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. 404849

Project Applicant: Mosaic Infinity LLC

Project Location - Specific:
615-633 East 61st, 2nd Floor Los Angeles, CA 90001 / Avalon Blvd & Central Ave

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

Description of Nature, Purpose and Beneficiaries of Project:
Distribution and Manufacturing 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: Mosaic Infinity 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: 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: 03/11/2026 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 March 16 2026

UNTIL April 15 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 058508
FILED
Mar 16 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-C-26-404849-ANN / Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of Cannabis Regulation)	ENV- 404849-ANN
PROJECT TITLE	COUNCIL DISTRICT
DCR CORE RECORD NO. 404849	9

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
615-633 East 61st, 2nd Floor Los Angeles, CA 90001 / Avalon Blvd & Central Ave

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

NAME OF APPLICANT / OWNER:
Mosaic Infinity LLC

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

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED
Distribution (Type 11), Manufacturing (Type 6)

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

DEPARTMENT OF CANNABIS REGULATION
-
CANNABIS REGULATION COMMISSION

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Executive Director

JASON KILLEEN
Assistant Executive Director

VACANT
Assistant Executive Director

http://cannabis.lacity.org

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

DCR Record No.:	LA-C-26-404849-ANN
Applicant Name:	Mosaic Infinity LLC
Activity(ies) Requested:	Manufacturing (Type 6) Distribution (Type 11)
Proposed Project:	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	615-633 East 61st, 2nd Floor Los Angeles, CA 90001
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	9 Community And Neighbors For Ninth District Unity South Los Angeles Industrial Tract Southeast Los Angeles M2-2D-CPIO
LAMC Section / "Phase":	LAMC 104.06 / General
Environmental Analysis/Clearance: ENV-404849-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 Manufacturing (Type 6) and Distribution (Type 11) commercial cannabis activity.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 615-633 East 61st, 2nd Floor, Los Angeles, CA 90001, a parcel zoned for Light Industrial purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- 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 Manufacturing (Type 6) and Distribution (Type 11), Annual License Application to an Annual License to be located on an existing site zoned for Light Industrial, M2-2D-CPIO at 615-633 East 61st, 2nd Floor, Los Angeles, CA 90001 (Assessor's Parcel Number 6007-006-024). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be Monday to Friday from 9:00 a.m. to 5:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit B). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq*. and 105.00 *et seq*., as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations
Light Industrial / M2-2D-CPIO

Surrounding Land Use/Zoning Designations
Light Industrial / M2-2D-CPIO
Hybrid Industrial / CM-1-CPIO
Neighborhood Commercial / C2-1VL-CPIO

Subject Property
The subject site is a fully developed lot within the Southeast Los Angeles Community Plan Area. The lot is approximately 170 feet deep and a width of 302 feet along 61st Street. The site is currently developed with a Industrial - Heavy Manufacturing - Three Stories building, built in 1927 and 1940 proposed to be maintained.

The site has a Light Industrial land-use designation and is zoned M2-2D-CPIO. The site is located within Council District 9, Community And Neighbors For Ninth District Unity Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties
Abutting uses include light industrial uses within 200 feet of the site. The immediate area along 61st Street is predominantly developed with Light Industrial uses, zoned M2-2D-CPIO, Hybrid Industrial, zoned CM-1-CPIO and, Neighborhood Commercial uses, zoned C2-1VL-CPIO. (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 48,510 gross square feet, zoned M2-2D-CPIO with a Industrial - Heavy Manufacturing - Three Stories building originally constructed in 1927 and 1940. 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 48,510 gross square foot property (i.e., less than five acres), and is substantially surrounded by Light Industrial uses. The surrounding area is Light Industrial zoned M2-2D-CPIO, Hybrid Industrial, zoned CM-1-CPIO; and Neighborhood Commercial, zoned C2-1VL-CPIO, and developed with a mix of light industrial buildings along 61st Street between Avalon Boulevard and Central 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 Manufacturing (Type 6) and Distribution (Type 11) Commercial Cannabis Activity at the Business Premises location; and,

