

Notice of Exemption

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. 200335

Project Applicant: Luvbrite Collective

Project Location - Specific:

2126 S Cotner Ave, Suite 1 Los Angeles, CA 90025 / W Olympic Blvd & Mississippi Av

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: Luvbrite Collective

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.

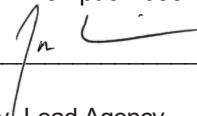
Lead Agency

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: 07/30/2025 Title: Asst. Executive Director

▪ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

2025 156102



FILED

Jul 30 2025

Dean C. Logan, Registrar, Recorder/County Clerk

Electronically signed by CARINA GILLEN

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(PRC Section 21152, CEQA Guidelines Section 15062)

THIS NOTICE WAS POSTED

ON July 30 2025

UNTIL August 29 2025

REGISTRAR - RECORDER/COUNTY CLERK

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-C-25-200335-ANN / Cultivation Indoor, Distribution (Type 11)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200335-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200335

COUNCIL DISTRICT

5

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

2126 S Cotner Ave, Suite 1 Los Angeles, CA 90025 / W Olympic Blvd & Mississippi Ave

 Map attached.

PROJECT DESCRIPTION:

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

 Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Luvbrite Collective

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

 STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

 CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32 OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

 Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

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

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Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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

MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

DCR Record No.:	LA-C-25-200335-ANN
Applicant Name:	Luvbrite Collective
Activity(ies) Requested:	Cultivation Specialty Indoor (Type 1A) Distributor (Type 11)
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:	2126 S Cotner Ave, Suite 1 Los Angeles, CA 90025
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	5 Westside - West Los Angeles M2-1
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200335-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 September 24, 2021. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, C12-0000178-LIC, to conduct Cultivation Specialty Indoor (Type 1A), active through July 14, 2025; and C12-0000178-LIC, to conduct Distributor (Type 11), active through July 14, 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 2126 S Cotner Ave, Suite 1, Los Angeles, CA 90025, a parcel zoned for Light 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.

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 Cultivation Specialty Indoor (Type 1A); Distributor (Type 11), Temporary Approval to an Annual License to be located on an existing site zoned for Light Manufacturing, M2-1 at 2126 S Cotner Ave, Suite 1, Los Angeles, CA 90025 (Assessor's Parcel Number 4322-025-005). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be Monday through Friday: 7:00 AM to 4:00 PM (all licensed cannabis activities); and Saturday and Sunday: 7:00 AM to 10:00 AM (cultivation only). 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

Light Manufacturing / M2-1

Surrounding Land Use/Zoning Designations

Light Manufacturing / M2-1

Public Facilities / PF-1XL

Subject Property

The subject site is a fully developed lot within the West Los Angeles Community Plan Area. The lot is approximately 134 feet deep and a width of 49 feet along South Cotner Ave. The site is currently developed with a 3100 - Industrial - Light Manufacturing - One Story building, built in 1973 proposed to be maintained.

The site has a Light Manufacturing land-use designation and is zoned M2-1. The site is located within Council District 5, Westside Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include manufacturing uses within 200 feet of the site. The immediate area along South Cotner Ave is predominantly developed with Light Manufacturing uses, zoned M2-1, and Public Facilities, zoned PF-1XL. (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 6,575.0 gross square feet, zoned M2-1 with a 3100 - Industrial - Light Manufacturing - One Story building originally constructed in 1973. 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 6,575.0 gross square foot property (i.e., less than five acres), and is substantially surrounded by Light Manufacturing uses. The surrounding area is Light Manufacturing zoned M2-1, and Public Facilities, zoned PF-1XL, and developed with other manufacturing buildings along South Cotner Ave between Mississippi Avenue and Olympic Boulevard.

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 Cultivation Specialty Indoor (Type 1A) and Distributor (Type 11) 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

July 30, 2025
Date

EXHIBITS:

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

Exhibit B – Project Parcel Profile Report from ZIMAS



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): 07/04/2025

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

DCR Record No.: LA-C-24-200335-ANN

Applicant Entity Name: Luvbrite Collective

License Type(s): Microbusiness

Business Premises Location: 2126 S COTNER AVE LOS ANGELES, CA 90025

County: Los Angeles Assessor's Parcel Number (APN): 4322-025-005

Council District: _____ Neighborhood Council: _____

Community Plan Area: _____

Zoning: _____ Specific Plan Area: _____

General Plan Land Use: _____ Redevelopment Project Area: _____

Business Improvement District: _____ Promise Zone: _____

State Enterprise Zone: _____ Historic Preservation Review: _____

LAPD Division/Station: _____ LAFD District/Fire Station: _____

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

Categorical Exemption Evaluation Form

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

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

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

Project Description:

The project involves the continued operation of a licensed cannabis microbusiness at 2126 Cotner Avenue, Los Angeles, CA 90025 under the entity Luvbrite Collective (DCR Record No. 200335).

