

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. 110635

Project Applicant: Titan Edge Industries, Inc.

Project Location - Specific:

5359 E Valley Blvd, Los Angeles, CA 90032 / Mariondale Ave & Bullard Ave

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

Name of Public Agency Approving Project: City of Los Angeles, Department of Cannabis Regulation

Name of Person or Agency Carrying Out Project: Titan Edge Industries, 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 Section 15301 / Class 1

☐ 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 categorical exemption (State CEQA Guidelines Section 15301) and does not require further analysis based on the exceptions in State CEQA Guidelines Section 15300.2. DCR finds that no further CEQA analysis is required.

Lead Agency

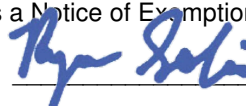
Contact Person: Jason Killeen

Area Code/Telephone/Extension: (213) 978-0738

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature:  Ryan Solis for: Date: 09/11/2026 Title: Assistant Executive Director

■ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

THIS NOTICE WAS POSTED

ON September 17 2026

UNTIL October 19 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 199459



FILED

Sep 17 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by ERIC CORREA

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-26-110635-ANN / Cultivation Indoor; Distribution; Manufacturing

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 110635-ANN

PROJECT TITLE

DCR CORE RECORD NO. 110635

COUNCIL DISTRICT

14

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

5359 E Valley Blvd, Los Angeles, CA 90032 / Mariondale Ave & Bullard Ave

☒ Map attached.

PROJECT DESCRIPTION:

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

☒ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Titan Edge Industries, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 / Class 1

☐ 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 categorical exemption (State CEQA Guidelines Section 15301) and does not require further analysis based on the exceptions in State CEQA Guidelines Section 15300.2. DCR finds that no further CEQA analysis is required.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

Ryan Solis for:

STAFF TITLE

Assistant Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

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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

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MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

DCR Record No.:	LA-C-26-110635-ANN
Applicant Name:	Titan Edge Industries, Inc.
Activity(ies) Requested:	Manufacturer (Type 6) Distributor (Type 11) Cultivation Indoor Medium (Type 3A)
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:	5359 E Valley Blvd. Los Angeles, CA 90032
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 LA-32 - Northeast Los Angeles MR1-1
LAMC Section / "Phase":	LAMC 104.07 / Phase 1
Environmental Analysis/Clearance: ENV-110635-ANN	Notice of Exemption pursuant to the Class 1 (tit. 14, Cal. Code Regs., §§ 15301)

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 Manufacturer (Type 6), Distributor (Type 11), Cultivation Indoor Medium (Type 3A) 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 5359 E Valley Blvd., Los Angeles, CA 90032, a parcel zoned for Limited Manufacturing purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

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

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- 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, Titan Edge Industries, Inc., seeks an Annual License for Storefront Retail, Cultivation, Distribution, and Manufacturing commercial cannabis activity to be located within existing structures on a site zoned Restricted Industrial, MR1-1, at 5359 E. Valley Boulevard, Los Angeles, CA 90032 (Assessor's Parcel Number 5220033023; addresses also include 5361 and 5371 E. Valley Boulevard). The Project-Specific Information Form (LIC-4013-FORM) submitted by the Applicant states that the Applicant is taking over operation of a location where cannabis storefront retail, distribution, cultivation, and manufacturing are currently authorized, that the existing structures will remain and be used for the same purposes, and that no construction, expansion, or exterior modification is proposed (Exhibit A). The property totals approximately 1.89 acres (81,843.7 square feet per ZIMAS calculated lot area) and is developed with multiple existing structures. Two structures are identified by the Applicant as part of the licensed premises: an approximately 34,120-square-foot structure (built 1972) to be used for cultivation, distribution, and manufacturing, and an approximately 2,899-square-foot structure (built 1953) to be used for retail, together totaling approximately 37,019 square feet (Exhibit A). The remaining structures on the parcel, including an approximately 31,347-square-foot building (built 1971), are not part of the licensed premises and are not proposed to be altered by this application. The building was previously occupied by textile manufacturing and distribution uses. Assessor records identify the property under Use Code 2900 – Commercial – Nursery or Greenhouse, consistent with the site's longstanding cultivation-related use. Existing City sewer service is provided to the project site by the City of Los Angeles Bureau of Sanitation, and water and electricity are provided by the City of Los Angeles Department of Water and Power (LADWP). The Applicant's proposed hours of operation are 10:00 AM to 10:00 PM, Monday through Saturday for retail operations; and 9:00 AM to 5:00 PM, Monday through Friday, for cultivation, distribution, and manufacturing, with an estimated five to nine employees onsite during operating hours. Deliveries and shipments are anticipated to occur on Mondays and Thursdays every two weeks. The project site has operated for commercial cannabis use since at least 2014, most recently by Green Aid Recovery Group, Inc., a previously authorized cannabis operator. The Applicant proposes to continue the identical uses in the same structures with no expansion of use. Based on the provided LADWP billing records, the facility's existing energy demand is approximately 610,800 kWh per month (averaging roughly 21,814 kWh per day). The Applicant has applied for licensure from the California Department of Cannabis Control to engage in commercial cannabis activity at the premises. 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) is assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Limited Manufacturing / MR1-1

Surrounding Land Use/Zoning Designations

Limited Manufacturing / MR1-1, M1, M2; Light Industrial / M1-1; Open Space / OS-1XL; Public Facilities / PF-1

Subject Property

The subject site is a fully developed industrial lot within the Northeast Los Angeles Community Plan Area, located on the north side of E. Valley Boulevard in the El Sereno area. The lot totals approximately 1.89 acres (81,843.7 square feet) and is developed with an approximately 34,120-square-foot structure (built 1972) and an approximately 2,899-square-foot structure (built 1953). These two structures will be maintained and used by the Applicant with no proposed expansion, demolition, or exterior modification. A third on-site structure (approximately 31,347 square feet, built 1971) and a fourth structure (no recorded square footage, built 1950) identified in the ZIMAS Parcel Profile Report are not addressed in the Applicant's form and are excluded from this analysis. The site has a Limited Manufacturing General Plan land use designation and is zoned MR1-1 (Restricted Industrial). ZIMAS identifies the site within Zoning Information cases ZI-2488 (Redevelopment Project Area: Adelante Eastside) and ZI-2129 (State Enterprise Zone: East Los Angeles). The site is located within Council District 14, the LA-32 Neighborhood Council, and the East Los Angeles Area Planning Commission jurisdiction. The Assessor Use Code is 2900 – Commercial – Nursery or Greenhouse. The site is identified as a Hillside Area under the Zoning Code, with a slope ascending to the north of the property toward an adjacent industrial facility; however, no grading or land alteration is proposed. The site is outside any flood zone, is not within a Very High Fire Hazard Severity Zone, contains no watercourses or streams, and is not within a methane hazard site or oil well adjacency area. ZIMAS identifies low biological resource potential and low mountain lion potential, no 300-foot habitat buffer, and no County-designated Significant Ecological Areas, USFWS-designated Critical Habitat Areas, or protected areas for wildlife on or adjacent to the site.

