# 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. 200132

Project Applicant: CS Heritage Industry, Inc

Project Location - Specific:

1459 South Lorena Street Los Angeles, CA 90023 / Pico Blvd & Grande Vista Ave

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

Description of Nature, Purpose and Beneficiaries of Project:

Cultivation and Distribution 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: CS Heritage Industry, Inc

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

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

Reasons why project is exempt:

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

Lead Agency
Contact Person: Jason Killeen Area Code/Telephone/Extension: (213) 978-0738

**If filed by applicant:**

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

Signature: _____ Date: 06/11/2025 Title: Asst. Executive Director

▪ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

THIS NOTICE WAS POSTED

ON June 13 2025

UNTIL July 14 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 120963

**FILED**
Jun 13 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CARINA CHEN

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-25-200132-ANN / Cultivation Indoor, Distribution (Type 11)

| LEAD CITY AGENCY | CASE NUMBER |
|---|---|
| **City of Los Angeles (Department of Cannabis Regulation)** | ENV- 200132-ANN |
| PROJECT TITLE | COUNCIL DISTRICT |
| DCR CORE RECORD NO. 200132 | 14 |

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
1459 South Lorena Street Los Angeles, CA 90023 / Pico Blvd & Grande Vista Ave

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Cultivation and Distribution of commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:
CS Heritage Industry, Inc

| CONTACT PERSON (If different from Applicant/Owner above) | (AREA CODE) TELEPHONE NUMBER \| EXT. |
|---|---|
| Jason Killeen | (213) 978-0738 |

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

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

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

JUSTIFICATION FOR PROJECT EXEMPTION: ■ Additional page(s) attached

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

| CITY STAFF NAME AND SIGNATURE | STAFF TITLE |
|---|---|
| Jason Killeen | Asst. Executive Director |

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED
Cultivation Indoor, Distribution (Type 11)

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

**DEPARTMENT OF CANNABIS REGULATION**

CANNABIS REGULATION COMMISSION

THRYERIS MASON
President

DAVID NASH
Vice President

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

# City of Los Angeles

**California**

Karen Bass
MAYOR

**EXECUTIVE OFFICES**
221 N. Figueroa Street, Suite 1245
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MICHELLE GARAKIAN
Executive Director

JASON KILLEEN
Assistant Executive Director

VACANT
Assistant Executive Director

http://cannabis.lacity.org

# DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

| | |
|---|---|
| **DCR Record No.:** | LA-C-25-200132-ANN |
| **Applicant Name:** | CS Heritage Industry, Inc |
| **Activity(ies) Requested:** | Distributor (Type 11)<br>Cultivation Specialty Indoor (Type 1A) |
| **Proposed Project:** | The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al. |
| **Business Premises Address/ Project Location:** | 1459 South Lorena Street<br>Los Angeles, CA 90023 |
| Council District:<br>Closest Neighborhood Council:<br>Business Improvement District:<br>Community Plan Area:<br>Zoning: | 14<br>Boyle Heights<br>[None]<br>Boyle Heights<br>M3-1-CUGU |
| **LAMC Section / "Phase":** | LAMC 104.08 / Phase 2 |
| **Environmental Analysis/Clearance:**<br>ENV-200132-ANN | Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) |

**BACKGROUND:**

The Applicant was issued Temporary Approval by DCR with an effective date of October 30, 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, C11-0000589-LIC, to conduct Distributor (Type 11), active through June 30, 2025; CCL18-0003448, to conduct Cultivation Specialty Indoor (Type 1A), active through November 5, 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 1459 South Lorena 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) PROJECT DESCRIPTION:**

The Applicant seeks conversion of an existing Distributor (Type 11); Cultivation Specialty Indoor (Type 1A, Temporary Approval to an Annual License to be located on an existing site zoned for Heavy Manufacturing, M3-1-CUGU at 1459 South Lorena Street, Los Angeles, CA 90023 (Assessor's Parcel Number 5190-030-006). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 7:00 a.m. to 7:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit B). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq*. and 105.00 *et seq*., as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

**CEQA PROJECT ANALYSIS & FINDINGS:**

**Land Use/Zoning Designations**
Heavy Manufacturing / M3-1-CUGU

**Surrounding Land Use/Zoning Designations**
Heavy Manufacturing / M3-1-CUGU
Light Manufacturing / M2-1-CUGU

**Subject Property**
The subject site is a fully developed lot within the Boyle Heights Community Plan Area. The lot is approximately 129 feet deep and a width of 50 feet along South South Lorena Street. The site is currently developed with a Heavy Manufacturing building, proposed to be maintained.

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, and the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**
Abutting uses include Heavy Manufacturing and Light Manufacturing uses within 200 feet of the site. The immediate area along South Lorena Street is predominantly developed with Heavy Manufacturing uses, zoned M3-1-CUGU and Light Manufacturing, zoned M2-1-CUGU. (See Exhibit B)

**CEQA Findings**

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in

any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 5,252 gross square feet, zoned M3-1-CUGU with a Heavy Manufacturing building. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 5,252 gross square foot property (i.e., less than five acres), and is substantially surrounded by Heavy Manufacturing uses. The surrounding area is Heavy Manufacturing zoned M3-1-CUGU and Light Manufacturing, zoned M2-1-CUGU; and developed with a mix of Heavy Manufacturing and Light Manufacturing buildings along South Lorena Street between Pico Boulevard and Grande Vista Avenue.

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

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

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

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

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

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

**DEPARTMENT OF CANNABIS REGULATION ACTIONS:**

The Department of Cannabis Regulation:

1. Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;

2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approved the Annual License for Distributor (Type 11) and Cultivation Specialty Indoor (Type 1A), Commercial Cannabis Activity at the Business Premises location; and,

3. Adopted the Project Analysis & Findings and Notice of Exemption.

Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

June 11, 2025
Date

**EXHIBITS:**

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

Exhibit B – Project Parcel Profile Report from ZIMAS

CITY OF LOS ANGELES DEPARTMENT OF CANNABIS REGULATION

# PROJECT-SPECIFIC INFORMATION FORM

*LIC-4013-FORM*

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

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

Date (MM/DD/YYYY): 01/31/2024

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

DCR Record No.: LA-C-23-100004-ANN

Applicant Entity Name: CS Heritage Industry Inc.

License Type(s): Type 1A-Specialty Indoor (Cultivation)/ Type 11 (Distribution)

Business Premises Location: 1459 S. Lorena Street, Los Angeles, CA 90023

County: Los Angeles Assessor's Parcel Number (APN): 5190-030-006

Council District: CD 14 Neighborhood Council: Boyle Heights

Community Plan Area: Boyle Heights

Zoning: M3-1-CUGU Specific Plan Area: None

General Plan Land Use: Heavy Manufacturing Redevelopment Project Area: Adelante Eastside

Business Improvement District: None Promise Zone: None

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

LAPD 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

DCR Record No. LA-C-23-100004-ANN

## Categorical Exemption Evaluation Form

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

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

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

Section 15301 of the State CEQA Guidelines states that a Class 1 CE is for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project involves licensing of a cannabis cultivation and distribution business within an existing industrial building in the City. Approval of the licensing applications would not involve an expansion of the existing building at the Project Site. Therefore, the Project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines.

The Project is an application for a (1) Type 1A Cultivation License and an application for a (2) Type 11 Distributor License, issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). The two licenses would permit the cultivation and distribution of cannabis at the Project Site.

See attached Form Response Continuation Sheet for further details.

DCR Record No. LA-C-23-100004-ANN

**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose? ☒ Yes ☐ No

*Provide details of current or prior operation(s). Cite source(s) of information.*

The Project is an application for a (1) Type 1A Cultivation License and an application for a (2) Type 11 Distributor License, issued by the State Department of Consumer Affairs, DCC. The two licenses would permit the cultivation and distribution of cannabis at the Project Site.

The Applicant currently holds a provisional Type 1A Cultivation License (No. CCL18-0003448) and a provisional Type 11 Distributor License (No. C11-0000589-LIC) both issued by the DCC at this premises. The manufacturing portion is non-operational at this point in time.

See attached Form Response Continuation Sheet for further details.

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

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

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

   *Cite source(s) of information.*

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

      *Cite source(s) of information.*

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

      *Cite source(s) of information.*

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

      *Cite source(s) of information.*

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

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

5. Is there evidence that the project site is located in an environmentally sensitive area? ☐ Yes ☐ No

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

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

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

7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures? ☐ Yes ☒ No

   *Describe size of structure to be demolished and location.*

**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

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

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

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

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

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

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

**Categorical Exemption Evaluation Form**

**Class 3: New Construction or Conversion of Small Structures**

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures? ☐ Yes ☐ No

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

2. Does the project involve the construction of new small structures? ☐ Yes ☐ No

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

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

3. Is the project within an urbanized area? (If no, skip to Question 9.) ☐ Yes ☐ No

   *Cite source(s) of information.*

**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.*

10. Does the project involve the use of significant amounts of hazardous substances? ☐ Yes ☐ No

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

**FOR ALL SITES**

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

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

**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

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

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

2. Does the project involve alterations to land, water, or vegetation that would be considered minor? ☐ Yes ☐ No

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

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

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

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

   *Cite source(s) of information.*

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

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

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

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

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

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

DCR Record No. LA-C-23-100004-ANN

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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

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

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

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

**Categorical Exemption Evaluation Form**

**Class 32: Infill Development Projects**

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

   *Cite source(s) of information.*

2. Project Size and Location
   a. Is the project site 5 acres in size or less? ☐ Yes ☐ No

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

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

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

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.*

See attached Form Response Continuation Sheet

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.*

See attached Form Response Continuation Sheet

**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.*

See attached Form Response Continuation Sheet

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.*

See attached Form Response Continuation Sheet

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.*

See attached Form Response Continuation Sheet

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.*

See attached Form Response Continuation Sheet

6. **Would the project impact an environmental resource of hazardous or critical concern?** ☐ Yes ☒ No

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

See attached Form Response Continuation Sheet

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.*

See attached Form Response Continuation Sheet

## CEQA Exemption Petition

Class: 1 Category: Existing Facility

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

Section 15301 of the State CEQA Guidelines states that a Class 1 CE is for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project involves licensing of a cannabis cultivation and distribution business within an existing industrial building in the City. Approval of the licensing applications would not involve an expansion of the existing building at the Project Site. Therefore, the Project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines.

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

Appendix A: Project Graphics (Location Maps, Views of Site, Site Plan)
Appendix B: Traffic Evaluation
Appendix C: City of Los Angeles ZIMAS Profile Report
Appendix D: Background Information and Maps

2. **Project Location and Surrounding Land Use.**

(a) Describe Project Location: *Provide detailed information about the project location and any other physical description that clearly indicates the project site location.*

See attached Form Response Continuation Sheet

(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.*

See attached Form Response Continuation Sheet

(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.

See attached Form Response Continuation Sheet

(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.

See attached Form Response Continuation Sheet

(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).*

See attached Form Response Continuation Sheet

(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.*

See attached Form Response Continuation Sheet

(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.*

See attached Form Response Continuation Sheet

(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.*

See attached Form Response Continuation Sheet

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

See attached Form Response Continuation Sheet

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

See attached Form Response Continuation Sheet

(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.*

See attached Form Response Continuation Sheet

(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.*

See attached Form Response Continuation Sheet

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

See attached Form Response Continuation Sheet

**4. Environmental Setting:**

(a) Describe natural characteristics on the project site:

See attached Form Response Continuation Sheet

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

See attached Form Response Continuation Sheet

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

See attached Form Response Continuation Sheet

(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):

See attached Form Response Continuation Sheet

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

See attached Form Response Continuation Sheet

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

See attached Form Response Continuation Sheet

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

See attached Form Response Continuation Sheet

(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:

See attached Form Response Continuation Sheet

(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:

See attached Form Response Continuation Sheet

(j) 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:

See attached Form Response Continuation Sheet

**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.

See attached Form Response Continuation Sheet

**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.*

See attached Form Response Continuation Sheet

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

See attached Form Response Continuation Sheet

**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. |

## FORM RESPONSE CONTINUATION SHEET

**EXCEPTIONS TO EXEMPTIONS**

**1. Scenic Highways**

The Project Site is not located within a hillside area or ridgeline protection area, and the Site and surrounding area are located within a developed, urban area of the City with no rock outcroppings or scenic viewsheds or vista points. The Project would continue existing Site activities and would not require or propose the removal of any Site features.

The Project Site, which is located in an urbanized area of Boyle Heights, is not on or near any state designated scenic highways (https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways). Furthermore, there are no City-designated scenic highways within the Boyle Heights Community Plan area (https://planning.lacity.gov/odocument/320139e1-aba7-40da-875c-2d9bb72c6c54/gencircmap.BHT.pdf). Therefore, the Project would not result in damage to scenic resources, and this exception would not apply to nor be triggered by the Project.

**2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?**

The Project Site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (https://www.envirostor.dtsc.ca.gov/public/map/?global_id=CAD981402407). The nearest designated hazardous waste site located in the vicinity of the Project Site is located at 3325 Union Pacific Avenue, approximately 340 feet southeast of the Project Site. The status of this site is listed as closed. Therefore, this exception would not apply to nor be triggered by the Project.

**3. Would the project result in a substantial adverse change in the significance of a historical resource?**

The existing industrial building at the Project Site was originally built in 1956.[1] As reported in the Zimas Parcel Profile Report, included in **Appendix C**, and the HistoricPlaceLA map (see **Appendix D**), the existing building is not listed or designated as eligible for listing on the National Register of Historic Places, the Built Environment Resource Directory, or the California Register of Historical Resources, and is not considered a California Points of Historical Interest, a California Historical Landmark, or designated as a Los Angeles Historic-Cultural Monument. Furthermore, the Project Site is not located within the boundaries of any Historic Preservation Overlay Zone, and neither the Project Site nor the existing building was identified as contributors to any historic districts by SurveyLA.

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

Cumulative impacts are defined as two or more individual (and potentially less than significant) project effects that, when considered together or in concert with other projects, combine to result in a significant impact within an identified geographic area. The Project involves licensing of a cannabis cultivation and distribution business within an existing industrial building in the City. Approval of the licensing applications

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[1] LoopNet, 1459 S. Lorena Street, Los Angeles, CA 90023, Property for Lease, https://www.loopnet.com/Listing/1459-S-Lorena-St-Los-Angeles-CA/28442792/. Accessed January 2024.

would not involve an expansion of the existing building at the Project Site in an urbanized area of the City. Therefore, this exception would not apply to nor be triggered by the Project.

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

The Project involves licensing of a cannabis cultivation and distribution business within an existing industrial building currently used for cultivation and distribution of cannabis in an urbanized area of the City. The Project would not have a significant effect on the environment due to unusual circumstances. The circumstances of the Project, which would result in the operation of a cannabis cultivation and distribution use within an existing industrial building in an urbanized area of the City, are not considered unusual because: (1) the existing building on the Project Site has previously been used for cultivation and distribution of cannabis; (2) the Project Site is part of an existing pattern of manufacturing and industrial development on Lorena Street and the immediate area; and (3) Type 1A Specialty Indoor Cultivation License and Type 11 Distribution License are both permitted in the M3 zone under LAMC Sections 105.02(a)(3)(A) and 105.02(a)(7)(A). The Project does not involve any unusual circumstances that would result in significant effects on the environment. Therefore, the Project would not have a reasonable possibility of resulting in any significant effects on the environment due to unusual circumstances. Therefore, this exception would not apply to nor be triggered by the Project.

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

The Project Site is fully developed with an industrial building. The Project Site is not located within a hillside area or ridgeline protection area, and the Site and surrounding area are located within a developed, urban area of the City. Furthermore, the Project Site is not located in a coastal zone, or a flood zone, and does not contain a watercourse. As shown on the U.S. Fish and Wildlife Service's National Wetlands Inventory Map and the 150-Foot Radius Map in **Appendix D**, there are no watercourses or riparian habitats, including estuarine or marine deepwaters, estuarine or marine wetlands, freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, lakes, riverine, or other wetlands, within 150 feet of the Project Site.

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

The Project Site is fully developed with an existing industrial building. There is no vegetation on the Project Site.

**CEQA EXEMPTION PETITION**

**2. Project Location and Surrounding Land Use**

(a) Describe Project Location:

The Project Site is located at 1459 S. Lorena Street, Los Angeles, CA 90023 (APN 5190-030-006) in the Boyle Heights Community Plan Area of the City of Los Angeles. The approximately 10,803 square-foot (0.248-acre) Project Site fronts S. Lorena Street and is developed with a 9,600 square-

foot industrial building.[2] The Applicant is seeking an application for a (1) Type 1A Cultivation License and an application for a (2) Type 11 Distributor License, issued by the State Department of Consumer Affairs, Department of Cannabis Control (DCC). Refer to **Appendix A** for location maps and views/photos of the Site.

(b) Existing Land Uses/Zoning:

Refer to **Appendix D** for a map of a 0.5-mile radius around the Project Site. The Project Site is located within an urbanized setting in the City of Los Angeles. The surrounding area is characterized by industrial manufacturing uses, commercial uses, and residential uses. Land uses and zoning within 0.5-mile are as follows:

- N: M2-1-CUGU and M3-1-CUGU developed with industrial manufacturing uses, OS-1XL-CUGU developed with recreational uses, PF-1XL-CUGU developed with two schools, [Q]C2-1-CUGU developed with commercial uses, and RD1.5-1-CUGU developed with residential uses.
- E: M2-1-CUGU and M3-1-CUGU developed with industrial manufacturing uses and PF-1-CUGU developed with Department of Water and Power facility.
- S: M2-1-CUGU and M3-1-CUGU developed with industrial manufacturing uses, railroad tracks, and the City of Vernon.
- W: M3-1-CUGU developed with industrial manufacturing uses.

