

# 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. 404871

Project Applicant: Greenwave Consulting & Management Corp

Project Location - Specific:

2373 W Westwood Boulevard Los Angeles CA 90064 / Tennessee Ave & Pico Blvd

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Non-Storefront 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: Greenwave Consulting & Management Corp

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.

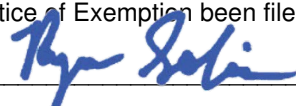
Lead Agency

Contact Person: Ryan Solis

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: 02/18/2026 Title: Sr. Management Analyst II

▪ 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 February 20 2026

UNTIL March 23 2026

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)

2026 040105



FILED
Feb 20 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MARY JOANNE PUAINA

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-S-26-404871-ANN / Non-Storefront Retail (Type 9)

LEAD CITY AGENCY
City of Los Angeles (Department of Cannabis Regulation)
CASE NUMBER
ENV- 404871-ANN

PROJECT TITLE
DCR CORE RECORD NO. 404871
COUNCIL DISTRICT
5

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
2373 W Westwood Boulevard Los Angeles CA 90064 / Tennessee Ave & Pico Blvd
Map attached.

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

NAME OF APPLICANT / OWNER:
Greenwave Consulting & Management Corp

CONTACT PERSON (If different from Applicant/Owner above)
Ryan Solis
(AREA CODE) TELEPHONE NUMBER | EXT.
(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.

[x] 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
Ryan Solis
STAFF TITLE
Sr. Management Analyst II

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED
Non-Storefront Retail (Type 9)

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

**DEPARTMENT OF  
CANNABIS REGULATION**  
-  
CANNABIS REGULATION  
COMMISSION

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PRESIDENT

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Commission Executive Assistant  
(213) 978-0738

**City of Los Angeles**  
CALIFORNIA



Karen Bass  
MAYOR

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

MICHELLE GARAKIAN  
EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

<b>DCR Record No.:</b>	LA-S-26-404871-ANN
<b>Applicant Name:</b>	Greenwave Consulting & Management Corp
<b>Activity(ies) Requested:</b>	Non-Storefront Retail (Type 9)
<b>Proposed Project:</b>	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	2373 W Westwood Boulevard Los Angeles CA 90064
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	5 Westside Century City West Los Angeles C4-1VL-POD
<b>LAMC Section / "Phase":</b>	LAMC 104.06 / General
<b>Environmental Analysis/Clearance:</b> ENV-404871-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

**BACKGROUND:**

The Applicant has not been issued Temporary Approval by DCR. The Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant does not currently possess a State License to conduct Non-Storefront Retail (Type 9) commercial cannabis activity.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 2373 W Westwood Boulevard , Los Angeles CA 90064, a parcel zoned for Neighborhood Commercial purposes.

**DEPARTMENT ANNUAL LICENSING DETERMINATIONS:**

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

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

**THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:**

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

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

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:**

The Applicant seeks conversion of an existing Non-Storefront Retail (Type 9) Annual License Application to an Annual License to be located on an existing site zoned for Neighborhood Commercial, C4-1VL-POD at 2373 W Westwood Boulevard , Los Angeles CA 90064 (Assessor's Parcel Number 4322-003-030). 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 11:30 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit B). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

**CEQA PROJECT ANALYSIS & FINDINGS:**

**Land Use/Zoning Designations**

Neighborhood Commercial / C4-1VL-POD

**Surrounding Land Use/Zoning Designations**

Neighborhood Commercial / C4-1VL-POD  
Neighborhood Commercial / NMU(EC)-POD  
Low Residential / R1-1

**Subject Property**

The subject site is a fully developed lot within the West Los Angeles Community Plan Area. The lot is approximately 135 feet deep and a width of 50 feet along Westwood. The site is currently developed with a Commercial - Store Combination - Store and Office Combination - One Story building, built in 1948 proposed to be maintained.

