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. 200322

Project Applicant: Infinity Garden Solutions, Inc

Project Location - Specific:
6515 S McKinley Avenue Los Angeles, CA 90001 / Gage Ave & E Florence Ave

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

Description of Nature, Purpose and Beneficiaries of Project:
Cultivation 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: Infinity Garden Solutions, Inc

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

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

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

Lead Agency Contact Person: 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: 04/28/2026 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 May 05 2026

UNTIL June 04 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 099032

FILED
May 05 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by LORENA VALDEZ

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-26-200322-ANN / Cultivation Indoor

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of Cannabis Regulation)	ENV- 200322-ANN
PROJECT TITLE DCR CORE RECORD NO. 200322	COUNCIL DISTRICT 9

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
6515 S McKinley Avenue Los Angeles, CA 90001 / Gage Ave & E Florence Ave

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

NAME OF APPLICANT / OWNER:
Infinity Garden Solutions, Inc

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
Cultivation Indoor

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

DEPARTMENT OF CANNABIS REGULATION
-
CANNABIS REGULATION COMMISSION

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PRESIDENT

DAVID NASH
VICE PRESIDENT

ADAM BIERMAN
ANTON FARMBY
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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
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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-26-200322-ANN
Applicant Name:	Infinity Garden Solutions, Inc
Activity(ies) Requested:	Cultivation, Small Indoor (Type 2A)
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:	6515 S McKinley Avenue 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 (Goodyear) Southeast Los Angeles MR2-2D-CPIO
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200322-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 Cultivation, Small Indoor (Type 2A) 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 6515 S McKinley Avenue, 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 Cultivation, Small Indoor (Type 2A) Annual License Application to an Annual License to be located on an existing site zoned for Light Industrial, MR2-2D-CPIO at 6515 S McKinley Avenue, Los Angeles, CA 90001 (Assessor's Parcel Number 6007-017-017). 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 10:00 a.m. to 3:00 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 / MR2-2D-CPIO

Surrounding Land Use/Zoning Designations
Light Industrial / MR2-2D-CPIO
Public Facilities / PF-1
Heavy Industrial / M3-2D-CPIO

Subject Property
The subject site is a fully developed lot within the Southeast Los Angeles Community Plan Area. The lot is approximately 194 feet deep and a width of 175 feet along S McKinley Avenue. The site is currently developed with a Industrial - Light Manufacturing - One Story building, built in 1955 proposed to be maintained.

The site has a Light Industrial land-use designation and is zoned MR2-2D-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 S McKinley Avenue is predominantly developed with Light Industrial uses, zoned MR2-2D-CPIO, Public Facilities, zoned PF-1 and, Heavy Industrial uses, zoned M3-2D-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 33,968 gross square feet, zoned MR2-2D-CPIO with a Industrial - Light Manufacturing - One Story building originally constructed in 1955. 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 33,968 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 MR2-2D-CPIO, Public Facilities, zoned PF-1; and Heavy Industrial, zoned M3-2D-CPIO, and developed with a mix of light industrial buildings along S McKinley Avenue between Gage Avenue and Florence 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 Cultivation, Small Indoor (Type 2A) 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

4/28/2026
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): 1/23/26

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

DCR Record No.: LA-C-25-200322

Applicant Entity Name: Infinity Garden Solutions Inc.

License Type(s): Cultivation

Business Premises Location: 6515 S. Mckinley Ave. Los Angeles 90001

County: Los Angeles

Assessor's Parcel Number (APN): 6007017017

Council District: CD9

Neighborhood Council: Community And Neighbors For N

Community Plan Area: Southeast Los Angeles

Zoning: MR2-2D-CPI

Specific Plan Area: SOUTH LOS ANGELES ALCOHOL SALES

General Plan Land Use: Light Industrial

Redevelopment Project Area: Council Distric

Business Improvement District: SOUTH LOS ANGELES INDUSTRIAL TRACT (GOODYEAR)

Promise Zone: South Los Angeles Transit Empowerment Zone

State Enterprise Zone: Los Angeles

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. LA-C-25-200322

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.*

The proposed cultivation facility is located in a large industrial warehouse that was build it 1955. There is no expansion of the building proposed. Only minor alterations will be made. The building is located in an industrial part of Los Angeles and is not near any natural habitats. It is completely surrounded by concrete and other industrial warehouses.