The licensed activities include:

Cultivation (indoor, under 2,000 sq. ft.)

Distribution (wholesale transportation and storage of licensed cannabis products)

All operations take place within an existing commercial structure, with no planned new construction or physical expansion. The site is secured, compliant with state and local cannabis regulations, and operates in accordance with the conditions of its DCC annual license and the Los Angeles Municipal Code.

Reference:

Detailed project information can be found in the licensing application materials submitted to the Department of Cannabis Regulation (DCR) and Department of Cannabis Control (DCC) via the Accela Licensing Portal, including the premises diagram, CEQA documentation, and project-specific forms such as LIC-4013.

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 site is currently operating as a licensed cannabis facility under the name Luvbrite Collective. Operations have included licensed cannabis distribution and cultivation, activities as permitted by the California Department of Cannabis Control (DCC) and the City of Los Angeles Department of Cannabis Regulation (DCR).

Details:

Business Name: Luvbrite Collective

Address: 2126 Cotner Avenue, Los Angeles, CA 90025

DCR Record Number: 200335

Current activity includes distribution, cultivation, and the production of pre-rolls.

Source of Information:

Business owner/operator (Ashkan Motamen), active DCR/DCC license files, and proof of payment/renewal activity submitted through the Accela licensing portal.

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.

N/A

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

Cite source(s) of information.

- a. Would the expansion be less than or equal to 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to [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.

DEPARTMENT OF
CITY OF
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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.

The project does not require a water right permit or any other environmental permit that would result in physical changes to the environment.

Explanation and Sources:

A self-certification form was submitted to the California Department of Fish and Wildlife (CDFW). CDFW issued written verification confirming that a Lake or Streambed Alteration Agreement is not required.

The project involves indoor cannabis cultivation under 2,000 sq. ft., manufacturing (infused pre-rolls), and distribution. It does not involve surface water diversion, well construction, or any activity requiring a water right permit from the State Water Resources Control Board.

Sources:

CDFW EPIMS Self-Certification & Written Verification (uploaded to DCC portal)

Project description and operational scope filed with DCR and DCC

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.

The project does not require demolition or removal of any existing structures. All cannabis-related activities are being conducted within an existing commercial building located at:

2126 Cotner Avenue, Los Angeles, CA 90025

No structural modifications, demolitions, or removals are planned as part of this project.

Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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

N/A

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

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

N/A

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

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

N/A

Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

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

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

N/A

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

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

N/A

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

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

Cite source(s) of information.

N/A

FOR SITES IN URBANIZED AREAS

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less? Yes No

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

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.

The project does not involve the construction of any new buildings, including structures totaling 2,500 square feet or less. All licensed cannabis operations (cultivation, manufacturing of infused pre-rolls, and distribution) are conducted entirely within the existing commercial premises at 2126 Cotner Avenue, and no physical expansion or new construction is proposed.

Source: Project description and premises diagram submitted through the DCR/DCC licensing portal.

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.

The project does not involve the use of significant amounts of hazardous substances. Only small quantities of standard cleaning agents and food-grade materials are used.

Source: Licensing documents submitted to DCC/DCR.

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.

The project does not require a water right permit or other environmental permit resulting in physical changes to the environment.

A CDFW Self-Certification form was submitted, and written verification confirming that a Lake or Streambed Alteration Agreement is not needed has been received.

The project consists of indoor cultivation, infused pre-roll production, and distribution—there is no diversion of surface water or construction that would activate water-right oversight by the State Water Resources Control Board.

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.

The project does not involve the removal of healthy, mature, or scenic trees. All operations are confined to existing interior spaces at 2126 Cotner Avenue, with no impact on landscaping or exterior vegetation.

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.

