

# Notice of Exemption

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. 200253

Project Applicant: Public Only Services, Inc.

Project Location - Specific:

21350 W Nordhoff St., Unit 101, Chatsworth, CA 91311 / Nordhoff Street and Canoga

Project Location - City: Chatsworth

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: Public Only Services, Inc.

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

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

Reasons why project is exempt:

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

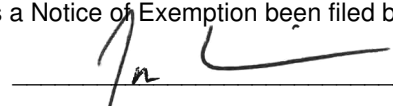
Lead Agency

Contact Person: Jason Killeen

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

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?   ▪ Yes    No

Signature:  Date: 01/28/2025 Title: Asst. Executive Director

▪ Signed by Lead Agency   Signed by Applicant

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

Date Received for filing at OPR: \_\_\_\_\_

ON February 12 2025UNTIL March 14 2025

REGISTRAR - RECORDER/COUNTY CLERK

## CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2025 029294

FILED  
Feb 12 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-S-24-200253-ANN / Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200253-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200253

COUNCIL DISTRICT

3

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

21350 W Nordhoff St., Unit 101, Chatsworth, CA 91311 / Nordhoff Street and Canoga Ave

 Map attached.

PROJECT DESCRIPTION:

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

 Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Public Only Services, 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 &amp; GUIDELINES

 STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

 CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32 OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

 Additional page(s) attached

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

 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project. The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

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

## CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Distribution (Type 11), Manufacturing (Type 6)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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

THRYERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

JOSIE TREVIZO  
Commission Executive Assistant  
(213) 978-0738

**City of Los Angeles**  
CALIFORNIA



Karen Bass  
MAYOR

**EXECUTIVE OFFICES**  
221 N. FIGUEROA STREET, SUITE 1245  
LOS ANGELES, CA 90012  
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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 and Class 32.

<b>DCR Record No.:</b>	LA-S-24-200253-ANN
<b>Applicant Name:</b>	Public Only Services, Inc.
<b>Activity(ies) Requested:</b>	Distribution (Type 11) Manufacturing (Type 6)
<b>Proposed Project:</b>	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	21350 W Nordhoff St., Unit 101 Chatsworth, CA 91311
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	CD 3 Canoga Park - Chatsworth - Porter Ranch IQIM2-1; P-1
<b>LAMC Section / "Phase":</b>	LAMC 104.08 / Phase 2
<b>Environmental Analysis/Clearance:</b> ENV-200253-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

**BACKGROUND:**

The Applicant was issued Temporary Approval by DCR with an effective date of August 27, 2019. Since that time, 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 currently possesses a State Provisional License, C11-0000458-LIC, to conduct Distribution (Type 11), active through June 21, 2025; CDPH-10003065, to conduct Manufacturing (Type 6), active through May 2, 2025.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 21350 West Nordhoff Street, Unit 101, Chatsworth, CA 91311, a parcel zoned for Light 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.
- **(Social Equity only):** The Applicant has met the requirements under LAMC Section 104.20.

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

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

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

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

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

The Applicant seeks conversion of an existing Distribution (Type 11); Manufacturing (Type 6), Temporary Approval to an Annual License to be located on an existing site zoned for Light Manufacturing, [Q]M2-1; P-1 at 21350 West Nordhoff Street, Unit 101, Chatsworth, CA 91311 (Assessor's Parcel Number 2779-017-BRK). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 9:00 a.m. to 5:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

**CEQA PROJECT ANALYSIS & FINDINGS:**

**Land Use/Zoning Designations**

Light Manufacturing / [Q]M2-1; P-1

**Surrounding Land Use/Zoning Designations**

Limited Manufacturing / MR2-1/P-1

Light Manufacturing / RMP-1

Light Manufacturing / QMR2-1

**Subject Property**

The subject site is a fully developed lot within the Chatsworth - Porter Ranch Community Plan Area. The lot is approximately 608 feet deep and a width of 350 feet along Nordhof Street. The site is currently developed with a Industrial - Light Manufacturing - Condominium building, built in 1989 proposed to be maintained.