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 building was previously a cannabis facility.

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 proposed.

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

   Cite source(s) of information.

   NA

   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.

      NA

   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.

      NA

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

      Cite source(s) of information.

      NA

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.

   NA

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.

The project site is located in an industrial zone.

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.

NA

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.

NA

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.

   There is no replacement or reconstruction proposed.

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.

   NA

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.

   NA

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.

   Minor modifications include upgrading HVAC equipment and making changes to get the building up to code with the Department of Building and Safety.

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.

   No construction of small structures are proposed.

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.

   Located in City of Los Angeles.

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 new structures are proposed.

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

   Cite source(s) of information.

   Yes, the parcel is zoned for light industrial use.

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.

   No hazardous substances.

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.

   DWP provides water and power. Department of Sanitation provides sewege services. Waste is privately contracted.

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.

   NA

FOR SITES NOT IN URBANIZED AREAS

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

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

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

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

FOR ALL SITES

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

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

    NA

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.

   NA

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.

   There are no alterations to land water or vegetation.

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.

   No grading proposed.

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

   Cite source(s) of information.

   No grading proposed.

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.

There is no scenic areas on the parcel.

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.

There is no grading proposed.

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.

NA

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.

   NA

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.

   NA

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.

   Yes, the project has passed land use review and is eligible to move forward as a cultivation facility.

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 is roughly 17,000 square feet.

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

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

      The surrounding uses are also light industrial zoning with large commerical warehouses.

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.

   NA

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.

NA

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.

Utilities are provided by the Department of Water and Power. Department of Sanitation and Athens trash company remove waste. Socal Gas company provides gas.

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.

NA

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.

   NA

   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.

   NA

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.

   NA

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.

NA

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.

NA

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

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

NA

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.

NA

DCR Record No. LA-C-25-200322

CEQA Exemption Petition

Class: 1 Category: Existing Facilities

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

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

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

Zimas, envirostor, google earth.

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 in Southeast Los Angeles. The surrounding area is filled with commercial warehouses. There are no residential areas in the vacinity. It is on the outskirts of Los Angeles City near the border of Vernon.

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

The surrounding land uses are manufacturing. The south side of Florence Ave. has some commerical and residential zoning. Three blocks west of Mckinley is all industrial zoning. North, to Slauson is all industrial zoning as well.

(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 before current tenant was also commericial cannabis. The previous tenants were issued cultivation under Phase 2. They abandoned the site sometime in the first half of 2025.

(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, it was previously used for cannabis.

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

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

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

The only proposed activity is cultivation.

(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.*

There will only be one cultivation license issued to Infinity Garden Solutions Inc.

(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 proposed site is roughly 17,000 SF

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

The applicant has not applied for DCC license yet. They will apply when the status is “local compliance underway”.

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

10-3 M-F

There will be one shift with up to 3 people on site.

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

There will be less than 9 employees. Occupancy will no exceed 5 people at a time.

(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.*

It is estimated that the site will receive 3-5 shipments or deliveries per week.

(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.*

Water is provided by the Department of Water and Power.

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

City wastewater.

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

There are no natural characteristics. Everything is concrete and man made. There are invasive weeds growing in some areas.

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

There are no sloped or natural features. It is completely flat.

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

There are no natural characteristics. Drainage runs down the street to the sewer. The habitat in the surrounding is only suitable for rats.

(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.

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

There are no natural features. The street is lined with power lines and trash.

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

There are no historic designations or archaelogical remains.

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

There is no habitat for special status species. There are no sidewalks for unhoused individuals to sleep on so it is free of encampments.

(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:

NA

(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:

NA

(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:

It is estimated to use several thousand Kwh per month to run the lights and HVAC. There is no increase of energy demand or additional energy source needed. It has a sufficient amount of power.

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

NA

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.*

LED lights, dual flush toilets.