Abutting Properties

Abutting and surrounding uses within a one-half mile radius consist predominantly of Limited Manufacturing and industrial uses. The immediate area along E. Valley Boulevard is developed with warehouses and industrial facilities to the north, west, and east of the property, zoned MR1-1, M1, and M2. The southern boundary of the property fronts E. Valley Boulevard, a designated arterial corridor. The surrounding industrial character is consistent with the site's Limited Manufacturing General Plan designation. The site is located within a High Quality Transit Corridor area (within one-half mile), though not within a half-mile of a Major Transit Stop under AB 2097. (See Exhibits A and B)

CEQA Findings

State CEQA Guidelines, Section 15301, 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.

The project is consistent with this condition as the project proposes the licensing and continued operation of existing, fully developed industrial structures for storefront retail, cultivation, distribution, and manufacturing commercial cannabis activity, which are the identical uses currently authorized and operating at the premises under the prior operator, Green Aid Recovery Group, Inc.. The Applicant proposes no expansion of the existing structures, no demolition, no exterior modification, and no new construction of any kind. The project represents a change of operator only, with the same uses, the same two identified structures, same hours of operation intensity, and same employment levels (five to nine employees) as the existing condition. The site has been used for cannabis retail, cultivation, and distribution since at least 2014, and Assessor records reflect a commercial nursery/greenhouse use classification consistent with longstanding cultivation operations. Accordingly, the project involves negligible or no expansion of use beyond that existing at the time of DCR's determination. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

State CEQA Guidelines, Section 15300.2 sets forth exceptions that, where applicable, prohibit the use and reliance on categorical exemptions. The City has considered whether the proposed project is subject to any of these exceptions and finds that none are triggered, based on the following considerations:

Location. The project site is not located within a particularly sensitive environment. The site is a fully developed, improved industrial parcel with no watercourses or riparian habitats within 150 feet, no streams, no natural features of scenic, rare, or unique value, and no habitat for special status species, per the Applicant's Project-Specific Information Form (Exhibit A). ZIMAS confirms the site is outside any flood zone, is not within a Significant Ecological Area, Critical Habitat Area, or 300-foot habitat buffer, and identifies low biological resource potential. The site is not within the Santa Monica Mountains Zone, a coastal zone, or any officially designated scenic area. Accordingly, the Class 1 exemption is not limited by Section 15300.2(a), which by its terms applies only to Classes 3, 4, 5, 6, and 11.

Cumulative Impact. As the proposed project will result in no physical expansion, demolition, construction, or exterior alteration of the existing structures, and involves the continuation of the identical cannabis uses currently authorized and operating at the site, the project would not result in physical impacts to the environment beyond those associated with the existing developed use of the site. Operational characteristics, including employment (five to nine employees), hours of operation, energy demand (documented by LADWP billing records at approximately 610,800 kWh per month), and delivery frequency, would remain substantially the same as the existing condition. As such, the project would not combine with other projects in the area to result in a significant cumulative impact.

Significant Effect Due to Unusual Circumstances. The project involves a change of operator for an ongoing cannabis operation at a fully improved industrial site, and thus, circumstances that are routine and not unusual. The site's industrial zoning (MR1-1) and Limited Manufacturing land use designation expressly contemplate industrial and commercial uses of the type proposed, and the surrounding area is characterized by warehouse and industrial development. The Applicant's form identifies delivery trips of approximately twice every two weeks and five to nine employees, consistent with typical industrial operations of this scale along the Valley Boulevard industrial corridor, and the form does not identify any site access constraints or other site-specific conditions that would differentiate this project from other permitted industrial and commercial cannabis uses.

The site is fully served by existing public utilities (LADWP water and electricity and City sewer service). LADWP billing records for the existing operation (billing period April 14, 2026 through May 12, 2026) reflect total electric consumption of approximately 610,800 kWh over the 28-day period, consistent with the site's twelve-month billing history of approximately 20,000 to 22,000 kWh per day for this large-scale cultivation, distribution, and manufacturing operation. As the Applicant proposes to continue the same use, in the same structures, at the same operational scale, without expansion, the project will not increase energy demand beyond this established operational baseline. No substantial evidence in the record indicates that the project would result in a significant effect on the environment due to unusual circumstances.

ZIMAS identifies the site as located within a Liquefaction Zone and approximately 0.75 kilometers (0.5 miles) from the Upper Elysian Park Fault (a Type B reverse blind thrust fault with a maximum magnitude of 6.4), within an Active Fault Near-Source Zone, and within a BOE Special Grading Area and a designated Hillside Area. These designations regulate the siting, design, and construction of new structures, additions, and grading; they do not restrict the licensing, operation, or continued occupancy of existing lawfully constructed structures where, as here, no new construction, expansion, foundation alteration, grading, or ground disturbance is proposed. The site is not located within an Alquist-Priolo Earthquake Fault Zone, and no landslide hazard is mapped at the site. Since the project does not involve

any physical alteration to the structures or the land, these seismic and geologic designations do not present unusual circumstances giving rise to a reasonable possibility of a significant seismic or geologic safety impact as a result of this project.

Scenic Highways, Hazardous Waste, and Historical Resources. The project site is not visible from any officially designated State Scenic Highway, and the project will not physically change the site or the existing structures. Therefore, the project would not damage scenic resources within a state scenic highway corridor. The site is not included on any list compiled pursuant to Government Code Section 65962.5, commonly referred to as the Cortese List, as being affected by hazardous wastes, per the Applicant's Project-Specific Information Form. ZIMAS identifies no methane hazard site, no oil well adjacency, and no wells on the property. The project does not involve the use of significant amounts of hazardous substances, and the project will not increase the quantity or type of solid or hazardous waste generated or stored onsite beyond existing operational levels. The Applicant's manufacturing activities are limited to packaging and labeling of cannabis products for resale, which does not involve volatile solvent extraction or significant hazardous substance use. Furthermore, ZIMAS confirms that Historic Preservation Review is not required for the site; the site is not within a Historic Preservation Overlay Zone, has no other historic designations, is not listed in HistoricPlacesLA, and is not subject to a Mills Act contract. The Applicant's form identifies no historic designations or archeological remains on the site, and the project proposes no demolition, alteration, or modification of any structure. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource.

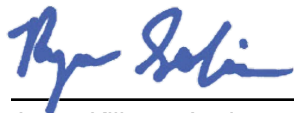
Based on the analysis above, the proposed project is consistent with the criteria for a **Class 1** categorical exemption (State CEQA Guidelines Section 15301) and does not require further analysis based on the exceptions in State CEQA Guidelines Section 15300.2. DCR finds that no further CEQA analysis is required.

Therefore, since the project meets all of the requirements for categorical exemption as set forth at State CEQA Guidelines Section 15301, and none of the applicable exceptions to the use of an exemption apply to the project, the 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 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301), 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 Manufacturer (Type 6), Distributor (Type 11), and Cultivation Indoor Medium (Type 3A) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



Ryan Solis for:

Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

September 11, 2026

Date

EXHIBITS:

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



CITY OF LOS ANGELES DEPARTMENT OF™

**CANNABIS
REGULATION****PROJECT-SPECIFIC INFORMATION FORM**

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 07/07/2026Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: 110635Applicant Entity Name: Titan Edge Industries, Inc.License Type(s): Store front retail, cultivation, distribution and manufacturingBusiness Premises Location: 5359 Valley Boulevard, Los Angeles, California 90032County: Los Angeles Assessor's Parcel Number (APN): 5220033023Council District: CD 14 Neighborhood Council: LA-32 NCCommunity Plan Area: Northeast Los AngelesZoning: MR1-1 Specific Plan Area: NoneGeneral Plan Land Use: yes Redevelopment Project Area: Adelante EastsideBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: East Los Angeles Enterprise Zone Historic Preservation Review: NoLAPD Division/Station: Hollenbeck LAFD District/Fire Station: 16

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

Department of Cannabis Regulation

221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012

(213) 978-0738 • cannabis@lacity.orgwww.cannabis.lacity.org

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.*

Applicant is taking over a location where Cannabis Storefront Retail, Distribution, Cultivation and Manufacturing are currently authorized and will use the existing structures for the same purpose. The current Cannabis use was granted CEQA Exemption by the City of Los Angeles in 2023. Applicant will only use the existing structures and does not anticipate any real construction.