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

Ryan Solis, Senior Management Analyst II
Department of Cannabis Regulation

March 11, 2026
Date

EXHIBITS:

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

Exhibit B – Project Parcel Profile Report from ZIMAS

CITY OF LOS ANGELES DEPARTMENT OF CANNABIS REGULATION

PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 1/12/20266

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

DCR Record No.: Core Record No. 404849

Applicant Entity Name: Mosaic Infinity, LLC

License Type(s): Manufacturing & Distribution

Business Premises Location: 615-633 E 61st Street, Los Angeles, CA 90001

County: Los Angeles

Assessor's Parcel Number (APN): 6007006024

Council District: CD 9

Neighborhood Council: Community And Neighbors for Ninth District Unity

Community Plan Area: Southeast LA

Zoning: M2-1-CPIO

Specific Plan Area: South Los Angeles Alcohol Sales

General Plan Land Use: Light Industrial

Redevelopment Project Area: CD 9

Business Improvement District: South Los Angeles Industrial Tract (Goodyear

Promise Zone: N/A

State Enterprise Zone: Z1-2374

Historic Preservation Review: No

LAPD Division/Station: Newton

LAFD District/Fire Station: 33

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. Core Record No. 404849

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.*

Mosaic Infinity, LLC is seeking state licenses at the premises to operate an adult-use and medical commercial cannabis manufacturing and distribution business. Mosaic Infinity, LLC may manufacture and package manufactured cannabis products and cannabis flower for sale to customers by retailers. Products will be tested by a licensed laboratory before sold for retail sale.

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.

Mosaic Infinity, LLC understands that the facility has been used and approved for other commercial cannabis operations by other licensees. The existing and prior use of the site is for commercial cannabis retail and non-retail operations.

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.

No expansion of existing structures.

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.

Per the City's Biological Resource Area map (C-12 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. There are no watercourses or riparian habitats within 150 feet of the project site.

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

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

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

Describe size of structure to be demolished and location.

DCR Record No. Core Record No. 404849

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.

   No replacement or reconstruction.

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.

   Mosaic Infinity, LLC moved into an existing facility and may make minor alterations to the facility such as installation of security cameras, upgrade HVAC system, and conduct other interior tenant improvements.

   No major alterations or material changes were made to the existing structure by the prior tenant.

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.

No construction of new small structures.

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

Cite source(s) of information.

LAMC 105.02(a)(4) and (a)(7)

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.

There are no hazardous materials stored, used, or disposed of at the project site.

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.

LADWP provides municipal water and power.

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.

The property is not known to to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site.

FOR SITES NOT IN URBANIZED AREAS

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

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

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

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

FOR ALL SITES

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

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

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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

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

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

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

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

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

   Cite source(s) of information.

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

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

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

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

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

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

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.

LAMC 105.02(a)(4) and (a)(7) permits commercial manufacturing and distribution activities in in M2 (Light Industrial) zones and the uses are consistent with the general plan designation.

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 parcel or lot size is 1.11 acres.

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

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

All abutting land uses are Light Industrial. All abutting zoning is Light Industrial (M2) and Hybrid Industrial (CM). The project site is located in an industrial manufacturing area. Within a one-half mile radius, the following general plan land uses include: Light Manufacturing, Neighborhood Commercial, Low Medium Residential, Medium Residential, and Public Facilities. Within a one-half mile radius, the following zoning designations include: MR2, PF-1, C2, R2, R4, R3, MR1, M2, and M1. The kinds of land uses/businesses in the area include: warehouses, manufacturers, residential neighborhoods, shipping centers, restaurants, markets, schools.

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.

Per the City's Biological Resource Area map (C-12 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. There are no watercourses or riparian habitats within 150 feet of the project site.

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.

Mosaic Infinity, LLC anticipates at least one delivery per week arriving at the project site; this delivery will arrive weekdays between 8:00 a.m. and 5:00 p.m. PST. Further, Mosaic Infinity, LLC anticipates approximately one shipment originating from the project site per week; this shipment will occur Monday through Friday between 8:00 a.m. and 5:00 p.m. PST. No loud activities occur as part of the operations so the project will not have any noise impact. No potential impacts to air quality or water quality. No hazardous materials will be stored or used on site and water usage at the facility is limited to domestic uses, hand-washing, equipment washing, and limited hydroponic run-off.