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

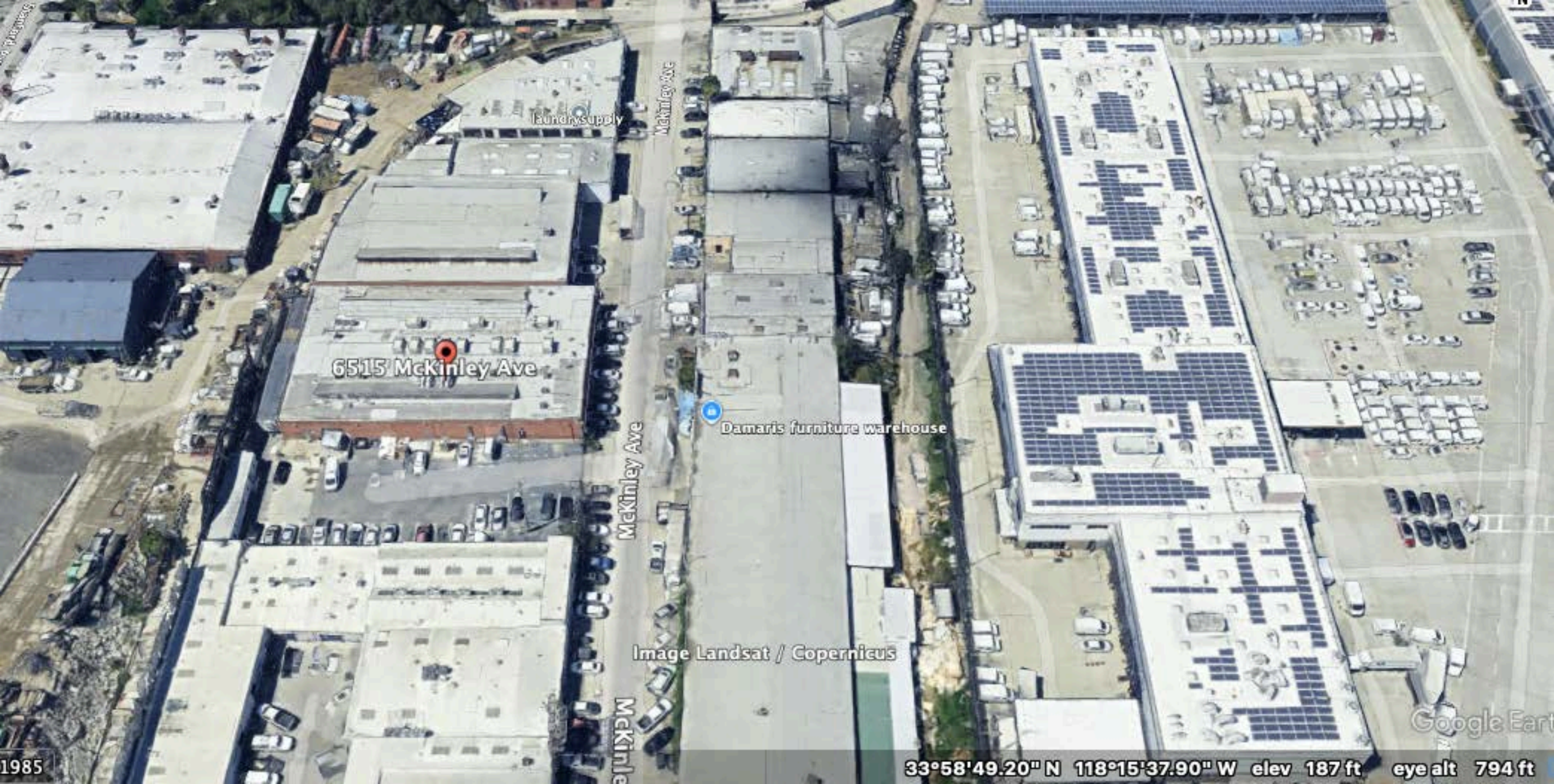
8. Permits Required: *List all other required federal, state, and local permits required, including, but not limited to, all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed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