Land uses immediately abutting the Site are as follows:

- N: A Industrial Manufacturing Use
- E: Industrial Manufacturing Use
- S: S. Lorena Street
- W: Industrial Manufacturing Use

(c) Previous Use:

Unknown.

(d) Was the site previously used for a similar use?

No it was not.

**3. Project Operations/Description**

(a) Activities Occurring Onsite:

The Project is an application for a (1) Type 1A Cultivation License and an application for a (2) Type 11 Distributor License, issued by the State Department of Consumer Affairs, DCC. The two licenses would permit the cultivation and distribution of cannabis at the Project Site.

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[2] LoopNet, 1459 S. Lorena Street, Los Angeles, CA 90023, Property for Lease, https://www.loopnet.com/Listing/1459-S-Lorena-St-Los-Angeles-CA/28442792/. Accessed January 2024.

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

The cultivation area takes up the majority of the building and includes approximately 3,588 square feet of canopy area (approximately 4,800 square feet of floor area), and approximately 510 square feet of processing area (i.e. trimming and cultivation).

**Distribution:** Delivery of cannabis related products. Goods to be tracked, repackaged (if needed) and delivered to licensed operators.

The distribution area is comprised of approximately 290 square feet of distribution and packaging areas located in a loft above the cultivation area.

The building also contains support areas throughout, which include office space, storage, restrooms, and ancillary areas, and total approximately 4,000 square feet.

See **Appendix A** for the Project's Site Plans.

(b) Cannabis Operation Activities Owned by the Same or Different Businesses:

At this same premise, the Applicant entity also currently holds a provisional (1) Type 1A Cultivation License (No. CCL18-0003448) and a (2) Type 11 Distributor License (No. C11-0000589-LIC) issued by the DCC.

(c) Project Size:

The Project is located within an approximately 9,600 square-foot[3] industrial building on an approximately 10,803 square-foot (0.248-acre) lot.

(d) State License:

The Applicant currently holds a provisional (1) Type 1A Cultivation License (No. CCL18-0003448) and a (2) Type 11 Distributor License (No. C11-0000589-LIC) issued by the DCC.

(e) Hours of Operation/Work Shifts

*Hours of Operation*:

[3] LoopNet, 1459 S. Lorena Street, Los Angeles, CA 90023, Property for Lease, https://www.loopnet.com/Listing/1459-S-Lorena-St-Los-Angeles-CA/28442792/. Accessed January 2024.

Cultivation:
Daily: 7:00 AM - 7:00 PM, 7 days a week

Distribution:
Daily: 7:00 AM - 7:00 PM, 7 days a week

*Work Shifts*:

Cultivation: Two Shift
Distribution: Two Shift

(f) Number of Employees:

Cultivation: 2
Distribution: 1

(g) Estimated Daily Trip Generation:

The Project primarily focuses on cultivation with support area and minor distribution area. The manufacturing land use selection in the VMT calculator is the most similar to the operations at this site. There are no retail components or direct retail deliveries. As detailed in the Traffic Evaluation, included as **Appendix B**, the Project generates approximately 32 daily trips and 284 daily VMT within the East Los Angeles Area Planning Commission, which is under the 250 daily trip LADOT screening criterion.

(h) Source(s) of Water:

Los Angeles Department of Water and Power (LADWP) currently supplies water to the Project Site and the existing business would continue to use water in the same manner and amounts as under existing conditions. Water consumption is approximately 57 hundred cubic feet per month for the entire building (see **Appendix D** for LADWP invoice). No new or amended water right from the State Water Resources Control Board would be required or requested for the Project.

(i) Wastewater Treatment Facilities:

The City of Los Angeles Bureau of Sanitation provides sewer service to the Project area. Two existing sewer wyes connect to the Project Site from S. Lorena Street. Wastewater from the Project Site is conveyed southward through an 8-inch vitrified clay pipe, then eastward through an 8-inch vitrified clay pipe beneath 14$^{th}$ Street. The wastewater ultimately flows to the Hyperion Water Reclamation Plant (see **Appendix D** for a sewer map of the Project area). Wastewater generation is approximately 53 hundred cubic feet per month for the entire building (see **Appendix D** for LADWP invoice). There would be no change in the amount of wastewater generated at the Project Site over existing conditions.

**4. Environmental Setting**

(a) Describe natural characteristics on the project site:

The Project Site is fully developed with an existing industrial building. There is no vegetation on the Project Site.

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

The Project Site has been graded as part of development of the existing building and both the Site and the surrounding vicinity are flat.

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

The Project Site is fully developed with an existing industrial building. There is no vegetation on Site. The Project Site appears to surface drain towards the adjacent street. There is no exposed soil or plant/animal habitat at the Site.

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

The Project Site is not located in a coastal zone, or a flood zone, and does not contain a watercourse. As shown on the U.S. Fish and Wildlife Service's National Wetlands Inventory Map and the 150-Foot Radius Map in **Appendix D**, there are no watercourses or riparian habitats, including estuarine or marine deepwaters, estuarine or marine wetlands, freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, lakes, riverine, or other wetlands, within 150 feet of the Project Site.

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

The Project Site is fully developed with a 9,600 square-foot industrial building.[4] The Project Site is not located within a hillside area or ridgeline protection area, and the Site and surrounding area are located within a developed, urban area of the City with no rock outcroppings or scenic viewsheds or vista points. The Project would continue existing Site activities and would not require or propose the removal of any Site features.

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

The existing industrial building at the Project Site was originally built in 1956.[5] As reported in the Zimas Parcel Profile Report, included in **Appendix C**, and the HistoricPlaceLA map (see **Appendix D**), the existing building is not listed or designated as eligible for listing on the National Register of Historic Places, the Built Environment Resource Directory, or the California Register of Historical Resources, and is not considered a California Points of Historical Interest, a California Historical Landmark, or designated as a Los Angeles Historic-Cultural Monument. Furthermore, the Project Site is not located within the boundaries of any Historic Preservation Overlay Zone, and neither

[4] LoopNet, 1459 S. Lorena Street, Los Angeles, CA 90023, Property for Lease, https://www.loopnet.com/Listing/1459-S-Lorena-St-Los-Angeles-CA/28442792/. Accessed January 2024.

[5] LoopNet, 1459 S. Lorena Street, Los Angeles, CA 90023, Property for Lease, https://www.loopnet.com/Listing/1459-S-Lorena-St-Los-Angeles-CA/28442792/. Accessed January 2024.

the Project Site nor the existing building was identified as contributors to any historic districts by SurveyLA. There would be no change to the building at the Project Site over existing conditions and therefore no archaeological remains would be encountered.

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

The Project Site is fully developed with a 9,600 square-foot industrial building[6] within an urbanized area of the City. According to Exhibit C-2 of the L.A. CEQA Threshold Guide, the Project Site and immediately surrounding area are not identified as a biological resource area. Moreover, the Project Site is not within a designated or proposed Significant Ecological Area (see **Appendix D**).

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

The Project includes cultivation and distribution of cannabis products. No hazardous materials would be used. Any potentially hazardous materials that would be required for normal operations of a commercial business (i.e., cleaning solutions, batteries, printer toners, etc.) would be used, stored, and disposed of in accordance with City requirements and manufacturers' recommendations.

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

The Project would not increase the quantity or type of solid waste generated at the Site over existing conditions.

(j) 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 resources:

Electricity is currently provided to the Project Site by LADWP. The entire building consumes on average 70,640 kWh per month (see **Appendix D** for LADWP invoice). Because the Project proposes no expansion of operating hours or footprint, the Project would not change the energy demand at the Project Site. As such, the Project's energy demands are part of the total load of the City that has been accounted for in energy provider's generation/source and system planning.

**5. Explain whether any of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious**

[6] LoopNet, 1459 S. Lorena Street, Los Angeles, CA 90023, Property for Lease, https://www.loopnet.com/Listing/1459-S-Lorena-St-Los-Angeles-CA/28442792/. Accessed January 2024.

**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.**

The Project activities will not expand the existing footprint.

**6. Environmental Commitments**

The Project is an existing cannabis use on a fully developed parcel in an urbanized area of the City, consistent with current zoning. No biological or cultural resources exist at the Site, no land use conflicts (noise, light/glare, etc.) exist and none would be created under the Project, and energy and water efficiency of the existing building and features would continue to be consistent with applicable Building Code requirements. No environmental commitments are required.

**7. Other Relevant CEQA Information**

There is no other relevant CEQA analysis.

# Appendices

## CS Heritage Industry Inc.

# Appendix A

# Project Graphics




Figure 1
Regional Vicinity and Project Location Map

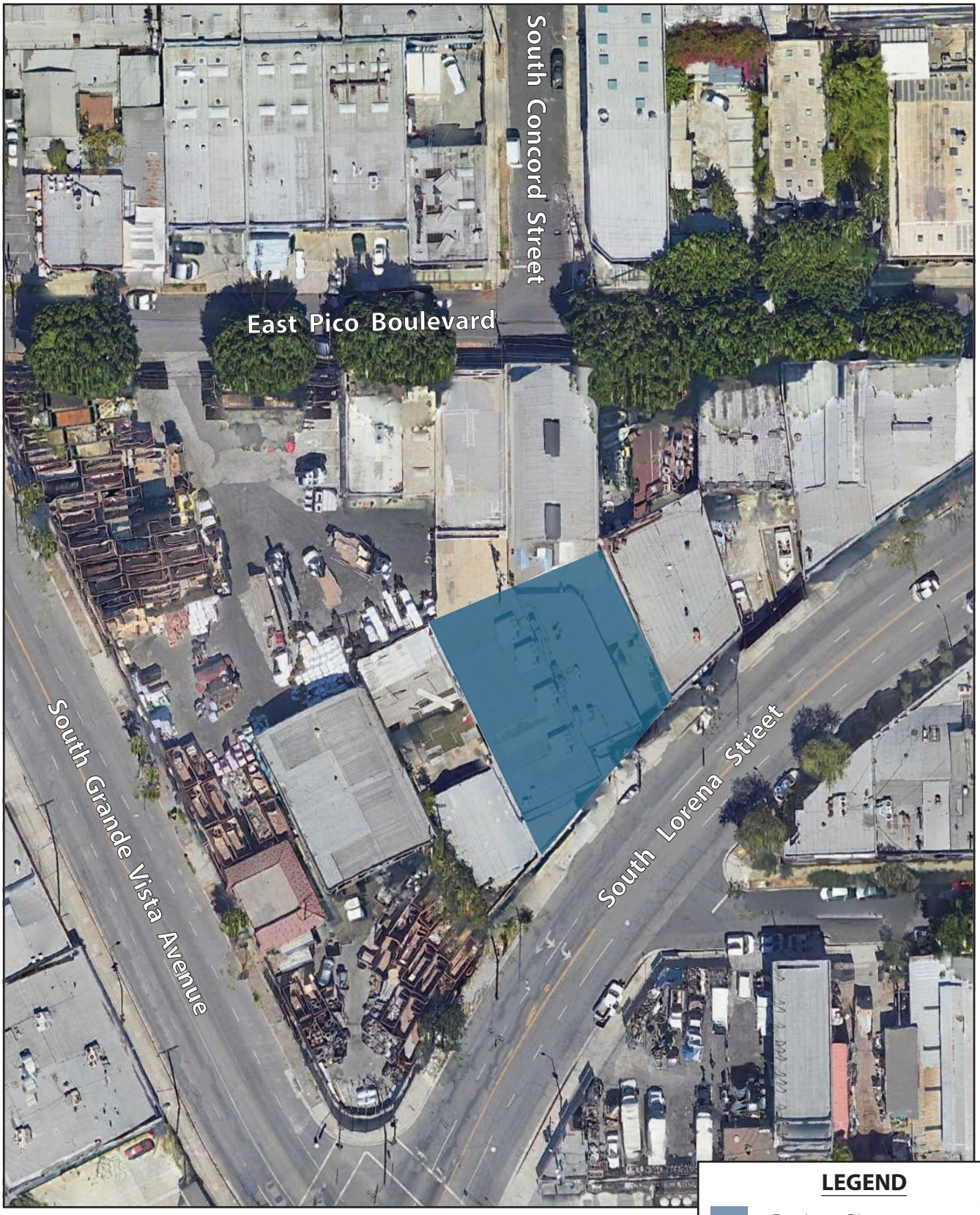


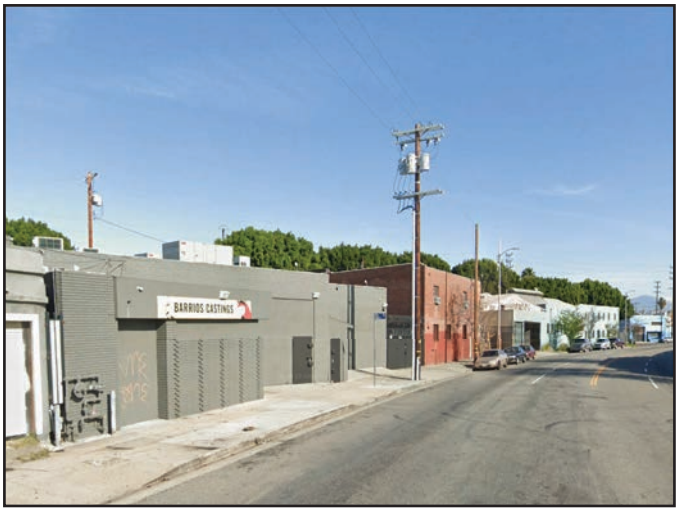

Figure 2
Project Vicinity Aerial




**View 1:** Looking north towards the Project Site.



**View 2:** Looking southwest towards the Project Site.




**View 3:** Looking northeast towards the Project Site.

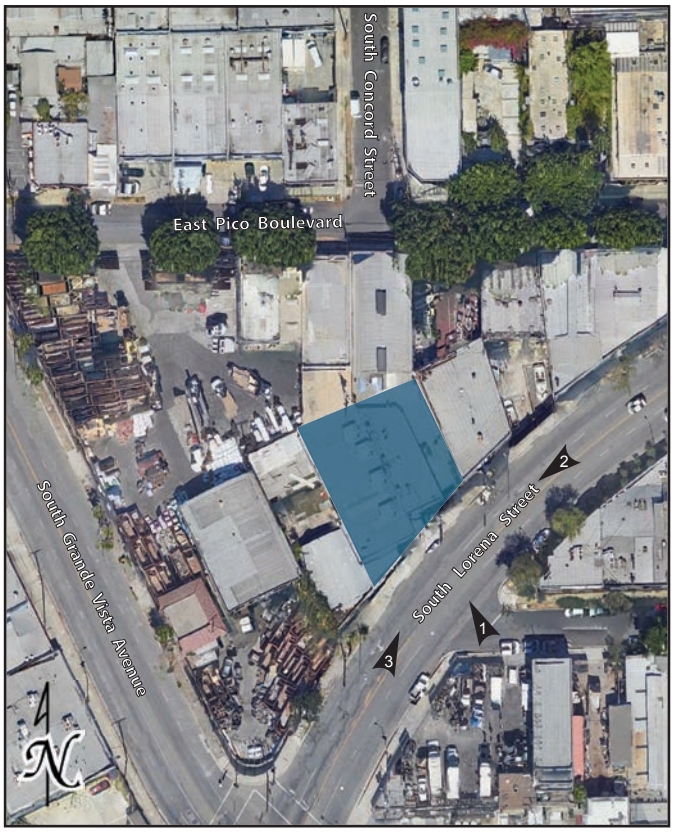



PHOTO LOCATION MAP

Source: GoogleEarth, October 2024.