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.

Green Aid Recovery Group, Inc.
5359 Valley Boulevard,
Los Angeles, California 90032

The property has 2 existing structures which have been used for Cannabis Retail, Distribution and Cultivation. Green Aid was granted a CEQA exemption in 2023. Applicant will be taking over those operations.

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

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

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

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

5. Is there evidence that the project site is located in an environmentally sensitive area?

☐ Yes ☐ No

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



6. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)

☐ Yes ☐ No

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



7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures)?

☐ Yes ☐ No

Describe size of structure to be demolished and location.



Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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



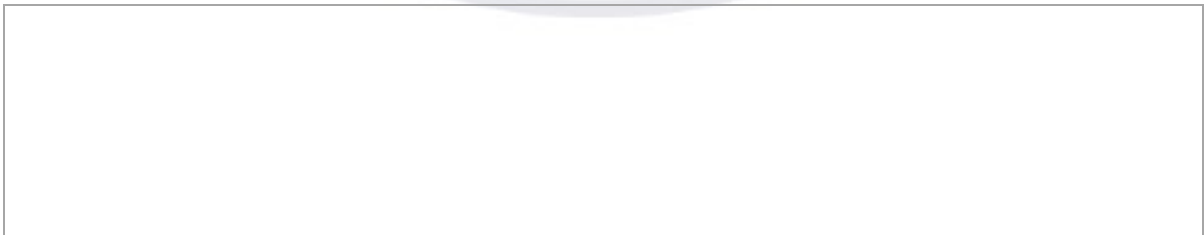
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☒ No

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

N/A

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

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



Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures?

☐ Yes ☒ No

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

2. Does the project involve the construction of new small structures?

☐ Yes ☒ No

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

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

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

☒ Yes ☐ No

Cite source(s) of information.

FOR SITES IN URBANIZED AREAS

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less?

☐ Yes ☒ No

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



5. Is the parcel zoned for the proposed use?

☒ Yes ☐ No

Cite source(s) of information.



6. Does the project involve the use of significant amounts of hazardous substances?

☐ Yes ☒ No

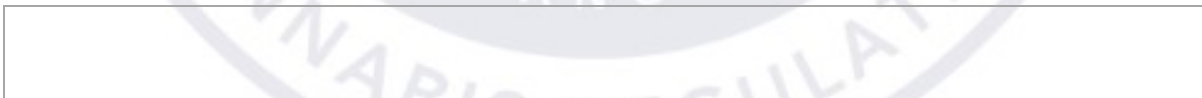
Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.



7. Are all necessary public services and facilities available to the project?

☒ Yes ☐ No

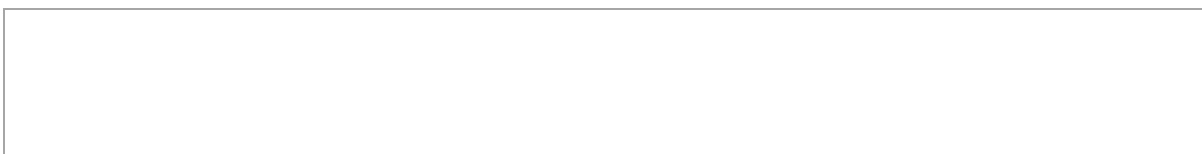
List all services and facilities provided. Cite source(s) of information.



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

☐ Yes ☒ No

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

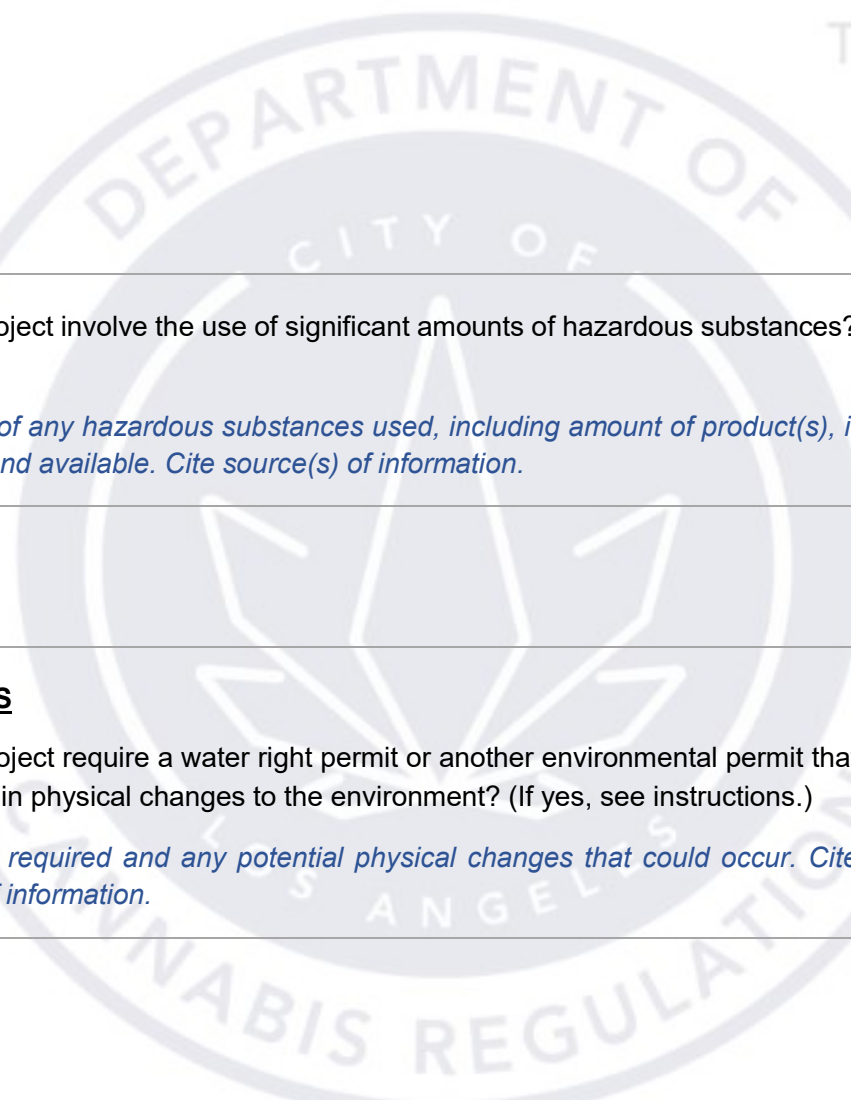


FOR SITES NOT IN URBANIZED AREAS

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less?

☐ Yes ☒ No

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



TM

10. Does the project involve the use of significant amounts of hazardous substances?

☐ Yes ☒ No

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

FOR ALL SITES

11. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)

☐ Yes ☒ No

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

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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



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

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



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

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



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

Cite source(s) of information.



5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency?