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

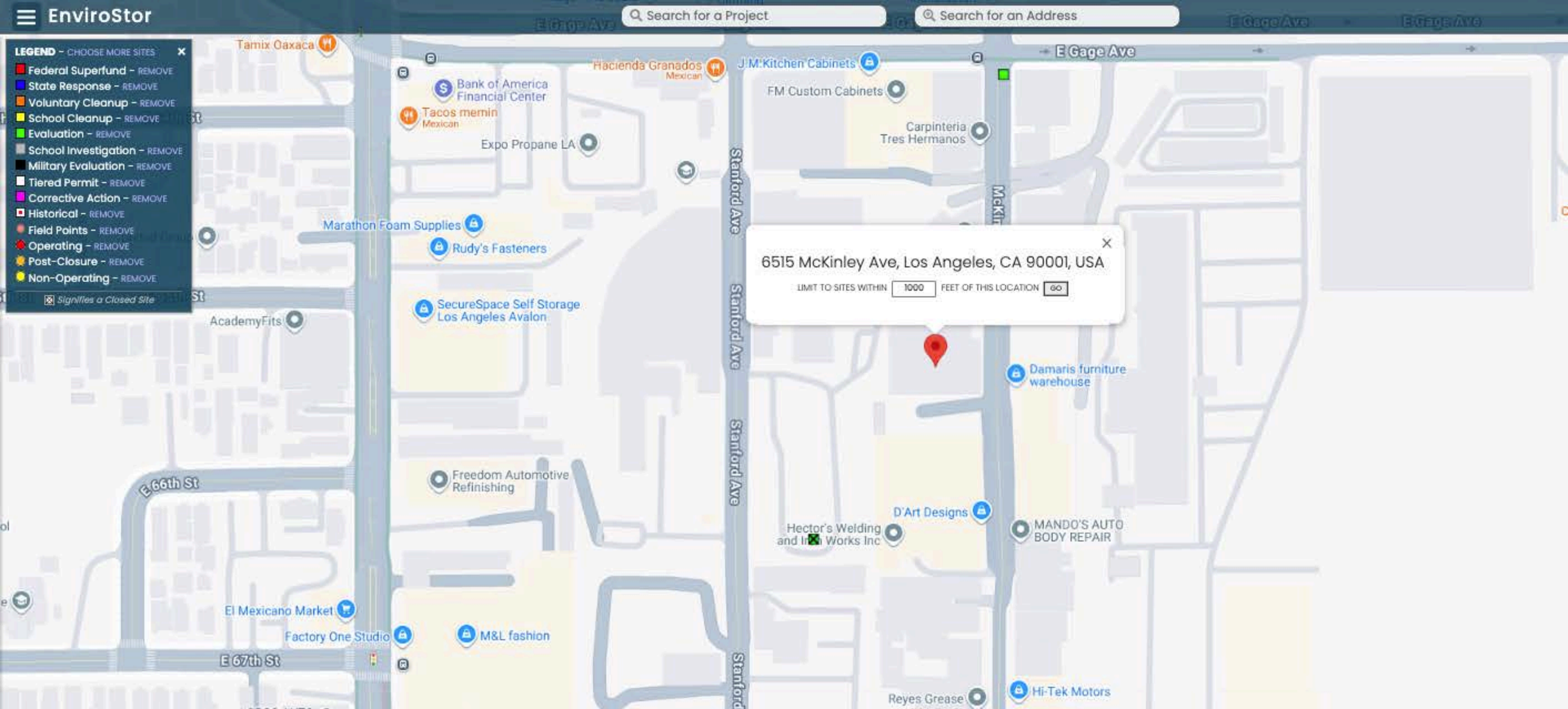
Partial List of Categorical Exemptions under CEQA

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

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


laundrysupply
McKinley Ave
6515 McKinley Ave
Damaris furniture warehouse
McKinley Ave
Image Landsat / Copernicus
McKinle
1985
33°58'49.20" N 118°15'37.90" W elev 187 ft eye alt 794 ft

