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. 320022

Project Applicant: Mecca Hospitality Group LLC

Project Location - Specific:
6609 Santa Monica Blvd, Suite A, Los Angeles, CA 90038 / Santa Monica Blvd and Se

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

Description of Nature, Purpose and Beneficiaries of Project:
Retail sales 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: Mecca Hospitality Group LLC

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: CEQA 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: 08/21/2025 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 August 27 2025

UNTIL September 26 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 178024

FILED
Aug 27 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CORTNEY MAFFITT

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-R-25-320022-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of Cannabis Regulation)	ENV- 320022-ANN
PROJECT TITLE DCR CORE RECORD NO. 320022	COUNCIL DISTRICT 13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
6609 Santa Monica Blvd, Suite A, Los Angeles, CA 90038 / Santa Monica Blvd and Seward St

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

NAME OF APPLICANT / OWNER:
Mecca Hospitality Group LLC

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
Retail with on-site sales (Type 10)

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

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE-PRESIDENT

ADAM BIERMAN
ANTON FARMBY
VACANT

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles

CALIFORNIA

Karen Bass
MAYOR

EXECUTIVE OFFICES
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-
MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

http://cannabis.lacity.org

RECOMMENDATION REPORT FOR RETAIL WITH ON-SITE SALES COMMERCIAL CANNABIS LICENSE

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 recommends that the Cannabis Regulation Commission approve the issuance of an Annual License. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 1 and Class 32 categorical exemptions.

DCR Core Record No.:	320022
Applicant Name:	Mecca Hospitality Group LLC
DCR Record No. / Activities Requested:	LA-R-25-320022-ANN / Retail w/ on-site sales (Type 10)
Proposed Project:	The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	6609 Santa Monica Blvd Suite A Los Angeles, CA 90038
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	13 Central Hollywood Hollywood Media District Hollywood [Q]CM-2D-SN
LAMC Section / "Phase":	LAMC 104.06.1 / Phase 3 Retail Round 2
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: **Recent Compliance Inspection:**	No No
Social Equity Applicant / Ownership %:	Yes / 51%
Environmental Analysis/Clearance: ENV-320022-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Business Premises is located at 6609 Santa Monica Blvd Suite #A, Los Angeles, CA 90038 a parcel zoned for Hybrid Industrial purposes. The Applicant has not been issued Temporary Approval by DCRtThe Applicant has completed all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant currently possesses a State provisional License, C10-0001310-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through May 29, 2026. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

Social Equity Applications are evaluated for compliance with the Equity Share requirements under LAMC 104.20. To comply with the Equity Share requirements, Social Equity Individual Applicants (SEIAs) must possess unrestricted ownership of their share of the Social Equity Applicant (business), a proportional right to vote and to the profits, and include certain language mandated by LAMC 104.20 in their agreements, among other requirements. As part of the application process, DCR reviewed the corporate and ownership documentation provided for this Applicant and determined that the Applicant met the minimum Equity Share requirements at that time.

DEPARTMENT ANNUAL LICENSING RECOMMENDATION:

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.
- The Applicant has met the requirements under LAMC Section 104.20.

COMMUNITY INPUT:

On or about May 9, 2025, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on May 29, 2025. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. DCR did not receive oral or written testimony for this Applicant.

Number of Comments In Favor of the Application	0
Number of Comments Against the Application	0
Total Number of Comments	**0**

The Applicant provided timely proof to DCR that it contacted the nearest Neighborhood Council and offered to appear before the Neighborhood Council in accordance with LAMC Section 104.06(b)(1)(ii).

COMPLIANCE REVIEW:

DCR has not recently performed a compliance inspection for this Applicant. However, this business shall be subject to multiple, future inspections by DCR and several other agencies prior to the receipt of an Operating Permit. An Operating Permit is the final authorization from DCR to conduct Commercial Cannabis Activity, and is issued only after a licensee has passed a Final Inspection by DCR, and obtained all permits, clearances, or other authorizations required by law, which may include a Certificate of Occupancy from the Los Angeles Department of Building and Safety, clearance from the Los Angeles Fire Department and/or permit from the Los Angeles County Department of Public Health.

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 of a significant public safety problem as documented by a law enforcement agency;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- Revocation of Temporary Approval;
- Failing a Business Premises inspection by DCR, another City agency, or the Los Angeles County Department of Public Health; or
- 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*.;
- 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; and,
- An Owner is an entity incorporated outside of the United States.

DCR recommends the Commission approve the issuance of this Annual License.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing site zoned for Hybrid Industrial, [Q]CM-2D-SN at 6609 Santa Monica Blvd Suite # A (Assessor's Parcel Number 5532-023-BRK). 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 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). 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
Hybrid Industrial/[Q]CM-2D-SN

Surrounding Land Use/Zoning Designations
Hybrid Industrial / [Q]CM-2D-SN
Limited Industrial / [Q]M1-2D-SN
Limited Industrial / [Q]M1-1VL-SN

Subject Property
The subject site is a fully developed lot within the Hollywood Community Plan Area. The lot is approximately 150 feet deep and a width of 104 feet along Santa Monica Blvd. The site is currently developed with a Industrial One Story building, built in 1930 proposed to be maintained.

The site has a Hybrid Industrial land-use designation and is zoned [Q]CM-2D-SN. The site is located within Council District 13, Central Hollywood 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, industrial, and commercial uses within 200 feet of the site. The immediate area along Santa Monica Blvd is predominantly developed with Hybrid Industrial uses, zoned [Q]CM-2D-SN, Limited Industrial, zoned [Q]M1-2D-SN and, Limited Industrial uses, zoned [Q]M1-1VL-SN. (See Exhibit A)

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 15,159 gross square feet, zoned [Q]CM-2D-SN with a Industrial One Story building originally constructed in 1930. 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 15,159 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Hybrid Industrial, Limited Industrial; and, Limited Industrial, and developed with a mix of manufacturing, industrial, and commercial buildings, along Santa Monica Blvd between Seward Street and Las Palmas 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 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 RECOMMENDED ACTIONS:

That the Cannabis Regulation Commission:

1. Determine, 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), approve the Annual License for Type 10 Storefront Retail Commercial Cannabis Activity at the Business Premises location; and,

3. Adopt DCR's Project Analysis & Findings as the Commission's report on the subject.

Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

July 31, 2025
Date

EXHIBITS:
A – Project Specific Information Form (LIC-4013-FORM) and Materials

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): 11/13/2023

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

DCR Record No.: LA-S-23-320022-AMD

Applicant Entity Name: Mecca Hospitality Group LLC

License Type(s): Retail with Delivery

Business Premises Location: 6609 Santa Monica Blvd., Suite A, Los Angeles, CA 90038

County: Los Angeles Assessor's Parcel Number (APN): 5532023BRK

Council District: CD13 Neighborhood Council: Central Hollywood

Community Plan Area: Hollywood

Zoning: M1-1VL-SN Specific Plan Area: None

General Plan Land Use: Limited Manufacturing Redevelopment Project Area: None

Business Improvement District: Hollywood Media Promise Zone: Los Angeles

State Enterprise Zone: Los Angeles State Enterprise Zone Historic Preservation Review: No

LAPD Division/Station: Hollywood LAFD District/Fire Station: 27

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-S-23-320022-AMD

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.*

Mecca Hospitality Group LLC (the "Project" or the "Applicant") is an LA Social Equity Type 10 Retail cannabis business with delivery. The Applicant's business premises is located at 6609 W Santa Monica Blvd., Suite A, Los Angeles, CA 90038 (Los Angeles County) APN 5532023BRK (the "Project Site"). The Project Site is located on W Santa Monica Blvd., and the cross street is Seward Street. The Project Site is 2400 sq ft, in a building that is 6,006 sq. ft., and on a 15,157 sq. ft lot. The zoning designation for this building is M1-1VL-SN and Map Ref is MR 19-30, Lot FR26, Arb 4. This information is located in the attached Premises Diagram, Zimas and Google Maps.