☐ Yes ☒ No

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

6. Would the alterations consist of grading in an officially mapped area of severe geologic hazard, such as an Alquist- Priolo Earthquake Fault Zone, or within an official Seismic Hazard Zone designated by the State Geologist?

☐ Yes ☒ No

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

7. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)

☐ Yes ☒ No

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

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

1. Does the project include the construction or placement of accessory structures? ☐ Yes ☒ No

Describe new and/or replacement accessory structures. Cite source(s) of information.



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

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

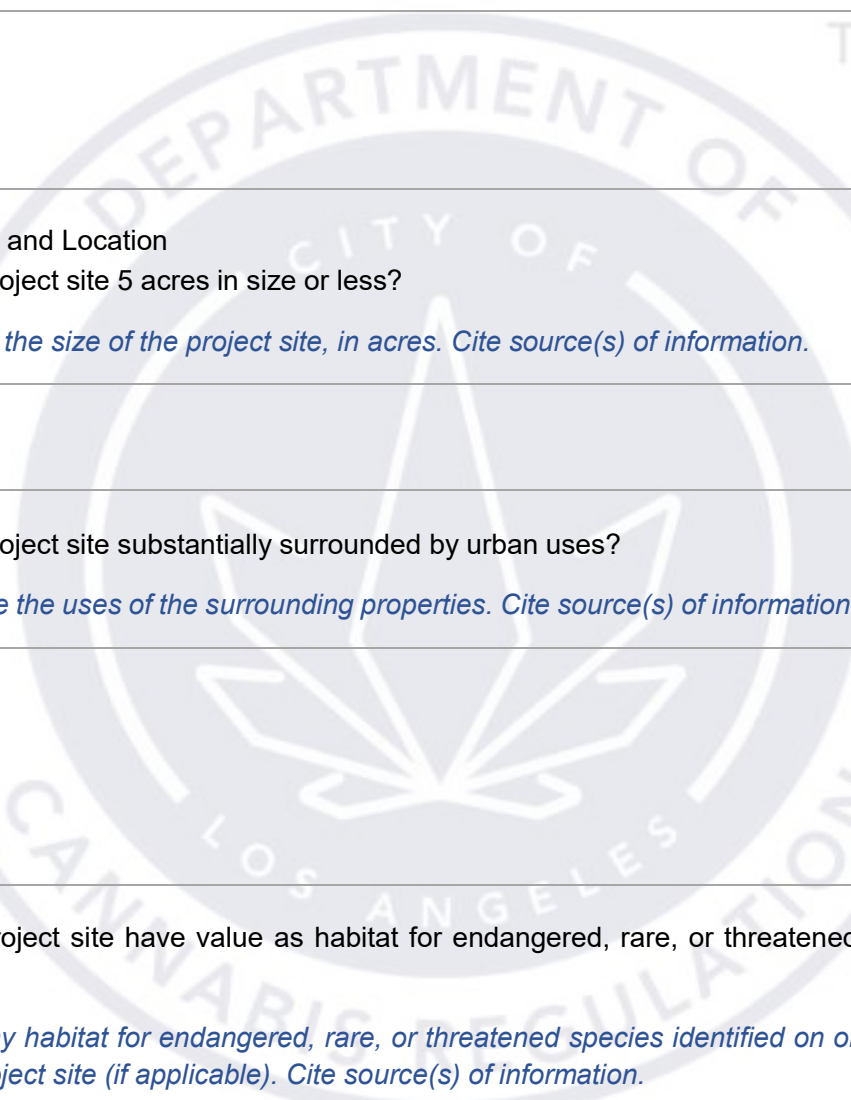


Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

1. Is the project consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for the site? ☒ Yes ☐ No

Cite source(s) of information.



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.

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

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

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

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

4. Would the project have significant impacts related to traffic, noise, air quality, or water quality?

☐ Yes ☒ No

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



5. Can the project site be adequately served by all required utilities and public services?

☒ Yes ☐ No

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



6. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)

☐ Yes ☒ No

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



Exceptions to Exemptions**1. Scenic Highways**

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

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



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

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



2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?

☐ Yes ☒ No

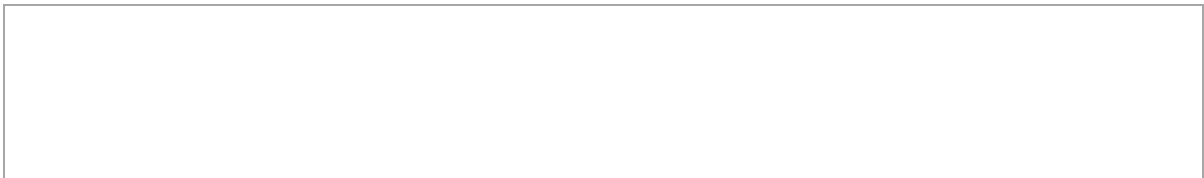
Describe the type of hazardous site (if applicable). Cite source(s) of information.



3. Would the project result in a substantial adverse change in the significance of a historical resource?

☐ Yes ☒ No

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



4. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?**

☐ Yes ☐ No

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



5. **Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?**

☐ Yes ☐ No

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



6. **Would the project impact an environmental resource of hazardous or critical concern?**

☐ Yes ☐ No

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



7. **Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)?**

☐ Yes ☐ No

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



CEQA Exemption PetitionClass: 1 Category: Existing facilities

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

Applicant is taking over for the current operator on the property. There are 2 structures on the property which have been used as cannabis storefront retail, distribution, cultivation and manufacturing and have been granted CEQA exemption in 2023. There is no new construction that will take place.

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

See CEQA exemption for Green Aid Recovery Group, Inc.

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.*

Highly industrial area of Northeast Los Angeles off of Valley Boulevard. There are two existing structures on the property which will be used for the project. No construction is necessary. The property is fully serviced by LADWP and So Cal Gas.

- (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 property and 2 structures on the property are currently used for commercial cannabis. The surrounding area is highly industrial with warehouses to the north, west and east of the property. The south boundary of the property is Valley Boulevard.

- (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.

Since at least as early as 2014 the site has been used for cannabis retail, cultivation and distribution.

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

Yes, the site was previously used for the exact same use.

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

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

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

-Storefront retail,
-Cultivation which includes raising plants from immature clones to flowering mature plants which are processed bagged and sold to distributors for resale
-Distribution which includes storage and wholesale selling of cannabis flower
-Manufacturing. Applicant anticipates its manufacturing activities will be packaging and labeling cannabis products for resale.

- (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.*

N/A

- (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.*

There are two structures: Building 1 is 2,899 sq ft. and will be used for retail space, Building 2 is 34,120 sq ft and will be used for Cultivation, Distribution and manufacturing

- (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.*

Applicant has applied for licensing from the California Department of Cannabis Control

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

Retail 10 am to 10 pm Monday through Saturday
Cultivation 9 am to 5 pm Monday through Friday
Distribution 9 am to 5 pm Monday through Friday
Manufacturing 9 am to 5 pm Monday through Friday

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

5 to 9 employees

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

Deliveries are usually on Mondays and Thursdays every 2 weeks.

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

Los Angeles Department of Water and Power

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

City sewer system

4. Environmental Setting:

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

the project is in an industrial area, there are no real natural characteristics

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

There is a slope to the north of the property at the top of the slope is a road which leads to another industrial facility

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

none

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

None

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

None

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

No.