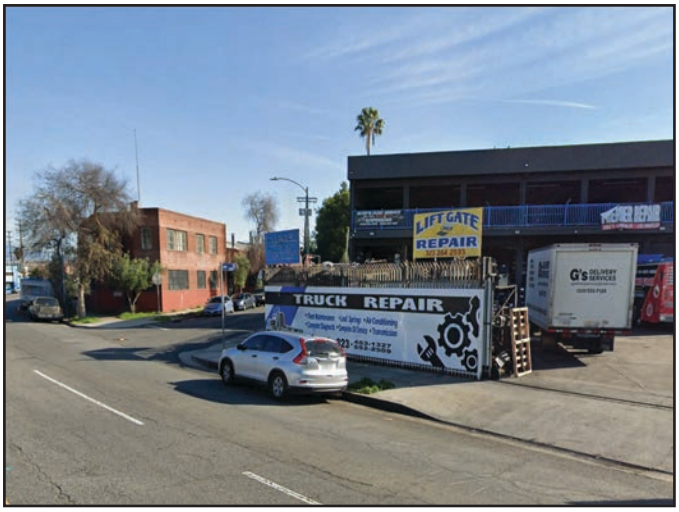
Figure 3
Views of the Project Site – Views 1, 2, and 3



**View 1:** Looking southwest towards adjacent manufacturing uses.



**View 2:** Looking north towards adjacent manufacturing uses.



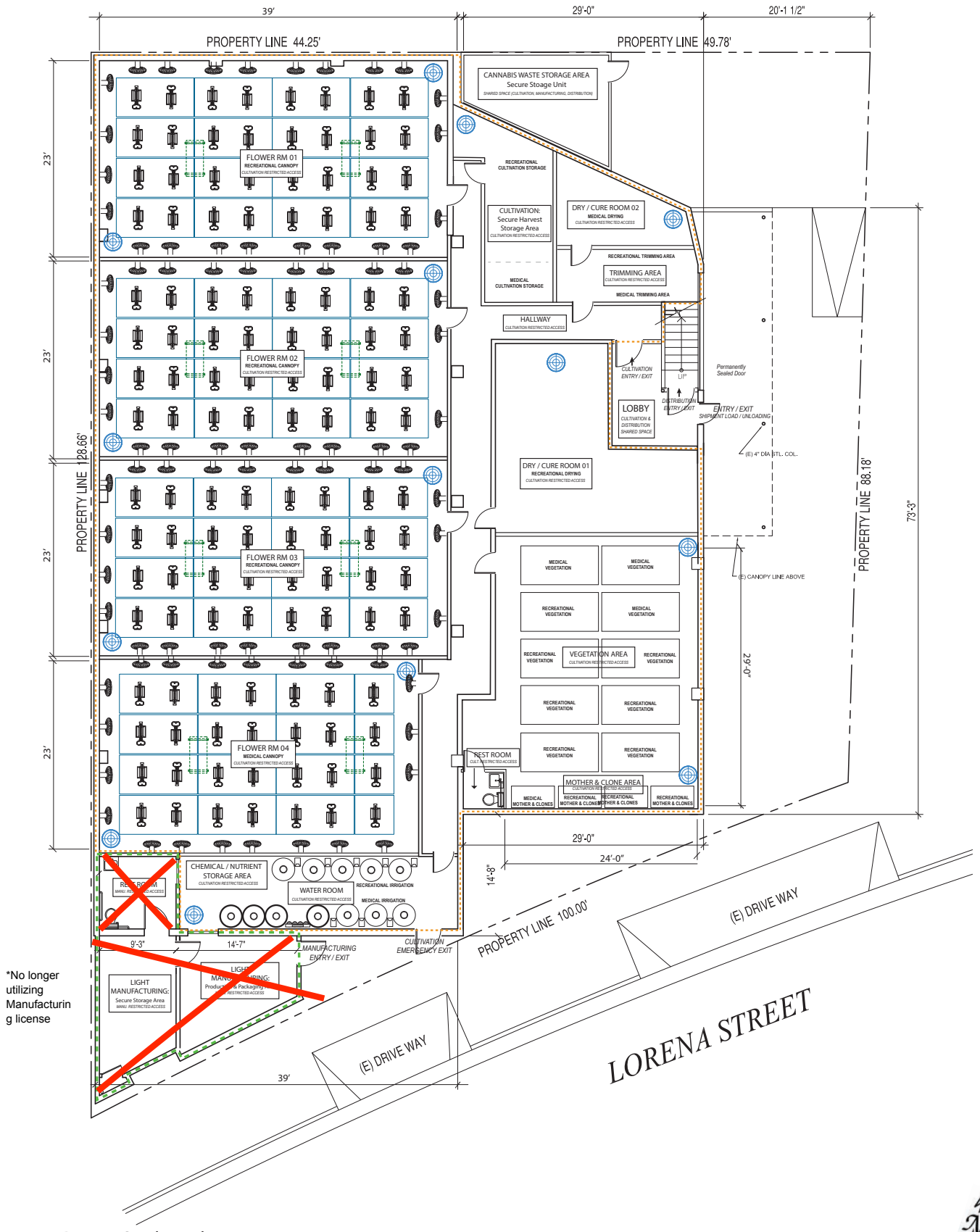

**View 3:** Looking northeast towards manufacturing uses.




PHOTO LOCATION MAP

Source: GoogleEarth, October 2024.

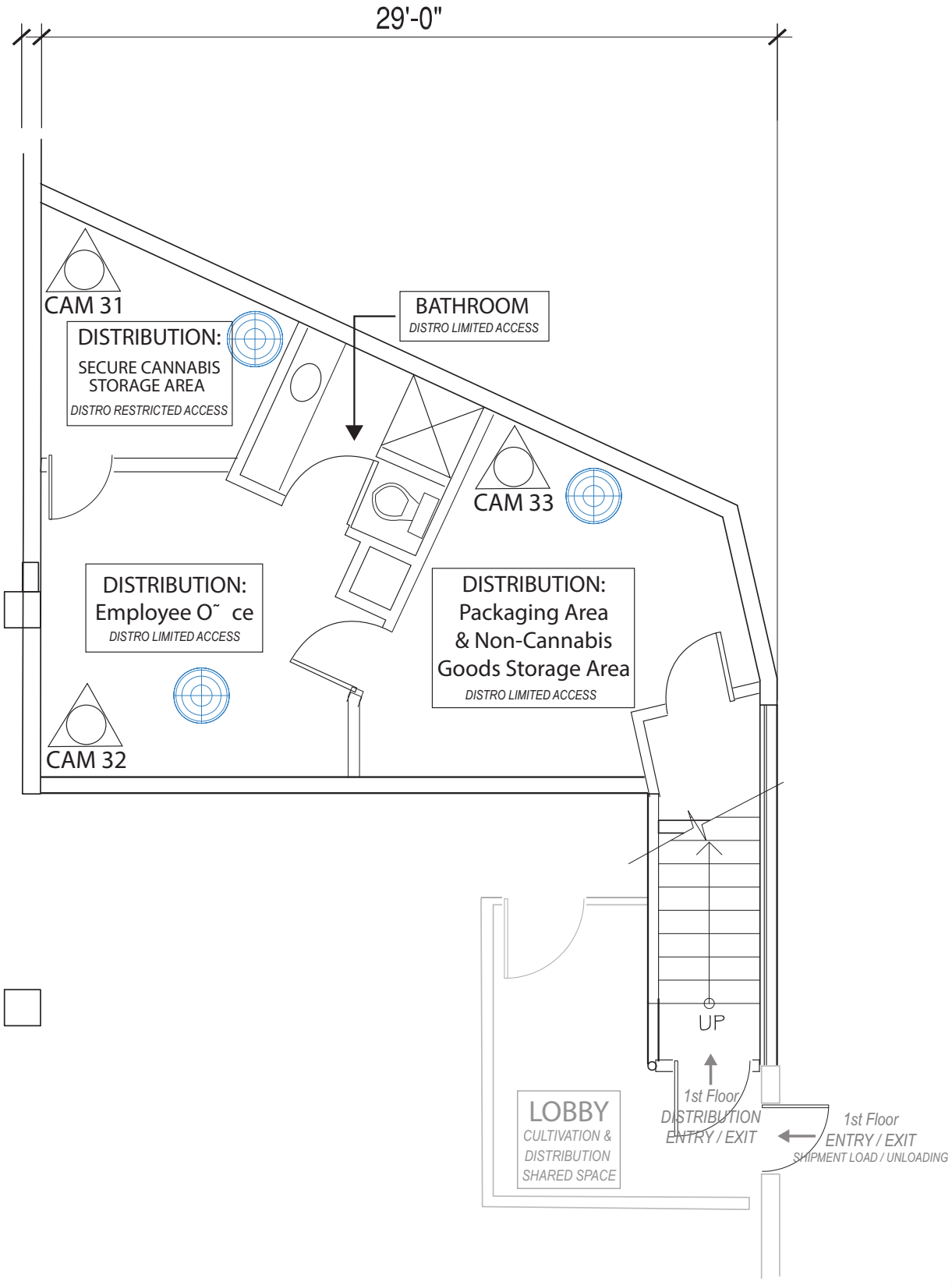
Figure 4
Views of Surrounding Uses – Views 1, 2, and 3




*No longer utilizing Manufacturing license

Source: Inex Design Studio, February 20018.

Figure 5
First Floor Site Plan




Source: Inex Design Studio, February 20018.

Figure 6
Mezzanine Level Site Plan

# Appendix B

# Traffic Evaluation

REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### *GENERAL INFORMATION*

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with Los Angeles City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at **http://ladot.lacity.org**.
- A transportation study is not needed for the following project applications:
    - Ministerial / by-right projects
    - Discretionary projects limited to a request for change in hours of operation
    - Tenant improvement within an existing shopping center for change of tenants
    - Any project only installing a parking lot or parking structure
    - Time extension
    - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT.

### SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

☐ Copy of Department of City Planning Application (CP-7771.1).

☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.

☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.

☒ Copy of project-specific VMT Calculator analysis results.

***TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW***

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES**: Please route this form for processing to the appropriate LADOT Development Review Office as follows (see this map for geographical reference):

| **Metro** | **West LA** | **Valley** |
|---|---|---|
| *213-972-8482* | *213-485-1062* | *818-374-4699* |
| 100 S. Main St, 9th Floor | 7166 W. Manchester Blvd | 6262 Van Nuys Blvd, 3rd Floor |
| Los Angeles, CA 90012 | Los Angeles, CA 90045 | Van Nuys, CA 91401 |

## 1. PROJECT INFORMATION

Case Number: _____

Address: 1459 South Lorena Street

Project Description: 9,600sf cannabis business including 4,800sf cultivation, 510 sf processing area, 290sf distribution & 3,374sf support area & 626sf ancillary area.

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

Applicant Name: CS Heritage Industry, Inc., Traffic- Liz Fleming -Overland Traffic Consultants

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

**Planning Staff Initials:** _____ **Date:** _____

## 2. PROJECT REFERRAL TABLE

| | **Land Use** (list all) | **Size / Unit** | **Daily Trips**[1] |
|---|---|---|---|
| Proposed[1] | Manufacturing(cultivation & distribution) | 9,600 sf | |
| | | | |
| | | | |
| | *Total trips*[1]*:* | | 32 |

**a.** Does the proposed project involve a discretionary action? **Yes** ☒ **No** ☐

**b.** Would the proposed project generate 250 or more daily vehicle trips[2]? **Yes** ☐ **No** ☒

**c.** If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station[3]? **Yes** ☐ **No** ☒

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

Verified by: Planning Staff Name:_____ Phone:_____

Signature: _____ Date:_____

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

[2] To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's VMT Calculator User Guide and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

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

***TO BE COMPLETED BY LADOT***

## 3. PROJECT INFORMATION

| | **Land Use** (list all) | **Size / Unit** | **Daily Trips** |
|---|---|---|---|
| Proposed | | | |
| | | | |
| | | | |
| | *Total new trips:* | | |
| Existing | | | |
| | | | |
| | | | |
| | *Total existing trips:* | | |
| | *Net Increase / Decrease (+ or - )* | | |

**a.** Is the project a single retail use that is less than 50,000 square feet? **Yes** ☐ **No** ☐

**b.** Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** ☐ **No** ☐

**c.** Would the project generate a net increase of 500 or more daily vehicle trips? **Yes** ☐ **No** ☐

**d.** Would the project result in a net increase in daily VMT? **Yes** ☐ **No** ☐

**e.** If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** ☐ **No** ☐

**f.** Does the project trigger Site Plan Review (LAMC 16.05)? **Yes** ☐ **No** ☐

**g.** Project size:

- **i.** Would the project generate a net increase of 1,000 or more daily vehicle trips? **Yes** ☐ **No** ☐
- **ii.** Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☐
- **iii.** Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☐

**VMT Analysis (CEQA Review)**
If **YES** to **a.** and **NO** to **e.** a VMT analysis is **NOT** required.
If **YES** to both **b.** and **d.**; or to **e.** a VMT analysis **is** required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**
If **YES** to **c.**, a project access, safety, and circulation evaluation may be required.
If **YES** to **f.** and either **g.i.**, **g.ii.**, or **g.iii.**, an access assessment may be required.

LADOT Comments:

*Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.*

**4.** Specific Plan with Trip Fee or TDM Requirements: **Yes** ☐ **No** ☐

Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access, Safety, and Circulation Evaluation Required (Question c. satisfied): **Yes** ☐ **No** ☐

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

Prepared by DOT Staff Name: _____ Phone: _____

Signature: _____ Date: _____

Overland Traffic Consultants, Inc.

Overland Traffic Consultants
952 Manhattan Beach Bl. #100
Manhattan Beach, CA 90266
Phone (310) 545-1235
E-mail: liz@overlandtraffic.com

# Transportation Evaluation
# CS Heritage Industry, Inc.
# Cannabis Business
# 1459 South Lorena Street

Project Location: 1459 South Lorena Street, located in the Boyle Heights Community Plan Area of the City of Los Angeles. The Project site is on the northwest side of South Lorena Street at the terminus of East 14th Street. An aerial view of the location of the building where the Project site is located is provided in Attachment A.

Project Description: The Project is located in an existing 9,600 square foot industrial building. The applicant is requesting a Type 1A Cultivation License and Type 11 Distributor License issued by the State of Department Consumer Affairs. The two licenses would permit the cultivation and distribution of cannabis at the Project site. The applicant currently has a provisional license for each. The business is currently active and operates as a tenant in a building located at the above noted address. There are approximately 4,800 square feet of cultivation area (includes growth from breeding to curing where it is ready for packaging), 510 square feet of processing area (trimming and cultivation), 290 square feet of distribution floor area (products are tracked, repackaged and, if needed, delivered to licensed operators), 3,374 square feet of support area (including office, storage, restrooms), and 626 square feet of ancillary areas such as stairwells. There are two work shifts per day operating from 7 AM – 7 PM, 7 days per week, with 2 employees in the cultivation area and 1 employee in the distribution area for each shift. There is less than 1 delivery per day for both cultivation and distribution areas. The deliveries are made in a variety of vehicles including vans, large container trucks, and UPS/FedEx trucks. No change to the exterior of the building is proposed. A copy of the site plan is attached (Attachment B).

Transit: There is a bus stop for the Montebellow Line 50 (Washington Boulevard line) travelling between Whittier & La Mirada Theatre Center to/from Downtown Los Angeles. The stops are located on the southeast corner of South Grande Vista Avenue at South Lorena Street and on the southwest corner of South Grande Vista Avenue at East Pico Boulevard. They are approximately 250 feet south of the site and approximately 420 feet northwest of the site respectively. A copy of the area metro transit service map is provided in Attachment C.

Vehicle Parking: On-street vehicle parking is available along the northwest and southeast side of South Lorena Street. Parking is shared with the neighboring businesses and building tenants.

Street Classification along Frontage

South Lorena Street is designated as an Avenue II roadway in the Mobility Plan 2035. The roadway is not a part of the City of Los Angeles High Injury Network. Sidewalks are provided along the northwest and southeast side of the street in the Project site area. There is a traffic signal at South Lorena Street and South Grande Vista Avenue approximately 400 feet west of the site. The Project is a tenant in an existing building, there will be no changes to the exterior footprint, and there will be no change to the street frontage right-of-way.

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

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

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

Project Evaluation Process:

The Project primarily focuses on cultivation with support area and minor distribution area. The manufacturing land use selection in the VMT calculator is the most similar to the operations at this site. There are no retail components or direct retail deliveries.

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

| | |
|---|---|
| Project Daily Trips: | 32 daily trips |
| Daily VMT = | 284 daily VMT |
| Household VMT Impact = | Not Applicable, less than 250 daily trips |
| Work VMT Impact = | Not Applicable, less than 250 daily trips |

**Household VMT per capita impact is not significant.**
**Work VMT per employee impact is not significant.**

As shown, the Project will not have any household or work significant impacts. The VMT analysis results are shown on the attached VMT calculator pages (Attachment D).

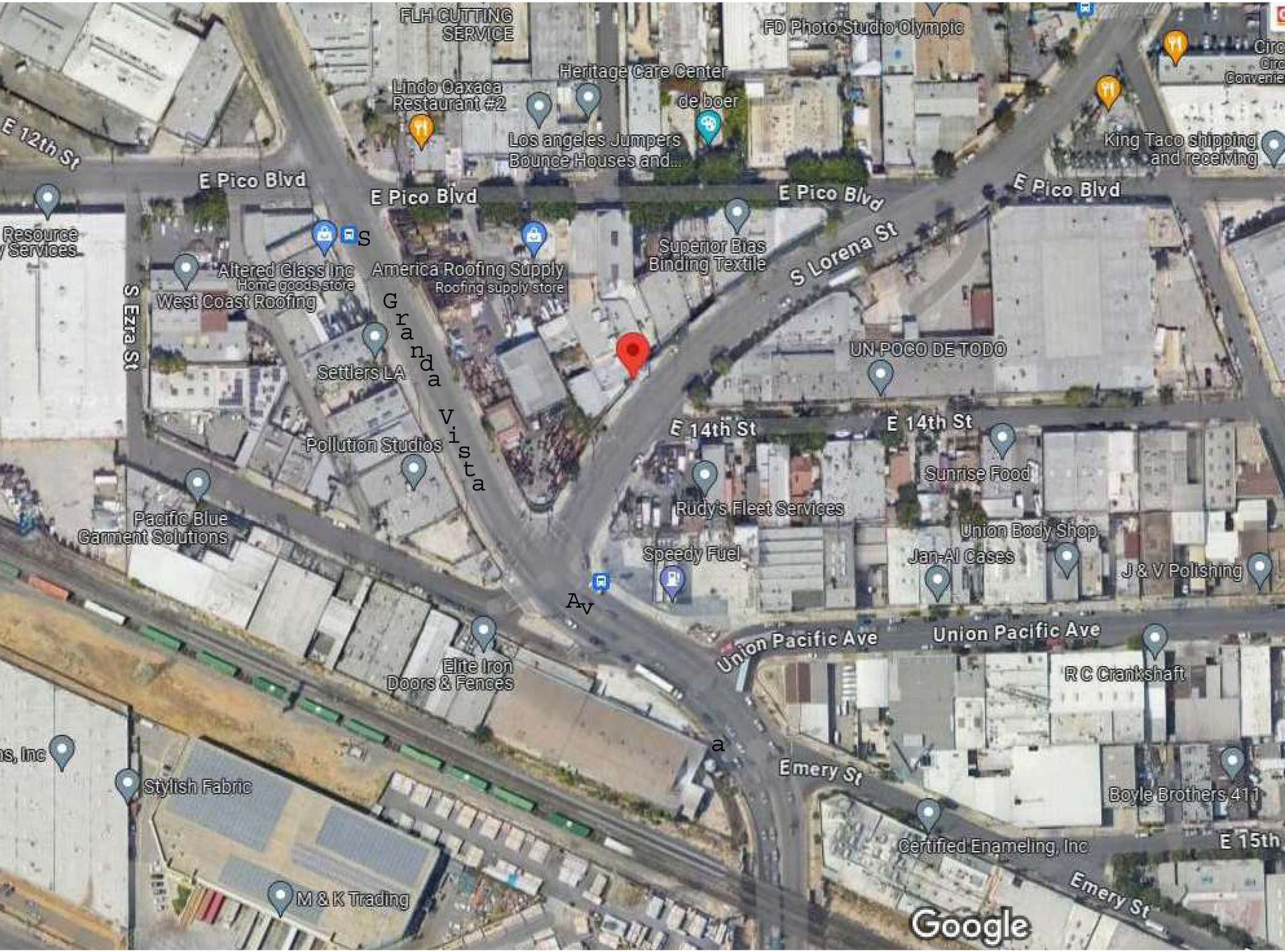
Additional Information:

- The Project includes no retail component.
- The Project will create fewer than 250 daily vehicle trips.
- There are no existing residential uses on the property.
- Site Plan Review is not triggered.
- The Project is along South Lorena Street which is designated as an Avenue II roadway. There is 88 feet of street frontage. The roadway is not part of the City's HIN.
- The Project does not encompass an entire block.

