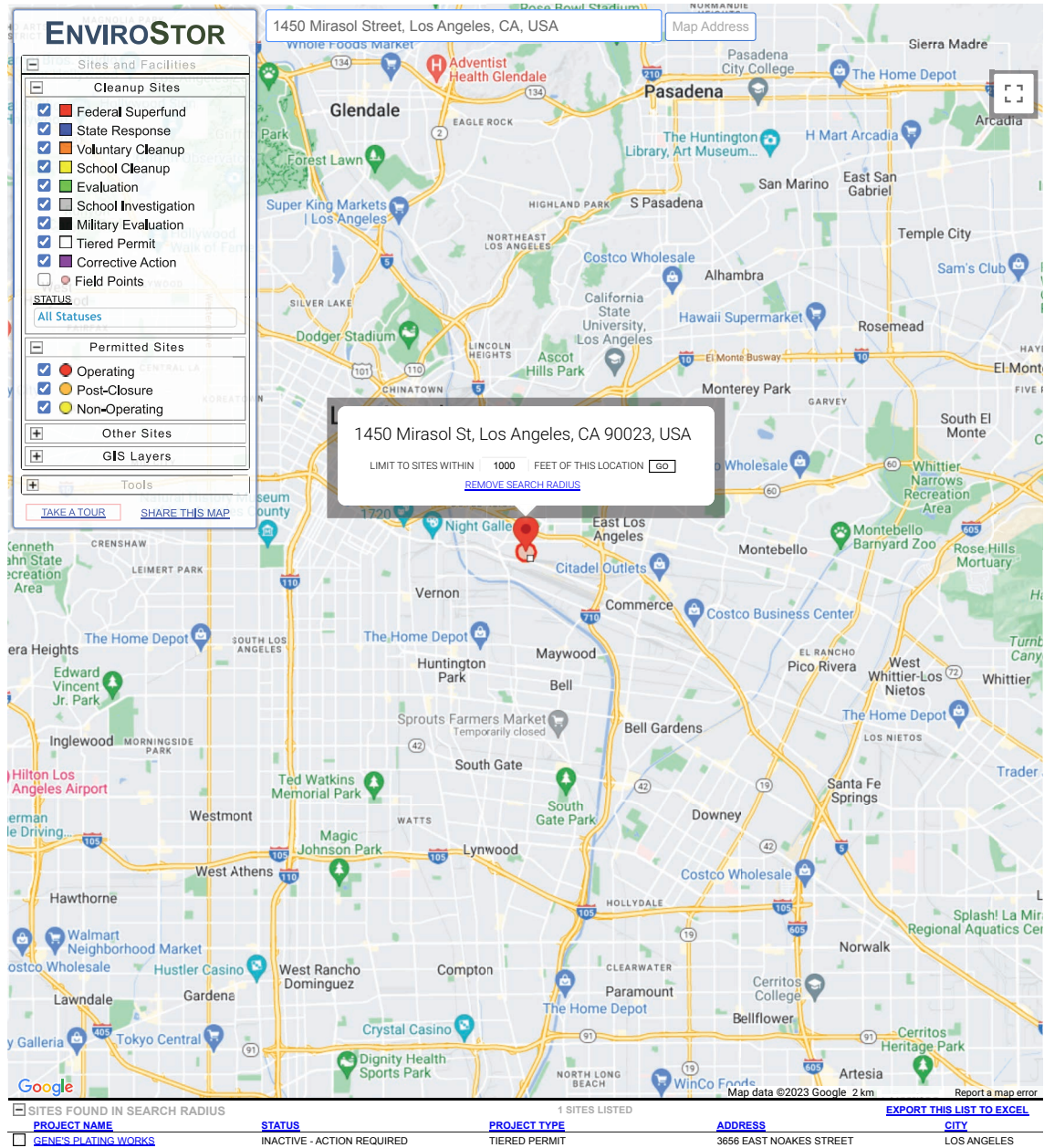
Date (MM/DD/YYYY): October 27, 2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-C-23-200497-ANNApplicant Entity Name: The Green City LLCLicense Type(s): CultivatorBusiness Premises Location: 1450 S. Mirasol Street, Los Angeles, CA 90023County: Los Angeles Assessor's Parcel Number (APN): 5192-004-012Council District: CD-14 - Kevin de Leon Neighborhood Council: Boyle HeightsCommunity Plan Area: Boyle HeightsZoning: M3-1-CUGU Specific Plan Area: NoneGeneral Plan Land Use: Heavy Manufacturing Redevelopment Project Area: Adelante EastsideBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: East Los Angeles Historic Preservation Review: NoLAPD Division/Station: Hollenbeck LAFD District/Fire Station: 25