The site has a Neighborhood Commercial land-use designation and is zoned C4-1VL-POD. The site is located within Council District 5, Westside Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include neighborhood commercial and low residential uses within 200 feet of the site. The immediate area along Westwood is predominantly developed with Neighborhood Commercial uses, zoned C4-1VL-POD, Neighborhood Commercial, zoned NMU(EC)-POD and, Low Residential uses, zoned R1-1. (See Exhibit B)

### CEQA Findings

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 6,758 gross square feet, zoned C4-1VL-POD with a Commercial - Store Combination - Store and Office Combination - One Story building originally constructed in 1948. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 6,758 gross square foot property (i.e., less than five acres), and is substantially surrounded by Neighborhood Commercial uses. The surrounding area is Neighborhood Commercial zoned C4-1VL-POD, Neighborhood Commercial, zoned NMU(EC)-POD; and Low Residential, zoned R1-1, and developed with a mix of neighborhood commercial and low residential buildings along Westwood between Pico Boulevard and Tennessee Avenue.

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

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

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

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

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

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

**DEPARTMENT OF CANNABIS REGULATION ACTIONS:**

The Department of Cannabis Regulation:

1. Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approved the Annual License for Non-Storefront Retail (Type 9) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



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Ryan Solis, Senior Management Analyst II  
Department of Cannabis Regulation

February 18, 2026  
Date

**EXHIBITS:**

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



LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 12/25/2025

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

DCR Record No.: LA-S-25-404871-PREAPP

Applicant Entity Name: Greenwave Management & Consulting Corp.

License Type(s): Type 9: non-storefront retailer (delivery only)

Business Premises Location: 2373 South Westwood Boulevard, Los Angeles, CA 90064

County: Los Angeles Assessor's Parcel Number (APN): 4322003030

Council District: CD 5 - Katy Young Yaroslavsky Neighborhood Council: Westside

Community Plan Area: West Los Angeles

Zoning: C4-1VL-POD Specific Plan Area: EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

General Plan Land Use: Neighborhood Commercial Redevelopment Project Area: \_\_\_\_\_

Business Improvement District: None Promise Zone: None

State Enterprise Zone: None Historic Preservation Review: No

LAPD Division/Station: West Los Angeles LAFD District/Fire Station: 92

### 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.*

Based on information contained in the administrative record, as reflected in the answers provided to the Department's Categorical Exemption Evaluation Form, the project and/or project element(s) is eligible for a Class 32 categorical exemption. The project and/or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

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

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

The project site was previously operated by a licensed cannabis delivery service. A social equity applicant exited so the license was canceled. A new social equity candidate is now applying with the previous owner (non social equity) Everything at the project site was previously authorized, certified, and licensed.

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

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

3. Project Expansion: \_\_\_\_\_  
Size of expansion in square feet: \_\_\_\_\_

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

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

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

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



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

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



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

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



**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

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

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



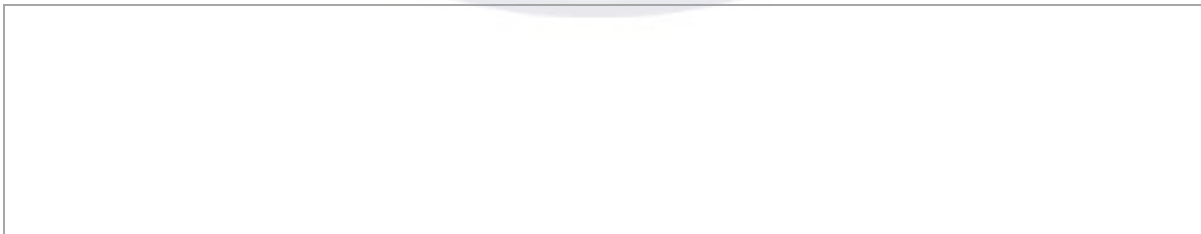
2. Would the new structure have substantially the same purpose and capacity as the existing structure?  Yes  No