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

No

- (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:

N/A

- (i) Discuss whether the project will increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite:

The project will not produce any more waste than what is being produced currently by the current operator on the property.

- ④ Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resource:

Power is supplied by Los Angeles Water and Power. There will be no need for additional energy usage as the usage of the property will be the same. The facility uses roughly 57.79 Kw per day. Attached is a current power bill for the location.

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

No

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.*

None

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).*

Applicant's use of the property is the same as the current operator Green Aid Recovery Group, Inc. which received a CEQA exemption in 2023

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.

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

GREEN AID RECOVERY GROUP, INC., 5359 VALLEY BLVD, LOS ANGELES, CA 90032

Paying Your Bill



AUTOMATIC PAYMENT

Automatically pay from your checking or savings by logging in at
www.ladwp.com/combillpay



ONLINE

Pay from your checking or savings any time by logging in at
www.ladwp.com/myaccount



BY PHONE

Pay from your checking or savings any time by calling
1-877-MYPAYDWP (1-877-697-2939)



BY MAIL

Place your payment stub and your check or money order in the envelope provided with the bill.



IN PERSON

Via payment drop box

The 2024 Power Content Label is included in this bill.

Your Account With Us

Details on following pages.

Previous Account Balance
\$1,391,534.60
Payment Received 5/5/26 -224,007.47
Remaining Balance \$ 1,167,527.13
New Charges + 176,750.68
Total Account Balance \$ 1,344,277.81

Your Payment This Month

Details on following pages.

Previous Amount Due \$ 224,007.47
Payment Received 5/5/26 -224,007.47
Remaining Balance \$ 0.00
New Charges + 176,750.68
Payment Arrangement + 35,522.04

Amount Due \$ 212,272.72

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges			
 800-499-8840	Electric Charges	611,351 kWh	\$164,939.32
	Water Charges	4/14/26 - 5/12/26 502 HCF	\$7,458.34
	Fire Service Charges	4/14/26 - 5/13/26	\$67.14
	Total LADWP Charges		\$ 172,464.80

LADWP provides billing services for the Bureau of Sanitation. All money collected for the services listed in the City of Los Angeles Bureau of Sanitation Charges section is forwarded to them.

City of Los Angeles Bureau of Sanitation Charges			
 800-773-2489	Sewer Charges	4/14/26 - 5/12/26	\$4,285.88
	Total Sanitation Charges		\$ 4,285.88

Total New Charges \$ 176,750.68

PLEASE KEEP THIS PORTION FOR YOUR RECORDS. IF PAYING IN PERSON, BRING ENTIRE BILL TO CUSTOMER SERVICE CENTER.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT, MAKING SURE THE RETURN ADDRESS SHOWS IN THE ENVELOPE WINDOW.



For paperless billing, go to
www.ladwp.com/myaccount

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

ELECTRONIC SERVICE REQUESTED

GREEN AID RECOVERY GROUP, INC.
5359 VALLEY BLVD
LOS ANGELES CA 90032

THIS IS YOUR BILL

ACCOUNT NUMBER

781 973 7488

DATE DUE Jun 1, 2026

AMOUNT DUE \$ 212,272.72

Please enter amount enclosed

\$

Write account number on check or money order and make payable to LADWP.

78197374880000000212272723

Other Important Phone Numbers

HEARING OR SPEECH-IMPAIRED - TTY

1-800-HEAR-DWP(432-7397)

CITY OF LOS ANGELES UTILITY TAX

1-800-215-6277

Correspondence Addresses

Please do not send correspondence with your payment. It may be delayed or lost.

LOS ANGELES DEPT OF WATER & POWER

PO Box 515407
Los Angeles, CA 90051-6707

Customer Service and Payment Information

WHEN TO PAY YOUR BILL

Your bill is due and payable on presentation and shall become delinquent nineteen days after the date of presentation. The payment due on your bill applies to the current charges only and does not extend the due date on any unpaid previous balance. Current City of Los Angeles policy provides for notification ten (10) days prior to discontinuance of service for nonpayment.

LATE PAYMENT CHARGE

A Late Payment Charge amounting to an 18% annual rate, computed on a daily basis, may be assessed on electric and water balances that are not paid by the due date. The charge is made for each day of the billing period shown on the current bill. Service may be discontinued for nonpayment.

IF YOU QUESTION YOUR LADWP CHARGES

Please contact an LADWP representative by phone at (800) 342-5397, in person at any of the LADWP Customer Service Centers listed on the back of your payment stub, or online using our Customer Service form at ladwp.com/contactus. After receiving an explanation, you may ask for more information from a supervisor. If you still disagree with the charges on your bill after communicating with Customer Service, you must send a written request for a dispute determination by the bill due date to: LADWP Customer Relations Office, P.O. Box 51111, Los Angeles, CA 90051-0100. In order to preserve your right to a dispute determination before termination of service, all undisputed amounts must be paid by the bill due date.

If you need help paying your bill, information about payment programs is available at ladwp.com/financialassistance or by calling us at (800) 342-5397.

ELECTRONIC CHECK CONVERSION

Your payment may be processed as a check transaction or a one-time electronic fund transfer, which means funds may be withdrawn the same day as payment, and you will not receive your check back from your bank. For more information on electronic fund transfers and fees for insufficient funds, please see www.ladwp.com/checkconversion.

Mail payments to LADWP, PO BOX 30808, LOS ANGELES, CA 90030-0808

WHERE TO PAY YOUR BILL

All LADWP Customer Service Centers below are open Mon-Fri, except holidays, from 9:00 am to 5:00 pm. You may make an appointment to visit a service center by calling 1-888-999-0477, or drop your payment in the payment box during normal business hours.

BISHOP

Main Office.....300 Mandich Street

METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.
Boyle Heights 919 S. Soto St., #10
Central.....4619 S. Central Ave.
Crenshaw-Baldwin Hills 4030 Crenshaw Blvd.
Hollywood.....6547-B Sunset Blvd.
(entrance on Schrader Blvd.)
Lincoln Heights.....2417 Daly St.
Slauson-Vermont 5928 S. Vermont Ave.
Watts 1647 E. 103rd St

HARBOR AREA

San Pedro.....535 W. 9th St.
Wilmington 931 N. Avalon Blvd

SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.
North Hills 9154 Sepulveda Blvd.
Van Nuys 6550 Van Nuys Blvd.

WEST LOS ANGELES

West Los Angeles 1394 S. Sepulveda Blvd.

Place your payment stub in the provided envelope so that the address below shows through the window.

**PO BOX 30808
LOS ANGELES, CA 90030-0808**

Payment Arrangement Plan

Original Amount	\$ 1,172,227.13	Date Plan Began:	1/14/26
Total Payments/Credits	-106,566.12	Remaining Payments:	33
Balance on 5/13/26	\$ 1,172,227.13	Payment Amount:	\$ 35,522.04

www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm

DEFINITIONS (For residential customers, the tier rates on your bill may include the following adjustments.)

CRPSEA – (Capped Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs associated with RPS Operations and Maintenance, RPS debt service, and Energy Efficiency Programs.

ECA – (Energy Cost Adjustment) an adjustment that reflects the variations of fuel, energy and other associated costs.

ESA – (Electric Subsidy Adjustment) a charge reflecting the costs of subsidies including senior, disabled, EZ-SAVE, traffic control lighting, and enterprise zone.