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

Department of Cannabis Regulation

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

(213) 978-0738 • cannabis@lacity.orgwww.cannabis.lacity.org





City of Los Angeles Department of City Planning

9/6/2023

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1450 S MIRASOL ST

ZIP CODES

90023

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA

CPC-2016-2905-CPU

CPC-2015-1462-CA

CPC-2013-3169

CPC-2007-5599-CPU

CPC-1995-336-CRA

CPC-1986-445-GPC

ORD-184246

ORD-166585-SA4170V

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2016-2906-EIR

ENV-2015-1463-ND

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2007-5600-EIR

ND-83-385-ZC-HD

Address/Legal Information

PIN Number	117A227 20
Lot/Parcel Area (Calculated)	17,701.1 (sq ft)
Thomas Brothers Grid	PAGE 675 - GRID C1
Assessor Parcel No. (APN)	5192004012
Tract	UNION PACIFIC TRACT
Map Reference	M B 88-100
Block	None
Lot	40
Arb (Lot Cut Reference)	None
Map Sheet	117A227

Jurisdictional Information

Community Plan Area	Boyle Heights
Area Planning Commission	East Los Angeles
Neighborhood Council	Boyle Heights
Council District	CD 14 - Kevin de León
Census Tract #	2049.20
LADBS District Office	Los Angeles Metro

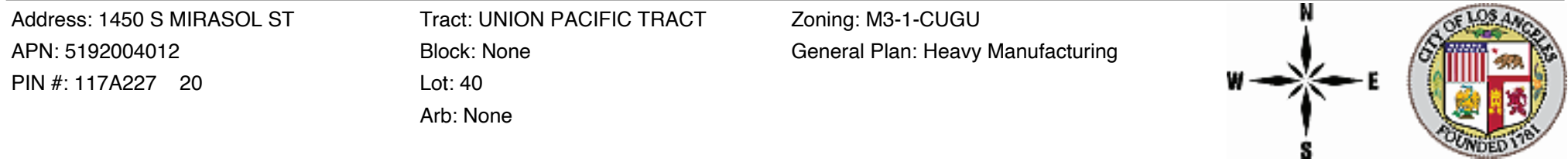
Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	M3-1-CUGU
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 State Enterprise Zone: East Los Angeles ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2474 Exide Technologies Buffer (2700 S Indiana 1.7 mile radius) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2458 Clean Up Green Up (CUGU): Boyle Heights
General Plan Land Use	Heavy Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	Boyle Heights
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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