DCR Record No. LA-S-23-320022-AMD

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 not currently open or operational. The Project Site is located in the same building park as Signal Management LLC, which holds cannabis licenses for Manufacturing, Distribution, and Cultivation. There is common ownership between the Applicant and Signal Management LLC.

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.

DCR Record No. LA-S-23-320022-AMD

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.

DCR Record No. LA-S-23-320022-AMD

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.

   Zimas.

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.

NA

5. Is the parcel zoned for the proposed use? ☒ Yes ☐ No

Cite source(s) of information.

LAMC 105.00 et seq and Zimas.

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.

NA

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.

LAPD and LAFD provide fire and police services. The City's sewage system is available and adequately serves the Project Site. LADWP also serves the Project Site. Sources of information are: attached LADWP bill and Zimas.

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.

NA

DCR Record No. LA-S-23-320022-AMD

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-S-23-320022-AMD

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.

   Zimas and LAMC 105.00 et seq.

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 0.06 acres or 2400 sq ft. See attached Premises Diagram.

   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 surrounding land uses include eating establishments, vehicle collision repair, auto dealerships, movie studio, residential, building supply and publisher. Zoning designations within one-half mile radius include M1, C2, R1-3, OS and PF. Abutting land uses are all M1 and include a veterinary client and an animation studio. Sources of information are Zimas and Google Maps.

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.

LAPD and LAFD provide fire and police services. The City's sewage system is available and adequately serves the Project Site. LADWP also serves the Project Site. Sources of information are: attached LADWP bill and Zimas.

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

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

Exceptions to Exemptions

1. Scenic Highways

a. Is the project visible from an official State Scenic Highway? ☐ Yes ☒ No

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

b. If yes, would the project result in damage to scenic resources? ☐ Yes ☒ No

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

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

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

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

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

4. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?** ☐ Yes ⬓ No

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

5. **Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?** ☐ Yes ⬓ No

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

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

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

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

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

DCR Record No. LA-S-23-320022-AMD

CEQA Exemption Petition

Class: 1 & 32 Category: Existing Facility & Infill

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

The Project is an existing facility and involves only the most minor modifications to the interior of the premises.

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

Zimas, Google Maps, LAMC 105.00 et seq., LADWP bill, Premises Diagram, and Applicant owner.

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

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

The Project is located at 6609 W Santa Monica Blvd., Suite A, Los Angeles, CA 90038 (Los Angeles County) APN 5532023BRK. The Project Site is located on W Santa Monica Blvd., and the cross street is Seward Street. The Project Site is 2400 sq ft, in a building that is 6,006 sq. ft., and on a 15,157 sq. ft lot. The zoning designation for this building is M1-1VL-SN and Map Ref is MR 19-30, Lot FR26, Arb 4.

(b) Existing Land Uses/Zoning: *Describe the current land uses on the project site and any existing buildings and structures. Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

The current land uses at the Project Site are cannabis Distribution and cannabis Manufacturing. The cannabis Cultivation license is not yet operational. These three licenses are under Signal Management LLC, which has common ownership with the Applicant. The surrounding land uses include eating establishments, vehicle collision repair, auto dealerships, movie studio, residential, building supply and publisher. Zoning designations within one-half mile radius include M1, C2, R1-3, OS and PF. Abutting land uses are all M1 and include a veterinary client and an animation studio.

(c) Previous Use: Describe the previous use of the Project site or facility, if known. Include an estimate of the time such previous operations ceased, if such information is available.

Previous Use is known to Applicant owner.

(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 Project site is currently being used for commercial cannabis activity.

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

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

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

The Project is not currently operational. If/when the Project is operational, it will sell commercial cannabis products, directly to consumers, through storefront retail and delivery methods. Signal Management LLC owns Cultivation, Manufacturing and Distribution, which are in the same business park. Manufacturing and Cultivation are operational. Cultivation is not operational. Signal Management LLC has common ownership with Applicant.

(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.*

Signal Management LLC owns Cultivation, Manufacturing and Distribution, which are in the same business park. Signal Management LLC has common ownership with Applicant.

(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 total project size is 2400 sp ft, the total lot size is 15,157 sq ft.

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

The Applicant is licensed by the California Department of Cannabis Control, License Number C10-0001310-LIC.

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

8 am to 10 pm

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

Estimate 15 employees

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

Estimate 150 daily trip generation

(h) Source(s) of Water: *Name all sources of water, and indicate whether a new or amended water right must be obtained from the State Water Resources Control Board.*

LADWP currently supplies water to the Project Site. No new or amended water right will have to be obtained from the State Water Resources Control Board.

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

LADWP currently services Project Site with the City's sewer system and the infill business will not cause any change or increase in wastewater needs.

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

Developed commercial area.

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

Developed commercial area.

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

Developed commercial area.

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

None.

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

None.

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

None.

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

None.

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

Only normal cannabis plant matter waste and human waste would be generated. No hazardous waste will be created or stored on-site.

(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 amount of solid waste generation for the Project Site would remain unchanged when compared to the previous cannabis use. The cannabis business would not cause any change or increase in solid waste generation or create an increase in hazardous waste (no hazardous waste will be generated).

(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:

Project will not create an increase in energy demand or cause a need for additional energy resources. Project gets its power from Retail Power (LADWP) and anticipates it will consume an average of 550 kWh per month.

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.

NA - the Project will not expand the existing footprint in any way.

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.*

NA.