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.

LADWP provides municipal water and power.

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.

   The project address does not appear on any compiled list pursuant to the Cortese List found at https://calepa.ca.gov/SiteCleanup/CorteseList/.

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.

The use and project is consistent with the building's use and the surrounding industrial area.

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. Core Record No. 404849

CEQA Exemption Petition

Class: Class 32 Category: Infill Development Projects

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

A proposed licensed adult-use commercial cannabis manufacturing and distribution operation in an eligible industrial zone is consistent with the applicable general plan designations, all applicable general plan policies, and applicable zoning designation and regulations. The facility is within an urbanized area within Los Angeles city limits on a project site less than five acres and is substantially surrounded by other urban, manufacturing, industrial, and commercial uses. The project site has no value, as habitat for endangered, rare or threatened species. Further, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

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

Zimas; Google Maps; Los Angeles County Assessor's Office; California Office of Historic Preservation's Built Environment Resource Directory (BERD); Cortese List, National Register of Historic Places; Community Plan Area Plan; CalTrans State Scenic Highway Map; LA Municipal Code; LA CEQA Thresholds Guide; Los Angeles Historic Resources Inventory.

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 2615-633 E 61 St. Los Angeles, CA 90001; APN: 6007006024; Cross Streets: 61st Street and Avalon Blvd. The existing building is a three-story industrial facility with a brick facade facing Avalon Blvd. There is a driveway entrance off of 61st Street into the building's parking lot.

(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 abutting land uses are Light Industrial. All abutting zoning is Light Industrial (M2) and Hybrid Industrial (CM). The project site is located in an industrial manufacturing area. Within a one-half mile radius, the following general plan land uses include: Light Manufacturing, Neighborhood Commercial, Low Medium Residential, Medium Residential, and Public Facilities. Within a one-half mile radius, the following zoning designations include: MR2, PF-1, C2, R2, R4, R3, MR1, M2, and M1. The kinds of land uses/businesses in the area include: warehouses, manufacturers, residential neighborhoods, shipping centers, restaurants, markets, schools.

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

The previous use of the site is a commercial cannabis operation.

(d) Was the site previously used for a similar use? The key consideration is whether the project involves negligible or no expansion of an existing use.

Yes, the site has been used for similar industrial activities.