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

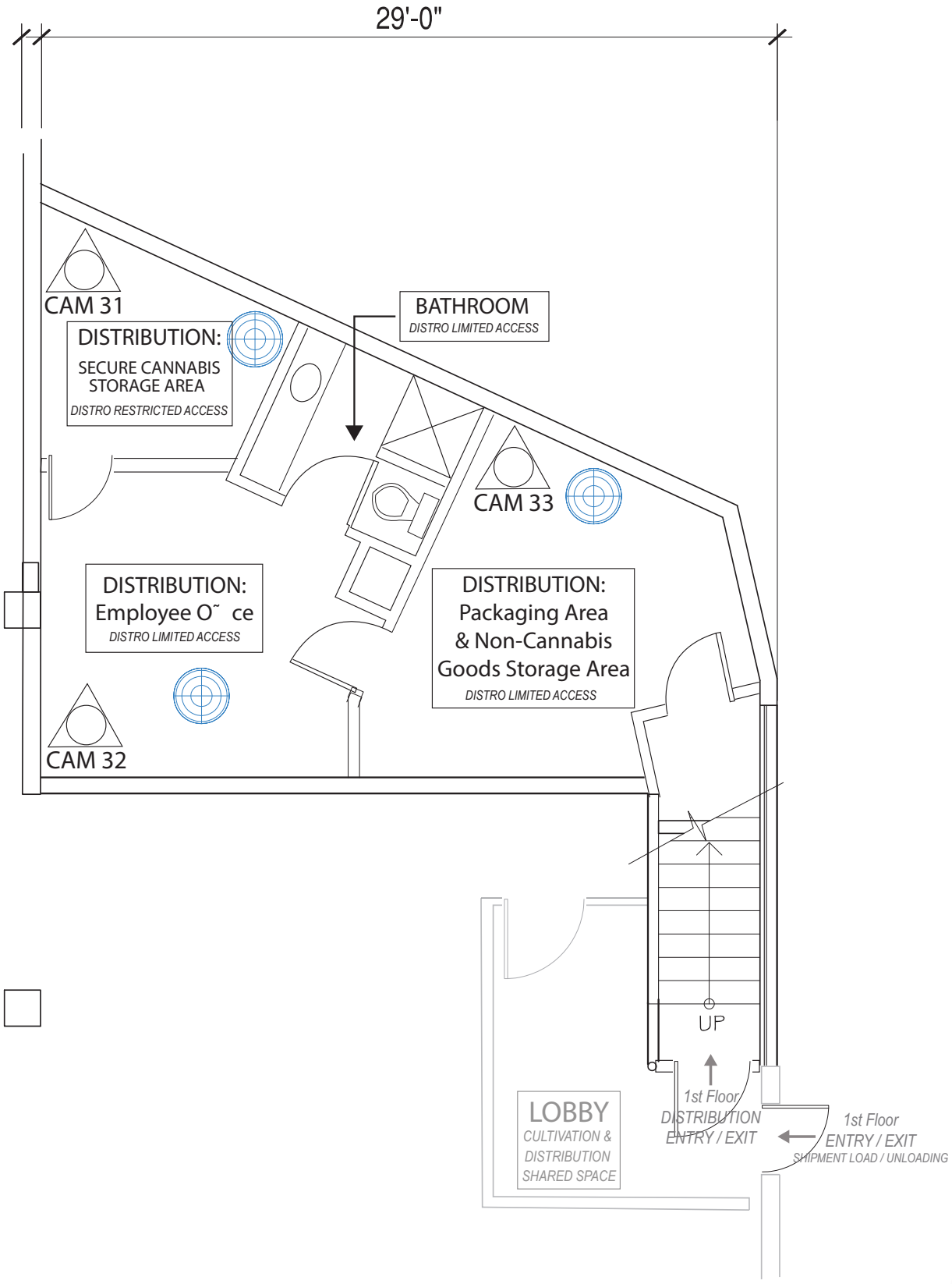
Attachment A

# PROJECT SITE LOCATION
# AERIAL VIEW


FLH CUTTING SERVICE
FD Photo Studio Olympic
Heritage Care Center
Lindo Oaxaca Restaurant #2
de boer
Los angeles Jumpers Bounce Houses and...
King Taco shipping and receiving
E 12th St
E Pico Blvd
E Pico Blvd
E Pico Blvd
E Pico Blvd
Resource Services
Altered Glass Inc
Home goods store
West Coast Roofing
America Roofing Supply
Roofing supply store
Superior Bias Binding Textile
S Lorena St
S Ezra St
Granada Vista
Settlers LA
UN POCO DE TODO
E 14th St
E 14th St
Pollution Studios
Sunrise Food
Rudy's Fleet Services
Pacific Blue Garment Solutions
Union Body Shop
Speedy Fuel
Jan-Al Cases
J & V Polishing
Union Pacific Ave
Union Pacific Ave
Elite Iron Doors & Fences
R C Crankshaft
Emery St
Stylish Fabric
Boyle Brothers 411
Certified Enameling, Inc
E 15th
Emery St
M & K Trading
Google

Attachment B

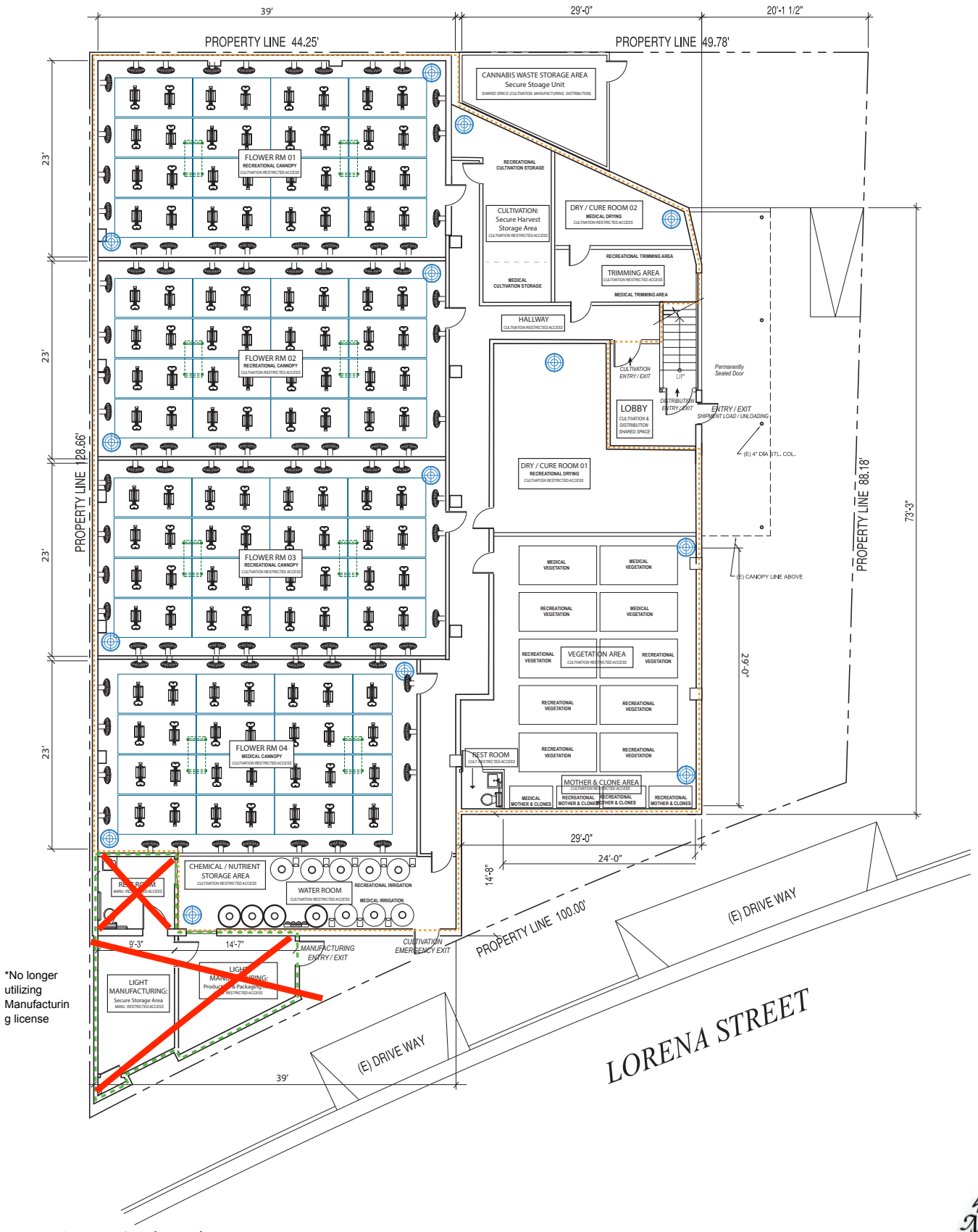
# Site Plan




Source: Inex Design Studio, February 20018.

Figure B1
Mezzanine Level Site Plan

Provided by EcoTierra Consulting



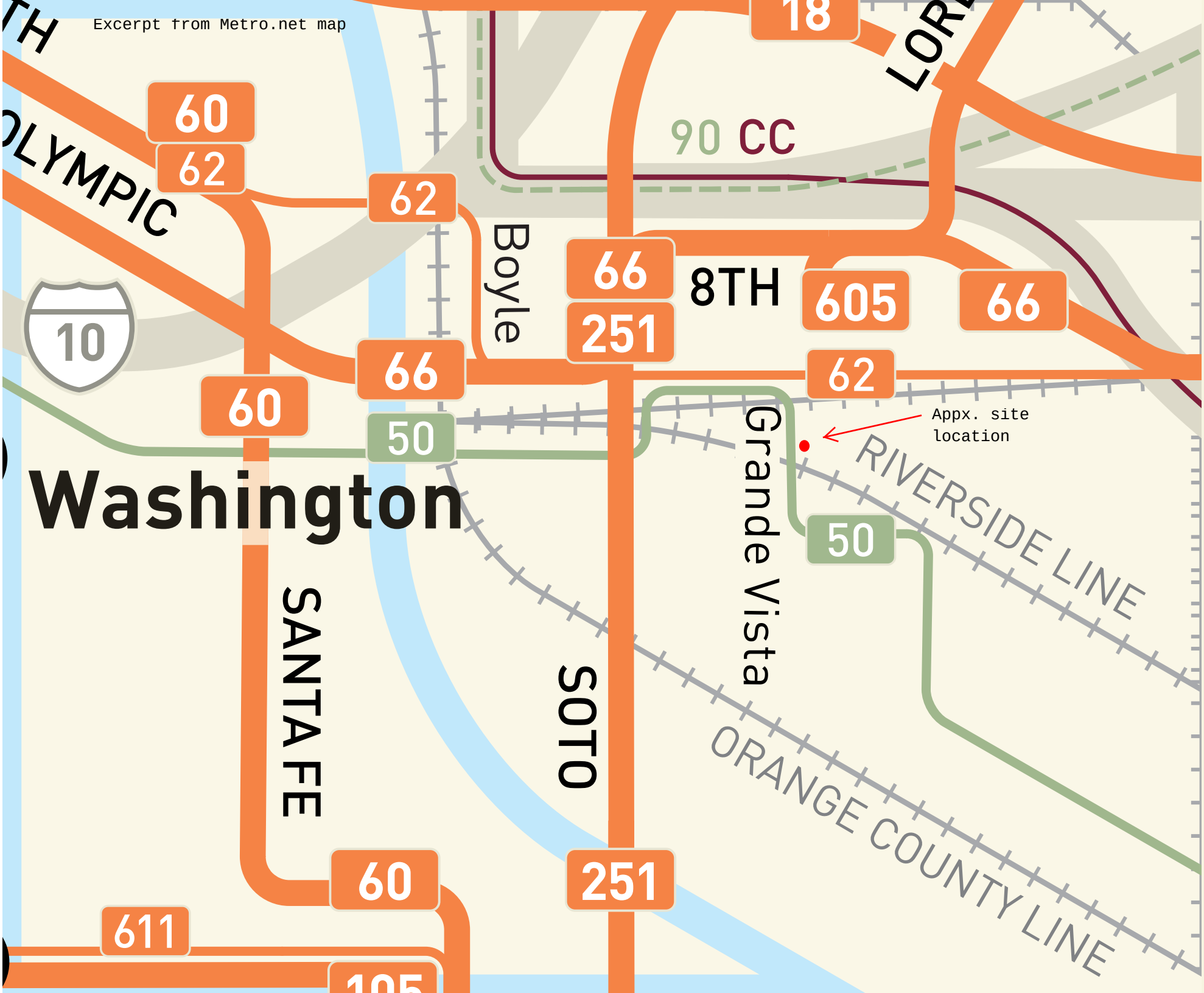

Source: Inex Design Studio, February 20018.

Figure B2
First Floor Site Plan

Provided by EcoTierra Consulting

Attachment C

# Area Transit Services


Excerpt from Metro.net map
60
62
62
Boyle
66
8TH
605
66
251
10
66
62
60
50
Appx. site location
Washington
RIVERSIDE LINE
Grande Vista
50
SANTA FE
SOTO
ORANGE COUNTY LINE
60
251
611

Attachment D

# VMT Calculator Sheets & Results

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

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

## Project Information

**Project:** CS Heritage Industry, Inc.

**Scenario:**

**Address:** 1459 S LORENA ST, 90023




**Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?**

○ Yes ○ No

## Existing Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Single Family | | DU |

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

## Proposed Project Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Industrial \| Manufacturing | | ksf |
| Industrial \| Manufacturing | 9.6 | ksf |

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

## Project Screening Summary

| Existing Land Use | Proposed |
|---|---|
| 0 Daily Vehicle Trips | 32 Daily Vehicle Trips |
| 0 Daily VMT | 281 Daily VMT |

### Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

### Tier 2 Screening Criteria

| | |
|---|---|
| The net increase in daily trips < 250 trips | 32 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 281 Net Daily VMT |
| The proposed project consists of only retail land uses ≤ 50,000 square feet total. | 0.000 ksf |

**The proposed project is not required to perform VMT analysis.**

Measuring the Miles

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

## Project Information

**Project:** CS Heritage Industry, Inc.

**Scenario:**

**Address:** 1459 S LORENA ST, 90023




| Proposed Project Land Use Type | Value | Unit |
|---|---|---|
| Industrial \| Manufacturing | 9.6 | ksf |

## TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

| | Proposed Project | With Mitigation |
|---|---|---|
| **Max Home Based TDM Achieved?** | **No** | **No** |
| **Max Work Based TDM Achieved?** | **No** | **No** |

### A Parking

**Reduce Parking Supply**
☐ Proposed Prj ☐ Mitigation
100 city code parking provision for the project site
74 actual parking provision for the project site

**Unbundle Parking**
☐ Proposed Prj ☐ Mitigation
175 monthly parking cost (dollar) for the project site

**Parking Cash-Out**
☐ Proposed Prj ☐ Mitigation
50 percent of employees eligible

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

**Residential Area Parking Permits**
☐ Proposed Prj ☐ Mitigation
200 cost (dollar) of annual permit

### B Transit

### C Education & Encouragement

### D Commute Trip Reductions

### E Shared Mobility

### F Bicycle Infrastructure

### G Neighborhood Enhancement

## Analysis Results

| Proposed Project | With Mitigation |
|---|---|
| **32** Daily Vehicle Trips | **32** Daily Vehicle Trips |
| **281** Daily VMT | **281** Daily VMT |
| **N/A** Household VMT per Capita | **N/A** Household VMT per Capita |
| **N/A** Work VMT per Employee | **N/A** Work VMT per Employee |

### Significant VMT Impact?

| Proposed Project | With Mitigation |
|---|---|
| **Household: N/A** Threshold = 7.2 15% Below APC | **Household: N/A** Threshold = 7.2 15% Below APC |
| **Work: N/A** Threshold = 12.7 15% Below APC | **Work: N/A** Threshold = 12.7 15% Below APC |

Measuring the Miles

*1/30/2024*

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: January 30, 2024
Project Name: CS Heritage Industry, Inc.
Project Scenario:
Project Address: 1459 S LORENA ST, 90023