The site has a Light Manufacturing land-use designation and is zoned [Q]M2-1; P-1. The site is located within Council District CD 3, Canoga Park Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include manufacturing uses within 200 feet of the site. The immediate area along Nordhof Street is predominantly developed with Limited Manufacturing uses, zoned MR2-1/P-1, Light Manufacturing, zoned RMP-1 and, Light Manufacturing uses, zoned QMR2-1. (See Exhibit A)

**CEQA Findings**

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in

any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 209,940 gross square feet, zoned [Q]M2-1; P-1 with a Industrial - Light Manufacturing - Condominium building originally constructed in 1989. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 209,940 gross square foot property (i.e., less than five acres), and is substantially surrounded by Light Manufacturing uses. The surrounding area is Limited Manufacturing zoned MR2-1/P-1, Light Manufacturing, zoned RMP-1; and Light Manufacturing, zoned QMR2-1, and developed with a mix of manufacturing buildings along Nordhof Street between Canoga Avenue and Eton Avenue.

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

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

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

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

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

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

**DEPARTMENT OF CANNABIS REGULATION ACTIONS:**

The Department of Cannabis Regulation:

1. Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approved the Annual License for Distribution (Type 11) and Manufacturing (Type 6) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.

  
\_\_\_\_\_  
Jason Killeen, Assistant Executive Director  
Department of Cannabis Regulation

January 28, 2025  
Date

**EXHIBITS:**

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



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): 3/01/2024

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

DCR Record No.: LA-S-24-200253-ANN

Applicant Entity Name: Public Only Services, Inc.

License Type(s): \_\_\_\_\_

Business Premises Location: 21350 W Nordhoff St, Unit 101, Chatsworth CA 91311

County: Los Angeles Assessor's Parcel Number (APN): 2779017044

Council District: CD-3 Neighborhood Council: Canoga Park

Community Plan Area: Chatsworth - Porter Ranch

Zoning: M2-1 Specific Plan Area: None

General Plan Land Use: Light manufacturing Redevelopment Project Area: None

Business Improvement District: None Promise Zone: None

State Enterprise Zone: LA State Enterprise Zone Historic Preservation Review: No

LAPD Division/Station: Topanga LAFD District/Fire Station: 96

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



### 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.*

~~We make infused Spralls. We purchase the raw materials from other~~



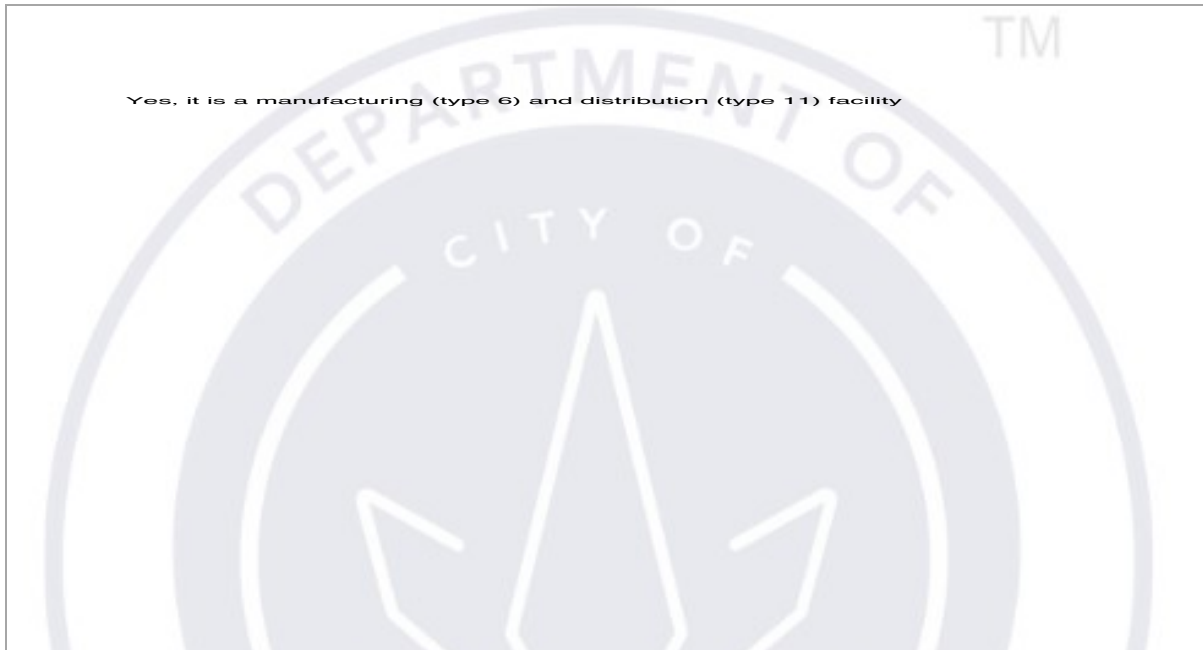
**Categorical Exemption Evaluation Form**

**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.*

Yes, it is a manufacturing (type 6) and distribution (type 11) facility



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

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



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.*

DEPARTMENT OF  
CITY OF  
TM

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.*

There is no new structure.