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

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

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

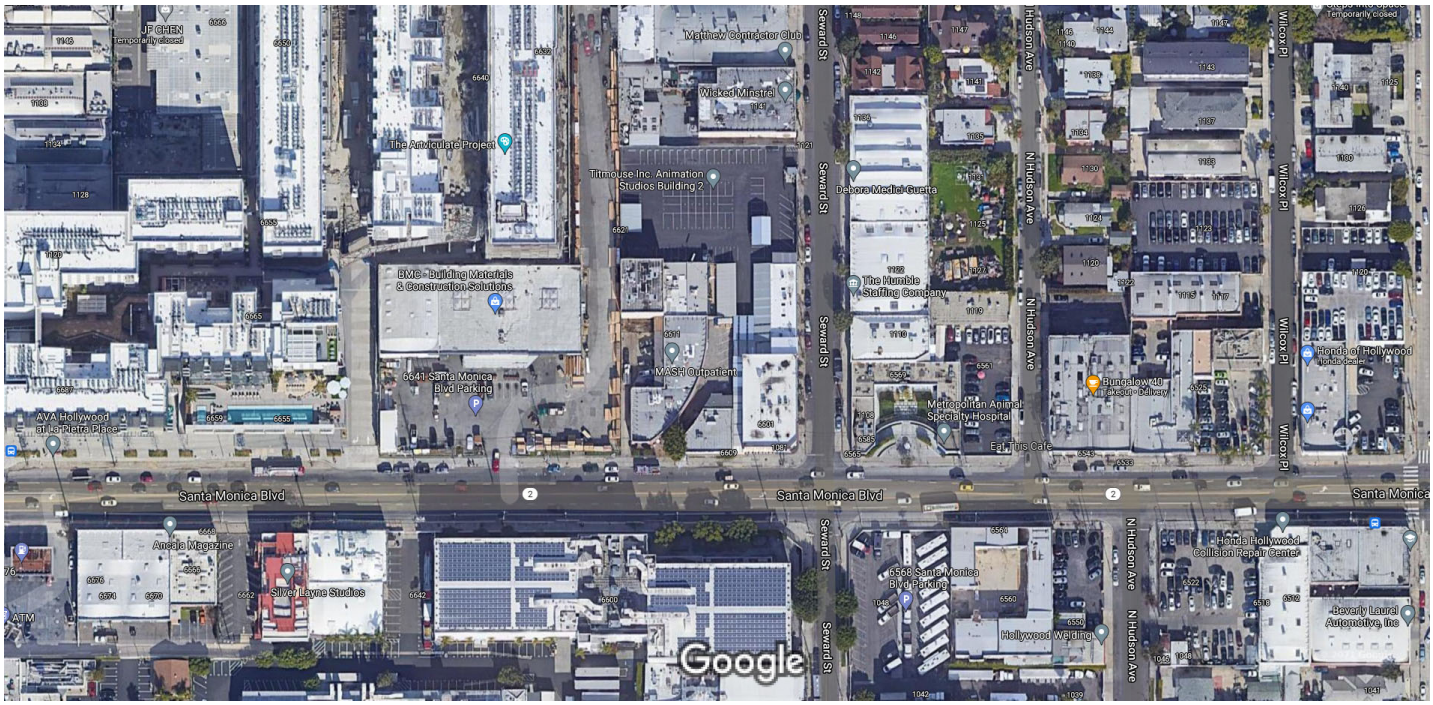
Partial List of Categorical Exemptions under CEQA

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.

SIGNAL MANAGEMENT LLC
6609 SANTA MONICA BLVD.
LOS ANGELES, CA 90038

AERIAL VIEW



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 Google 50 ft

Google Maps 6609 Santa Monica Blvd ZOOM VIEW



Map data ©2021 , Map data ©2021 Google 20 ft



6609 Santa Monica Blvd

Directions Save Nearby Send to your phone Share

6609 Santa Monica Blvd, Los Angeles, CA 90038

3MR8+8H Los Angeles, California

Photos

SIGNAL MANAGEMENT LLC
6609 SANTA MONICA BLVD.
LOS ANGELES, CA 90038

FRONT ENTRANCE
(PUBLICLY ACCESSIBLE VANTAGE POINT)

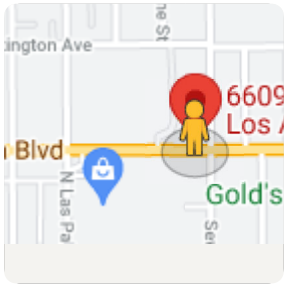


Image capture: Feb 2021 © 2021 Google

Los Angeles, California

Google

Street View



SIGNAL MANAGEMENT LLC
6609 SANTA MONICA BLVD. LOS ANGELES, CA 90038

Google Maps

(Driveway View)

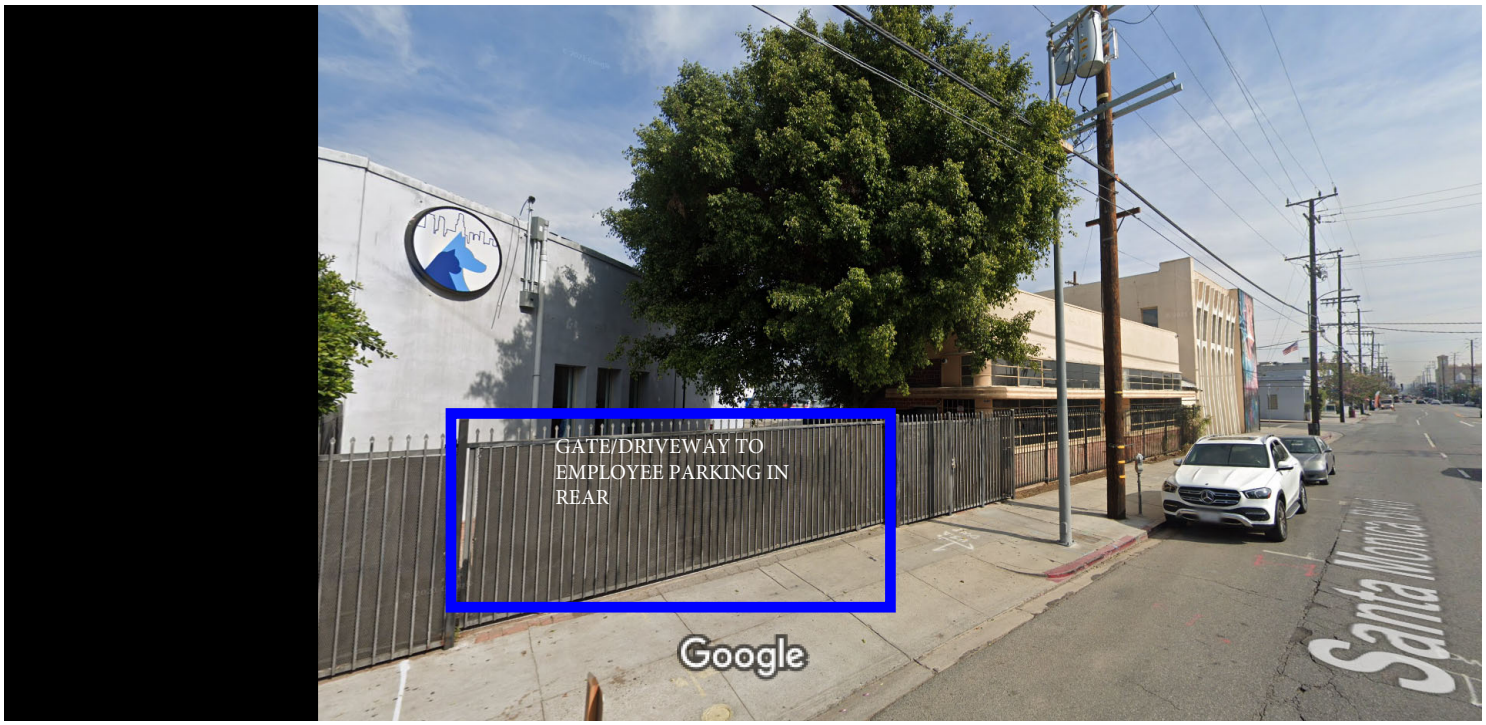
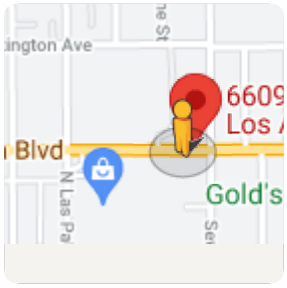


Image capture: Feb 2021 © 2021 Google

Los Angeles, California

Google

Street View



TRACT MAP

B185

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E 6,458,770

147A187

E 4,186,000
E 6,459,770

E 4,187,000
E 6,460,770

147A185

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144B181

144B189

141B185

147

144B181

- TR 1060
- TR 1565
- TR 2684
- TR 2962
- TR 3538
- TR 3540
- TR 3499
- TR 8647
- TR 3539
- TR 3541
- TR 4622
- TR 6550
- TR 25908
- TR 774
- TR 35210
- TR 10401
- TR 66782
- TR 74942
- TR 2498
- TR 21608
- TR 71608-01
- TR 2708
- TR 1362
- TR 74103
- TR 27196
- TR 4685
- TR 5273
- TR 4287
- TR 8634
- TR 215
- TR 8906
- TR 9922
- TR 9636
- TR 9677
- TR 4608
- TR 4427
- TR 7503
- TR 8904
- TR 4355
- TR 62716-C
- TR 61635-C
- TR 72859-C
- TR 61533-C
- TR 52822-C
- TR 60190-C