6515 McKinley Ave
McKinley Ave
laundrysupply
Image Landsat / Copernicus
Damaris furniture warehouse


EnviroStor
Search for a Project
Search for an Address
LEGEND - CHOOSE MORE SITES
Federal Superfund - REMOVE
State Response - REMOVE
Voluntary Cleanup - REMOVE
School Cleanup - REMOVE
Evaluation - REMOVE
School Investigation - REMOVE
Military Evaluation - REMOVE
Tiered Permit - REMOVE
Corrective Action - REMOVE
Historical - REMOVE
Field Points - REMOVE
Operating - REMOVE
Post-Closure - REMOVE
Non-Operating - REMOVE
Signifies a Closed Site
Tamix Oaxaca
Hacienda Granados
Mexican
J M Kitchen Cabinets
E Gage Ave
Bank of America Financial Center
Tacos memin
Mexican
FM Custom Cabinets
Carpinteria Tres Hermanos
Expo Propane LA
Stanford Ave
McKin
Marathon Foam Supplies
Rudy's Fasteners
6515 McKinley Ave, Los Angeles, CA 90001, USA
LIMIT TO SITES WITHIN 1000 FEET OF THIS LOCATION 60
SecureSpace Self Storage Los Angeles Avalon
AcademyFits
Damaris furniture warehouse
Freedom Automotive Refinishing
E 66th St
D'Art Designs
Hector's Welding and Iron Works Inc
MANDO'S AUTO BODY REPAIR
El Mexicano Market
Factory One Studio
M&L fashion
E 67th St
Reyes Grease
Hi-Tek Motors

City of Los Angeles
Department of City Planning

1/26/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6515 S MCKINLEY AVE

ZIP CODES

90001

RECENT ACTIVITY

None

CASE NUMBERS

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-1986-827-GPC
CPC-1983-506
ORD-188310
ORD-188309
ORD-180103
ORD-171682
ORD-171681
ORD-167449-SA3250
ORD-162128
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2010-2279-CE
ENV-2008-1780-EIR
ENV-2007-3828-CE
PRIOR-06/01/1946

Address/Legal Information	
PIN Number	105B205 1257
Lot/Parcel Area (Calculated)	33,968.0 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID E7
Assessor Parcel No. (APN)	6007017017
Tract	DE CANTILLON TRACT
Map Reference	M B 12-164
Block	None
Lot	PT LT C
Arb (Lot Cut Reference)	79
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 #	2393.30000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	MR2-2D-CPIO
Zoning Information (ZI)	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2488 Redevelopment Project Area: Council District 9
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2515 Slauson Corridor Transit Neighborhood Plan (TNP)
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
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	None
Subarea	None
CPIO Historic Preservation Review	No

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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: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	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)	6007017017
APN Area (Co. Public Works)*	0.687 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	$798,208
Assessed Improvement Val.	$386,907
Last Owner Change	06/27/2012
Last Sale Amount	$997,000
Tax Rate Area	6659
Deed Ref No. (City Clerk)	994034
	69
	53123
	221483
	2197028
	1766171
	1371549
	1349189
Building 1	

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Year Built	1955
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	16,900.0 (sq ft)
Building 2	
Year Built	1980
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	504.0 (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: 6007017017]
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	Needs Review
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)	4.1212008
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

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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: 6007017017]
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	1395
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:	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-1986-827-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR PROPERTIES WITHIN THE SOUTHEAST LOS ANGELES DISTRICT PLAN, IN CONNECTION WITH THE CITY'SGENERAL PLAN/ZONING CONSISTENCTY PROGRAM 1B283
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-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-180103