CAMPBELL  
LOS ANGELES  
REGULATION

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

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

**Categorical Exemption Evaluation Form**

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

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

Yes  No

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



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

Yes  No

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



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

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

Yes  No

*Cite source(s) of information.*



**FOR SITES IN URBANIZED AREAS**

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

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

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

*Cite source(s) of information.*

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

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

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

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

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

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

**FOR SITES NOT IN URBANIZED AREAS**

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

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

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

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

**FOR ALL SITES**

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

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



**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

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

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

TM



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

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



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

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



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

*Cite source(s) of information.*



Project-Specific Information Form

DCR Record No.

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.*

TM

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 Petition**

Class: 1 Category: Existing facilities

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

We are an existing business/property and have not made any improvements or impacted the environment.

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

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.*

21350 Nordhoff st Suite 101 Chatsworth CA 91311. We are an existing business/property and have not made any improvements or impacted the environment.

(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.*

Light manufacturing M2-1



- (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.

We have been operating for years we are not aware of the previous use/owners

- (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.

We are aware of the previous business

- (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).

We make infused Prerolls, we purchase the raw materials from other extractions and cultivations. The Infusion process requires no solvents other than water Water.  
We also make Ice Water Rosin which require no solvents other than ice water.  
The only other solvent we use is food grade ethanol for cleaning.

- (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.*

- (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.*

1500 sf

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

Yes we are licensed by the state,  
Distribution (type 11): C11-0000458-LIC  
Manufacturing (type 6): CDPH-10003065

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

Mon-Fri 9-5pm

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

3

- (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.*

On average 2 trips daily

- (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).*

No waste water

**4. Environmental Setting:**

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

Business park

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

Business park

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

Business park

- (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):

No

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

No

- (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:

None

- (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:

No it will not.

- ① 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:

Los Angeles department of water and power, our monthly bill is on average \$1000. No expected increase.

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 it will not expand.

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.*

N/A

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).*

N/A

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

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



## Partial List of Categorical Exemptions under CEQA

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

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



# City of Los Angeles Department of City Planning

## 1/16/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

21352 W NORDHOFF ST  
21358 W NORDHOFF ST  
21356 W NORDHOFF ST  
21354 W NORDHOFF ST  
21350 W NORDHOFF ST

### ZIP CODES

91311

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1986-786-GPC  
CPC-1959-10754  
ORD-99671  
ORD-165788-SA2560  
ORD-123268  
ORD-123267  
ZA-1993-176-ZV  
VTT-61644  
ENV-2004-4907-CE  
OB-12984  
AFF-49091  
CFG-2500  
CFG-1000

### Address/Legal Information

PIN Number	195B105 365
Lot/Parcel Area (Calculated)	209,940.4 (sq ft)
Thomas Brothers Grid	PAGE 500 - GRID B7
Assessor Parcel No. (APN)	2779017BRK
Tract	TR 061644-C
Map Reference	M B 1321-76/77
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	195B105 198B105

### Jurisdictional Information

Community Plan Area	Chatsworth - Porter Ranch
Area Planning Commission	North Valley
Neighborhood Council	Canoga Park
Council District	CD 3 - Bob Blumenfield
Census Tract #	1132.34
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	[Q]M2-1 P-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles ZI-1117 MTA Right-of-Way (ROW) Project Area
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	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
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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



RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	25
500 Ft School Zone	None
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	2779017044
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$178,600
Assessed Improvement Val.	\$233,205
Last Owner Change	08/05/2015
Last Sale Amount	\$362,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	952248
	865550
	80035
	2107081
	1842004
	1741574
	1645969
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,560.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017044]

#### Assessor Information

Assessor Parcel No. (APN)	2779017045
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$78,178

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Assessed Improvement Val.	\$199,593
Last Owner Change	09/21/2017
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	927499
	865550
	80035
	2391485
	1842004
	1741574
	1645969
	1081225
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017045]

**Assessor Information**

Assessor Parcel No. (APN)	2779017046
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$162,364
Assessed Improvement Val.	\$191,017
Last Owner Change	12/22/2021
Last Sale Amount	\$500,005
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1896247
	1896246
	1842004
	1741574
	1645969
	1589826
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4