*Version 1.4*

| Project Information | | | |
|---|---|---|---|
| **Land Use Type** | | **Value** | **Units** |
| *Housing* | *Single Family* | *0* | *DU* |
| | *Multi Family* | *0* | *DU* |
| | *Townhouse* | *0* | *DU* |
| | *Hotel* | *0* | *Rooms* |
| | *Motel* | *0* | *Rooms* |
| *Affordable Housing* | *Family* | *0* | *DU* |
| | *Senior* | *0* | *DU* |
| | *Special Needs* | *0* | *DU* |
| | *Permanent Supportive* | *0* | *DU* |
| *Retail* | *General Retail* | *0.000* | *ksf* |
| | *Furniture Store* | *0.000* | *ksf* |
| | *Pharmacy/Drugstore* | *0.000* | *ksf* |
| | *Supermarket* | *0.000* | *ksf* |
| | *Bank* | *0.000* | *ksf* |
| | *Health Club* | *0.000* | *ksf* |
| | *High-Turnover Sit-Down Restaurant* | *0.000* | *ksf* |
| | *Fast-Food Restaurant* | *0.000* | *ksf* |
| | *Quality Restaurant* | *0.000* | *ksf* |
| | *Auto Repair* | *0.000* | *ksf* |
| | *Home Improvement* | *0.000* | *ksf* |
| | *Free-Standing Discount* | *0.000* | *ksf* |
| | *Movie Theater* | *0* | *Seats* |
| *Office* | *General Office* | *0.000* | *ksf* |
| | *Medical Office* | *0.000* | *ksf* |
| **Industrial** | *Light Industrial* | *0.000* | *ksf* |
| | Manufacturing | 9.600 | ksf |
| | *Warehousing/Self-Storage* | *0.000* | *ksf* |
| *School* | *University* | *0* | *Students* |
| | *High School* | *0* | *Students* |
| | *Middle School* | *0* | *Students* |
| | *Elementary* | *0* | *Students* |
| | *Private School (K-12)* | *0* | *Students* |
| *Other* | | *0* | *Trips* |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: January 30, 2024
Project Name: CS Heritage Industry, Inc.
Project Scenario:
Project Address: 1459 S LORENA ST, 90023

*Version 1.4*

## Analysis Results

Total Employees: N/A
Total Population: N/A

| *Proposed Project* | | *With Mitigation* | |
|---|---|---|---|
| **32** | **Daily Vehicle Trips** | **N/A** | **Daily Vehicle Trips** |
| **N/A** | **Daily VMT** | **N/A** | **Daily VMT** |
| **N/A** | **Household VMT per Capita** | **N/A** | **Household VMT per Capita** |
| **N/A** | **Work VMT per Employee** | **N/A** | **Work VMT per Employee** |

## Significant VMT Impact?

### APC: East Los Angeles

Impact Threshold: 15% Below APC Average
Household = 7.2
Work = 12.7

| *Proposed Project* | | *With Mitigation* | |
|---|---|---|---|
| **VMT Threshold** | **Impact** | **VMT Threshold** | **Impact** |
| Household > 7.2 | N/A | Household > 7.2 | N/A |
| Work > 12.7 | N/A | Work > 12.7 | N/A |

## TDM Strategy Inputs

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Parking** | *Reduce parking supply* | *City code parking provision (spaces)* | *0* | *0* |
| | | *Actual parking provision (spaces)* | *0* | *0* |
| | *Unbundle parking* | *Monthly cost for parking ($)* | *$0* | *$0* |
| | *Parking cash-out* | *Employees eligible (%)* | *0%* | *0%* |
| | *Price workplace parking* | *Daily parking charge ($)* | *$0.00* | *$0.00* |
| | | *Employees subject to priced parking (%)* | *0%* | *0%* |
| | *Residential area parking permits* | *Cost of annual permit ($)* | *$0* | *$0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Transit** | *Reduce transit headways* | *Reduction in headways (increase in frequency) (%)* | *0%* | *0%* |
| | | *Existing transit mode share (as a percent of total daily trips) (%)* | *0%* | *0%* |
| | | *Lines within project site improved (<50%, >=50%)* | *0* | *0* |
| | *Implement neighborhood shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees and residents eligible (%)* | *0%* | *0%* |
| | *Transit subsidies* | *Employees and residents eligible (%)* | *0%* | *0%* |
| | | *Amount of transit subsidy per passenger (daily equivalent) ($)* | *$0.00* | *$0.00* |
| **Education & Encouragement** | *Voluntary travel behavior change program* | *Employees and residents participating (%)* | *0%* | *0%* |
| | *Promotions and marketing* | *Employees and residents participating (%)* | *0%* | *0%* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Commute Trip Reductions** | *Required commute trip reduction program* | *Employees participating (%)* | *0%* | *0%* |
| | *Alternative Work Schedules and Telecommute* | *Employees participating (%)* | *0%* | *0%* |
| | | *Type of program* | *0* | *0* |
| | | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | *Employer sponsored vanpool or shuttle* | *Employees eligible (%)* | *0%* | *0%* |
| | | *Employer size (small, medium, large)* | *0* | *0* |
| | *Ride-share program* | *Employees eligible (%)* | *0%* | *0%* |
| **Shared Mobility** | *Car share* | *Car share project setting (Urban, Suburban, All Other)* | *0* | *0* |
| | *Bike share* | *Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)* | *0* | *0* |
| | *School carpool program* | *Level of implementation (Low, Medium, High)* | *0* | *0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Bicycle Infrastructure** | *Implement/Improve on-street bicycle facility* | *Provide bicycle facility along site (Yes/No)* | *0* | *0* |
| | *Include Bike parking per LAMC* | *Meets City Bike Parking Code (Yes/No)* | *0* | *0* |
| | *Include secure bike parking and showers* | *Includes indoor bike parking/lockers, showers, & repair station (Yes/No)* | *0* | *0* |
| **Neighborhood Enhancement** | *Traffic calming improvements* | *Streets with traffic calming improvements (%)* | *0%* | *0%* |
| | | *Intersections with traffic calming improvements (%)* | *0%* | *0%* |
| | *Pedestrian network improvements* | *Included (within project and connecting off-site/within project only)* | *0* | *0* |

## TDM Adjustments by Trip Purpose & Strategy

**Place type: Suburban Center**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Parking** | Reduce parking supply | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Parking sections 1 - 5 |
| | Unbundle parking | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Parking cash-out | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Price workplace parking | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Residential area parking permits | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| **Transit** | Reduce transit headways | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Transit sections 1 - 3 |
| | Implement neighborhood shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Transit subsidies | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Education & Encouragement** | Voluntary travel behavior change program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Education & Encouragement sections 1 - 2 |
| | Promotions and marketing | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Commute Trip Reductions** | Required commute trip reduction program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4 |
| | Alternative Work Schedules and Telecommute Program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Employer sponsored vanpool or shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Ride-share program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Shared Mobility** | Car-share | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Shared Mobility sections 1 - 3 |
| | Bike share | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| | School carpool program | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

## TDM Adjustments by Trip Purpose & Strategy, Cont.

**Place type: Suburban Center**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Bicycle Infrastructure** | Implement/ Improve on-street bicycle facility | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3 |
| | Include Bike parking per LAMC | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |
| | Include secure bike parking and showers | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |
| **Neighborhood Enhancement** | Traffic calming improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2 |
| | Pedestrian network improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

## Final Combined & Maximum TDM Effect

| | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| **COMBINED TOTAL** | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* |
| **MAX. TDM EFFECT** | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* |

***= Minimum (X%, 1-[(1-A)*(1-B)…])***

*where X%=*

| | | |
|---|---|---|
| **PLACE** | *urban* | *75%* |
| **TYPE** | *compact infill* | *40%* |
| **MAX:** | suburban center | *20%* |
| | *suburban* | *15%* |

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,…). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: January 30, 2024
Project Name: CS Heritage Industry, Inc.
Project Scenario:
Project Address: 1459 S LORENA ST, 90023

*Version 1.4*

### MXD Methodology - Project Without TDM

| | Unadjusted Trips | MXD Adjustment | MXD Trips | Average Trip Length | Unadjusted VMT | MXD VMT |
|---|---|---|---|---|---|---|
| Home Based Work Production | 0 | 0.0% | 0 | N/A | N/A | N/A |
| Home Based Other Production | 0 | 0.0% | 0 | N/A | N/A | N/A |
| Non-Home Based Other Production | 7 | 0.0% | 7 | N/A | N/A | N/A |
| Home-Based Work Attraction | 7 | -14.3% | 6 | N/A | N/A | N/A |
| Home-Based Other Attraction | 15 | -20.0% | 12 | N/A | N/A | N/A |
| Non-Home Based Other Attraction | 7 | 0.0% | 7 | N/A | N/A | N/A |

### MXD Methodology with TDM Measures

| | *Proposed Project* | | | *Project with Mitigation Measures* | | |
|---|---|---|---|---|---|---|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | N/A | N/A | N/A | N/A | N/A | N/A |
| Home Based Other Production | N/A | N/A | N/A | N/A | N/A | N/A |
| Non-Home Based Other Production | N/A | N/A | N/A | N/A | N/A | N/A |
| Home-Based Work Attraction | N/A | N/A | N/A | N/A | N/A | N/A |
| Home-Based Other Attraction | N/A | N/A | N/A | N/A | N/A | N/A |
| Non-Home Based Other Attraction | N/A | N/A | N/A | N/A | N/A | N/A |

### MXD VMT Methodology Per Capita & Per Employee

Total Population: N/A
Total Employees: N/A
APC: East Los Angeles

| | *Proposed Project* | *Project with Mitigation Measures* |
|---|---|---|
| *Total Home Based Production VMT* | **N/A** | **N/A** |
| *Total Home Based Work Attraction VMT* | **N/A** | **N/A** |
| *Total Home Based VMT Per Capita* | **N/A** | **N/A** |
| *Total Work Based VMT Per Employee* | **N/A** | **N/A** |

## VMT Calculator User Agreement

The Los Angeles Department of Transportation (LADOT), in partnership with the Department of City Planning and Fehr & Peers, has developed the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This application, the VMT Calculator, has been provided to You, the User, to assess vehicle miles traveled (VMT) outcomes of land use projects within the City of Los Angeles. The term "City" as used below shall refer to the City of Los Angeles. The terms "City" and "Fehr & Peers" as used below shall include their respective affiliates, subconsultants, employees, and representatives.

The City is pleased to be able to provide this information to the public. The City believes that the public is most effectively served when they are provided access to the technical tools that inform the public review process of private and public land use investments. However, in using the VMT Calculator, You agree to be bound by this VMT Calculator User Agreement (this Agreement).

**VMT Calculator Application for the City of Los Angeles.** The City's consultant calibrated the VMT Calculator's parameters in 2018 to estimate travel patterns of locations in the City, and validated those outcomes against empirical data. However, this calibration process is limited to locations within the City, and practitioners applying the VMT Calculator outside of the City boundaries should not apply these estimates without further calibration and validation of travel patterns to verify the VMT Calculator's accuracy in estimating VMT in such other locations.

**Limited License to Use.** This Agreement gives You a limited, non-transferrable, non-assignable, and non-exclusive license to use and execute a copy of the VMT Calculator on a computer system owned, leased or otherwise controlled by You in Your own facilities, as set out below, provided You do not use the VMT Calculator in an unauthorized manner, and that You do not republish, copy, distribute, reverse-engineer, modify, decompile, disassemble, transfer, or sell any part of the VMT Calculator, and provided that You know and follow the terms of this Agreement. Your failure to follow the terms of this Agreement shall automatically terminate this license and Your right to use the VMT Calculator.

**Ownership.** You understand and acknowledge that the City owns the VMT Calculator, and shall continue to own it through Your use of it, and that no transfer of ownership of any kind is intended in allowing You to use the VMT Calculator.

**Warranty Disclaimer.** In spite of the efforts of the City and Fehr & Peers, some information on the VMT Calculator may not be accurate. The VMT Calculator, OUTPUTS AND ASSOCIATED DATA ARE PROVIDED "as is" WITHOUT WARRANTY OF ANY KIND, whether expressed, implied, statutory, or otherwise including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

**Limitation of Liability.** It is understood that the VMT Calculator is provided without charge. Neither the City nor Fehr & Peers can be responsible or liable for any information derived from its use, or for any delays, inaccuracies, incompleteness, errors or omissions arising out of your use of the VMT Calculator or with respect to the material contained in the VMT Calculator. You understand and agree that Your sole remedy against the City or Fehr & Peers for loss or damage caused by any defect or failure of the

VMT Calculator, regardless of the form of action, whether in contract, tort, including negligence, strict liability or otherwise, shall be the repair or replacement of the VMT Calculator to the extent feasible as determined solely by the City. In no event shall the City or Fehr & Peers be responsible to You or anyone else for, or have liability for any special, indirect, incidental or consequential damages (including, without limitation, damages for loss of business profits or changes to businesses costs) or lost data or downtime, however caused, and on any theory of liability from the use of, or the inability to use, the VMT Calculator, whether the data, and/or formulas contained in the VMT Calculator are provided by the City or Fehr & Peers, or another third party, even if the City or Fehr & Peers have been advised of the possibility of such damages.

This Agreement and License shall be governed by the laws of the State of California without regard to their conflicts of law provisions, and shall be effective as of the date set forth below and, unless terminated in accordance with the above or extended by written amendment to this Agreement, shall terminate on the earlier of the date that You are not making use of the VMT Calculator or one year after the beginning of Your use of the VMT Calculator.

By using the VMT Calculator, You hereby waive and release all claims, responsibilities, liabilities, actions, damages, costs, and losses, known and unknown, against the City and Fehr & Peers for Your use of the VMT Calculator.

Before making decisions using the information provided in this application, contact City LADOT staff to confirm the validity of the data provided.

Print and sign below, and submit to LADOT along with the transportation assessment Memorandum of Understanding (MOU).

| You, the User | |
|---|---|
| By: | |
| Print Name: | LIZ FLEMING |
| Title: | V.P. |
| Company: | OVERLAND TRAFFIC CONSULTANTS |
| Address: | 952 MANHATTAN BCH BL #100, MB |
| Phone: | 310 545-1235 |
| Email Address: | liz@overlandtraffic.com |
| Date: | 1-30-24 |

# Appendix C

# City of Los Angeles ZIMAS Parcel Profile Report

# City of Los Angeles
# Department of City Planning

## 1/19/2024
## PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**
1455 S LORENA 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-SA3760II
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-83-384-ZC-HD

| Address/Legal Information | |
|---|---|
| PIN Number | 118-5A223 175 |
| Lot/Parcel Area (Calculated) | 4,668.0 (sq ft) |
| Thomas Brothers Grid | PAGE 675 - GRID B1 |
| Assessor Parcel No. (APN) | 5190030006 |
| Tract | TR 5478 |
| Map Reference | M B 58-48 |
| Block | None |
| Lot | 53 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 118-5A223 |
| **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 # | 2051.20 |
| LADBS District Office | Los Angeles Metro |
| **Permitting and Zoning Compliance Information** | |
| Administrative Review | None |
| **Planning and Zoning Information** | |
| Special Notes | None |
| Zoning | M3-1-CUGU |
| Zoning Information (ZI) | ZI-1192 Border Zone Property: 2000 ft. Buffer Zone (3200 East Washington Boulevard) |
| | ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 |
| | ZI-2452 Transit Priority Area in the City of Los Angeles |
| | ZI-2129 State Enterprise Zone: East Los Angeles |
| | ZI-2458 Clean Up Green Up (CUGU): Boyle Heights |
| | ZI-2474 Exide Technologies Buffer (2700 S Indiana 1.7 mile radius) |
| | ZI-2488 Redevelopment Project Area: Adelante Eastside |
| 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 |
| 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 |

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.

| | |
|---|---|
| POD: Pedestrian Oriented Districts | None |
| 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) | 5190030006 |
| APN Area (Co. Public Works)* | 0.248 (ac) |
| Use Code | 3100 - Industrial - Light Manufacturing - One Story |
| Assessed Land Val. | $1,456,560 |
| Assessed Improvement Val. | $948,189 |
| Last Owner Change | 03/20/2018 |
| Last Sale Amount | $2,250,022 |
| Tax Rate Area | 12704 |
| Deed Ref No. (City Clerk) | 676970 |
| | 458203-4 |
| | 397854-5 |
| | 3-802 |
| | 238939 |
| | 177774 |
| | 1443618 |
| | 1443617 |
| | 0271341 |
| | 0264045 |
| Building 1 | |
| Year Built | 0 |
| Building Class | C5B |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 7,169.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 5190030006] |
| **Additional Information** | |
| Airport Hazard | None |
| Coastal Zone | 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.

| | |
|---|---|
| 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 | 2000 ft. Buffer Zone for BZP Site (3200 East Washington Boulevard) |
| 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) | 1.12934496 |
| 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 | 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: 5190030006] |
| 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 |

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

| | |
|---|---|
| Division / Station | Hollenbeck |
| Reporting District | 497 |
| **Fire Information** | |
| Bureau | Central |
| Battallion | 1 |
| District / Fire Station | 25 |
| Red Flag Restricted Parking | No |

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

## 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 AUTHROITY 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 AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2018-6006-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-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-83-384-ZC-HD |
| Required Action(s): | ZC-ZONE CHANGE |
| | HD-HEIGHT DISTRICT |
| Project Descriptions(s): | Data Not Available |