- HOMEWOOD AVE
- FOUNTAIN AVE
- LEXINGTON AVE
- SANTA MONICA BLVD
- ROMAINE AVE
- WILLOUGHBY AVE
- BARTON AVE
- ELEANOR AVE
- LA MIRADA AVE
- COLEGROVE
- HOLLYWOOD HIGHLAND TRACT
- STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT
- HERMON WAY
- JOANN LANE
- P M 2708
- TOWER & GARBUTT'S SUBDIVISION OF SW LITTLE TRACT
- MESQUAKIM TRACT
- GRACEWOOD TRACT
- WHITE AND MERRY'S HOLLYWOOD BOULEVARD TRACT
- STRONG AND DICKINSON'S SOUTH HOLLYWOOD HIGH SCHOOL TRACT
- SENECA HEIGHTS
- WATTS TRACT
- CITRUS AVE
- HIGHLAND AVE
- MC CADDEN PL
- CHEROKEE AVE
- JUNE ST
- LAS PALMAS AVE
- SEWARD ST
- WILCOX AVE
- COLE AVE
- HUDSON AVE
- CAHUENGA BLVD
- LILLIAN WAY
- VINE ST
- WAY PL
- ALLEY

144B189

- TR 3499
- TR 8647
- TR 3541
- TR 6550
- TR 4622
- TR 25908
- TR 774
- TR 3927
- BLK 13
- BLK 17
- BLK 18
- BLK 23
- BLK 24
- BLK 28
- BLK 33
- COLEGROVE
- ELEANOR AVE
- LA MIRADA AVE
- HOMEWOOD AVE
- BLVD

DETAIL "A"
NO SCALE

PLOT AS OF: 7/29/2021

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0 50 100 200 300

SCALE IN FEET

4507	4716
7030	4669

DIMENSION SHOWN IN ( ) IS UNRECORDED

CITY OF LOS ANGELES

GARY LEE MOORE — CITY ENGINEER
BUREAU OF ENGINEERING — GIS DIVISION
ESSAM AMARRAGY — DIVISION MANAGER
RAUL VIRGEN — GIS CHIEF

CENTRAL INDEX MAP 135 F 185

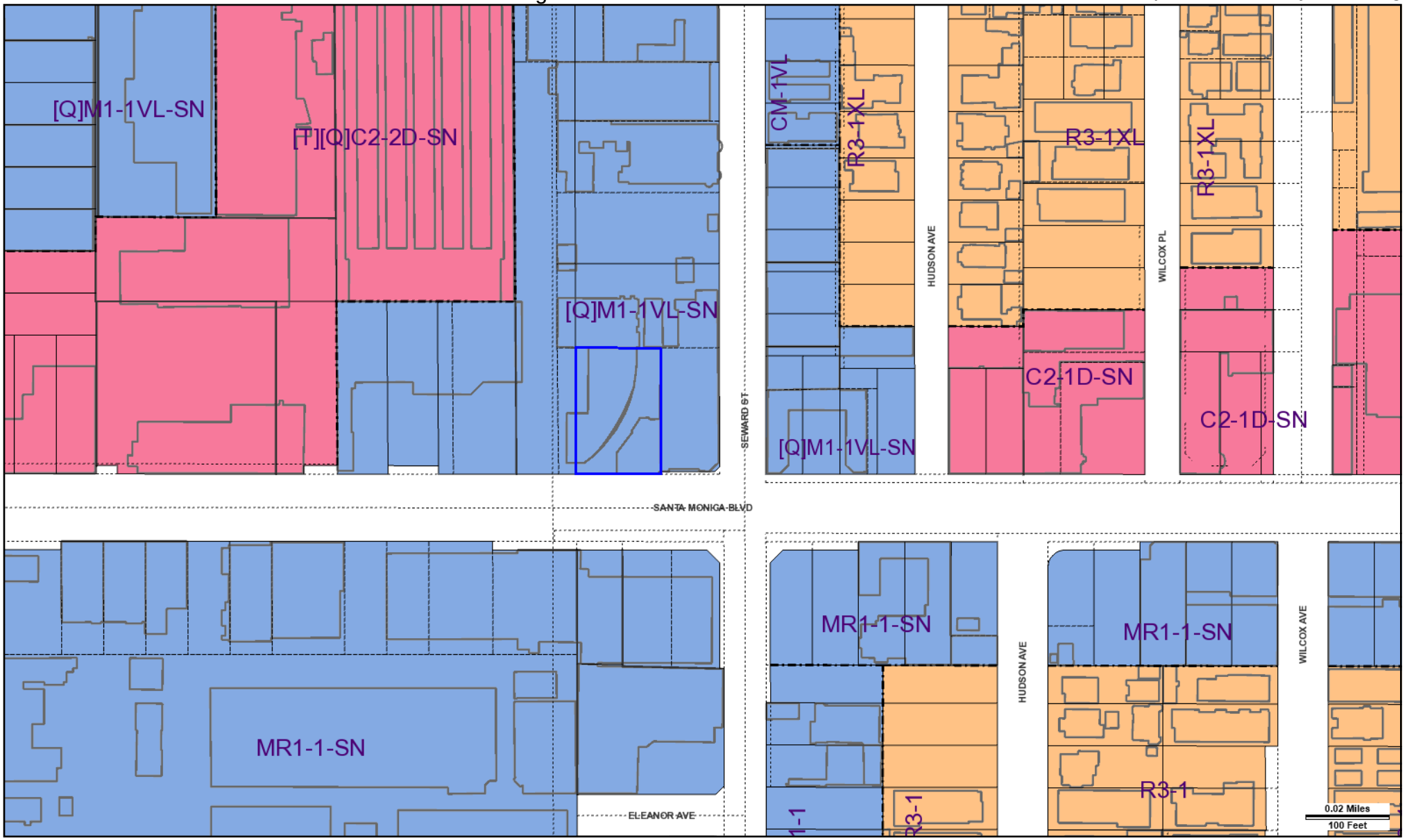
144B185

ZIMAS PUBLIC

Generalized Zoning

08/26/2021

City of Los Angeles
Department of City Planning



Address: 6609 W SANTA MONICA BLVD

Tract: TONNER AND GARBUTT'S SUBDIVISION OF THE S. W. LITTLE TRACT

Zoning: [Q]M1-1VL-SN

APN: 5532023BRK

Block: None

General Plan: Limited Manufacturing

PIN #: 144B185 1261

Lot: FR 26

Arb: 4

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

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)

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells

ZIMAS MAP - 1/2 MILE RADIUS

ZIMAS

Public

Search Reports Resources

6609 W SANTA MONICA BLVD

Font: A A A +/-

Address/Legal

Site Address	6609 W SANTA MONICA BLVD
Site Address	6611 W SANTA MONICA BLVD
ZIP Code	90038
PIN Number	144B185 1261
Lot/Parcel Area (Calculated)	15,158.7 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E5
Assessor Parcel No. (APN)	5532023BRK
Tract	TONNER AND GARBUTT'S SUBDIVISION OF THE S. W. LITTLE TRACT
Map Reference	M R 19-30
Block	None
Lot	FR 26
Arb (Lot Cut Reference)	4
Map Sheet	144B185