The project does not involve alterations to land, water, or vegetation. All operations are conducted indoors within the existing building at 2126 Cotner Avenue, with no changes to the site's exterior environment.

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.

The project does not involve any grading activities, and no work is planned on slopes of 10% or steeper. All operations are confined within the existing building at 2126 Cotner Avenue.

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

Cite source(s) of information.

There is no grading planned within any wetland area for this project. All activities are confined indoors at 2126 Cotner Avenue.

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.

The project does not involve any grading or alterations in a scenic area designated by a federal, state, or local agency. All activities are contained within the existing structure at 2126 Cotner Avenue.

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.

The project does not involve grading in an officially mapped area of severe geologic hazard, including Alquist-Priolo Earthquake Fault Zones or Seismic Hazard Zones designated by the State Geologist. All activities are confined to an existing commercial building at 2126 Cotner Avenue.

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.

The project does not require a water right permit or any other environmental permit that would result in physical changes to the environment. Operations are conducted entirely indoors and do not involve water diversion, discharge, or construction that would trigger such permitting.

Source:

CDFW self-certification and written verification (Lake or Streambed Alteration Agreement not required)

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.

The project does not include the construction or placement of any accessory structures. All activities are conducted within the existing commercial building at 2126 Cotner Avenue.

Ask ChatGPT

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.

The project does not require a water right permit or any other environmental permit that would result in physical changes to the environment. All operations are conducted indoors at an existing commercial facility and do not involve surface water diversion, discharge, or land disturbance.

Source:

CDFW written verification confirming no Lake or Streambed Alteration Agreement is required

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.

Is the project consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for the site?

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.

The project site is 5 acres or less. All licensed cannabis activities take place within an existing commercial building located at 2126 Cotner Avenue, Los Angeles, CA 90025, on a parcel significantly smaller than 5 acres.

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

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

The project site at 2126 Cotner Avenue, Los Angeles, CA 90025 is located in a fully developed commercial/industrial area and is substantially surrounded by urban uses, including warehouses, office buildings, and major roadways.

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

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

The project site does not have value as habitat for endangered, rare, or threatened species. It is a fully developed urban property located at 2126 Cotner Avenue, Los Angeles, CA 90025, with no natural open space, vegetation, or ecological features that would support such species.

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

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

The project would not have significant impacts related to traffic, noise, air quality, or water quality. All operations are conducted indoors within an existing commercial building, with no expansion, increased vehicle traffic, or emissions beyond typical baseline levels for similar permitted uses.

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.

The project site is fully developed and can be adequately served by all required utilities and public services, including water, electricity, sewage, waste disposal, and emergency services. All infrastructure is in place and actively serving the existing facility at 2126 Cotner Avenue, Los Angeles, CA 90025.

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.

The project does not require a water right permit or any other environmental permit that would result in physical changes to the environment. All activities are conducted indoors at an existing commercial facility and do not involve water diversion, discharge, or land disturbance.

Source:

CDFW written verification confirming that a Lake or Streambed Alteration Agreement is not required

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.*

The project is not visible from an official State Scenic Highway. The site at 2126 Cotner Avenue, Los Angeles, CA 90025 is located in an urban industrial/commercial area with no proximity or line of sight to any designated State Scenic Highway.

- 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.

The project is not visible from an official State Scenic Highway, so this question does not apply. No scenic resources would be affected.

- 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.

The project site is not located on any list compiled pursuant to Government Code § 65962.5 (commonly known as the Cortese List), which identifies sites with known hazardous material contamination or environmental concern.

Source: California Department of Toxic Substances Control (DTSC) online database <https://dtsc.ca.gov>.

- 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.

The project would not result in a substantial adverse change in the significance of a historical resource. The site at 2126 Cotner Avenue does not contain or directly impact any structures or features listed on local, state, or federal historic resource registers.

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.

There is no evidence that the project would contribute to a significant cumulative impact. The project involves ongoing indoor cannabis operations within an existing commercial structure and does not include expansion, new construction, or activities that would compound environmental or community impacts in the area.

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.

There is no evidence of a reasonable possibility that the project would cause a significant environmental impact due to unusual circumstances. The project involves standard indoor cannabis operations in an existing commercial building in a fully urbanized area, with no unique site conditions or extraordinary environmental factors.

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

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

The project would not impact any environmental resource of hazardous or critical concern. It is located in a developed urban area and does not involve activities near sensitive habitats, hazardous waste sites, or designated critical resource zones.