(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).*

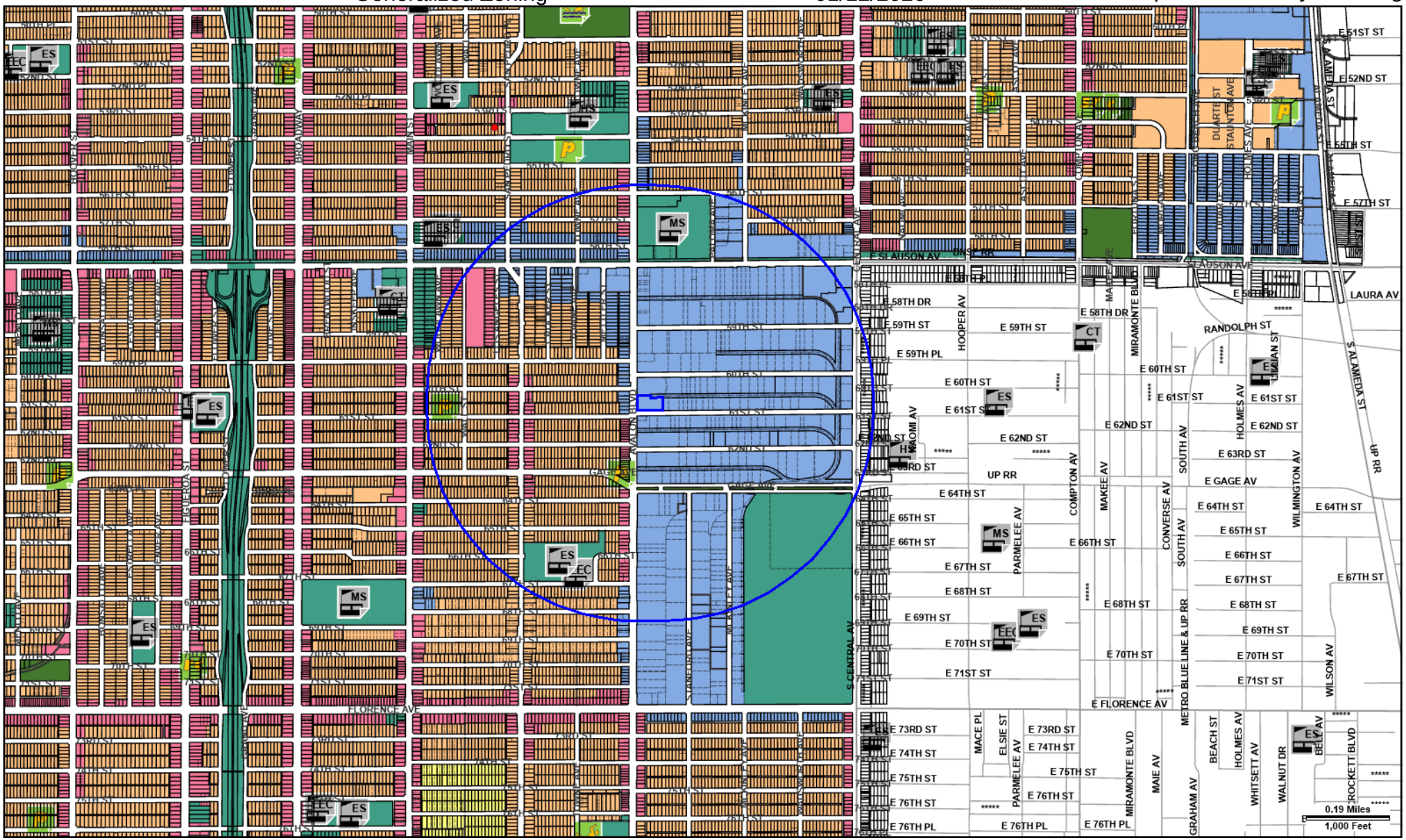
Mosaic Infinity, LLC is seeking state licenses at the premises to operate an adult-use and medical commercial cannabis manufacturing and distribution business. Mosaic Infinity, LLC may manufacture and package manufactured cannabis products and cannabis flower for sale to customers by retailers. Products will be tested by a licensed laboratory before sold for retail sale.