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Citywide/Code Amendment Cases

Additional

Seismic Hazards

Economic Development Areas

Housing

Public Safety

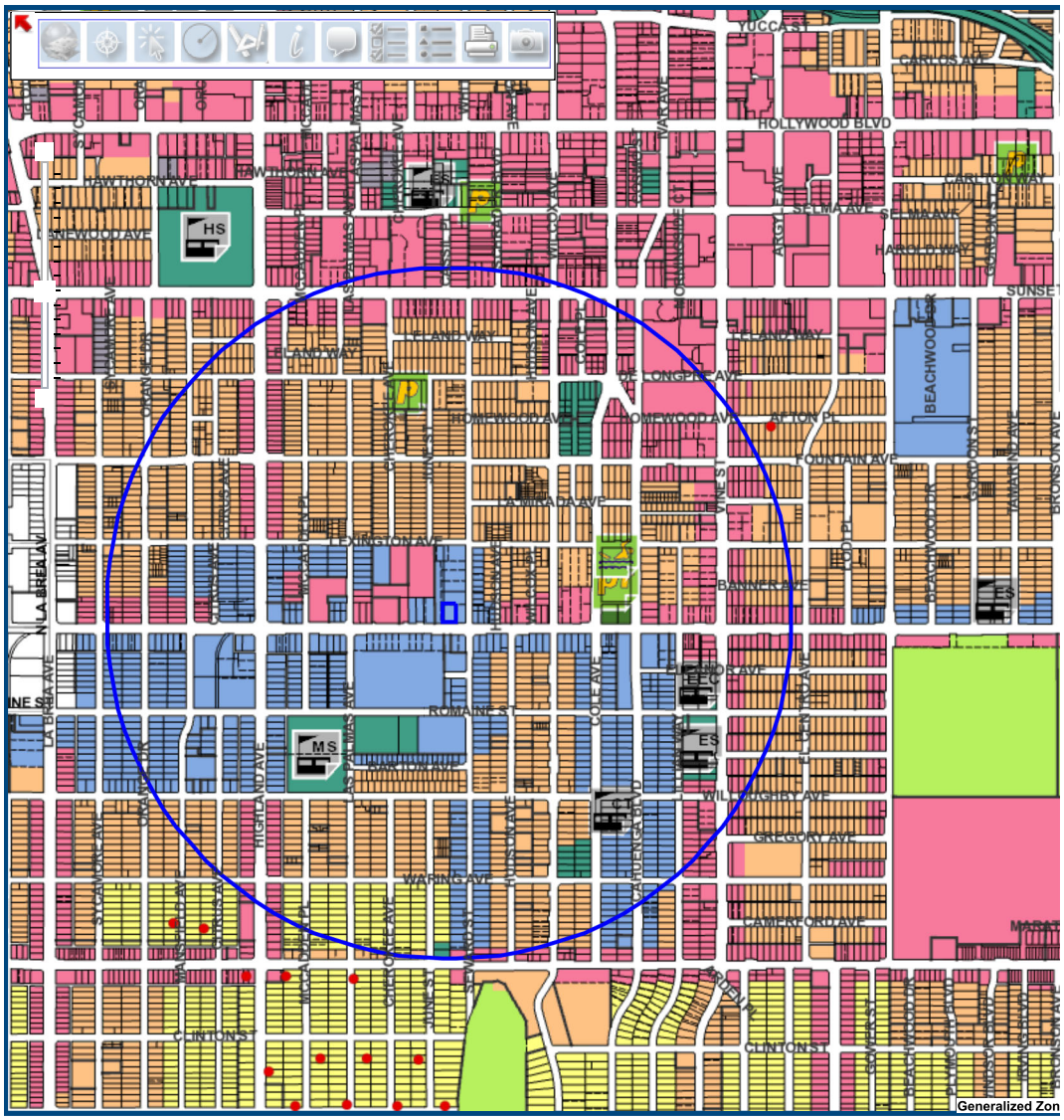
Radius Tool

Buffer Distance: 2,640

Units: Feet

Draw Buffer

Select all parcels within buffer radius



Terms & Conditions

CUSTOMER SERVICE – 7:00 am - 6:00 pm
1-800-499-8840

NOELLE FRONTZ, 6609 SANTA MONICA BLVD, LOS ANGELES, CA 90038

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.

Account Summary

Previous Account Balance		$ 480.67
Payment Received 8/4/23	*Thank you*	-480.67
Remaining Balance		$ 0.00
New Charges		+ 735.69
Total Amount Due		**$ 735.69**

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges

800-499-8840

Electric Charges	2,315 kWh		$723.00
Water Charges	7/21/23 - 8/21/23	1 HCF	$7.28
		Total LADWP Charges	**$ 730.28**

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	7/21/23 - 8/21/23		$5.41
		Total Sanitation Charges	**$ 5.41**

Total New Charges $ 735.69

Los Angeles Department of Water & Power

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

ELECTRONIC SERVICE REQUESTED

NOELLE FRONTZ
12115 MAGNOLIA BLVD STE 232
VALLEY VILLAGE CA 91607-2609

THIS IS YOUR BILL

AUTOMATIC PAYMENT

ACCOUNT NUMBER
537 098 5739

AUTO PAYMENT	**Sep 5, 2023**
AMOUNT	**$ 735.69**

Your payment is scheduled to be paid automatically on the date shown above, from the account you designated .

537098573900000000000735694

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

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LOS ANGELES DEPT OF WATER & POWER

PO Box 515407
Los Angeles,CA 90051-6707

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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*.

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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.

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 # : 5370985467

BILLING PERIOD 7/21/23 - 8/21/23

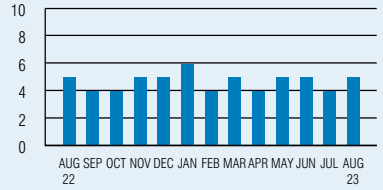
DAYS 31

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A Standard Service

NEXT SCHEDULED READ DATE
9/19/23

METER NUMBER
FM00009-01615096

USAGE HISTORY *(Total kWh)*



	Prev Yr	Aug 23
Total kWh used	5	5
Average daily kWh	0	0
Days in billing period	32	31
Your average daily cost of electricity		$1.67
Highest Demand in last 12 months:		4 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	0.06				0.06 kW
Energy kWh	146		141		5 kWh
Service Charge					7.00
Facilities Charge			4 kW x $5.36/kW		21.44
ESA			4 kW x $0.46/kW		1.84
RCA			4 kW x $0.96/kW		3.84
IRCA			4 kW x $2.70/kW		10.80
IRCA based on KWH			5 kWH x $0.01815/kWH		0.09
Energy Charge High Season			5 kWh x $0.08188/kWh		0.41
ECA			5 kWh x $0.0569/kWh		0.28
VEA			5 kWh x $0.01149/kWh		0.06
CRPSEA			5 kWh x $0.01104/kWh		0.06
VRPSEA			5 kWh x $0.02408/kWh		0.12
Subtotal Electric Charges					**$45.94**
City of Los Angeles Utility Tax			$45.94 x 12.5%		5.74
				Total Electric Charges	**$ 51.68**