ORD-171682

ORD-171681

ORD-167449-SA3250

ORD-162128

PRIOR-06/01/1946

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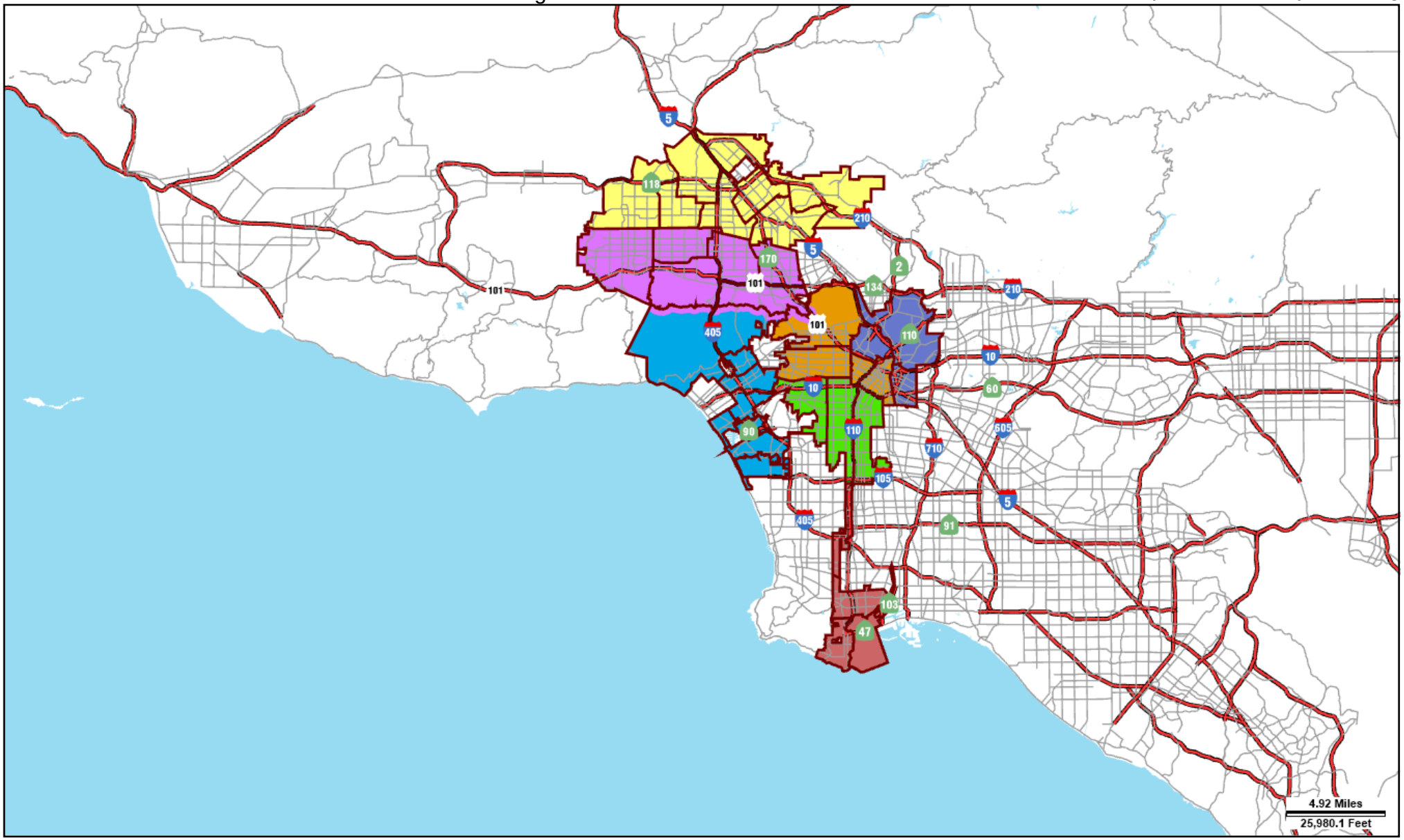
ZIMAS PUBLIC

Generalized Zoning

01/26/2026

City of Los Angeles
Department of City Planning



Address: 6515 S MCKINLEY AVE
APN: 6007017017
PIN #: 105B205 1257

Tract: DE CANTILLON TRACT
Block: None
Lot: PT LT C
Arb: 79

Zoning: MR2-2D-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

4/28/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6515 S MCKINLEY AVE

ZIP CODES

90001

RECENT ACTIVITY

None

CASE NUMBERS

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-1986-827-GPC
CPC-1983-506
ORD-188310
ORD-188309
ORD-180103
ORD-171682
ORD-171681
ORD-167449-SA3250
ORD-162128
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2010-2279-CE
ENV-2008-1780-EIR
ENV-2007-3828-CE
PRIOR-06/01/1946

Address/Legal Information	
PIN Number	105B205 1257
Lot/Parcel Area (Calculated)	33,968.0 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID E7
Assessor Parcel No. (APN)	6007017017
Tract	DE CANTILLON TRACT
Map Reference	M B 12-164
Block	None
Lot	PT LT C
Arb (Lot Cut Reference)	79
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 (CANNDU)
Council District	CD 9 - Curren D. Price Jr.
Census Tract #	2393.30000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	MR2-2D-CPIO
Zoning Information (ZI)	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2515 Slauson Corridor Transit Neighborhood Plan (TNP)
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2488 Redevelopment Project Area: Council District 9
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	None
Subarea	None