ZIMAS PUBLIC

Generalized Zoning

01/12/2026

City of Los Angeles
Department of City Planning



Address: 621 E 61ST ST
APN: 6007006024
PIN #: 105B205 522

Tract: None
Block: None
Lot: PT NE 1/4 SEC 20 T2S R13W
Arb: 224

Zoning: M2-2D-CPIO
General Plan: Light Industrial

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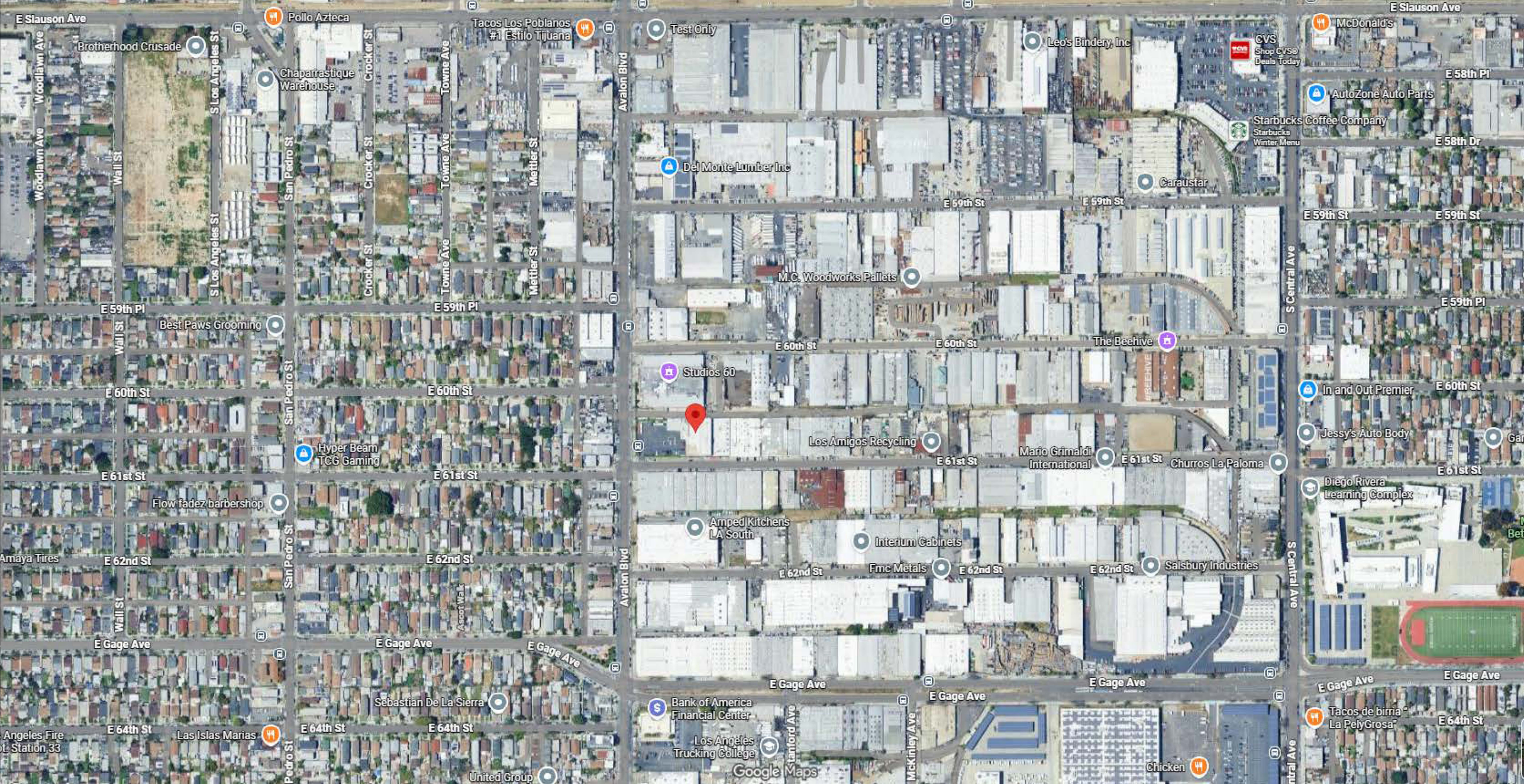
E Slauson Ave
Pollo Azteca
Tacos Los Poblanos #1 Estilo Tijuana
Test Only
Leo's Bindery, Inc
CVS
Shop CVS® Deals Today
McDonald's
Brotherhood Crusade
Chaparrastique Warehouse
Woodlawn Ave
S Los Angeles St
Wall St
San Pedro St
Crocker St
Towne Ave
Mettler St
Avalon Blvd
E 58th Pl
AutoZone Auto Parts
Starbucks Coffee Company
Starbucks Winter Menu
E 58th Dr
Del Monte Lumber Inc
Caraustar
E 59th St
E 59th Pl
M.C. Woodworks Pallets
S Central Ave
Best Paws Grooming
E 60th St
The Beehive
Studios 60
In and Out Premier
Hyper Beam TCG Gaming
Los Amigos Recycling
Mario Grimaldi International
E 61st St
Churros La Paloma
Jessy's Auto Body
Diego Rivera Learning Complex
Flow fadez barbershop
Amped Kitchens LA South
Interium Cabinets
Amaya Tires
E 62nd St
Fmc Metals
Salsbury Industries
Ascot Walk
E Gage Ave
Sebastian De La Sierra
Bank of America Financial Center
Tacos de birria "La PelyGrosa"
E 64th St
Angeles Fire
t Station 33
Las Islas Marias
Los Angeles Trucking College
Stanford Ave
McKinley Ave
Chicken
United Group
Google Maps