IRCA – (Incremental Reliability Cost Adjustment) a charge reflecting Operations and Maintenance and debt service related to Power Reliability Program cost and legacy RCA under-collection.

kWh – (kilo-watt-hour) the units in which electric usage is measured. One kWh equals 1000 watts of electricity used for one hour.

RCA – (Reliability Cost Adjustment) a charge reflecting the costs to support additional capital investments needed to improve reliability in areas of power distribution, transmission and generation infrastructure.

VEA – (Variable Energy Adjustment) a charge reflecting the costs of fuel, non-RPS power purchase agreements, non-RPS economy purchases, legacy ECAF under-collection, and base rate decoupling from energy efficiency impact.

VRPSEA – (Variable Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs of RPS market purchases and RPS costs above and beyond any Operations and Maintenance and debt service payments.



Electric Charges

SA # : 7812552009

BILLING PERIOD **DAYS**
4/14/26 - 5/12/26 28

RATE SCHEDULE

A-3 and A-3[i] Subtransmission Electric - Rate
A TOU - KVAR Metered Service

NEXT SCHEDULED READ DATE

6/11/26

METER NUMBER

APMYV00231-00002633

PERIOD	CURRENT READ	–	PREVIOUS READ	x	MULTIPLIER	=	TOTAL USED
High Peak kW	2.68				600		1608 kW
Low Peak kW	2.63				600		1578 kW
Base kW	2.59				600		1554 kW
High Peak kWh	5147		4964		600		109800 kWh
Low Peak kWh	6755		6540		600		129000 kWh
Base kWh	15712		15092		600		372000 kWh
High Peak kVarh	795		772		600		13800 kVarh
Low Peak kVarh	1062		1030		600		19200 kVarh
Base kVarh	3166		3061		600		63000 kVarh

RIN: USCA-LALA-C0FE-0000		0.00
Service Charge		75.00
Facilities Charge	1,656 kW x \$4.56/kW	7,551.36
ESA	1,656 kW x \$0.46/kW	761.76
RCA	1,656 kW x \$0.96/kW	1,589.76
IRCA	1,656 kW x \$2.97/kW	4,918.32
IRCA based on KWH	610,800 kWh x \$0.04652/kWh	28,414.42
High Peak Low Season Demand	1,608 kW x \$4.30/kW	6,914.40
High Peak Low Season Energy	109,800 kWh x \$0.05464/kWh	5,999.47
High Peak Low Season Reactive *	13,800 kVarh x \$0.00084/kVarh	11.59
High Peak ECA	109,800 kWh x \$0.0569/kWh	6,247.62
High Peak VEA	109,800 kWh x \$0.00503/kWh	552.29
High Peak CRPSEA	109,800 kWh x \$0.01779/kWh	1,953.34
High Peak VRPSEA	109,800 kWh x \$0.03296/kWh	3,619.01
High Peak Subtotal (109,800 kWh x \$0.2304/kWh)		\$25,297.72
Low Peak Low Season Demand	1,578 kW x \$0.00/kW	0.00
Low Peak Low Season Energy	129,000 kWh x \$0.05464/kWh	7,048.56
Low Peak Low Season Reactive *	19,200 kVarh x \$0.00084/kVarh	16.13
Low Peak ECA	129,000 kWh x \$0.0569/kWh	7,340.10
Low Peak VEA	129,000 kWh x \$0.00503/kWh	648.87
Low Peak CRPSEA	129,000 kWh x \$0.01779/kWh	2,294.91

(Continued on next page)

(Continued from previous page)

Low Peak VRPSEA	129,000 kWh x \$0.03296/kWh	4,251.84
Low Peak Subtotal (129,000 kWh x \$0.16745/kWh)		\$21,600.41
Base Low Season Demand	1,554 kW x \$0.00/kW	0.00
Base Low Season Energy	372,000 kWh x \$0.03798/kWh	14,128.56
Base Low Season Reactive *	63,000 kVarh x \$0.0005/kVarh	31.50
Base ECA	372,000 kWh x \$0.0569/kWh	21,166.80
Base VEA	372,000 kWh x \$0.00503/kWh	1,871.16
Base CRPSEA	372,000 kWh x \$0.01779/kWh	6,617.88
Base VRPSEA	372,000 kWh x \$0.03296/kWh	12,261.12
Base Subtotal (372,000 kWh x \$0.15074/kWh)		\$56,077.02
Green LA Program (REO)	0 kWh x \$0.03000/kWh	0.00
Subtotal Electric Charges		\$146,285.77
City of Los Angeles Utility Tax	\$146,285.77 x 12.5%	18,285.72
State Energy Surcharge	610,800 kWh x \$0.0003/kWh	183.24
Total Electric Charges		\$ 164,754.73

*Based on High Peak Power Factor of 99.219 and Facilities Demand of 30 kW



This QR code is unique to your Rate Identification Number (RIN) noted above. For more information about your RIN, visit ladwp.com/LoadStandards

Este código QR es exclusivo de su Número de Identificación de Tarifa (RIN, por sus siglas en inglés) indicado anteriormente. Para obtener más información sobre su RIN, visite ladwp.com/LoadStandards

Green Power for a Green LA--LADWP's Green Power program replaces electricity from polluting power plants with energy generated from renewable resources. To learn more and sign up, visit www.ladwp.com/greenpower

USAGE HISTORY

Bill Date	Days	BASE PERIOD		LOW PERIOD		HIGH PERIOD		Total kWh Consumption	Billing kW (Facilities)	Total Electric Cost
		kWh	kW	kWh	kW	kWh	kW			
5/12/26	28	372,000.00	1,554.00	129,000.00	1,578.00	109,800.00	1,608.00	610,800.00	1,656.00	164,754.73
4/14/26	29	397,200.00	1,572.00	139,200.00	1,614.00	121,800.00	1,656.00	658,200.00	1,656.00	177,507.29
3/16/26	26	351,000.00	1,584.00	115,200.00	1,614.00	99,600.00	1,632.00	565,800.00	1,632.00	156,780.56
2/18/26	35	428,400.00	1,464.00	150,000.00	1,476.00	130,200.00	1,476.00	708,600.00	1,560.00	188,917.83
1/14/26	61	722,400.00	1,368.00	274,800.00	1,392.00	219,600.00	1,392.00	1,216,800.00	1,560.00	329,348.13
11/14/25	31	381,600.00	1,476.00	153,600.00	1,524.00	121,800.00	1,530.00	657,000.00	1,560.00	176,173.14
10/14/25	33	451,200.00	1,434.00	166,200.00	1,470.00	128,400.00	1,506.00	745,800.00	1,560.00	202,405.19
9/11/25	121	1,447,800.00	1,494.00	615,000.00	1,548.00	483,600.00	1,560.00	2,546,400.00	1,560.00	706,283.28
5/13/25	60	639,600.00	1,542.00	265,800.00	1,452.00	205,800.00	1,482.00	1,111,200.00	1,542.00	276,103.27
3/14/25	29	300,600.00	1,248.00	124,800.00	1,290.00	99,600.00	1,302.00	525,000.00	1,542.00	128,864.04
2/13/25	63	606,600.00	1,206.00	258,600.00	1,260.00	200,400.00	1,278.00	1,065,600.00	1,542.00	259,697.77
12/12/24	34	316,800.00	1,146.00	142,200.00	1,212.00	107,400.00	1,218.00	566,400.00	1,542.00	131,394.32
11/8/24	29	274,200.00	1,170.00	127,200.00	1,176.00	93,600.00	1,188.00	495,000.00	1,542.00	117,416.98
TOTALS	579	6,689,400.00	1,584.00	2,661,600.00	1,614.00	2,121,600.00	1,656.00	11,472,600.00	1,656.00	3,015,646.53
sum		sum	highest	sum	highest	sum	highest	sum	highest	sum