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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	Yes
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
Commercial 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)	6007017017
APN Area (Co. Public Works)*	0.687 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	$798,208
Assessed Improvement Val.	$386,907
Last Owner Change	06/27/2012
Last Sale Amount	$997,000
Tax Rate Area	6659
Deed Ref No. (City Clerk)	994034
	69
	53123
	221483
	2197028
	1766171
	1371549

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	1349189
Building 1	
Year Built	1955
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	16,900.0 (sq ft)
Building 2	
Year Built	1980
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	504.0 (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: 6007017017]
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
Streams	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	Needs Review
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)	4.1212008
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B

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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: 6007017017]
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	1395
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:	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-1986-827-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR PROPERTIES WITHIN THE SOUTHEAST LOS ANGELES DISTRICT PLAN, IN CONNECTION WITH THE CITY'SGENERAL PLAN/ZONING CONSISTENCTY PROGRAM 1B283
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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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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-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-180103

ORD-171682

ORD-171681

ORD-167449-SA3250

ORD-162128

PRIOR-06/01/1946

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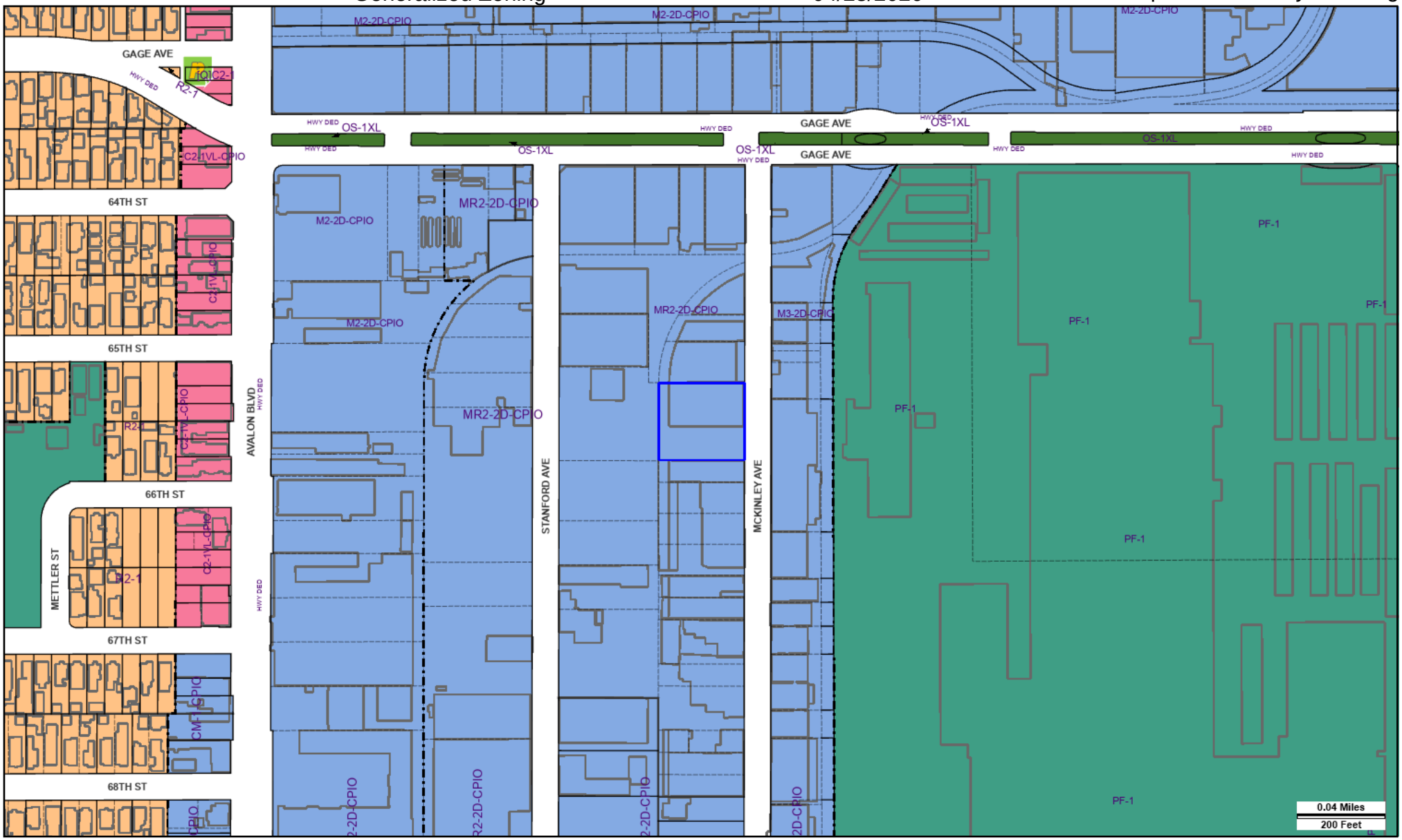
ZIMAS PUBLIC