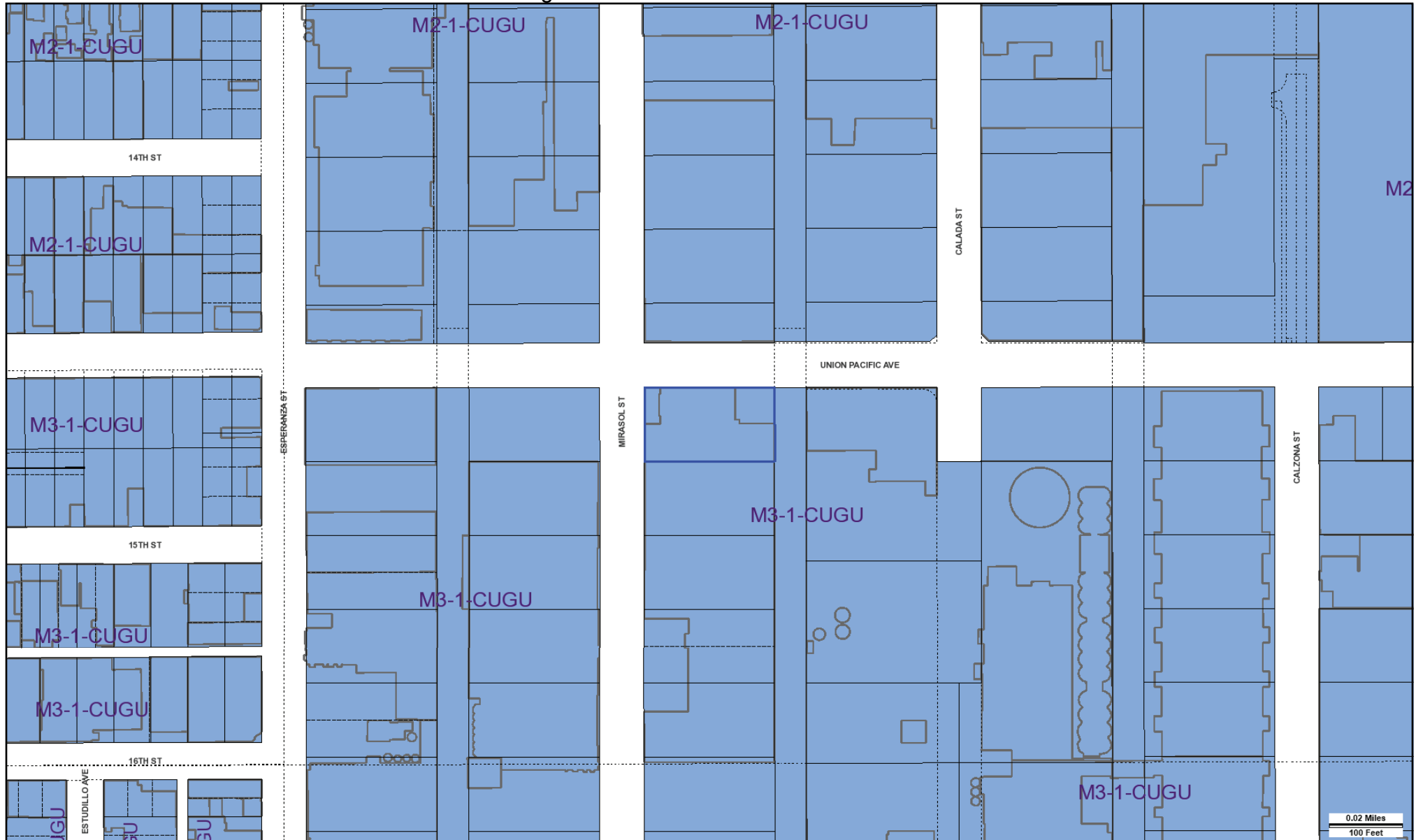


ZIMAS PUBLIC

Generalized Zoning

09/06/2023

City of Los Angeles
Department of City Planning



Address: 1450 S MIRASOL ST
APN: 5192004012
PIN #: 117A227 20

Tract: UNION PACIFIC TRACT
Block: None
Lot: 40
Arb: None

Zoning: M3-1-CUGU
General Plan: Heavy Manufacturing



SCHOOLS/PARKS WITH 500 FT. BUFFER

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

Athletic Facilities

Beaches

Child Care Centers

Dog Parks

Golf Course

Historic Sites

Horticulture / Gardens

Site Park

Other Facilities

Park / Recreation Centers

Parks

Performing / Visual Arts Centers

Recreation Centers

Senior Citizen Centers

Opportunity School

Charter School

Elementary School

Special School

Special Education School

High School

Middle School

Early Education Center

COASTAL ZONE

Coastal Commission Permit Area

Dual Permit Jurisdiction Area

Single Permit Jurisdiction Area

Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

Tier 1

Tier 2

Tier 3

Tier 4

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WAIVER OF DEDICATION OR IMPROVEMENT

Public Work Approval (PWA)

Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

Lot Line

Tract Line

Lot Cut

Easement

Zone Boundary

Building Line

Lot Split

Community Driveway

Building Outlines 2014

Building Outlines 2008

Airport Hazard Zone

Census Tract

Coastal Zone

Council District

LADBS District Office

Downtown Parking

Fault Zone

Fire District No. 1

Tract Map

Parcel Map

Flood Zone

Hazardous Waste

High Wind Zone

Hillside Grading

Historic Preservation Overlay Zone

Specific Plan Area

Very High Fire Hazard Severity Zone

Wells - Active

Wells - Inactive



City of Los Angeles Department of City Planning

3/6/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1450 S MIRASOL ST

ZIP CODES

90023

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2016-2905-CPU
CPC-2015-1462-CA
CPC-2013-3169
CPC-2007-5599-CPU
CPC-1995-336-CRA
CPC-1986-445-GPC
ORD-188333
ORD-184246
ORD-166585-SA4170V
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2016-2906-EIR
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Map Reference	M B 88-100
Block	None
Lot	40
Arb (Lot Cut Reference)	None
Map Sheet	117A227

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Neighborhood Council	Boyle Heights
Council District	CD 14 - Ysabel Jurado
Census Tract #	2049.20000000
LADBS District Office	Los Angeles Metro