Electric Charges

BILLING PERIOD **DAYS**
4/14/26 - 5/12/26 28

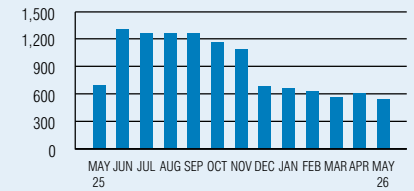
RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
6/11/26

METER NUMBER **SERVES**
FM00009-01147107 OFFICE

SA # : 7819737184

USAGE HISTORY (Total kWh)



	Prev Yr	May 26
Total kWh used	698	551
Average daily kWh	24	20
Days in billing period	29	28
Your average daily cost of electricity		\$6.59
Highest Demand in last 12 months:		4 kW

DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
Demand kW	1.83				1.83 kW
Energy kWh	46146		45595		551 kWh
Service Charge					7.00
Facilities Charge			4 kW x \$5.36/kW		21.44
ESA			4 kW x \$0.46/kW		1.84
RCA			4 kW x \$0.96/kW		3.84
IRCA			4 kW x \$2.97/kW		11.88
IRCA based on KWH			551 kWh x \$0.04652/kWh		25.63
Energy Charge Low Season			551 kWh x \$0.05484/kWh		30.22
ECA			551 kWh x \$0.0569/kWh		31.35
VEA			551 kWh x \$0.00503/kWh		2.77
CRPSEA			551 kWh x \$0.01779/kWh		9.80
VRPSEA			551 kWh x \$0.03296/kWh		18.16
Subtotal Electric Charges					\$163.93
City of Los Angeles Utility Tax			\$163.93 x 12.5%		20.49
State Energy Surcharge			551 kWh x \$0.0003/kWh		0.17
Total Electric Charges					\$ 184.59

www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm

DEFINITIONS

HCF – (Hundred Cubic Feet) the units in which water usage is measured. One HCF equals 748 gallons.

Rate Schedule – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

Tier (Commercial) – One of two usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Winter Tier 1 allotment) is based on average consumption for the preceding Dec. - Mar. Any usage over the Tier 1 allotment is billed at a higher rate (Tier 2). During the High Season months (June 1 - Sept. 30), Tier 1 allotment shall be 105% of Winter Tier 1 allotment. Shortage year water rates no longer apply.



Water Charges

BILLING PERIOD 4/14/26 - 5/12/26
DAYS 28

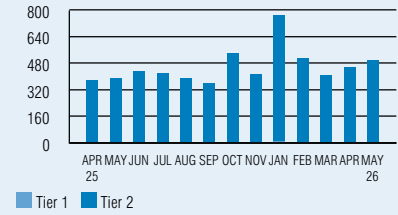
RATE SCHEDULE

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

NEXT SCHEDULED READ DATE
6/11/26

SA # : 7819737609

USAGE HISTORY (Total HCF)



	Prev Yr	May 26
Total HCF used	396	502
Average daily gallons	10214	13411
Days in billing period	29	28
Your average daily cost of water		\$266.37
Your average cost per gallon of water		\$0.02

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
90469432	13989		13487		502 HCF
Tier 1 Water	7.99988 HCF x \$11.23017/HCF				89.84
Tier 2 Water	494.00012 HCF x \$14.91599/HCF				7,368.50
Subtotal Water Charges					\$7,458.34

Total Water Charges \$ 7,458.34

Your Water Usage by Tier

Tier 1 Water Allotment \$11.23017/HCF	Tier 2 \$14.91599/HCF
7.99 HCF	More than 7.99 HCF

Usage is billed at different rates, depending on how much you use. The graph shows how your water usage relates to these tiers, and the rate you paid in each tier. For more, visit www.ladwp.com/res_water

For the Quarterly Notice of Change in LADWP Water Rates, go to

www.ladwp.com/quarterlynotice

Fire Service Charges

SA # : 7815331962

BILLING PERIOD	DAYS	RATE SCHEDULE
4/14/26 - 5/13/26	29	Water Schedule E - Private Fire Service

METER NUMBER	CURRENT READ	—	PREVIOUS READ	=	TOTAL USED
00045982	0		0		0 HCF
Service Availability Charge					67.14
Subtotal Water Charges					\$67.14

Total Fire Service Charges \$ 67.14

There are no Sewer Service Charges on Fire Service.

Sewer Charges

SA # : 7819737476

BILLING PERIOD	DAYS	SEWER RATE SCHEDULE
4/14/26 - 5/12/26	28	Sewer Service Charge - Multi Dwell and Commercial

Sewer Service Charge*	461.84 HCF x \$9.28000/HCF	4,285.88
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Total Sewer Charges \$ 4,285.88

**For commercial, governmental, industrial, and large multiple-dwelling customers, the default sewage volume is 92% of the metered water volume for Fiscal Year 25/26.*



www.lacitysan.org 1-800-773-2489

Hours of operation - 24/7

DEFINITIONS

EZ-SAVE Program Sewer Surcharge - an amount charged to each customer to help cover the costs of providing sewer service subsidies to EZ-SAVE customers, required by state and federal law.

Sewer Service Charge - (SSC) a charge for use of the sewer system, to cover the costs of constructing and maintaining wastewater facilities such as sewers and sewage treatment plants, and for treating sewage.

Electric Definitions

Demand Charge — a charge related to maximum power measured in kilowatts (kW). It is the highest kW as measured by the meter over a continuous 15 minute interval during the billing period.

Facilities Charge — a charge to recover the cost of transformer and line capacity used in meeting customer's maximum demand as recorded in the last twelve months.

kVarh — (kilo-var-hour) the units in which electric reactive energy usage is measured. One kVarh equals 1000 volt-ampere reactive energy use for one hour.

Minimum Charge — an amount charged if your usage falls below a certain minimum level to cover costs for services provided such as meter reading, billing, postage, etc. when a service charge is not applicable.

Power Factor — the ratio of real Energy (kWh) to reactive energy (kVarh) for a given time period. The Maximum value is 1.0

Rate Schedule — rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

RPS — Renewable Portfolio Standard program to increase the use of energy from photovoltaics, wind, biomass, and other renewable sources.

Service Charge — a charge for services provided such as meter reading, billing, postage, etc.

Time-of-Use — Time-of-Use rates are based on the time of day that you use electricity. During the Base hours, when customer use is low, your price will be lower than the standard rate. Prices during Low Peak hours are slightly higher than standard rate. In High Peak hours, the cost to supply energy is the highest, and it will cost more than the standard rate.