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.

The project does not involve the removal of any healthy, mature, or scenic trees. All operations are conducted within an existing commercial building, and no exterior landscaping or vegetation will be disturbed.

CEQA Exemption PetitionClass: 1 Category: Existing Facilities

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

The project qualifies for a CEQA exemption because it involves the continued use of an existing commercial structure for licensed indoor cannabis activities — including cultivation, manufacturing (infused pre-rolls), and distribution — with no expansion of use, no new construction, and no physical alterations to land, vegetation, or natural resources.

The site is located in a fully urbanized area, is under 5 acres in size, and is not situated on or near any environmentally sensitive or hazardous zones. Additionally, the project does not involve any unusual circumstances that would create a reasonable possibility of significant environmental impacts.

All required documentation has been submitted to the appropriate regulatory agencies, including the CDFW self-certification verification and payment for CEQA processing through the City of Los Angeles Department of Cannabis Regulation (DCR).

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

Sources of Information:

Project documents submitted to the Department of Cannabis Control (DCC) and Department of Cannabis Regulation (DCR), including:

Premises diagram

LIC-4013 CEQA Form

Proof of payment for environmental review

CDFW self-certification and written verification (EPIMS)

City of Los Angeles Zoning and Parcel Information System (ZIMAS)

California Department of Toxic Substances Control (Cortese List database)

Site inspection and operational knowledge provided by Ashkan Motamen, CEO of Luvbrite Collective

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.*

(a) Describe Project Location:

The project is located at 2126 Cotner Avenue, Los Angeles, CA 90025, within the City of Los Angeles in Los Angeles County. The site is situated in a fully developed urban industrial/commercial zone near the intersection of Cotner Avenue and Olympic Boulevard, with convenient access to the 405 Freeway.

The parcel is improved with a single-story commercial building where all cannabis activities—including indoor cultivation, manufacturing (infused pre-rolls), and distribution—are conducted entirely within the enclosed structure. The site is equipped with standard utilities and infrastructure, including electricity, water, and sewage, and does not include any natural features such as open land, streams, or vegetation.

Assessor's Parcel Number (APN): 4322-025-005

(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.*

Existing Land Uses / Zoning:

The project site at 2126 Cotner Avenue, Los Angeles, CA 90025 is currently developed and in use as a licensed commercial cannabis microbusiness facility. The property includes a single-story commercial/industrial building where all operations—indoor cultivation, and distribution—are conducted entirely indoors. No residential use or vacant land exists on-site.

The site is zoned [insert zoning designation, e.g., M2-1 or C2-1], consistent with industrial/commercial cannabis use as permitted under City of Los Angeles ordinances and Department of Cannabis Regulation (DCR) guidelines.

Surrounding Land Uses (within ½-mile radius):

North: Commercial warehouses and small distribution businesses

South: Light industrial buildings and contractor yards

East: Office and industrial use; proximity to Olympic Blvd.

- (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.

The specific previous use of the project site is not known. However, based on the surrounding land use and existing structure type, it is presumed to have been used for general commercial or light industrial purposes consistent with the area's zoning.

- (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.

The proposed project involves no expansion or intensification of use and continues the same indoor cannabis activities (cultivation, and distribution) within the existing commercial structure. This constitutes a negligible or no expansion of an existing use.

- (e) **Maps to be Included:** Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).

3. Project Operations/Description. Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information.

- (a) **Activities Occurring Onsite:** Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).

1. Indoor Cultivation
Scale: Under 2,000 square feet of canopy space
Method: Indoor, soil-based cultivation using LED lighting, HVAC-controlled environment, and compliant pest management practices
Watering System: Manual and semi-automated irrigation using city water supply
Waste Disposal: Organic waste and plant material are securely collected and disposed of in compliance with DCC and City requirements

2. Distribution (Type 11 License)
Function: Storage, quality assurance, labeling verification, and transportation of cannabis goods to licensed retailers
Security: The facility is secured with cameras, access controls, and compliant storage protocols
Transportation: Licensed third-party or in-house transport compliant with DCC regulations

Product Focus: whole Flowers and pre-rolls (no extraction on-site)
Process: Cannabis flower is packaged on-site in a controlled and compliant area
Packaging & Labeling: All products are labeled and batch-tracked per METRC requirements and DCC regulations
No volatile solvents are used, and all manufacturing activities fall under non-volatile license standards
Security: The facility is secured with cameras, access controls, and compliant storage protocols
Transportation: Licensed third-party or in-house transport compliant with DCC regulations