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



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

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



**Categorical Exemption Evaluation Form**

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

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

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



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

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



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

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

*Cite source(s) of information.*



**FOR SITES IN URBANIZED AREAS**

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

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

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

*Cite source(s) of information.*

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

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

7. Are all necessary public services and facilities available to the project?  Yes  No

*List all services and facilities provided. Cite source(s) of information.*

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

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

**FOR SITES NOT IN URBANIZED AREAS**

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less?  Yes  No

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



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

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



**FOR ALL SITES**

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

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



**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

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

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

TM



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.*

Not Applicable

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

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

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

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

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

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

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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.*

Not Applicable



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.*

Not Applicable



**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.*

Not Applicable

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.*

Not Applicable

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

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

Not Applicable

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.*

Not Applicable

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.*

Not Applicable



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.*

Not Applicable



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.*

Not Applicable



### 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.*

Not Applicable

- 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.*

Not Applicable

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.*

Not Applicable

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.*

Not Applicable

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.*

Not Applicable

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.*

Not Applicable

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

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

Not Applicable

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.*

Not Applicable

**CEQA Exemption Petition**Class: 32 Category: In-Fill Development Projects

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

Based on information contained in the administrative record, as reflected in the answers provided to the Department's Categorical Exemption Evaluation Form, the project and/or project element(s) (DCR Record no. LA-S-23-404518-ANN) is eligible for a Class 32 categorical exemption. The project and/or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

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

Radius Zoning Map  
Zimas - The Zone Information and Map Access System (ZIMAS) is a web-based mapping tool that provides zoning information for properties located in Los Angeles. ZIMAS was developed by City Planning to assist residents and businesses in making better informed land use decisions.

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 location is in a two story commercial building that currently leases to small businesses mostly for office use. We occupy the second floor and 2 business occupy the ground floor. Its within proximity to other buildings and establishments that allows people to do several things while in the area. It is accessible to business partners and employees.

- (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.*

All land in our district is located in areas where land is used for administrative, hospitality, and service related businesses. Owners, residents, and other users of this property or neighboring property will not be subjected to inconvenience and discomfort arising from our practices and operations.

- (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.

Not applicable

- (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.

Not Applicable

- (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).

Activities include general administrative use, research, Inventory storage and management, routine audits, supervision of fleet, prospective vendor meetings, accepting of inventory deliveries, and staff trainings.

- (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.*

Not Applicable

- (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.*

Lot/Parcel Area (Calculated) 6,757.5 (sq ft)  
Total Floor Area 1,074 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 project site was previously operated by a city and state licensed and approved cannabis delivery service.

A social equity applicant exited so the license was canceled. A new social equity candidate is now applying with the previous owner (non social equity)

Everything at the project site was previously authorized, certified, and licensed.

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

8:00am - 11:30pm

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

Up to 15 employees

8:15am - 11:00pm 2 - 4 employees - management and operations

9:00am - 10:00am 10 employees - drivers

10:00pm - 11:00pm 10 employees - drivers

- (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.*

100 orders are estimated daily by the first 6 - 8 months

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

Los Angeles Department of Water & Power

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

City Wastewater Treatment Plant

**4. Environmental Setting:**

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

General office setting for general office purpose / use

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

One Staircase

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

Not Applicable

- (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):

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

- (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:

Medical Waste Collected by Easy Waste Management

- (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 only time hazardous waste will be stored on-site will be contingent on any inventory that has a defect. Molded product, structural integrity of packaging compromised, product that is melted, leaking, or otherwise deemed faulty. Storage of hazardous waste is temporary as it will be collected by Easy Waste Management monthly.

- ④ 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:

Energy operational needs are as follows: General office use (lighting, electronics i.e. computers, printers, phones), air condition, alarm/cameras and other security systems in place.

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.