## DATA NOT AVAILABLE

ORD-184246

ORD-166585-SA3760II

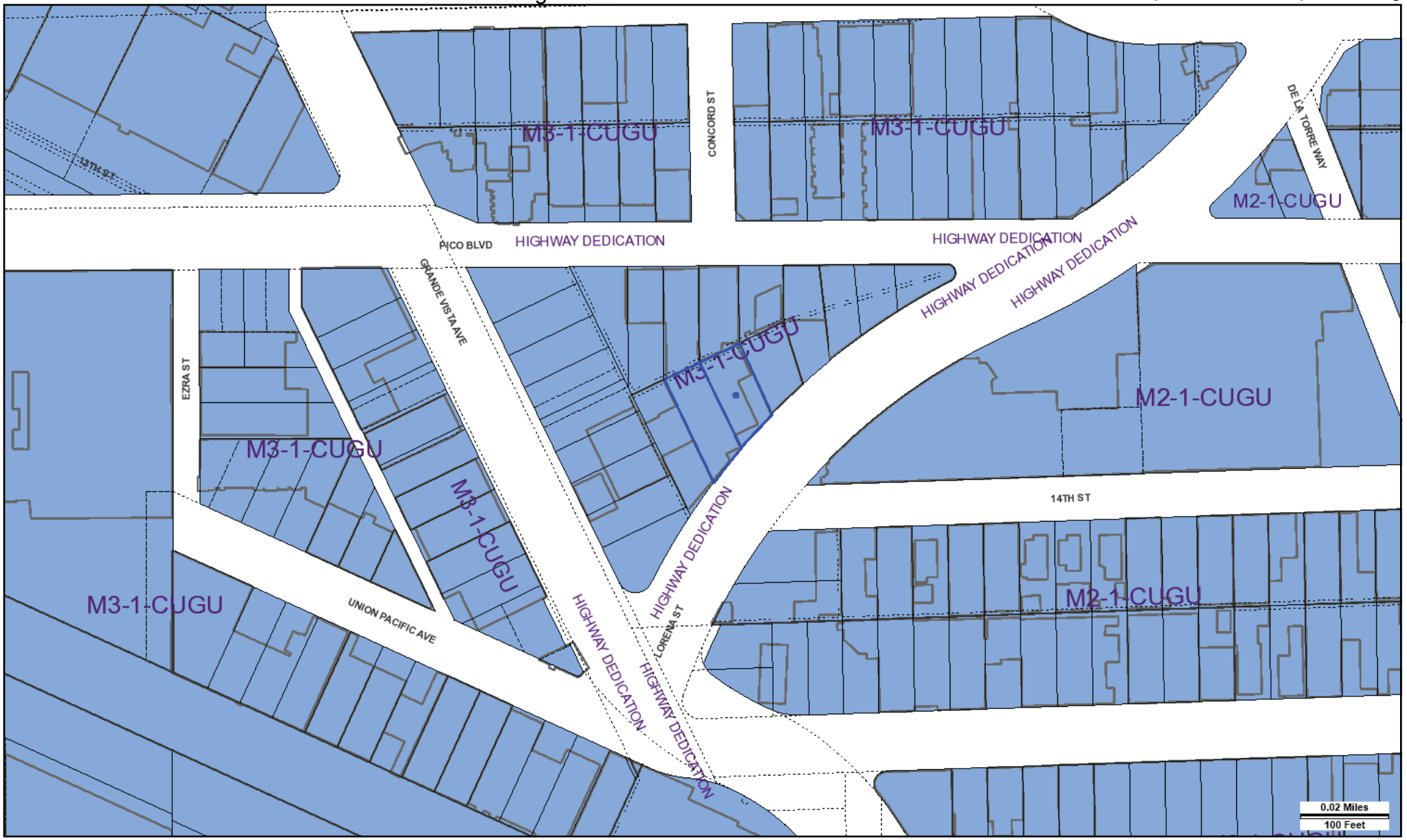
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

# ZIMAS PUBLIC

Generalized Zoning

01/19/2024

City of Los Angeles
Department of City Planning




Address: 1455 S LORENA ST
APN: 5190030006
PIN #: 118-5A223 175

Tract: TR 5478
Block: None
Lot: 53
Arb: None

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

N
W
E
S

CITY OF LOS ANGELES FOUNDED 1781

# 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

#### 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

### FRAMEWORK

#### COMMERCIAL

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

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

## 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 urisdiction ĀArea
- 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

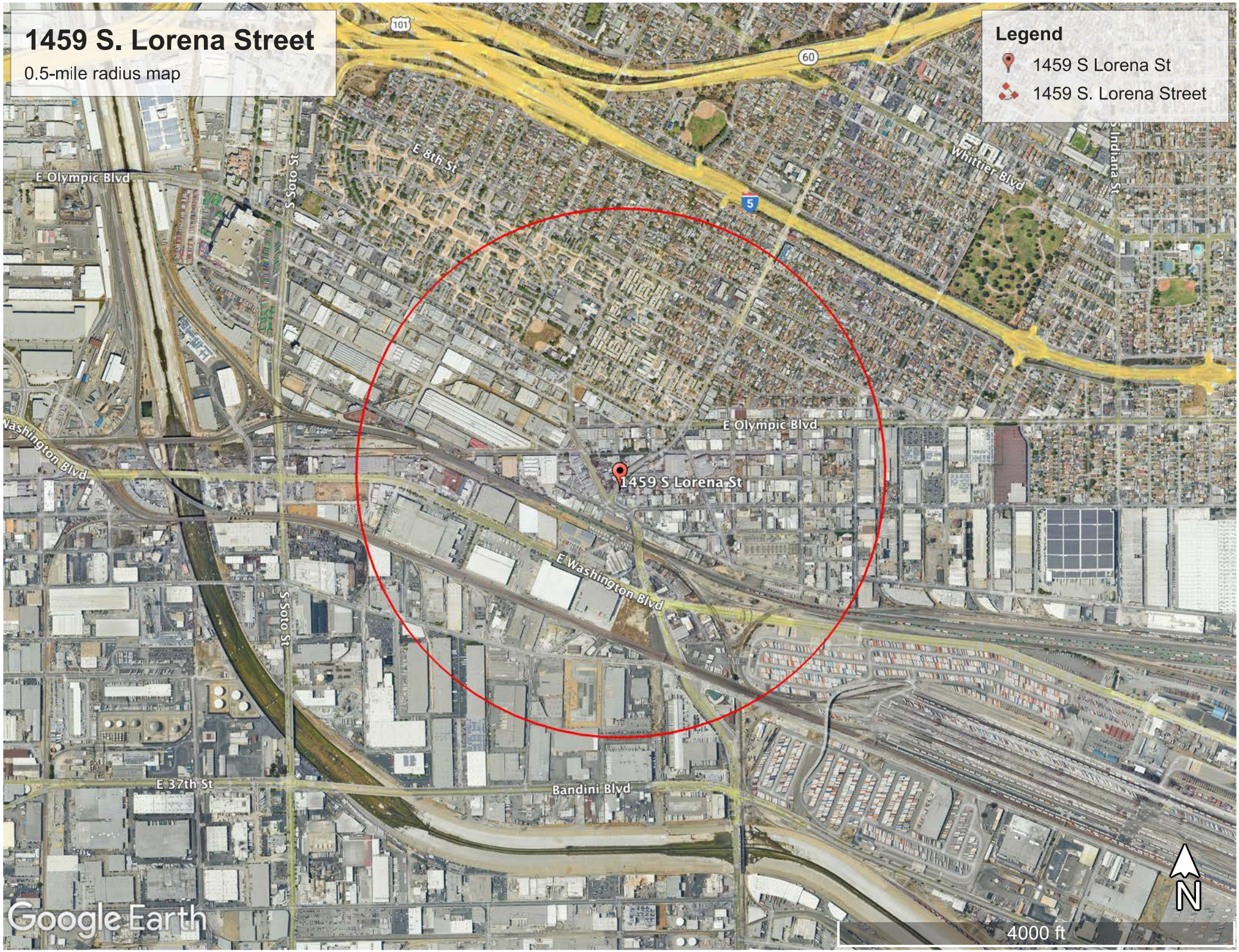
- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

## 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 - Acitive
- Wells - Inactive

# Appendix D

# Background Information and Maps

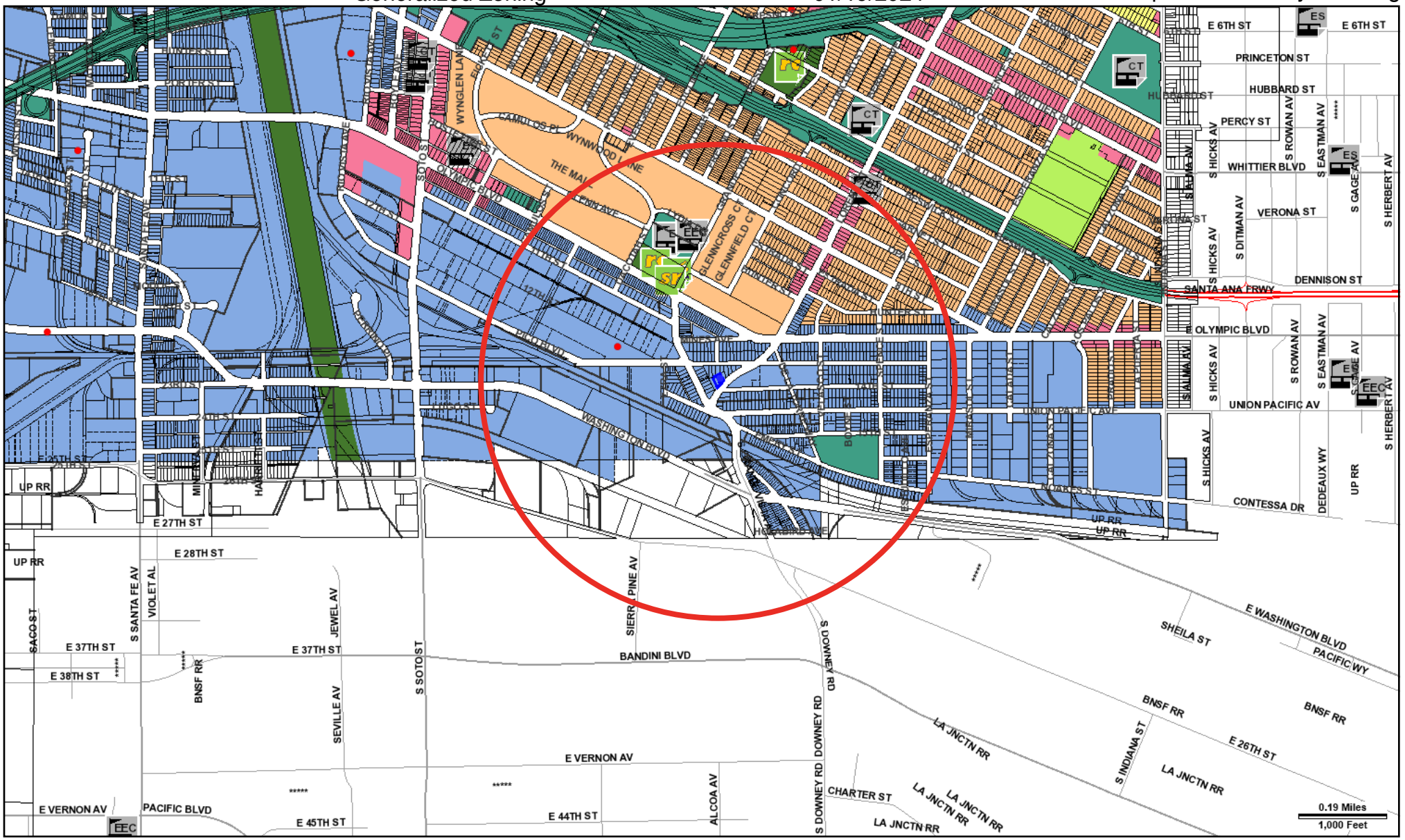

1459 S. Lorena Street
0.5-mile radius map
Legend
1459 S Lorena St
1459 S. Lorena Street
101
60
5
E Olympic Blvd
S Soto St
E 8th St
Whittier Blvd
S Indiana St
Washington Blvd
1459 S Lorena St
E Washington Blvd
E 37th St
Bandini Blvd
N
Google Earth
4000 ft

# ZIMAS PUBLIC

Generalized Zoning

01/19/2024

City of Los Angeles
Department of City Planning




Address: 1455 S LORENA ST
APN: 5190030006
PIN #: 118-5A223 175

Tract: TR 5478
Block: None
Lot: 53
Arb: None

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

◯ = 0.5 mile radius

N
W E
S

# 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

#### 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

### FRAMEWORK

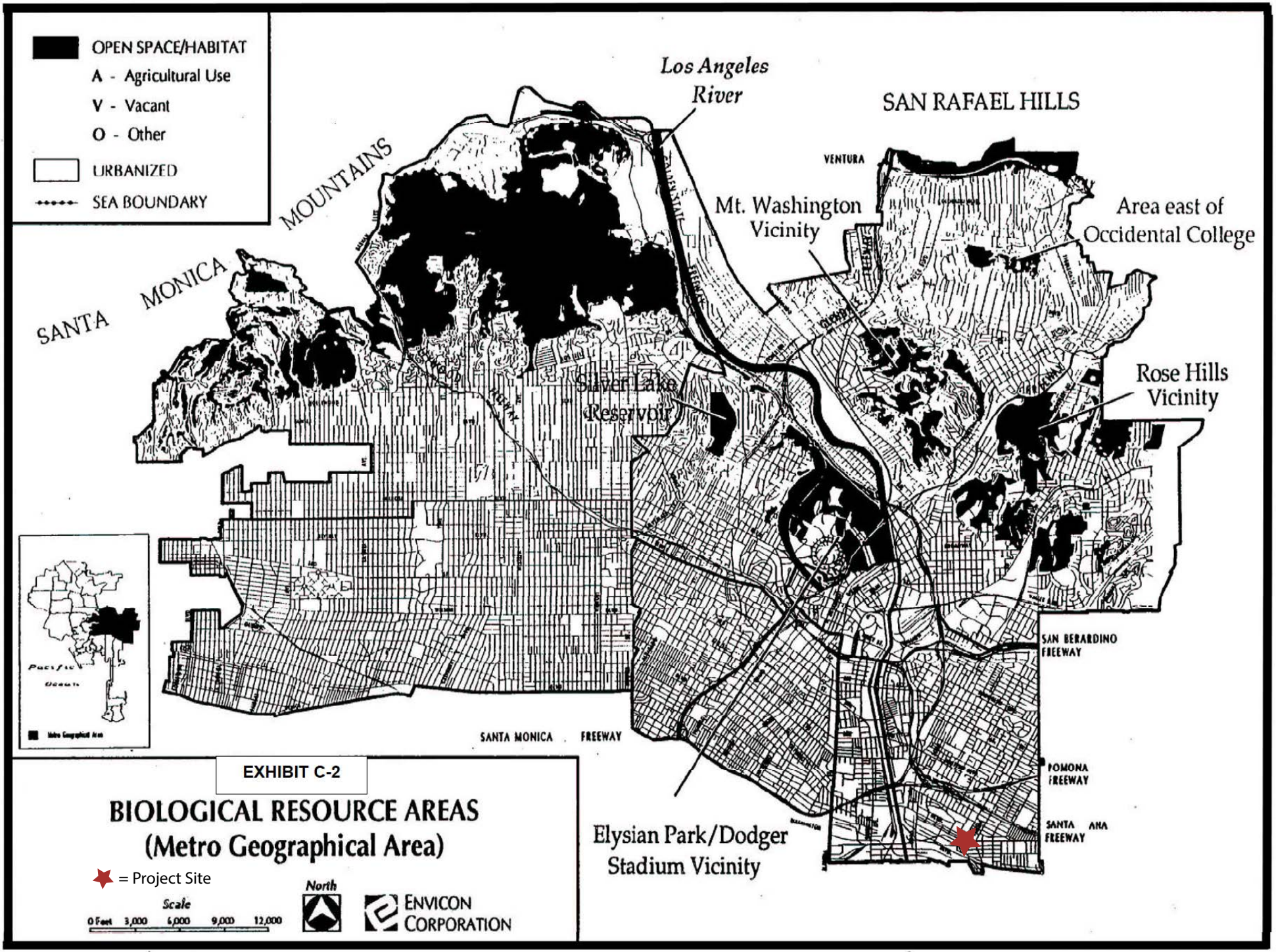
#### COMMERCIAL

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

#### INDUSTRIAL

- Limited Industrial
- Light Industrial


1459 S. Lorena Street
150-foot radius map
Legend
1459 S Lorena St
1459 S. Lorena Street
E Pico Blvd
E Pico Blvd
S Grande Vista Ave
S Lorena St
1459 S Lorena St
E 14th St
E 14th St
Union Pacific Ave
Union Pacific Ave
Union Pacific Ave
N
300 ft
Google Earth


OPEN SPACE/HABITAT
A - Agricultural Use
V - Vacant
O - Other
URBANIZED
SEA BOUNDARY
Los Angeles River
SAN RAFAEL HILLS
MOUNTAINS
SANTA MONICA
VENTURA
Mt. Washington Vicinity
Area east of Occidental College
Silver Lake Reservoir
Rose Hills Vicinity
SAN BERARDINO FREEWAY
SANTA MONICA FREEWAY
POMONA FREEWAY
SANTA ANA FREEWAY
Elysian Park/Dodger Stadium Vicinity
EXHIBIT C-2
BIOLOGICAL RESOURCE AREAS
(Metro Geographical Area)
= Project Site
Scale
0 Feet 3,000 6,000 9,000 12,000
North
ENVICON CORPORATION

HISTORIC PLACES LA

LOS ANGELES HISTORIC RESOURCES INVENTORY

ADMIN LOGIN

HOME ABOUT SEARCH

Login

Resource search

FILTER BY RECORD TYPE

Total Results: 65805

### 1074 S GENESEE AVE

The property meets the criteria for HCM designation because it "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent and highly intact example o...

Map

### 1109 Coronado Terrace House 1109 N CORONADO TER

The property meets the criteria for HCM designation because it reflects the "broad cultural, economic, or social history of the nation, State or community" by its association with the widening of the...