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CADRE
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E 61st St

615

Google

(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.*

Mosaic Infinity, LLC may wish to conduct additional commercial cannabis activities at the site including cultivation and delivery operations. There are other commercial cannabis licensees or activities occurring at the property besides those operated by licensee, Mosaic Infinity, LLC

(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 parcel or lot size is 1.11 acres. while the total floor area of the project is approximately 2,570 sq. ft. on the second floor of the building.

(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.*

Mosaic Infinity, LLC is seeking state licenses from the DCC for manufacturing and distribution uses.

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

The project's proposed hours of operation are 9:00 a.m. to 5:00 p.m. PST, Monday through Friday.

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

There will be approximately 2 to 6 employees on-site at any given time during the hours of operation.

(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.*

Mosaic Infinity, LLC anticipates one delivery per week arriving at the project site; this delivery will arrive weekdays between 8:00 a.m. and 5:00 p.m. PST. Further, Mosaic Infinity, LLC anticipates approximately one shipment originating from the project site per week; this shipment will occur Monday through Friday between 8:00 a.m. and 5:00 p.m. PST.

(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.*

The water source for the project site is municipal, LADWP.

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

Wastewater is disposed of in the municipal wastewater treatment facility, City of Los Angeles' wastewater system. Activities that produce wastewater will be limited to domestic uses including hand-washing and equipment washing.

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

There are some landscaping bushes surrounding the parking lot following the property line.

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

The property is flat and has a slope of approximately 0.

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

There are some landscaping bushes surrounding the parking lot following the property line.

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

There are no watercourses or riparian habitats within 150 feet of the project site.

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

The topographic features are not of significant scenic value.

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

The property and building do not have historic designations. The site is not listed on the California Office of Historic Preservation's Built Environment Resource Directory (BERD) or the National Register Database or on the Los Angeles Historic Resources Inventory.

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

Per the City's Biological Resource Area map (C-12 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site.

(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:

There are no hazardous materials stored, used, or disposed of at the project 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 types of solid waste produced by Punch Media, LLC is the same as the prior use of the facility than the solid waste produced at the facility previously, including trim, cannabis by-product, and green waste. Cannabis waste is stored on-site only when it is awaiting collection for disposal pursuant to DCC regulation section 17223.

(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:

The energy is suppled by LADWP. The project likely does require an increase in the energy demand beyond the immediate previous use of the facility (as the prior uses are also cannabis non-retail uses). The site can be adequately served by existing utilities provided by LADWP.

5. Explain whether any of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat. If the project is part of a larger project, attach a separate sheet to briefly describe the larger project.

No, Mosaic Infinity, LLC will occupy an existing building. No expansion of the existing footprint or reduction of any natural habitat will occur at the project site.

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.*

TBD.

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.