- (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.*

In addition to the operations conducted by Luvbrite Collective, the property at 2126 Cotner Avenue, Los Angeles, CA 90025 is also home to Green Mind LLC, a licensed cannabis delivery business. Green Mind LLC holds a valid state-issued cannabis delivery license and is fully permitted by the City of Los Angeles Department of Cannabis Regulation (DCR).
 The business is co-owned by:
 Michael Kumer (51%) – Social Equity Owner
 Ashkan Motamen (49%)
 Green Mind LLC operates independently of Luvbrite Collective but shares the same physical address. Delivery operations are conducted in full compliance with DCC and DCR regulations, including proper storage, transportation protocols, and security measures.

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

The project operates within an existing commercial building boasting a total floor area of approximately 6,000 square feet. The building sits on a lot measuring approximately 6,750 square feet.
 APN: 4322 025 005
 Address: 2126 Cotner Avenue, Los Angeles, CA 90025

- (d) State License: *Identify whether the applicant is licensed by, or has applied for licensure from, the California Department of Cannabis Control to engage in commercial cannabis activity at the proposed premises.*

Yes, the applicant is licensed by the California Department of Cannabis Control (DCC) to engage in commercial cannabis activity at the proposed premises located at 2126 Cotner Avenue, Los Angeles, CA 90025.
 Luvbrite Collective holds a microbusiness license issued by the DCC, covering:
 Indoor cultivation (less than 10,000 sq. ft.)
 Distribution

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

Hours of Operation / Work Shifts:
 The project operates under the following schedule:
 Monday through Friday: 7:00 AM to 4:00 PM (all licensed cannabis activities)
 Saturday and Sunday: 7:00 AM to 10:00 AM (cultivation only)
 Weekend operations are limited to essential indoor cultivation tasks such as plant care, irrigation, and environmental control. No manufacturing or distribution activities occur outside of the standard weekday hours.

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

Number of Employees (Total and by Shift):
 The project anticipates employing a total of 6 – 8 employees across all licensed cannabis activities.
 Monday through Friday (7:00 AM – 4:00 PM):
 Approx. 3 – 4 employees onsite per day
 Roles include cultivation technicians, distribution personnel, and administrative support
 Saturday and Sunday (7:00 AM – 10:00 AM – Cultivation only):
 Approx. 2 – 3 employees onsite
 Roles limited to cultivation maintenance and environmental control tasks

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

The project is expected to generate approximately 10 – 15 vehicle trips per day, which includes:
Employee commutes: ~6 – 8 trips
Product deliveries and shipments (distribution-related): ~2 – 4 trips
Vendor and supply deliveries (non-cannabis materials): ~1 – 3 trips
Most vehicle trips are expected to occur during standard business hours, with peak activity between 8:00 AM and 2:00 PM, Monday through Friday. Weekend trips are limited and primarily related to cultivation staff arrivals, totaling no more

- (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.*

All water used for the project is supplied by the Los Angeles Department of Water and Power (LADWP) through the municipal water system.

No new or amended water right is required from the State Water Resources Control Board, as the project does not involve surface water diversion, groundwater extraction, or any use that would trigger state-level water rights permitting.

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

All wastewater generated by the project is discharged into the City of Los Angeles municipal wastewater system and treated by the Los Angeles Sanitation & Environment (LASAN) facilities.

There are no septic systems or leach fields on site. The facility is connected to the existing city sewer infrastructure and complies with all local plumbing and wastewater regulation

4. Environmental Setting:

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

The project site is located in a fully urbanized, developed area and contains no natural features such as open space, vegetation, bodies of water, or wildlife habitat. The site consists of a paved lot with a single commercial building and has been used for industrial/commercial purposes for many years. There are no trees, wetlands, or native plant species present on the property.

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

The project site is located on flat terrain with no significant slopes or natural topographic features. The entire parcel is level and developed, consistent with the surrounding urban industrial/commercial area. There are no hillsides, drainage channels, or geological features present on-site.