Map

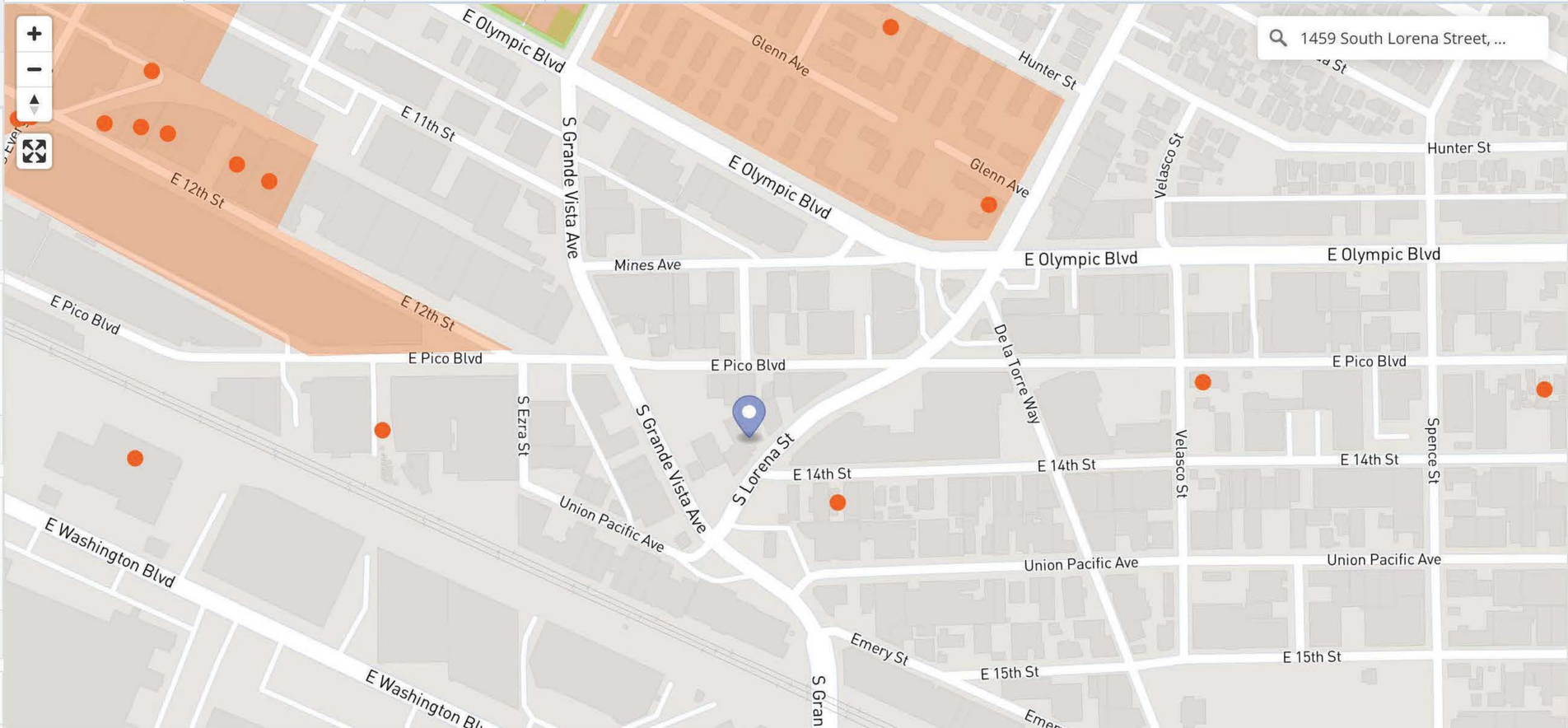
### 1110-1116 South Abbot Kinney Boulevard 1112 S ABBOT KINNEY BLVD

The property meets the criteria for HCM designation because it "exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city or community" as a rare,...

Map

### 114 Deodar Tree

Map View | Featured Searches | Download Results



**CUSTOMER SERVICE – 7:00 am - 6:00 pm**

1-800-499-8840

## Paying Your Bill

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

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

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

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

**IN PERSON**
Via payment drop box

The 2021 Power Content Label is included in this bill.

EDITH CHIN, 1459 S LORENA ST, LOS ANGELES, CA 90023

**PAST DUE REMINDER** Your bill includes a past due amount, which is due now. If you have recently made your payment, thank you.

## Account Summary

| | | |
|---|---|---|
| Previous Account Balance | | $ 393,282.44 |
| Payment Received | *No payment received* | - .00 |
| **Past Due Balance** | **Due Now** | **$ 393,282.44** |
| New Charges | | + 15,669.96 |
| | **Total Amount Due** | **$ 408,952.40** |

## Summary of New Charges

*Details on following pages.*

**Los Angeles Department of Water and Power Charges**

800-499-8840

| | | | |
|---|---|---|---|
| Electric Charges | 5/3/23 - 6/5/23 | 70,640 kWh | $14,914.31 |
| Water Charges | 5/3/23 - 6/5/23 | 57 HCF | $446.65 |
| | | **Total LADWP Charges** | **$ 15,360.96** |

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

**City of Los Angeles Bureau of Sanitation Charges**

800-773-2489

| | | | |
|---|---|---|---|
| Sewer Charges | 5/3/23 - 6/5/23 | | $309.00 |
| | | **Total Sanitation Charges** | **$ 309.00** |

**Total New Charges $ 15,669.96**

PLEASE KEEP THIS PORTION FOR YOUR RECORDS. IF PAYING IN PERSON, BRING ENTIRE BILL TO CUSTOMER SERVICE CENTER.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT, MAKING SURE THE RETURN ADDRESS SHOWS IN THE ENVELOPE WINDOW.

Los Angeles Department of Water & Power

P.O. Box 30808 • Los Angeles, CA 90030-0808

ELECTRONIC SERVICE REQUESTED

| PAST DUE AMOUNT | CURRENT CHARGES | TOTAL AMOUNT DUE |
|---|---|---|
| $ 393,282.44 | + $15,669.96 = | $ 408,952.40 |
| Due NOW | Due Jul 11, 2023 | |

**THIS IS YOUR BILL**

EDITH CHIN
1459 S LORENA ST
LOS ANGELES CA 90023

**ACCOUNT NUMBER**
668 146 3703

**AMOUNT DUE $ 408,952.40**

Please enter amount enclosed

$

Write account number on check or money order and make payable to LADWP.

668146370300000000408952400

## Other Important Phone Numbers

**HEARING OR SPEECH-IMPAIRED - TTY**

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

**CITY OF LOS ANGELES UTILITY TAX**

1-800-215-6277

## Correspondence Addresses

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

**LOS ANGELES DEPT OF WATER & POWER**

PO Box 515407
Los Angeles,CA 90051-6707

## Customer Service and Payment Information

### WHEN TO PAY YOUR BILL

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

### LATE PAYMENT CHARGE

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

### IF YOU QUESTION YOUR LADWP CHARGES

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

### ELECTRONIC CHECK CONVERSION

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

Mail payments to LADWP, PO BOX 30808, LOS ANGELES, CA 90030-0808

### WHERE TO PAY YOUR BILL

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

**BISHOP**

Main Office.....300 Mandich Street

**METROPOLITAN LOS ANGELES**

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

**HARBOR AREA**

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

**SAN FERNANDO VALLEY**

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

**WEST LOS ANGELES**

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

**Place your payment stub in the provided envelope so that the address below shows through the window.**

PO BOX 30808
LOS ANGELES, CA 90030-0808

**Please do not fold, staple, tape or paper clip your payment to the stub.**

PRINTED ON RECYCLED PAPER

LA DWP Los Angeles Department of Water & Power

**www.ladwp.com 1-800-499-8840**
*Hours of operation - 7 am to 6 pm*

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

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

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

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

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

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

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

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

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

## Electric Charges

**SA # : 6681463181**

**BILLING PERIOD** 5/3/23 - 6/5/23
**DAYS** 33

**RATE SCHEDULE**
A-2 and A-2[i] Primary Electric - Rate B TOU - KVAR Metered Service

**NEXT SCHEDULED READ DATE**
7/3/23

**METER NUMBER**
APMSV00222-000262
74

| PERIOD | CURRENT READ | – | PREVIOUS READ | x | MULTIPLIER | = | TOTAL USED |
|---|---|---|---|---|---|---|---|
| High Peak kW | 1.66 | | | | 80 | | 132.8 kW |
| Low Peak kW | 1.69 | | | | 80 | | 135.2 kW |
| Base kW | 1.65 | | | | 80 | | 132 kW |
| High Peak kWh | 4077 | | 3974 | | 80 | | 8240 kWh |
| Low Peak kWh | 7037 | | 6874 | | 80 | | 13040 kWh |
| Base kWh | 28160 | | 27543 | | 80 | | 49360 kWh |
| High Peak kVarh | 541 | | 519 | | 80 | | 1760 kVarh |
| Low Peak kVarh | 778 | | 746 | | 80 | | 2560 kVarh |
| Base kVarh | 2731 | | 2619 | | 80 | | 8960 kVarh |
| | *ESTIMATED* | | *ESTIMATED* | | | | |

| | | |
|---|---|---|
| Service Charge | | 28.00 |
| Facilities Charge | 180 kW x $5.36/kW | 964.80 |
| ESA | 180 kW x $0.46/kW | 82.80 |
| RCA | 180 kW x $0.96/kW | 172.80 |
| IRCA | 180 kW x $2.55/kW | 459.00 |
| IRCA based on KWH | 70,640 kWH x $0.00399/kWH | 281.85 |
| High Peak High Season Demand - 5 days | 132.8 kW x $10.00/kW | 201.21 |
| High Peak Low Season Demand - 28 days | 132.8 kW x $4.75/kW | 535.22 |
| High Peak High Season Energy - 5 days | 1,248.48485 kWh x $0.06322/kWh | 78.93 |
| High Peak Low Season Energy - 28 days | 6,991.51515 kWh x $0.05688/kWh | 397.68 |
| High Peak ECA | 8,240 kWh x $0.0569/kWh | 468.86 |
| High Peak VEA | 8,240 kWh x $0.00849/kWh | 69.96 |
| High Peak CRPSEA | 8,240 kWh x $0.01065/kWh | 87.76 |
| High Peak VRPSEA | 8,240 kWh x $0.02765/kWh | 227.84 |
| ***High Peak Subtotal*** | ***(8,240 kWh x $0.25091/kWh)*** | ***$2,067.46*** |
| Low Peak High Season Demand - 5 days | 135.2 kW x $3.75/kW | 76.82 |
| Low Peak Low Season Demand - 28 days | 135.2 kW x $0.00/kW | 0.00 |
| Low Peak High Season Energy - 5 days | 1,975.75758 kWh x $0.05595/kWh | 110.54 |
| Low Peak Low Season Energy - 28 days | 11,064.24242 kWh x $0.05688/kWh | 629.33 |
| Low Peak ECA | 13,040 kWh x $0.0569/kWh | 741.98 |
| Low Peak VEA | 13,040 kWh x $0.00849/kWh | 110.71 |
| Low Peak CRPSEA | 13,040 kWh x $0.01065/kWh | 138.88 |
| Low Peak VRPSEA | 13,040 kWh x $0.02765/kWh | 360.56 |
| ***Low Peak Subtotal*** | ***(13,040 kWh x $0.16632/kWh)*** | ***$2,168.82*** |
| Base High Season Demand - 5 days | 132 kW x $0.00/kW | 0.00 |

*(Continued on next page)*

Los Angeles Department of Water & Power

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

*Hours of operation - 7 am to 6 pm*

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

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

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

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

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

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

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

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

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

*(Continued from previous page)*

| | | |
|---|---|---|
| Base Low Season Demand - 28 days | 132 kW x $0.00/kW | 0.00 |
| Base High Season Energy - 5 days | 7,478.78788 kWh x $0.03522/kWh | 263.40 |
| Base Low Season Energy - 28 days | 41,881.21212 kWh x $0.03895/kWh | 1,631.27 |
| Base ECA | 49,360 kWh x $0.0569/kWh | 2,808.58 |
| Base VEA | 49,360 kWh x $0.00849/kWh | 419.07 |
| Base CRPSEA | 49,360 kWh x $0.01065/kWh | 525.68 |
| Base VRPSEA | 49,360 kWh x $0.02765/kWh | 1,364.80 |
| ***Base Subtotal*** | ***(49,360 kWh x $0.14207/kWh)*** | ***$7,012.80*** |
| **Subtotal Electric Charges** | | **$13,238.33** |
| City of Los Angeles Utility Tax | $13,238.33 x 12.5% | 1,654.79 |
| State Energy Surcharge | 70,640 kWh x $0.0003/kWh | 21.19 |
| | **Total Electric Charges** | **$ 14,914.31** |

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

## USAGE HISTORY

| Bill Date | Days | BASE PERIOD kWh | BASE PERIOD kW | LOW PERIOD kWh | LOW PERIOD kW | HIGH PERIOD kWh | HIGH PERIOD kW | Total kWh Consumption | Billing kW (Facilities) | Total Electric Cost |
|---|---|---|---|---|---|---|---|---|---|---|
| 6/5/23 | 33 | 49,360.00 | 132.00 | 13,040.00 | 135.20 | 8,240.00 | 132.80 | 70,640.00 | 180.00 | 14,914.31 |
| 5/3/23 | 89 | 141,120.00 | 144.00 | 35,200.00 | 148.80 | 20,080.00 | 132.80 | 196,400.00 | 180.00 | 41,236.62 |
| 2/3/23 | 94 | 133,360.00 | 144.00 | 33,680.00 | 148.80 | 18,400.00 | 132.80 | 185,440.00 | 180.00 | 40,175.74 |
| 11/1/22 | 61 | 102,240.00 | 155.20 | 26,560.00 | 180.00 | 15,680.00 | 140.80 | 144,480.00 | 180.00 | 31,137.32 |
| 9/1/22 | 28 | 51,120.00 | 155.20 | 13,280.00 | 180.00 | 7,840.00 | 140.80 | 72,240.00 | 180.00 | 15,823.76 |
| 8/4/22 | 182 | 282,240.00 | 155.20 | 70,400.00 | 180.00 | 40,160.00 | 140.80 | 392,800.00 | 180.00 | 84,720.89 |
| 2/3/22 | 29 | 39,680.00 | 144.00 | 10,160.00 | 148.80 | 5,600.00 | 132.80 | 55,440.00 | 180.00 | 11,960.68 |
| 1/5/22 | 29 | 48,160.00 | 144.00 | 11,680.00 | 148.80 | 6,400.00 | 132.80 | 66,240.00 | 180.00 | 13,213.76 |
| 12/7/21 | 35 | 45,520.00 | 144.00 | 11,840.00 | 148.80 | 6,400.00 | 132.80 | 63,760.00 | 180.00 | 12,721.75 |
| 11/2/21 | 29 | 53,280.00 | 144.00 | 12,800.00 | 148.80 | 7,760.00 | 132.80 | 73,840.00 | 180.00 | 14,310.85 |
| 10/4/21 | 33 | 49,360.00 | 132.00 | 13,040.00 | 135.20 | 8,240.00 | 132.80 | 70,640.00 | 180.00 | 14,651.34 |
| 9/1/21 | 29 | 51,120.00 | 155.20 | 13,280.00 | 180.00 | 7,840.00 | 140.80 | 72,240.00 | 180.00 | 15,267.97 |
| 8/3/21 | 32 | 61,920.00 | 155.20 | 15,360.00 | 180.00 | 9,040.00 | 140.80 | 86,320.00 | 180.00 | 17,396.79 |
| **TOTALS** | 703 | 1,108,480.00 | 155.20 | 280,320.00 | 180.00 | 161,680.00 | 140.80 | 1,550,480.00 | 180.00 | 327,531.78 |
| | *sum* | *sum* | *highest* | *sum* | *highest* | *sum* | *highest* | *sum* | *highest* | *sum* |

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Los Angeles Department of Water & Power

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

*Hours of operation - 7 am to 6 pm*

## DEFINITIONS

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

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

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

## Water Charges

**SA # : 6681463725**

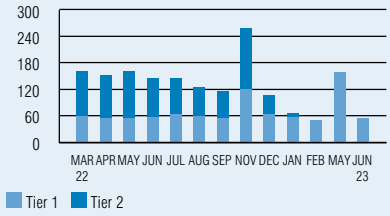
**BILLING PERIOD** 5/3/23 - 6/5/23

**DAYS** 33

**RATE SCHEDULE**
Water Schedule C - Comm, Ind, Govt and Temp Service

**NEXT SCHEDULED READ DATE**
7/3/23

**USAGE HISTORY** *(Total HCF)*



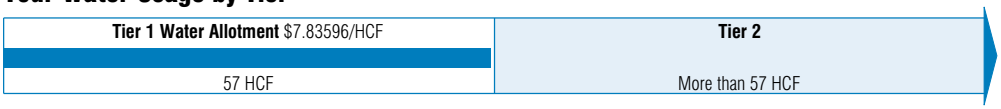

| | Prev Yr | Jun 23 |
|---|---|---|
| Total HCF used | 145 | 57 |
| Average daily gallons | 3615 | 1292 |
| Days in billing period | 30 | 33 |
| Your average daily cost of water | | $13.53 |
| Your average cost per gallon of water | | $0.01 |

*1 Hundred Cubic Feet (HCF) = 748 Gallons*

| METER NUMBER | CURRENT READ | – | PREVIOUS READ | = | TOTAL USED |
|---|---|---|---|---|---|
| 90555508 | 3581 | | 3524 | | 57 HCF |

| | | |
|---|---|---|
| Tier 1 Water | 57 HCF x $7.83596/HCF | 446.65 |
| **Subtotal Water Charges** | | **$446.65** |
| | **Total Water Charges** | **$ 446.65** |

## Your Water Usage by Tier




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

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

*www.ladwp.com/quarterlynotice*

environment LA SANITATION
CITY OF LOS ANGELES

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

*Hours of operation - 24/7*

## DEFINITIONS

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

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

## Sewer Charges

**SA # : 6681463920**

| BILLING PERIOD | DAYS | SEWER RATE SCHEDULE |
|---|---|---|
| 5/3/23 - 6/5/23 | 33 | Sewer Service Charge - Multi Dwell and Commercial |

| | | |
|---|---|---|
| Sewer Service Charge* | 53.01000 HCF x $5.80/HCF | 307.46 |
| Sewer Service EZ-SAVE Program Surcharge* | | 1.54 |
| | **Total Sewer Charges** | **$ 309.00** |

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

## Electric Definitions

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

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

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

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

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

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

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

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

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

Los Angeles Department of Water & Power
www.ladwp.com 111 North Hope Street • Los Angeles, CA 90012 • 1-800-342-5397

**DATE**
October 2, 2023
**ACCOUNT NUMBER**
668 146 3703

**SERVICE ADDRESS** 1459 S LORENA ST, LOS ANGELES, CA 90023

Dear Customer:

**Why we are writing**

Our meter reader reported that they had difficulty in their recent visit gaining access to your Electric Service meter in order to take a meter reading.