***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*

Electric Charges

SA # : 5370985765

BILLING PERIOD
7/21/23 - 8/21/23

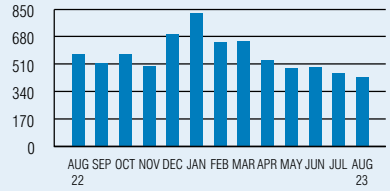
DAYS
31

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
9/19/23

METER NUMBER
FM00009-01615099

USAGE HISTORY *(Total kWh)*



	Prev Yr	Aug 23
Total kWh used	574	431
Average daily kWh	18	14
Days in billing period	32	31
Your average daily cost of electricity		$5.30
Highest Demand in last 12 months:		5.39 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	2.77				2.77 kW
Energy kWh	24445		24014		431 kWh
Service Charge					7.00
Facilities Charge			5.39 kW x $5.36/kW		28.89
ESA			5.39 kW x $0.46/kW		2.48
RCA			5.39 kW x $0.96/kW		5.17
IRCA			5.39 kW x $2.70/kW		14.55
IRCA based on KWH			431 kWH x $0.01815/kWH		7.82
Energy Charge High Season			431 kWh x $0.08188/kWh		35.29
ECA			431 kWh x $0.0569/kWh		24.52
VEA			431 kWh x $0.01149/kWh		4.95
CRPSEA			431 kWh x $0.01104/kWh		4.76
VRPSEA			431 kWh x $0.02408/kWh		10.38
Subtotal Electric Charges					**$145.81**
City of Los Angeles Utility Tax			$145.81 x 12.5%		18.23
State Energy Surcharge			431 kWh x $0.0003/kWh		0.13
				Total Electric Charges	**$ 164.17**

Electric Charges

SA # : 5370985859

BILLING PERIOD
7/21/23 - 8/21/23

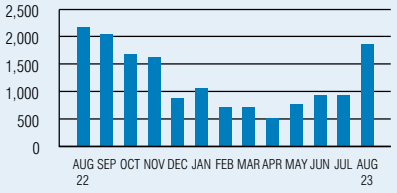
DAYS
31

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
9/19/23

METER NUMBER
PM00209-00026678

USAGE HISTORY *(Total kWh)*



	Prev Yr	Aug 23
Total kWh used	4,229	1,879
Average daily kWh	68	61
Days in billing period	62	31
Your average daily cost of electricity		$16.36
Highest Demand in last 12 months:		6.42 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	4.77				4.77 kW
Energy kWh	28944		27065		1879 kWh

Service Charge		7.00
Facilities Charge	6.42 kW x $5.36/kW	34.41
ESA	6.42 kW x $0.46/kW	2.95
RCA	6.42 kW x $0.96/kW	6.16
IRCA	6.42 kW x $2.70/kW	17.33
IRCA based on KWH	1,879 kWH x $0.01815/kWH	34.10
Energy Charge High Season	1,879 kWh x $0.08188/kWh	153.85
ECA	1,879 kWh x $0.0569/kWh	106.92
VEA	1,879 kWh x $0.01149/kWh	21.59
CRPSEA	1,879 kWh x $0.01104/kWh	20.74
VRPSEA	1,879 kWh x $0.02408/kWh	45.25
Subtotal Electric Charges		**$450.30**
City of Los Angeles Utility Tax	$450.30 x 12.5%	56.29
State Energy Surcharge	1,879 kWh x $0.0003/kWh	0.56
	Total Electric Charges	**$ 507.15**

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 # : 5370985259

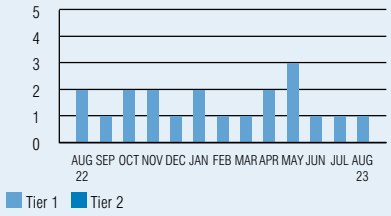
BILLING PERIOD 7/21/23 - 8/21/23

DAYS 31

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

NEXT SCHEDULED READ DATE
9/19/23

USAGE HISTORY *(Total HCF)*



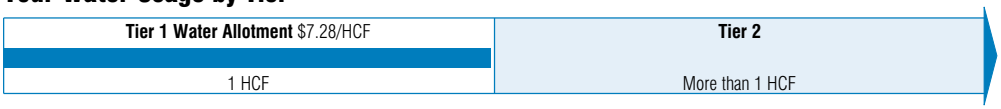
	Prev Yr	Aug 23
Total HCF used	2	1
Average daily gallons	47	24
Days in billing period	32	31
Your average daily cost of water		$0.23
Your average cost per gallon of water		$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
90575544	77		76		1 HCF

Tier 1 Water	1 HCF x $7.28/HCF	7.28
Subtotal Water Charges		**$7.28**
	Total Water Charges	**$ 7.28**

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 # : 5370985487

BILLING PERIOD	DAYS	SEWER RATE SCHEDULE
7/21/23 - 8/21/23	31	Sewer Service Charge - Multi Dwell and Commercial

Sewer Service Charge*	0.93000 HCF x $5.80/HCF	5.39
Sewer Service EZ-SAVE Program Surcharge*		0.02
Total Sewer Charges		**$ 5.41**

**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.

PRINTED ON RECYCLED PAPER

CUSTOMER SERVICE – 7:00 am - 6:00 pm
1-800-499-8840

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IN PERSON
Via payment drop box

The 2021 Power Content Label is included in this bill.

NOELLE FRONTZ, 6609 SANTA MONICA BLVD, LOS ANGELES, CA 90038

This bill corrects a previous bill and contains your new charges. Previous charges were cancelled and then rebilled correctly. Details on the following pages.

Account Summary

Previous Account Balance		$ 735.69
Payment Received 9/5/23	*Thank you*	-735.69
Credit Corrections *(see details on page 3)*		-$0.25
Credit Balance		$ -0.25
New Charges		+ 721.50
Total Amount Due		**$ 721.25**

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges

800-499-8840

Electric Charges 2,003 kWh		$651.47
Water Charges 8/21/23 - 9/19/23 5 HCF		$42.95
Total LADWP Charges		**$ 694.42**

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 8/21/23 - 9/19/23		$27.08
Total Sanitation Charges		**$ 27.08**

Total New Charges $ 721.50

Los Angeles Department of Water & Power

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

ELECTRONIC SERVICE REQUESTED

NOELLE FRONTZ
12115 MAGNOLIA BLVD STE 232
VALLEY VILLAGE CA 91607-2609

THIS IS YOUR BILL

AUTOMATIC PAYMENT

ACCOUNT NUMBER
537 098 5739

AUTO PAYMENT	**Oct 4, 2023**
AMOUNT	**$ 721.25**

Your payment is scheduled to be paid automatically on the date shown above, from the account you designated .

537098573900000000000721254

Other Important Phone Numbers

HEARING OR SPEECH-IMPAIRED - TTY

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CITY OF LOS ANGELES UTILITY TAX

1-800-215-6277

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LOS ANGELES DEPT OF WATER & POWER

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Los Angeles,CA 90051-6707

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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.