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

The project site contains no natural vegetation, habitat, or drainage features. It is entirely paved and developed with a commercial building and has no exposed soil, landscaped areas, or natural water flow. There is no known habitat value for sensitive or protected species, and the site presents no concerns related to soil stability or erosion due to its flat, urban location and long-standing development.

- (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):

There are no watercourses or riparian habitats within 150 feet of the proposed premises. The project site is located in a fully developed urban area with no drainage swales, streams, springs, ponds, lakes, creeks, wetlands, or similar natural features present on or near the property at 2126 Cotner Avenue, Los Angeles, CA 90025.

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

The property does not contain any natural features of scenic value or rare/unique characteristics. There are no rock outcroppings, mature trees, natural landscapes, or other distinctive geological or biological features on the site. The premises are fully developed with a commercial structure and paved surfaces in an urban industrial setting.

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

The property has no known historic designations and there is no evidence of archaeological remains onsite. The site at 2126 Cotner Avenue, Los Angeles, CA 90025 is fully developed and located in a commercial-industrial zone with no identified historical resources or recorded cultural artifacts.

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

The property does not contain habitat for any special status species. It is located in a fully developed urban area with no natural vegetation, open space, or ecological features that would support sensitive, threatened, or endangered species. The site is entirely paved and occupied by a commercial structure, with no known biological resource value.

- (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:

Hazardous Materials – Location, Type, and Quantity:
The project site stores and uses only small quantities of standard commercial cleaning products and cannabis-related materials that are not classified as significant under California Health and Safety Code §25260. These materials include:
Isopropyl alcohol (70 – 99%) – used for equipment sanitation
Compressed CO canisters – used in limited quantities for packaging (if applicable)
Standard cleaning agents – e.g., bleach, sanitizing solutions
All materials are stored in labeled, secure containers in a designated storage area inside the facility and used in accordance with safety data sheet (SDS) protocols. Quantities remain below reportable thresholds, and the business is not required to submit a Hazardous Materials Business Plan (HMBP) at this time.

- (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 will result in a minimal increase in solid waste typical of licensed cannabis operations, including:
Organic waste (e.g., plant trimmings, soil, and growing media)
Packaging waste (e.g., cardboard, plastic, and labeling materials)
General office and operational waste
All solid waste will be disposed of in compliance with Public Resources Code §40191 and local waste management regulations, including cannabis-specific disposal protocols for unusable product.
The project will not generate or store significant quantities of hazardous waste as defined by Health and Safety Code §25117. Only small amounts of cleaning products (e.g., isopropyl alcohol) are used and stored in compliance with manufacturer safety guidelines and well below hazardous reporting thresholds.
All waste handling will comply with DCC, CalRecycle, and local sanitation agency requirements.

- ① 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:

The project’s energy needs are typical for an indoor cannabis microbusiness and include electricity usage for:
 Indoor cultivation (lighting, HVAC, fans, and environmental controls)
 General facility operations (security systems, computers, lighting, etc.)
 Energy Source:
 All energy is supplied by the Los Angeles Department of Water and Power (LADWP) through existing infrastructure.
 Estimated Daily Usage:
 The project is estimated to consume approximately 150 – 200 kWh per day, depending on the cultivation cycle and seasonal HVAC load.
 Energy Demand Impact:
 The project will not require any upgrades to existing utility service or cause a significant increase in local energy demand. The facility is already connected to the grid, and existing electrical capacity is sufficient to meet operational needs without requiring new energy sources or infrastructure expansion.

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.

The project will not expand the existing footprint of the facility beyond the current structural or parcel boundaries. All cannabis activities are conducted entirely within the existing 6,000 sq. ft. commercial building located on a fully developed lot.
 The project will not increase impervious surfaces or result in any removal of natural habitat, as the site is already paved and contains no natural features.
 This project is not part of a larger development, and no future expansion or phased construction is proposed at this time.

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.*

The applicant has committed to the following practices to minimize environmental impacts:
 Indoor-only operations to avoid disturbance of habitat or cultural resources
 Use of LED lighting and efficient HVAC systems for energy conservation
 Manual/semi-automated irrigation for water efficiency; no groundwater use
 Noise kept minimal with all equipment operated indoors
 Shielded exterior lighting to prevent light pollution
 Compliance with CDFW and local environmental regulations
 These measures ensure responsible operation with minimal environmental impact.