City of Los Angeles Department of City Planning

9/3/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5359 E VALLEY BLVD
5361 E VALLEY BLVD
5371 E VALLEY BLVD

ZIP CODES

90032

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-2008-4683-CA
CPC-1997-132-PWA
CPC-1995-336-CRA
CPC-1989-177
CPC-1986-826-GPC
ORD-181128
ORD-172316
ORD-166216-SA4158
ORD-129279
ZA-15143
ZA-13069
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2008-4684-ND
MND-92-399-ZV
OB-13270
AFF-38631

Address/Legal Information

PIN Number	139-5A237 90
Lot/Parcel Area (Calculated)	81,843.7 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID F7
Assessor Parcel No. (APN)	5220033023
Tract	P M 2263
Map Reference	BK 38-22
Block	None
Lot	B
Arb (Lot Cut Reference)	None
Map Sheet	139-5A237

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	LA-32 NC
Council District	CD 14 - Ysabel Jurado
Census Tract #	2016.02000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	MR1-1
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
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
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

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

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	El Sereno
Residential Market Area	Medium / High
Commercial Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
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	Adelante Eastside
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)	5220033023
APN Area (Co. Public Works)*	1.890 (ac)
Use Code	2900 - Commercial - Nursery or Greenhouse - One Story
Assessed Land Val.	\$1,168,032
Assessed Improvement Val.	\$1,127,594
Last Owner Change	05/01/1998
Last Sale Amount	\$1,200,000
Tax Rate Area	12703
Deed Ref No. (City Clerk)	8-018
	730785
	140967
	1243308
	1048234
Building 1	
Year Built	1972
Building Class	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	34,120.0 (sq ft)
Building 2	
Year Built	1953
Building Class	D65B

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,899.0 (sq ft)
Building 3	
Year Built	1971
Building Class	S5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	31,347.0 (sq ft)
Building 4	
Year Built	1950
Building Class	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	0.0 (sq ft)
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5220033023]

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)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review
Northeast D/Q Ordinance Ridgelines	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.75032616
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts

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Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
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	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5220033023]
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	Hollenbeck
Reporting District	438
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	16
Red Flag Restricted Parking	No

CASE SUMMARIES

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

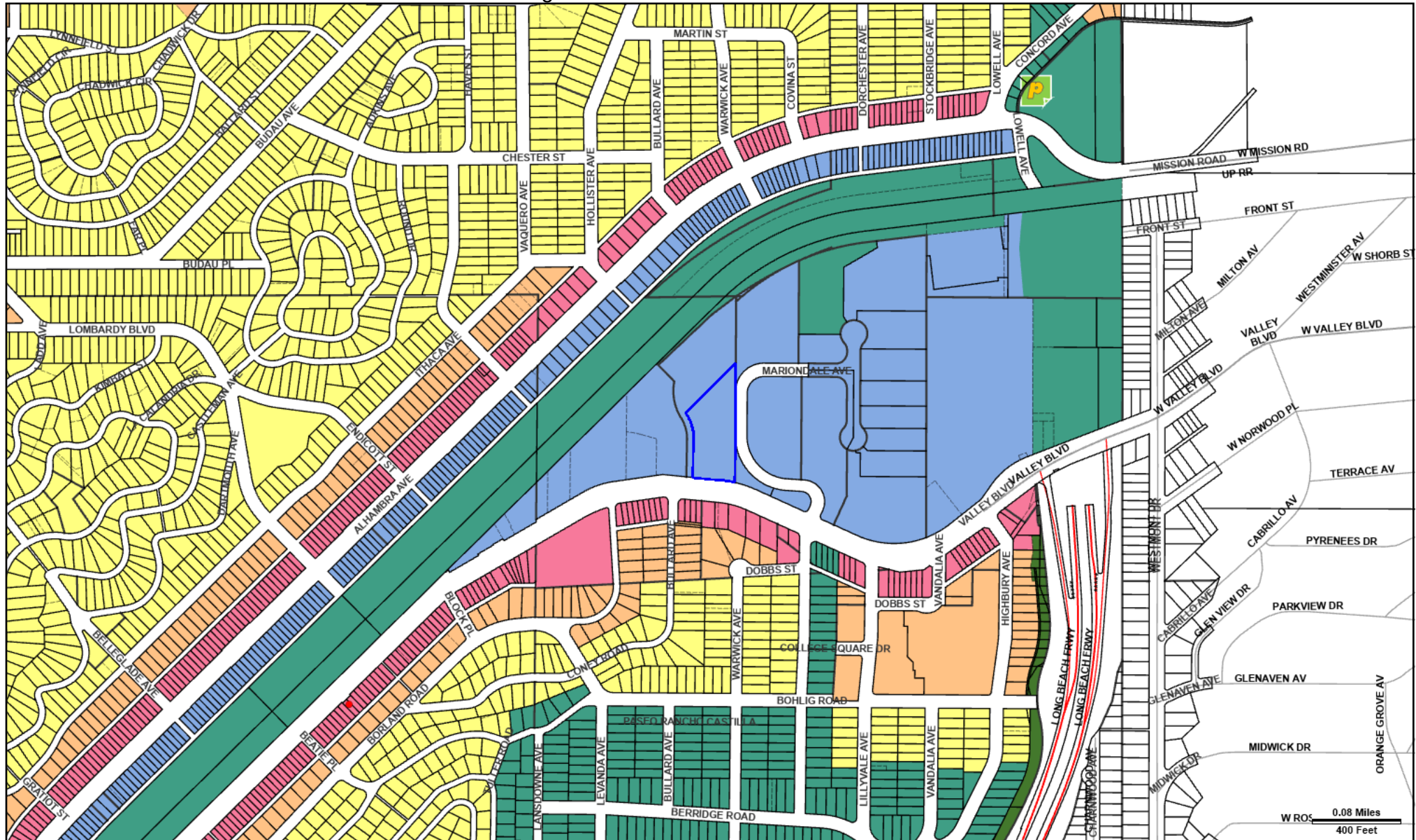
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH 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 AUTHORITY 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-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	CPC-1997-132-PWA
Required Action(s):	PWA-PUBLIC WORKS APPROVAL
Project Description(s):	RESOLUTION OF ACCEPTANCE OF FUTURE STREET - MARIONDALE AVENUE WEST OF LILLYVALE AVENUE
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Description(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
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 AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
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 AUTHORITY 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-2008-4684-ND

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Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	MND-92-399-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Description(s):	Data Not Available

DATA NOT AVAILABLE

- ORD-181128
- ORD-172316
- ORD-166216-SA4158
- ORD-129279
- ZA-15143
- ZA-13069
- OB-13270
- AFF-38631



Address: 5359 E VALLEY BLVD

APN: 5220033023

PIN #: 139-5A237 90

Tract: P M 2263

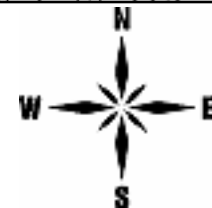
Block: None

Lot: B

Arb: None

Zoning: MR1-1

General Plan: Limited Manufacturing

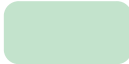
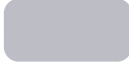


ZIMAS Legend Zoning

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
-  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)

- Transit Core
- Traditional Core
- Community Center
- Village
- Neighborhood Center
- Medium Neighborhood Residential

- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Hybrid Industrial
- Markets

- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways

ZIMAS Legend Points of Interest

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

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 Redevelopment 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	 Park / Recreation Centers	 Special Education
 Beaches	 Parks	 Charter School
 Child Care Centers	 Performing / Visual Arts Centers	 Early Education Center
 Dog Parks	 Recreation Centers	 Elementary School
 Golf Courses	 Senior Citizen Centers	 Middle School
 Historic Sites	 Skate Parks	 Opportunity School
 Horticulture / Gardens		 Senior High School
 Other Facilities		 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
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Transit Oriented Communities

 Tier 1	 Tier 3
 Tier 2	 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