Corrections *(See details below)*

	CORRECTION DESCRIPTION	BILLING PERIOD CORRECTED	CANCELLED AMOUNT	CORRECTED AMOUNT	NET DIFFERENCE
1	Water Service Charges - Court Ruling	4/21/23 - 5/22/23	$23.52	$23.36	-$0.16
2	Water Service Charges - Court Ruling	5/22/23 - 6/21/23	$7.84	$7.75	-$0.09

Total Corrections -$0.25

Correction 1

Water Charges

SA # : 5370985259

CORRECTED BILLING for period shown

BILLING PERIOD	DAYS	RATE SCHEDULE
4/21/23 - 5/22/23	31	Water Schedule C - Comm, Ind, Govt and Temp Service

TIER 1 ALLOTMENT
0 HCF

METER NUMBER	ENDING READ	–	BEGINNING READ	=	TOTAL USED
90575544	74		71		3 HCF

Tier 1 Water	3 HCF x $7.78667/HCF	23.36
Subtotal Water Charges		**$23.36**

CORRECTED Water Charges $ 23.36

Correction 2

Water Charges

SA # : 5370985259

CORRECTED BILLING for period shown

BILLING PERIOD	DAYS	RATE SCHEDULE
5/22/23 - 6/21/23	30	Water Schedule C - Comm, Ind, Govt and Temp Service

TIER 1 ALLOTMENT
0 HCF

METER NUMBER	ENDING READ	–	BEGINNING READ	=	TOTAL USED
90575544	75		74		1 HCF

Tier 1 Water	1 HCF x $7.75/HCF	7.75
Subtotal Water Charges		**$7.75**

CORRECTED Water Charges $ 7.75

New Charges

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 # : 5370985467

BILLING PERIOD 8/21/23 - 9/19/23

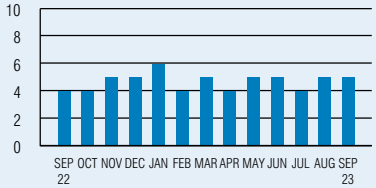
DAYS 29

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A Standard Service

NEXT SCHEDULED READ DATE
10/19/23

METER NUMBER
FM00009-01615096

USAGE HISTORY *(Total kWh)*



	Prev Yr	Sep 23
Total kWh used	4	5
Average daily kWh	0	0
Days in billing period	30	29
Your average daily cost of electricity		$1.78
Highest Demand in last 12 months:		4 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	0.05				0.05 kW
Energy kWh	151		146		5 kWh
Service Charge					7.00
Facilities Charge			4 kW x $5.36/kW		21.44
ESA			4 kW x $0.46/kW		1.84
RCA			4 kW x $0.96/kW		3.84
IRCA			4 kW x $2.70/kW		10.80
IRCA based on KWH			5 kWH x $0.01815/kWH		0.09
Energy Charge High Season			5 kWh x $0.08188/kWh		0.41
ECA			5 kWh x $0.0569/kWh		0.28
VEA			5 kWh x $0.01149/kWh		0.06
CRPSEA			5 kWh x $0.01104/kWh		0.06
VRPSEA			5 kWh x $0.02408/kWh		0.12
Subtotal Electric Charges					**$45.94**
City of Los Angeles Utility Tax			$45.94 x 12.5%		5.74
				Total Electric Charges	**$ 51.68**

***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*

Electric Charges

SA # : 5370985765

BILLING PERIOD
8/21/23 - 9/19/23

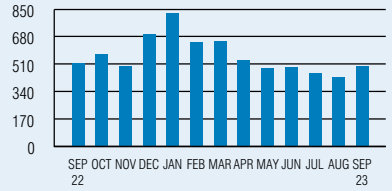
DAYS
29

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
10/19/23

METER NUMBER
FM00009-01615099

USAGE HISTORY *(Total kWh)*



	Prev Yr	Sep 23
Total kWh used	517	501
Average daily kWh	17	17
Days in billing period	30	29
Your average daily cost of electricity		$6.21
Highest Demand in last 12 months:		5.39 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	2.41				2.41 kW
Energy kWh	24946		24445		501 kWh

Service Charge		7.00
Facilities Charge	5.39 kW x $5.36/kW	28.89
ESA	5.39 kW x $0.46/kW	2.48
RCA	5.39 kW x $0.96/kW	5.17
IRCA	5.39 kW x $2.70/kW	14.55
IRCA based on KWH	501 kWH x $0.01815/kWH	9.09
Energy Charge High Season	501 kWh x $0.08188/kWh	41.02
ECA	501 kWh x $0.0569/kWh	28.51
VEA	501 kWh x $0.01149/kWh	5.76
CRPSEA	501 kWh x $0.01104/kWh	5.53
VRPSEA	501 kWh x $0.02408/kWh	12.06
Subtotal Electric Charges		**$160.06**
City of Los Angeles Utility Tax	$160.06 x 12.5%	20.01
State Energy Surcharge	501 kWh x $0.0003/kWh	0.15
	Total Electric Charges	**$ 180.22**

Electric Charges

SA # : 5370985859

BILLING PERIOD
8/21/23 - 9/19/23

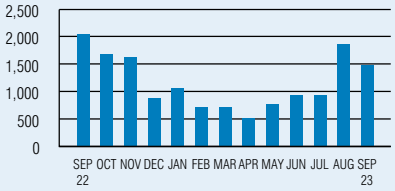
DAYS
29

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
10/19/23

METER NUMBER
PM00209-00026678

USAGE HISTORY *(Total kWh)*



	Prev Yr	Sep 23
Total kWh used	4,229	1,497
Average daily kWh	68	52
Days in billing period	62	29
Your average daily cost of electricity		$14.47
Highest Demand in last 12 months:		6.42 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	4.98				4.98 kW
Energy kWh	30441		28944		1497 kWh

Service Charge		7.00
Facilities Charge	6.42 kW x $5.36/kW	34.41
ESA	6.42 kW x $0.46/kW	2.95
RCA	6.42 kW x $0.96/kW	6.16
IRCA	6.42 kW x $2.70/kW	17.33
IRCA based on KWH	1,497 kWH x $0.01815/kWH	27.17
Energy Charge High Season	1,497 kWh x $0.08188/kWh	122.57
ECA	1,497 kWh x $0.0569/kWh	85.18
VEA	1,497 kWh x $0.01149/kWh	17.20
CRPSEA	1,497 kWh x $0.01104/kWh	16.53
VRPSEA	1,497 kWh x $0.02408/kWh	36.05
Subtotal Electric Charges		**$372.55**
City of Los Angeles Utility Tax	$372.55 x 12.5%	46.57
State Energy Surcharge	1,497 kWh x $0.0003/kWh	0.45
	Total Electric Charges	**$ 419.57**

LA DWP 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 # : 5370985259

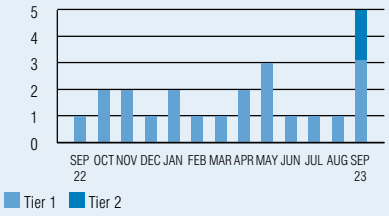
BILLING PERIOD 8/21/23 - 9/19/23

DAYS 29

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

NEXT SCHEDULED READ DATE
10/19/23

USAGE HISTORY *(Total HCF)*



	Prev Yr	Sep 23
Total HCF used	1	5
Average daily gallons	25	129
Days in billing period	30	29
Your average daily cost of water		$1.48
Your average cost per gallon of water		$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
90575544	82		77		5 HCF

Tier 1 Water	3.14998 HCF x $7.27624/HCF	22.92
Tier 2 Water	1.85002 HCF x $10.82691/HCF	20.03
Subtotal Water Charges		**$42.95**
	Total Water Charges	**$ 42.95**

Your Water Usage by Tier

Tier 1 Water Allotment $7.27624/HCF	**Tier 2** $10.82691/HCF
3.14 HCF	More than 3.14 HCF

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 # : 5370985487

BILLING PERIOD	**DAYS**	**SEWER RATE SCHEDULE**
8/21/23 - 9/19/23	29	Sewer Service Charge - Multi Dwell and Commercial

Sewer Service Charge*	4.65000 HCF x $5.80/HCF	26.97
Sewer Service EZ-SAVE Program Surcharge*		0.11
	Total Sewer Charges	**$ 27.08**