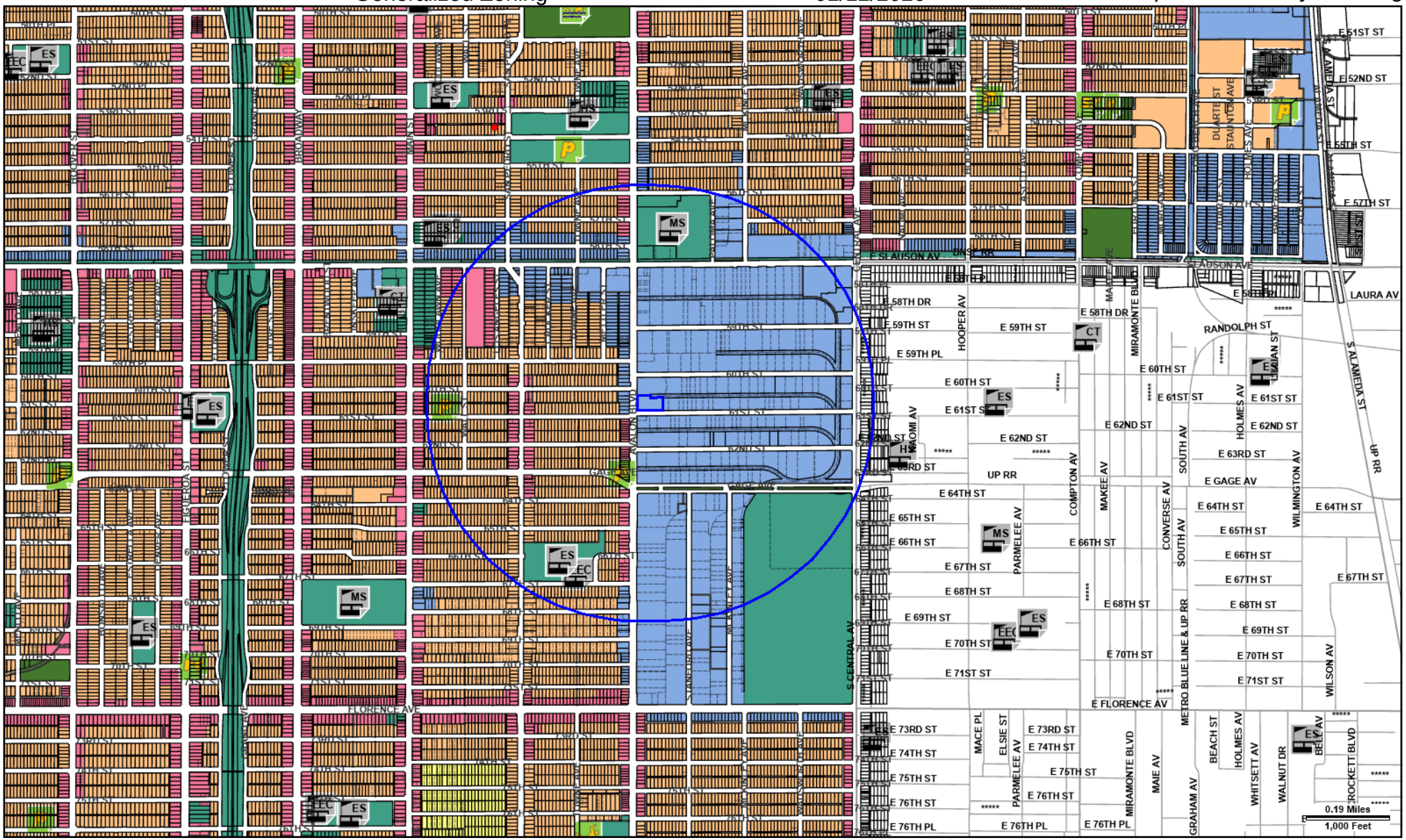
Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use 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.