Not Applicable

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.*

Not Applicable

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).*

Not Applicable

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.*

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



# City of Los Angeles Department of City Planning

## 2/13/2026 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2373 S WESTWOOD BLVD  
2371 S WESTWOOD BLVD  
2367 S WESTWOOD BLVD  
2369 S WESTWOOD BLVD

### ZIP CODES

90064

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2018-7546-CPU  
CPC-2014-1457-SP  
CPC-2013-621-ZC-GPA-SP  
CPC-2009-1536-CPU  
CPC-1992-41-HD  
CPC-1992-40-ZC  
CPC-1992-39-SUD  
CPC-1978-27677  
CPC-1974-25468  
CPC-12653  
ORD-186402  
ORD-186108  
ORD-183497  
ORD-171859  
ORD-171492  
ORD-171227  
ORD-160340  
ORD-152046  
ORD-147820  
ORD-129279  
ORD-121731  
ENV-2014-1458-EIR-SE-CE  
ENV-2013-622-EIR  
ENV-2009-1537-EIR  
ENV-2005-8253-ND  
ENV-2002-478-CE  
ND-93-12-ZC  
ED-75-154-ZC-HD

### Address/Legal Information

PIN Number 126B157 854  
Lot/Parcel Area (Calculated) 6,757.5 (sq ft)  
Thomas Brothers Grid PAGE 632 - GRID C6  
Assessor Parcel No. (APN) 4322003030  
Tract TR 5609  
Map Reference M B 65-72/73 (SHTS 5-6)  
Block 45  
Lot 12  
Arb (Lot Cut Reference) None  
Map Sheet 126B157

### Jurisdictional Information

Community Plan Area West Los Angeles  
Area Planning Commission West Los Angeles APC  
Neighborhood Council Westside  
Council District CD 5 - Katy Young Yaroslavsky  
Census Tract # 2678.00000000  
LADBS District Office West Los Angeles

### Permitting and Zoning Compliance Information

Administrative Review None

### Planning and Zoning Information

Special Notes None  
Zoning C4-1VL-POD  
Zoning Information (ZI)  
ZI-2543 Transfer of Authority for Zoning Review  
ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation  
ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan  
ZI-2256 Neighborhood Overlay District: Westwood/Pico  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2535 Prior Housing Element Sites - Ministerial Approval  
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)  
ZI-2512 Housing Element Sites  
ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial ApprovalL and Minimum Density  
General Plan Land Use Neighborhood Commercial  
General Plan Note(s) Yes  
Minimum Density Requirement Yes (Rezoning Site)  
Hillside Area (Zoning Code) No  
Specific Plan Area EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN  
Subarea None  
Specific Plan Area WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
HistoricPlacesLA No

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

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
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	Westwood/Pico
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	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	High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	OC-3
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
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)	4322003030
APN Area (Co. Public Works)*	0.155 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$219,766
Assessed Improvement Val.	\$133,375
Last Owner Change	02/21/1991
Last Sale Amount	\$157,500
Tax Rate Area	67
Deed Ref No. (City Clerk)	4-901-3 4-715

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Building 1	
Year Built	1948
Building Class	D5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,450.0 (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: 4322003030]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.41360144
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000

Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
<b>Housing</b>	
Rent Stabilization Ordinance (RSO)	No [APN: 4322003030]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.08 Rezoning Sites 23
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	884
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	92
Red Flag Restricted Parking	No