**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.

City of Los Angeles
Department of City Planning

7/31/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6609 W SANTA MONICA BLVD
6611 W SANTA MONICA BLVD

ZIP CODES

90038

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2007-5866-SN
CPC-2005-6082
CPC-2002-4173
CPC-1997-43-CPU
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-188454-SA17:3
ORD-182960
ORD-182173-SA17:3
ORD-176172
ORD-164704
ORD-161116-SA19
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2005-2158-EIR
ENV-2003-1377-MND
ENV-2002-4174

Address/Legal Information	
PIN Number	144B185 1261
Lot/Parcel Area (Calculated)	15,158.7 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E5
Assessor Parcel No. (APN)	5532023BRK
Tract	TONNER AND GARBUTT'S SUBDIVISION OF THE S. W. LITTLE TRACT
Map Reference	M R 19-30
Block	None
Lot	FR 26
Arb (Lot Cut Reference)	4
Map Sheet	144B185
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central APC
Neighborhood Council	Central Hollywood
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1919.01000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]CM-2D-SN
Zoning Information (ZI)	ZI-2532 Temporary Hollywood Zone Change
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2331 Sign District: Hollywood Signare (Media District)
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Hybrid Industrial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Citywide)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
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	None
HCR: Hillside Construction Regulation	No

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

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	Hollywood Signage (Media District)
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	Medium-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 2
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	1
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	Eligible Site
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)	5532023008
APN Area (Co. Public Works)*	0.254 (ac)
Use Code	3500 - Industrial - Motion Picture, Radio and Television Industry - Studio - One Story
Assessed Land Val.	$196,448
Assessed Improvement Val.	$175,559
Last Owner Change	10/11/2011
Last Sale Amount	$250,002
Tax Rate Area	67
Deed Ref No. (City Clerk)	534955
	4-874
	1955881
	141100-1
	141094-9
Building 1	
Year Built	1930
Building Class	C6C
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0

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Building Square Footage	6,006.0 (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: 5532023008]
Assessor Information	
Assessor Parcel No. (APN)	5532023013
APN Area (Co. Public Works)*	0.162 (ac)
Use Code	2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story
Assessed Land Val.	$120,391
Assessed Improvement Val.	$55,416
Last Owner Change	10/11/2011
Last Sale Amount	$250,002
Tax Rate Area	67
Deed Ref No. (City Clerk)	534955
	4-874
	1955881
	141100-1
	141095-9
	141094
Building 1	
Year Built	1938
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,226.0 (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: 5532023013]
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	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None

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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)	1.6942308
Nearest Fault (Name)	Hollywood 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	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
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	HOLLYWOOD MEDIA DISTRICT
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	Los Angeles
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5532023008]
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	Hollywood
Reporting District	663
Fire Information	
Bureau	West
Battallion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2007-5866-SN
Required Action(s):	SN-SIGN DISTRICT
Project Descriptions(s):	HOLLYWOOD SIGN SUD AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-2002-4173
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	ENV-2003-1377-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Approval of a proposed Sign Supplemental Use District pursuant to Section 13.11 of the LAMC for the Hollywood Redevelopment Project Area
Case Number:	ENV-2002-4174
Required Action(s):	Data Not Available
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-188454-SA17:3

ORD-182960

ORD-182173-SA17:3

ORD-176172

ORD-164704

ORD-161116-SA19

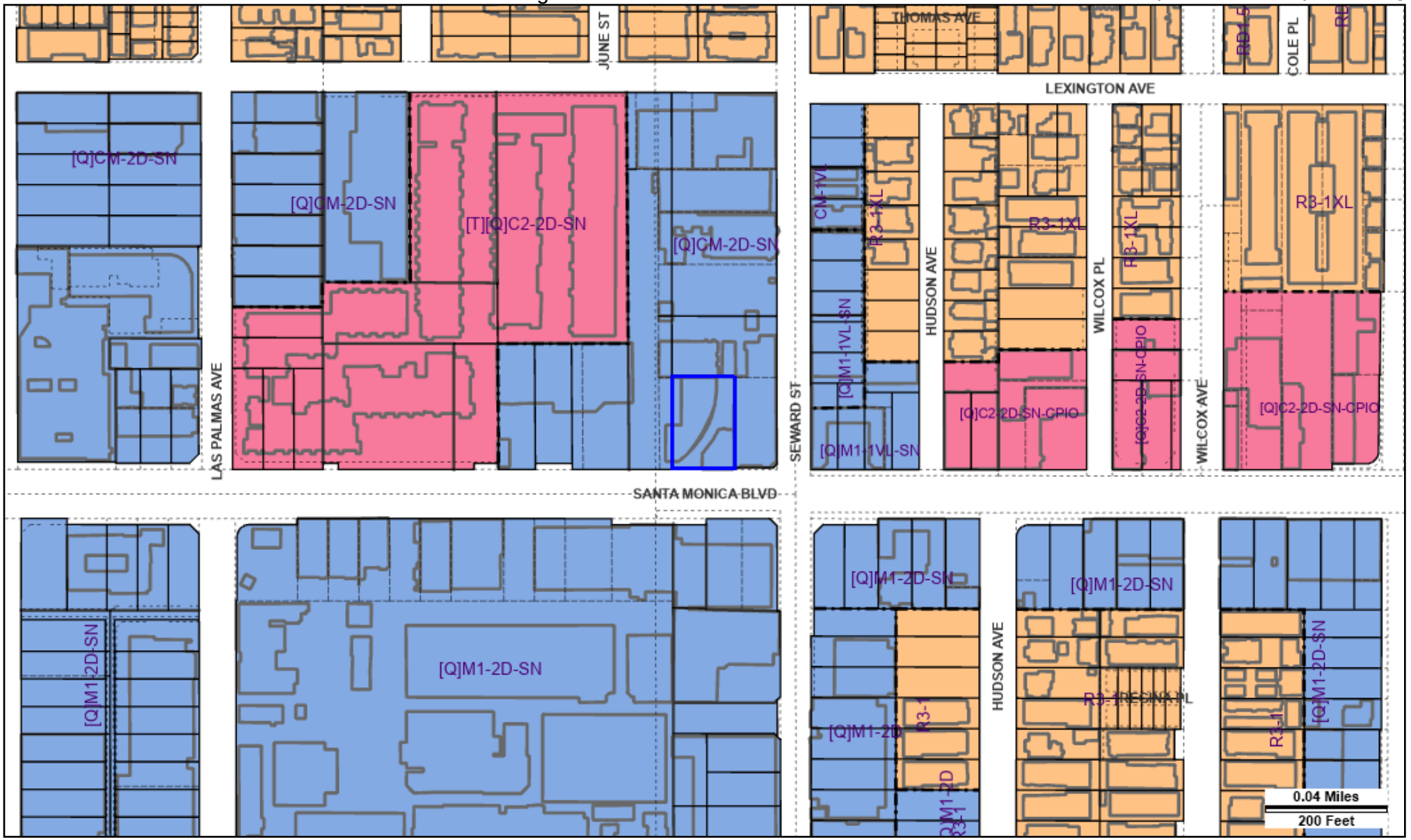
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZIMAS PUBLIC

Generalized Zoning

07/31/2025

City of Los Angeles
Department of City Planning



Address: 6609 W SANTA MONICA BLVD

Tract: TONNER AND GARBUTT'S SUBDIVISION OF THE S. W. LITTLE TRACT

Zoning: [Q]CM-2D-SN

APN: 5532023BRK

Block: None

General Plan: Hybrid Industrial

PIN #: 144B185 1261

Lot: FR 26

Arb: 4

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