The Department of Water and Power's rules and regulation no. 16, states in part:

> *"The Department shall at all times have the right of Ingress to and egress from the consumer's premises at reasonable hours for any purpose reasonably connected with the furnishing or receiving of electric energy and the exercise of any and all rights secured to it by law or these rules."*

Your cooperation is essential in providing regular access to the meter so we may render your future bills in a timely manner.

**What you should do**

Please ensure your meter is accessible on your next scheduled meter read date. You can find this information on your LADWP bill. If you have specific access instructions, or would like notification prior to our next attempt to read your meter, please contact us at 800 342-5397 Monday through Friday between 7:00 a.m. and 7:00 p.m., and Saturdays between 7:00 a.m. and 2:00 p.m.

**If you have questions**

For further information about meter access or how to read your meter visit www.ladwp.com/electricmeter .

Sincerely,

Meter Reading Unit
Los Angeles Department of Water and Power

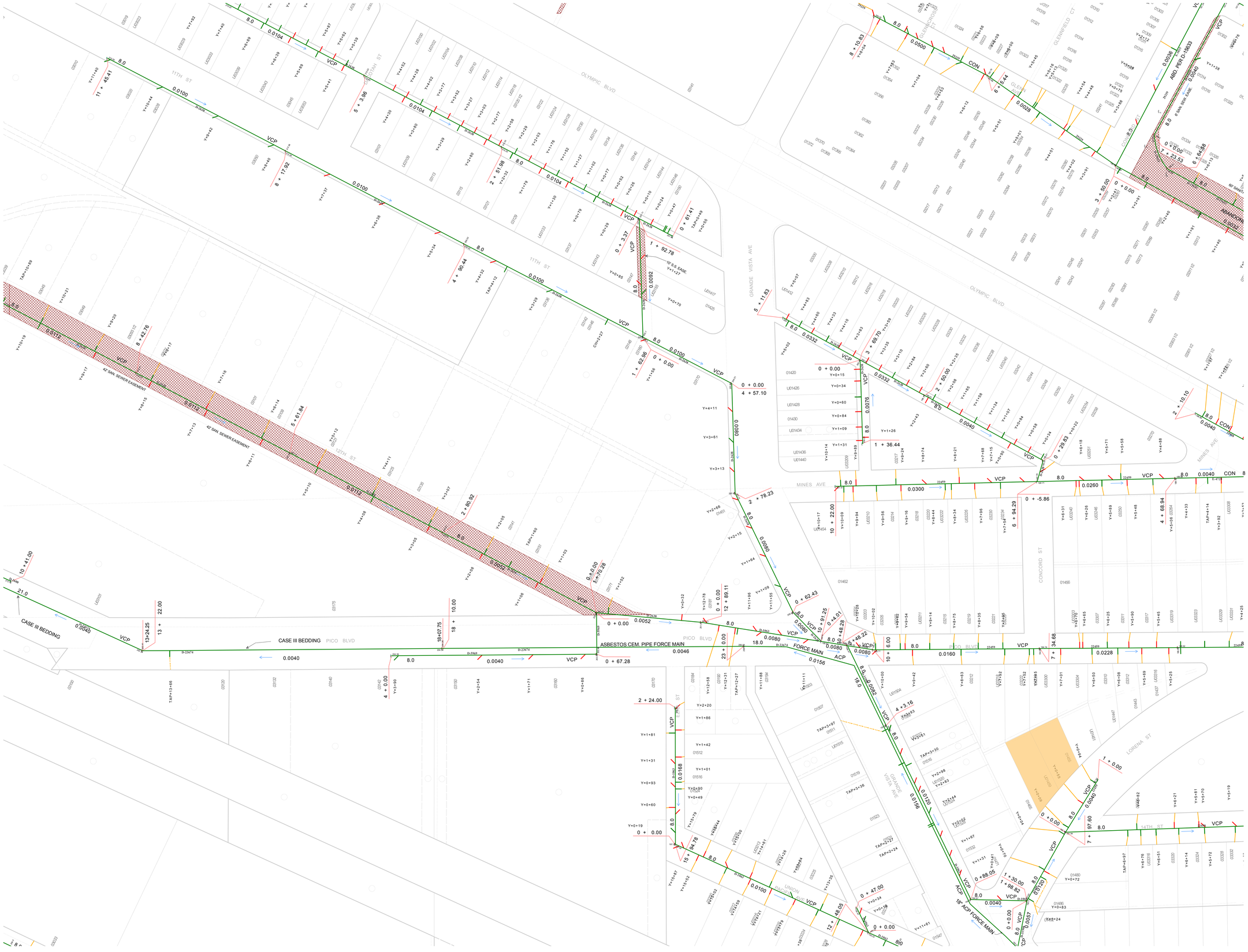
Los Angeles Department of Water & Power

P.O. Box 30808 • Los Angeles, CA 90030-0808

ELECTRONIC SERVICE REQUESTED

EDITH CHIN
149 S BARRINGTON AVE
LOS ANGELES CA 90049-3310

CM_MTRACCRQ




| | | | | | |
|---|---|---|---|---|---|
| 0 37.5 75 150 Feet | Notes: | ENGINEERING CITY OF LOS ANGELES | **CENTRAL DISTRICT SEWER WYE MAP** | Land Development and GIS Division | Plotted Date: 12/1/2016 Revised : |

**Sewer Structures**

- Clean Out
- Lamp Hole
- Terminal Cleanout
- Connectivity Node
- Physical Structure Abandoned
- Weir Maintenance Hole
- Gate Valve
- Other Valve
- Outfall
- Relief Valve
- Stub
- Transition-Non Structure
- Diversion Structure
- Drop Trap Maintenance Hole
- Flushing Structure
- Junction Chamber
- Junction Structure
- Maintenance Hole
- Offset Maintenance Hole
- Other Structure
- Siphon
- Special Shallow
- Special Structure
- Terminal Maintenance Structure
- Transition Structure
- Trap Structure
- Valve Vault
- Sewer Ease

**Wyes**

- Has Permit
- No Permit

**Sewer Pipes**

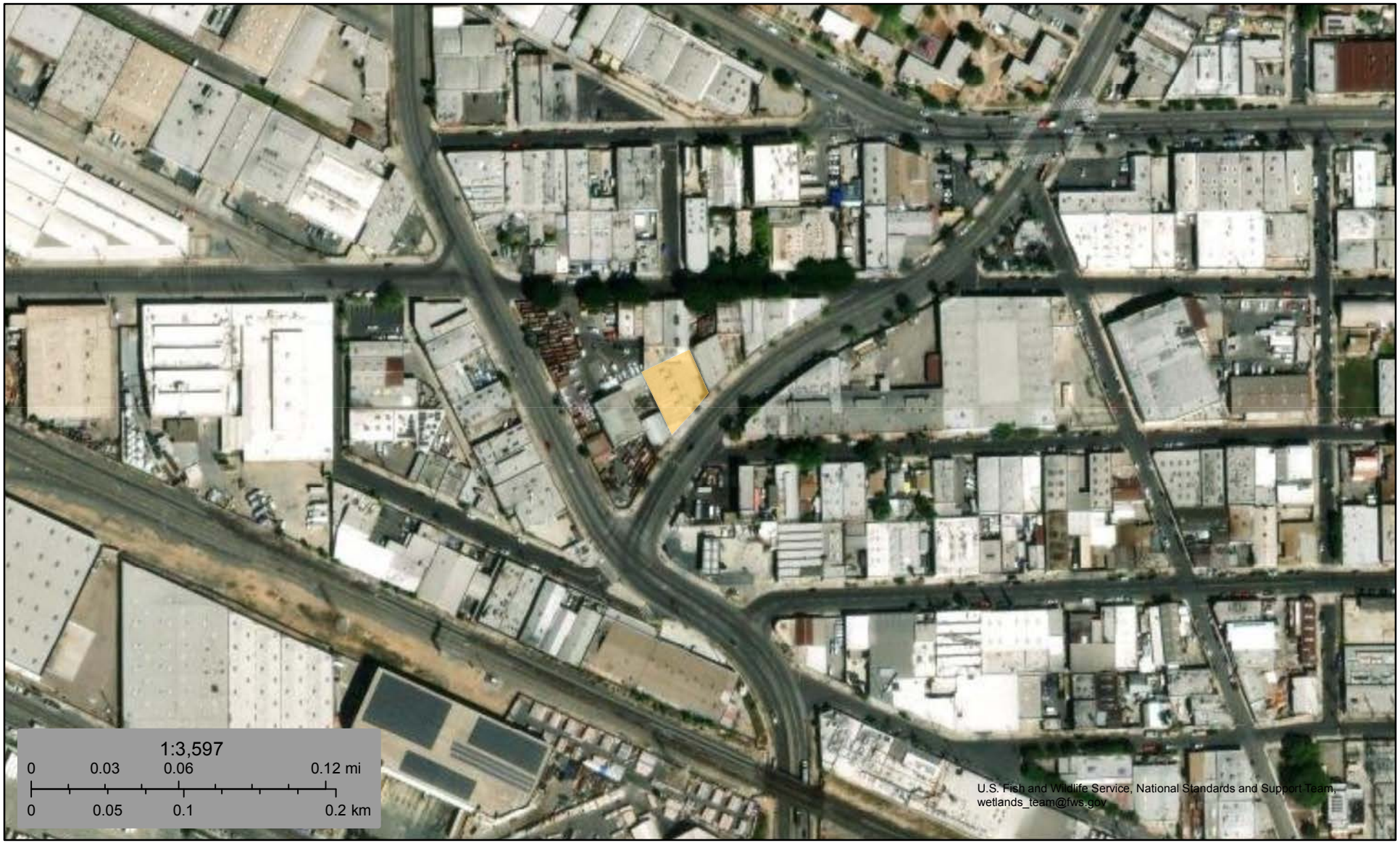
- In Service
- As Bld
- Inactive
- Proposed
- Abandoned
- Lateral

= Project Site

118-5A223

U.S. Fish and Wildlife Service
National Wetlands Inventory

# 1459 S. Lorena Street




January 19, 2024

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

= Project Site

# City of Los Angeles
# Department of City Planning

## 6/9/2025
## PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**
1459 S LORENA 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-SA3760II
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-83-384-ZC-HD

| Address/Legal Information | |
|---|---|
| PIN Number | 118-5A223 178 |
| Lot/Parcel Area (Calculated) | 5,252.4 (sq ft) |
| Thomas Brothers Grid | PAGE 675 - GRID B1 |
| Assessor Parcel No. (APN) | 5190030006 |
| Tract | TR 5478 |
| Map Reference | M B 58-48 |
| Block | None |
| Lot | 52 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 118-5A223 |
| **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 # | 2051.20000000 |
| LADBS District Office | Los Angeles Metro |
| **Permitting and Zoning Compliance Information** | |
| Administrative Review | None |
| **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-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 |
| | ZI-2488 Redevelopment Project Area: Adelante Eastside |
| | ZI-2458 Clean Up Green Up (CUGU): Boyle Heights |
| | ZI-2474 Exide Technologies Buffer (2700 S Indiana 1.7 mile radius) |
| | ZI-2518 Boyle Heights Interim Control Ordinance |
| | ZI-2129 State Enterprise Zone: East Los Angeles |
| 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.

| | |
|---|---|
| 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 |
| Inclusionary Housing | No |
| Local Affordable Housing Incentive | No |
| Targeted Planting | No |
| Special Lot Line | No |
| 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 |
| Zanja System 1 Mile Buffer | No |
| **Assessor Information** | |
| Assessor Parcel No. (APN) | 5190030006 |
| APN Area (Co. Public Works)* | 0.248 (ac) |
| Use Code | 3100 - Industrial - Light Manufacturing - One Story |
| Assessed Land Val. | $1,456,560 |
| Assessed Improvement Val. | $967,152 |
| Last Owner Change | 03/20/2018 |
| Last Sale Amount | $2,250,022 |
| Tax Rate Area | 12704 |
| Deed Ref No. (City Clerk) | 676970 |
| | 458203-4 |
| | 397854-5 |
| | 3-802 |
| | 238939 |
| | 177774 |
| | 1443618 |
| | 1443617 |
| | 0271341 |
| | 0264045 |

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| | |
|---|---|
| Building 1 | |
| Year Built | 0 |
| Building Class | C5B |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 7,169.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 5190030006] |
| **Additional Information** | |
| Airport Hazard | None |
| Coastal Zone | None |
| Coastal Bluff Potential | No |
| Canyon Bluff Potential | 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 |
| 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) | 1.11410496 |
| 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** | |
| Rent Stabilization Ordinance (RSO) | No [APN: 5190030006] |
| Ellis Act Property | No |
| Just Cause For Eviction Ordinance (JCO) | 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 | 497 |
| Fire Information | |
| Bureau | Central |
| Battallion | 1 |
| District / Fire Station | 25 |
| Red Flag Restricted Parking | No |

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## 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 AUTHROITY 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 AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2018-6006-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-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-83-384-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-SA3760II

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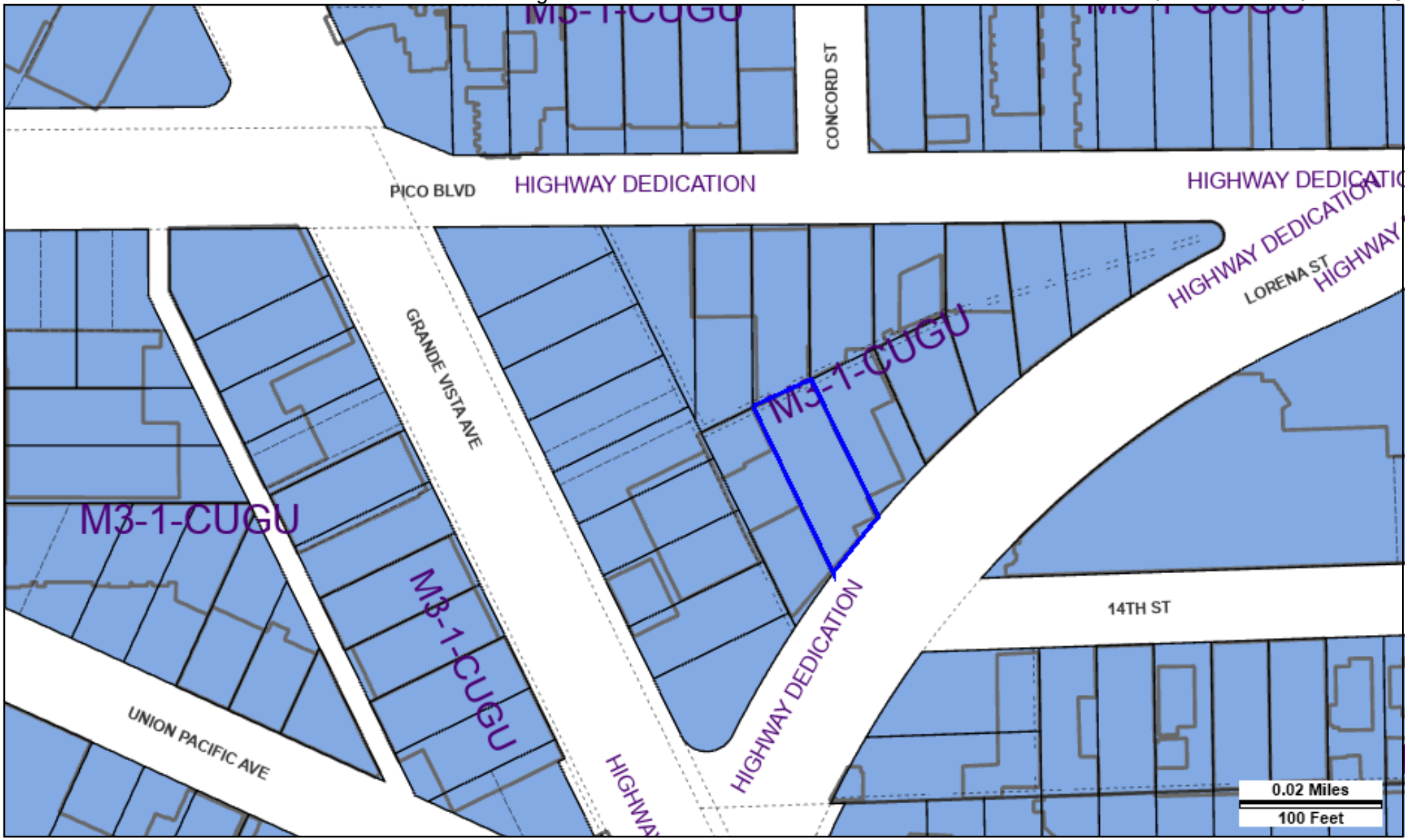
# ZIMAS PUBLIC

Generalized Zoning

06/09/2025

City of Los Angeles
Department of City Planning




Address: 1459 S LORENA ST
APN: 5190030006
PIN #: 118-5A223 178

Tract: TR 5478
Block: None
Lot: 52
Arb: None

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

N
W
E
S

# 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

#### 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

### FRAMEWORK

#### COMMERCIAL

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

#### INDUSTRIAL

- Limited Industrial
- Light Industrial

# CHAPTER 1A LEGEND

## General Plan Designation

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

## Zone Use Districts

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

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

## 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)

## MIXED INCOME INCENTIVE PROGRAM (MIIP)

### TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

- T-1
- T-2
- T-3
- Outside of TOIA

### OPPORTUNITY CORRIDORS (OC)

- OC-1
- OC-2
- OC-3

### CORRIDOR TRANSITION INCENTIVE AREAS (CT)

- CT-1
- CT-2
- CT-3

## 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 - Acitive
- Wells - Inactive