## CASE SUMMARIES

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

Case Number:	CPC-2018-7546-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2013-621-ZC-GPA-SP
Required Action(s):	ZC-ZONE CHANGE GPA-GENERAL PLAN AMENDMENT SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	<p>THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETScape IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.</p> <p>WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.</p>
Case Number:	CPC-1992-41-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Description(s):	HEIGHT DISTRICT CHANGE TO (Q)C4-2D-POD TO ENCOURAGE USE OF URBAN DESIGN TECHNIQUES IN NEW PROJECTS & GRANTING OF MAXIMUM FLOOR-AREA RATIO OF 1.65:1 FOR PROPERTIES WHICH INCORPORATE SPECIFIED PEDESTRIAN-ORIENTED AMENITIES BOTH SIDES WESTWOOD BET SANTA MONICA & PICO BOTH SIDES OVERLAND FROM PICO TO ASHBY THE NLY/S PICO FROM BENTLEY TO FOX HILLS & SLY/S PICO FROM MILITARY TO PATRICIA
Case Number:	CPC-1992-40-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	ZONE CHANGE TO (Q)C4-2D-POD INCLUDING PROVISIONS TO ENCOURAGE USE OF URBAN DESIGN TECHNIQUES IN NEW PROJECTS & GRANTING OF MAX FLOOR-AREA RATIO OF 1.65:1 FOR THOSE PROJECTS WHICH INCORPORATE SPECIFIED PEDESTRIAN-ORIENTED AMENITIES BOTH SIDES WESTWOOD BET SANTA MONICA & PICO BOTH SIDES OVERLAND FROM PICO TO ASHBY THE NLY/S PICO FROM BENTLEY TO FOX HILLS DR & SLY/S PICO FROM MILITARY TO PATRICIA
Case Number:	CPC-1992-39-SUD
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
Project Description(s):	AMENDMENT TO "WESTWOOD-PICO NOD" (PEDESTRIAN ORIENTED DISTRICT) TO PROHIBIT NEON SIGNS, IN THE WEST LOS ANGELES COMMUNITY PLAN AREA, BOTH SIDES WESTWOOD BL BETWEEN SANTA MONICA BL & PICO BL, BOTH SIDES OF OVERLAND AV FROM PICO BL TO ASHBY AV., THE NORTHERLY SIDE OF PICO BL FROM BENTLEY AV TO FOX HILLS DR & THE SOUTHERLY SIDE OF PICO BL FROM MILITARY AV TO PATRICIA AV
Case Number:	CPC-1978-27677
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-1974-25468
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ENV-2014-1458-EIR-SE-CE