ZIMAS PUBLIC

Generalized Zoning

01/12/2026

City of Los Angeles
Department of City Planning



Address: 621 E 61ST ST
APN: 6007006024
PIN #: 105B205 522

Tract: None
Block: None
Lot: PT NE 1/4 SEC 20 T2S R13W
Arb: 224

Zoning: M2-2D-CPIO
General Plan: Light Industrial

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

City of Los Angeles
Department of City Planning

2/23/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

615 E 61ST ST

621 E 61ST ST

ZIP CODES

90001

RECENT ACTIVITY

ADM-2026-789-CPIOC

CASE NUMBERS

ADM-2022-1575-CPIOC

CPC-2019-4000-GPA-ZC-HD-CPIOA

CPC-2018-6005-CA

CPC-2013-3169

CPC-2010-2772-CRA

CPC-2010-2278-GPA

CPC-2008-1553-CPU

CPC-2007-3827-ICO

CPC-1990-346-CA

CPC-1983-506

ORD-188310

ORD-188309

ORD-185925

ORD-185924-SA2420

ORD-180103

ORD-171682

ORD-171681

ORD-162128

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2017-2196-SE

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2010-2279-CE

ENV-2008-1780-EIR

ENV-2007-3828-CE

PRIOR-07/29/1962

Address/Legal Information	
PIN Number	105B205 522
Lot/Parcel Area (Calculated)	48,509.7 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID D6
Assessor Parcel No. (APN)	6007006024
Tract	None
Map Reference	NE 1/4 SEC 20 T2S R13W
Block	None
Lot	PT NE 1/4 SEC 20 T2S R13W
Arb (Lot Cut Reference)	224
Map Sheet	105B205
Jurisdictional Information	
Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles APC
Neighborhood Council	Community And Neighbors For Ninth District Unity
Council District	CD 9 - Curren D. Price Jr.
Census Tract #	2392.02000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	ADM-2022-1575-CPIOC
Planning and Zoning Information	
Special Notes	None
Zoning	M2-2D-CPIO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2488 Redevelopment Project Area: Council District 9
	ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles
	ZI-2515 Slauson Corridor Transit Neighborhood Plan (TNP)
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Light Industrial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Southeast Los Angeles
Subarea	Industrial Innovation

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CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low if plans submitted after 2/17/2021, otherwise exempt
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 1
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Council District 9
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)	6007006024
APN Area (Co. Public Works)*	1.110 (ac)
Use Code	3203 - Industrial - Heavy Manufacturing - Three Stories
Assessed Land Val.	$2,667,300
Assessed Improvement Val.	$3,858,000
Last Owner Change	07/08/2025
Last Sale Amount	$9,000,000
Tax Rate Area	6659
Deed Ref No. (City Clerk)	742844
	700044
	700042
	66213
	417292-3
	365778-80
	314149

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	2578236-8
	2391741
	165489-90
	1650127
	1580571
	1410806
	1294165
	1266697
	112906-7
	108289
	1058546
	0-465
Building 1	
Year Built	1927
Building Class	C4
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	45,477.0 (sq ft)
Building 2	
Year Built	1940
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	22,059.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 6007006024]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
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

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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)	3.8858952
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	SOUTH LOS ANGELES INDUSTRIAL TRACT (GOODYEAR)
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	Goodyear Tract (S.L.A.)
Opportunity Zone	Yes
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 6007006024]
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	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1385
Fire Information	
Bureau	South
Battallion	13
District / Fire Station	33
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:	ADM-2022-1575-CPIOC
Required Action(s):	CPIOC-COMMUNITY PLAN IMPLEMENTATION OVERLAY CLEARANCE
Project Description(s):	PROPOSED REMODEL AND CHANGE OF USE FROM MANUFACTURING TO RETAIL. NO WORK AND NO CHANGE IN EXTERIOR FACADE.
Case Number:	CPC-2019-4000-GPA-ZC-HD-CPIOA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CPIOA-COMMUNITY PLAN IMPLEMENTATION OVERLAY ADJUSTMENT
Project Description(s):	GENERAL PLAN AMENDMENTS, ZONE CHANGE, HEIGHT DISTRICT CHANGE, AND AMENDMENTS TO THE WEST ADAMS-BALDWIN HILLS-LEIMERT CPIO, SOUTH LOS ANGELES CPIO, AND SOUTHEAST LOS ANGELES CPIO AS PART OF THE SLAUSON CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2010-2772-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	CD9 CORRIDORS REDEVELOPMENT PLAN. A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE CD9 CORRIDORS REDEVELOPMENT PLAN.
Case Number:	CPC-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Description(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Description(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE

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Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2017-2196-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Description(s):	N/A: LADOT SIGN-OFF
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2008-1780-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	ENV-2007-3828-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.

DATA NOT AVAILABLE

ORD-188310

ORD-188309

ORD-185925

ORD-185924-SA2420

ORD-180103

ORD-171682

ORD-171681

ORD-162128

PRIOR-07/29/1962

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ZIMAS PUBLIC

Generalized Zoning

02/23/2026

City of Los Angeles
Department of City Planning

Address: 615 E 61ST ST
APN: 6007006024
PIN #: 105B205 522

Tract: None
Block: None
Lot: PT NE 1/4 SEC 20 T2S R13W
Arb: 224

Zoning: M2-2D-CPIO
General Plan: Light Industrial

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