Generalized Zoning

04/28/2026

City of Los Angeles
Department of City Planning



Address: 6515 S MCKINLEY AVE
APN: 6007017017
PIN #: 105B205 1257

Tract: DE CANTILLON TRACT
Block: None
Lot: PT LT C
Arb: 79

Zoning: MR2-2D-CPIO
General Plan: Light Industrial

N
W
E
S

ZIMAS Legend Zoning

Original Zoning Code (Chapter 1)

- Open Space
- Agriculture
- Single Family Residential
- Multiple Family Residential
- Commercial
- Manufacturing
- Parking
- Public Facilities

New Zoning Code (Chapter 1A)

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

ZIMAS Legend General Plan Land Use

General Plan Land Use (Chapter 1)

Residential

- Minimum Residential
- Very Low I Residential; Very Low Residential
- Very Low II Residential
- Low I Residential; Low Residential
- Low II Residential
- Low III Residential
- Low Medium Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Density Residential
- High Medium 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 (Framework)
- Community Commercial - Mixed High Residential
- General Commercial (Framework)
- Neighborhood Commercial (Framework)
- Regional Commercial (Framework); Regional Center Commercial
- Regional Mixed Commercial (Framework)

Industrial

- Light Manufacturing; Light Industrial (Framework)
- Limited Industrial (Framework); Limited Manufacturing
- Industrial Commercial
- Hybrid Industrial
- Heavy Manufacturing
- Heavy Industrial (Framework)
- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- Commercial Manufacturing

Parking

- Parking Buffer

Port of Los Angeles

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

Los Angeles International Airport

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

Open Space / Public Facilities

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

General Plan Land Use (Chapter 1A)

- Medium Neighborhood Residential
- Village
- Community Center
- Traditional Core
- Transit Core
- Hybrid Industrial
- Markets
- Production
- Open Space
- Public Facilities
- Public Facilities - Freeways

ZIMAS Legend Points of Interest

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

ZIMAS Legend Basemap and Lines

Basemap Symbols

- Wells - Active
- Wells - Not Active
- Lot Line
- Tract Line
- Lot Cut
- Easement Information Line
- Zoning Boundaries Line
- Building Line Information Line
- Case Lines
- Arb Circle
- Ortho Easement Information Line
- Ortho Zoning Boundaries Ortho
- Building Outlines
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault_Zone
- Fire District No. 1
- Sub-Division Tract Map
- Sub-Division Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone

Miscellaneous Lines

- Airport Boundary
- Alternate Use
- Bus Line
- Century City
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Commercial Planned Development
- Community Redevelopemnt Project Area
- 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
- Non-Designated
- Park Road
- Rapid Transit Line
- Residential Planned Development
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power Line
- Special Study Area
- Stagecoach Line
- Wildlife Corridor

Freeway Lines

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

ZIMAS Legend Other Programs

500 Ft. School / Park Zone

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Courses
- Historic Sites
- Horticulture / Gardens
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Skate Parks
- SE Special Education
- CT Charter School
- EEC Early Education Center
- ES Elementary School
- MS Middle School
- OS Opportunity School
- HS Senior High School
- SP Span School

Coastal Zone

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

Waiver of Dedication or Improvement

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

AB 2097

- Entitlement Eligible

Transit Oriented Communities

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Mixed Income Incentive Program

Transit Oriented Incentive Areas (TOIA)

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

Opportunity Corridors (OC)

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

Corridor Transitions (CT)

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