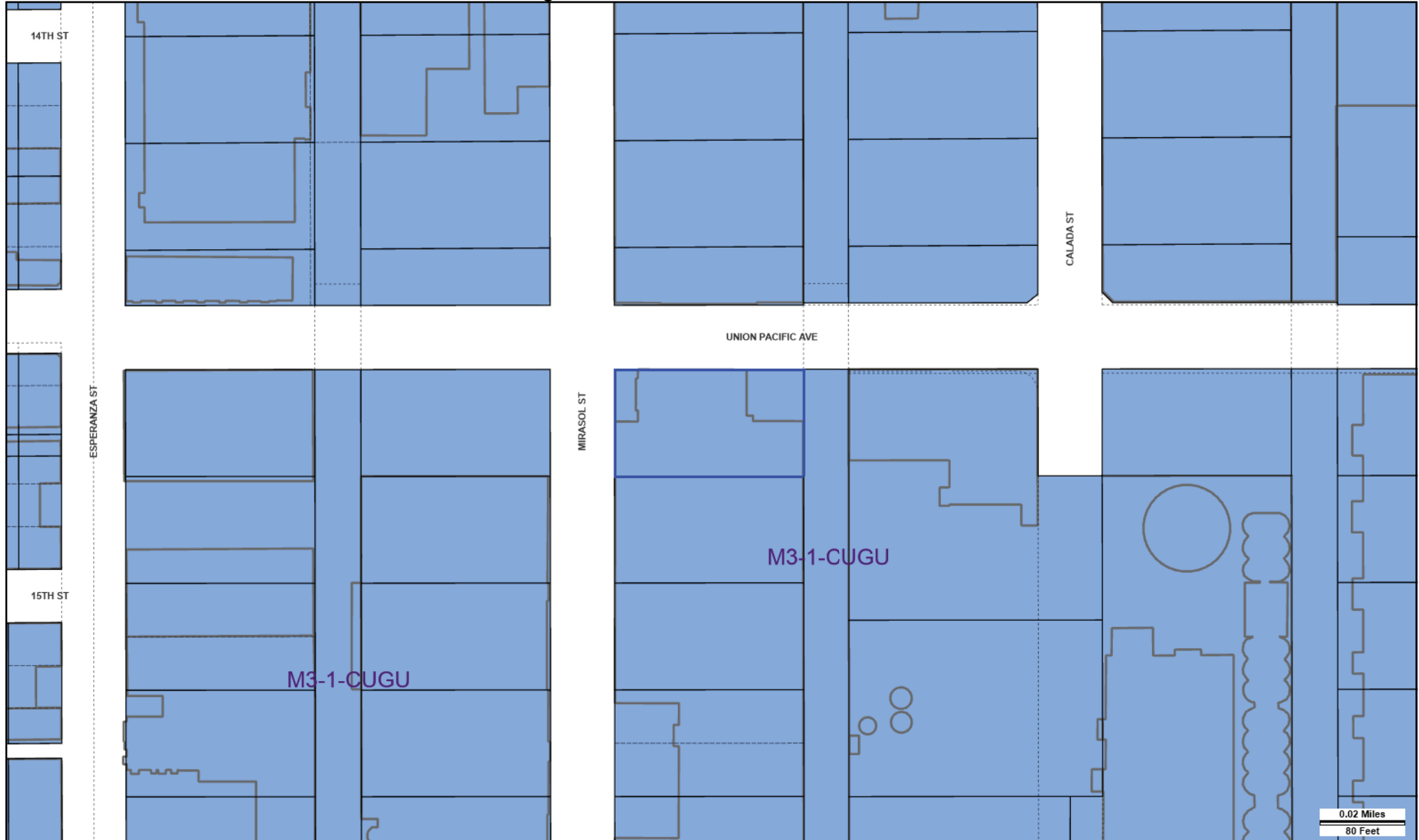
Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	M3-1-CUGU
Zoning Information (ZI)	ZI-2518 Boyle Heights Interim Control Ordinance ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 State Enterprise Zone: East Los Angeles ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2458 Clean Up Green Up (CUGU): Boyle Heights ZI-2474 Exide Technologies Buffer (2700 S Indiana 1.7 mile radius)
General Plan Land Use	Heavy Manufacturing
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	Boyle Heights

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.



Address: 1450 S MIRASOL ST

APN: 5192004012

PIN #: 117A227 20

Tract: UNION PACIFIC TRACT

Block: None

Lot: 40

Arb: None

Zoning: M3-1-CUGU

General Plan: Heavy Manufacturing



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 2014 | Tract Map | Wells - Inactive |
| Building Outlines 2008 | Parcel Map | |