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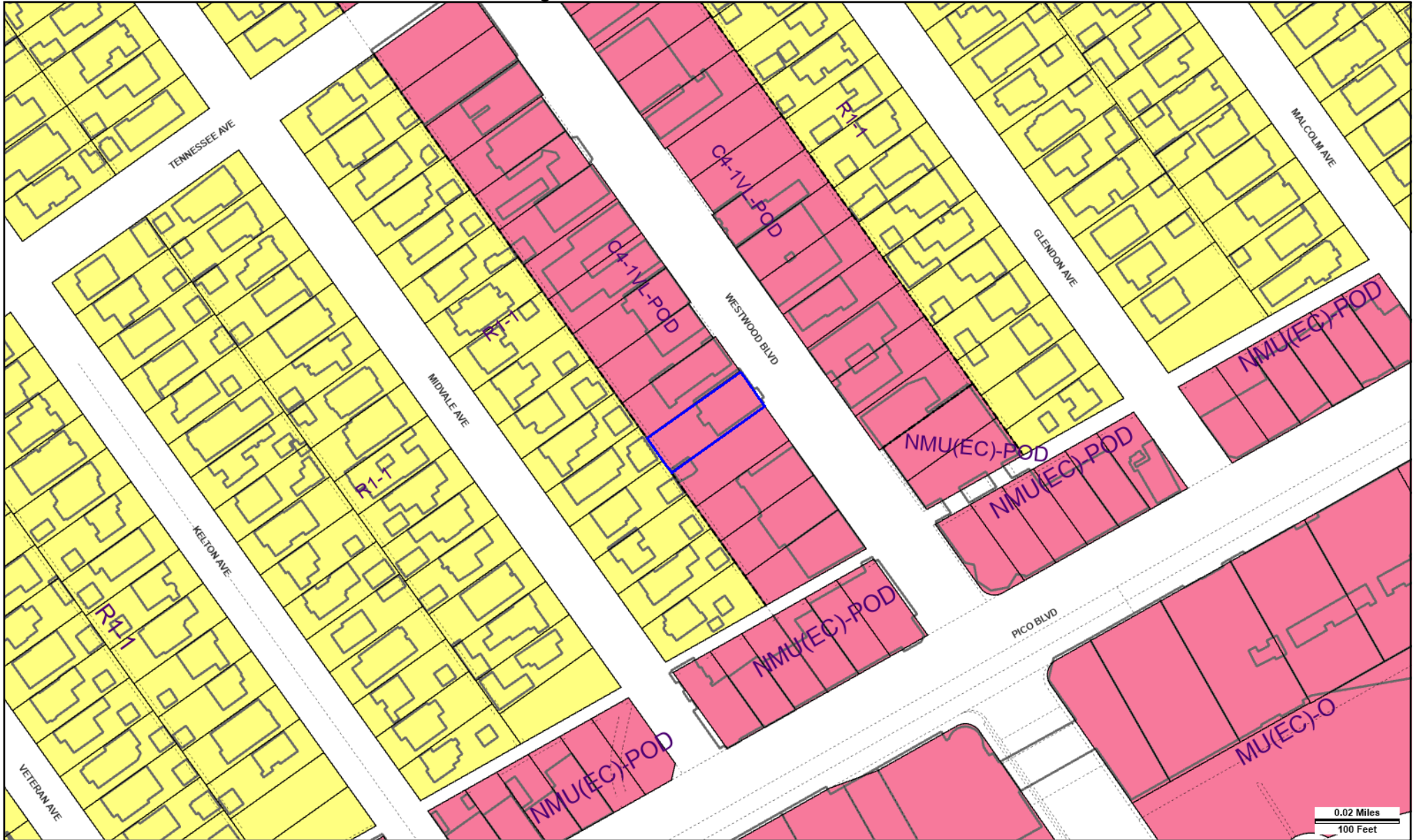
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Description(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2013-622-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	ENV-2009-1537-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	<p>THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETScape IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.</p> <p>WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.</p>
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2002-478-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	AMENDMENT TO "WESTWOOD-PICO NOD" (PEDESTRIAN ORIENTED DISTRICT) TO PROHIBIT NEON SIGNS, IN THE WEST LOS ANGELES COMMUNITY PLAN AREA, BOTH SIDES WESTWOOD BL BETWEEN SANTA MONICA BL & PICO BL, BOTH SIDES OF OVERLAND AV FROM PICO BL TO ASHBY AV., THE NORTHERLY SIDE OF PICO BL FROM BENTLEY AV TO FOX HILLS DR & THE SOUTHERLY SIDE OF PICO BL FROM MILITARY AV TO PATRICIA AV
Case Number:	ND-93-12-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	Data Not Available
Case Number:	ED-75-154-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Description(s):	Data Not Available

## DATA NOT AVAILABLE

CPC-12653  
ORD-186402  
ORD-186108  
ORD-183497  
ORD-171859  
ORD-171492  
ORD-171227  
ORD-160340  
ORD-152046  
ORD-147820  
ORD-129279

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](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.





Address: 2373 S WESTWOOD BLVD

APN: 4322003030

PIN #: 126B157 854

Tract: TR 5609

Block: 45

Lot: 12

Arb: None

Zoning: C4-1VL-POD

General Plan: Neighborhood Commercial



# LEGEND

## GENERALIZED ZONING

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

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

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

#### COMMERCIAL

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

### FRAMEWORK

#### COMMERCIAL

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

#### INDUSTRIAL

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

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

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

#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES


























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

#### INDUSTRIAL

- Limited Industrial
- Light Industrial

# CHAPTER 1A LEGEND

## General Plan Designation
















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

















## Zone Use Districts

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






# CIRCULATION

## STREET





































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

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

## FREEWAYS

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


























## MISC. LINES

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





## POINTS OF INTEREST

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


## SCHOOLS/PARKS WITH 500 FT. BUFFER

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

## COASTAL ZONE



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

## TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## MIXED INCOME INCENTIVE PROGRAM (MIIP)

### TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

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






















### OPPORTUNITY CORRIDORS (OC)

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

### CORRIDOR TRANSITION INCENTIVE AREAS (CT)

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

## OTHER SYMBOLS

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