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).*

At this time, no additional CEQA documents or third-party environmental impact analyses have been prepared for the project.
 The applicant has submitted all required materials to the City of Los Angeles Department of Cannabis Regulation (DCR), including the LIC-4013 Form, project-specific details, and proof of payment for environmental review. The project is pending issuance of a Notice of Exemption and final review from DCR staff.
 All operations are conducted within an existing commercial structure with no expansion, qualifying the project for CEQA exemption under Class 1 (Existing Facilities) or other applicable categorical exemptions.

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

- California Department of Cannabis Control
- Los Angeles Fire Department
- Los Angeles Department of Building and Safety
- California Department of Fish and Wildlife
- State Water Resources Control Board / Regional Water Quality Control Board
- County of Los Angeles Public Health Permit
- Local Air District
- Streambed Alteration Agreement
- Water quality protection program
- Los Angeles Department of Water and Power
- Los Angeles Department of Public Works, Bureau of Sanitation

Partial List of Categorical Exemptions under CEQA

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

Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 2	Replacement or Reconstruction	Consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced with a new structure of substantially the same size, purpose, and capacity. (Cal. Code Regs., tit. 14, § 15302.)
Class 3	New Construction or Conversion of Small Structures	Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 11	Accessory Structures	Consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. (Cal. Code Regs., tit. 14, § 15311.)
Class 32	In-Fill Development Projects	Consists of projects characterized as in-fill development meeting the conditions described in Cal. Code Regs., tit. 14, § 15332.



City of Los Angeles Department of City Planning

7/28/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2126 S COTNER AVE

ZIP CODES

90025

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-7546-CPU

CPC-2014-1457-SP

CPC-2013-621-ZC-GPA-SP

CPC-2009-1536-CPU

CPC-1961-12190

CPC-1959-11170

ORD-186402

ORD-186108

ORD-183497

ORD-171492

ORD-171227

ORD-160340

ORD-120411

ORD-117648

ENV-2014-1458-EIR-SE-CE

ENV-2013-622-EIR

ENV-2009-1537-EIR

ENV-2005-8253-ND

MND-89-1091-PP

Address/Legal Information

PIN Number	126B153 781
Lot/Parcel Area (Calculated)	6,575.0 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID B6
Assessor Parcel No. (APN)	4322025005
Tract	GIRD'S PACIFIC GARDEN TRACT
Map Reference	M B 12-147
Block	2
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	126B153

Jurisdictional Information

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles APC
Neighborhood Council	Westside
Council District	CD 5 - Katy Young Yaroslavsky
Census Tract #	2672.01000000
LADBS District Office	West Los Angeles

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	M2-1
Zoning Information (ZI)	ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
Subarea	None
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
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

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.

Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
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	No
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	High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	4322025005
APN Area (Co. Public Works)*	0.150 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$1,457,070
Assessed Improvement Val.	\$477,182
Last Owner Change	12/28/2012
Last Sale Amount	\$1,350,000
Tax Rate Area	67
Deed Ref No. (City Clerk)	750969
	442739
	4-152
	3-503
	2020814
	1844760
	1292405

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1247130

Building 1	
Year Built	1973
Building Class	C6B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,963.0 (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: 4322025005]

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)	Yes
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
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.05168192
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000

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Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 4322025005]
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	West
Division / Station	West Los Angeles
Reporting District	883

Fire Information

Bureau	West
Battalion	9
District / Fire Station	59
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-7546-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2013-621-ZC-GPA-SP
Required Action(s):	ZC-ZONE CHANGE GPA-GENERAL PLAN AMENDMENT SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETScape IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS. WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.
Case Number:	CPC-1961-12190
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1959-11170
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2013-622-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	ENV-2009-1537-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT

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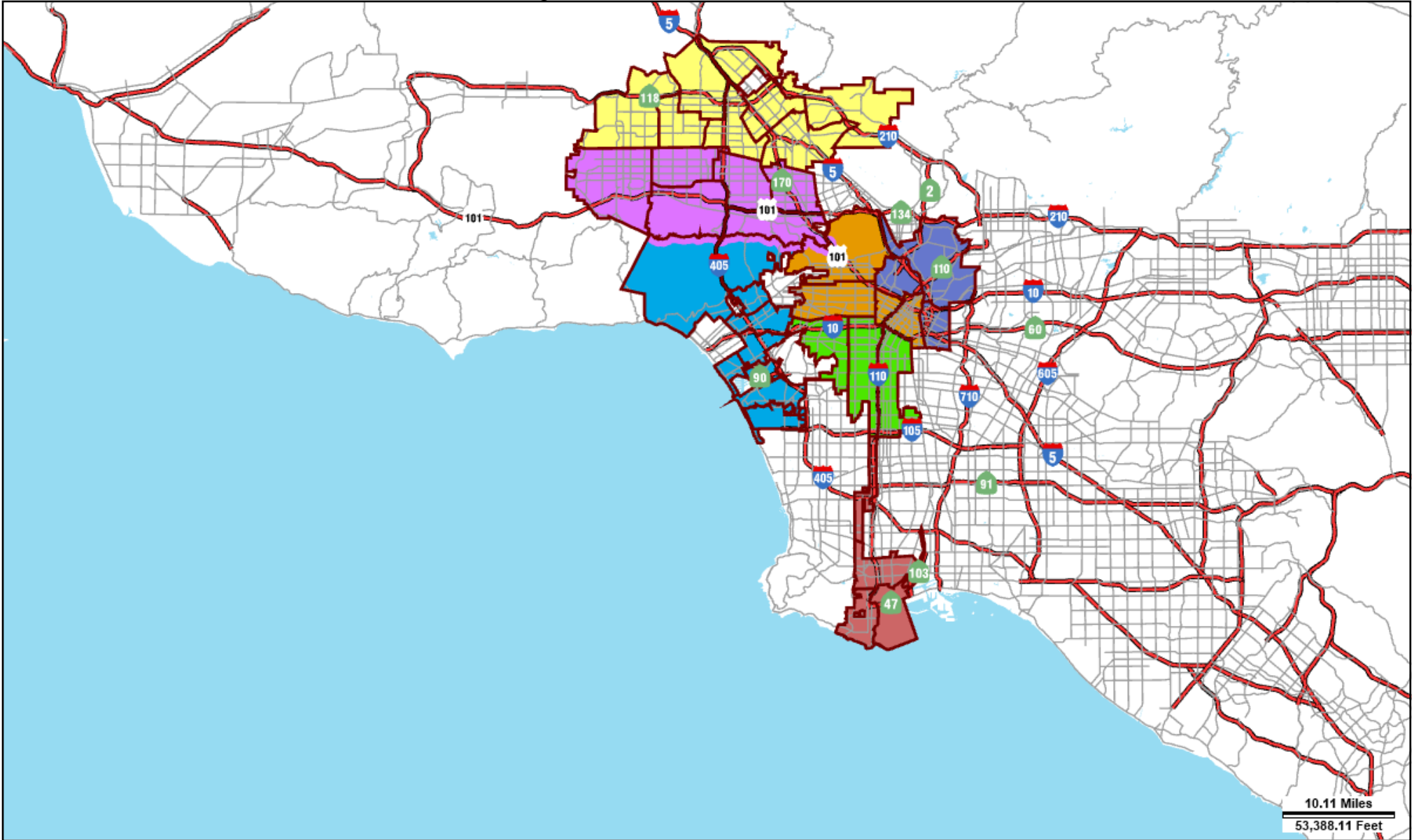
Project Descriptions(s): THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETScape IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.

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Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	MND-89-1091-PP
Required Action(s):	PP-PROJECT PERMIT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

- ORD-186402
- ORD-186108
- ORD-183497
- ORD-171492
- ORD-171227
- ORD-160340
- ORD-120411
- ORD-117648



Address: 2126 S COTNER AVE

APN: 4322025005

PIN #: 126B153 781

Tract: GIRD'S PACIFIC GARDEN
TRACT

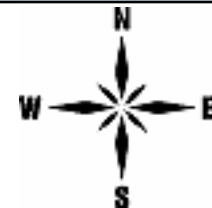
Block: 2

Lot: 2

Arb: None









Zoning: M2-1

General Plan: Light Manufacturing



LEGEND

GENERALIZED ZONING

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


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

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






INDUSTRIAL

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




PARKING

-  Parking Buffer


PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES























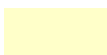


-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CHAPTER 1A LEGEND

General Plan Designation
















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

















Zone Use Districts

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






CIRCULATION

STREET





































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

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

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

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






















OPPORTUNITY CORRIDORS (OC)

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

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

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

OTHER SYMBOLS

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