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Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017046]

**Assessor Information**

Assessor Parcel No. (APN)	2779017047
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$162,364
Assessed Improvement Val.	\$159,181
Last Owner Change	03/18/2022
Last Sale Amount	\$530,005
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	757863
	1842004
	1741574
	1645969
	0-97
	+

**Building 1**

Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 2779017047]

**Assessor Information**

Assessor Parcel No. (APN)	2779017048
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$137,365
Assessed Improvement Val.	\$192,291
Last Owner Change	10/01/2014
Last Sale Amount	\$570,005
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+

**Building 1**

Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)

Building 2 No data for building 2

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Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017048]

**Assessor Information**

Assessor Parcel No. (APN)	2779017049
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$137,365
Assessed Improvement Val.	\$192,291
Last Owner Change	10/01/2014
Last Sale Amount	\$570,005
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550

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1741574  
1645969  
0-97  
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Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)

Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017049]

**Assessor Information**

Assessor Parcel No. (APN)	2779017050
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$67,556
Assessed Improvement Val.	\$172,394
Last Owner Change	11/27/2012
Last Sale Amount	\$200,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550

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1796863  
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Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0

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Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017050]

**Assessor Information**

Assessor Parcel No. (APN)	2779017051
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$164,838
Assessed Improvement Val.	\$212,241
Last Owner Change	02/22/2022
Last Sale Amount	\$610,006
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550

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	1842004
	1741574
	1645969
	0685892
	0312328
	0203746
	0203745
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**Building 1**

Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017051]

**Assessor Information**

Assessor Parcel No. (APN)	2779017052
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$123,100
Assessed Improvement Val.	\$207,791
Last Owner Change	04/30/2020
Last Sale Amount	\$1,200,012
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550

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Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017052]

#### Assessor Information

Assessor Parcel No. (APN)	2779017053
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$123,100
Assessed Improvement Val.	\$207,791
Last Owner Change	04/30/2020
Last Sale Amount	\$1,200,012
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550

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1741574  
1645969  
0-97  
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Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017053]

#### Assessor Information

Assessor Parcel No. (APN)	2779017054
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$123,000
Assessed Improvement Val.	\$207,791
Last Owner Change	04/30/2020
Last Sale Amount	\$1,200,012
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550

80035  
1842004  
1741574

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	1645969
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017054]

#### Assessor Information

Assessor Parcel No. (APN)	2779017055
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$82,688
Assessed Improvement Val.	\$211,011
Last Owner Change	04/16/2012
Last Sale Amount	\$240,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	562523
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017055]

#### Assessor Information

Assessor Parcel No. (APN)	2779017056
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$208,080
Assessed Improvement Val.	\$216,184
Last Owner Change	01/18/2018
Last Sale Amount	\$390,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035

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	1842004
	1741574
	1645969
	1158426
	0056124
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017056]

#### Assessor Information

Assessor Parcel No. (APN)	2779017057
APN Area (Co. Public Works)*	0.034 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$137,407
Assessed Improvement Val.	\$350,648
Last Owner Change	07/30/2008
Last Sale Amount	\$390,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	1360244
	0-97
	+

Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,560.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017057]

#### Assessor Information

Assessor Parcel No. (APN)	2779017058
APN Area (Co. Public Works)*	0.030 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$173,188
Assessed Improvement Val.	\$190,588
Last Owner Change	12/07/2015

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Last Sale Amount	\$321,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	1529666
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,380.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017058]

**Assessor Information**

Assessor Parcel No. (APN)	2779017059
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$167,776
Assessed Improvement Val.	\$180,526
Last Owner Change	12/08/2015
Last Sale Amount	\$307,503
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	1536764
	0-97
	+

Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,320.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017059]

**Assessor Information**

Assessor Parcel No. (APN)	2779017060
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium

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Assessed Land Val.	\$167,776
Assessed Improvement Val.	\$180,526
Last Owner Change	02/03/2016
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	1536763
	124159
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,320.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017060]

**Assessor Information**

Assessor Parcel No. (APN)	2779017061
APN Area (Co. Public Works)*	0.039 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$244,077
Assessed Improvement Val.	\$327,282
Last Owner Change	08/22/2016
Last Sale Amount	\$512,005
Tax Rate Area	16
Deed Ref No. (City Clerk)	994461
	994460
	899724
	865550
	80035
	1842004
	1741574
	1645969
	1176729
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,780.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3

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Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017061]

**Assessor Information**

Assessor Parcel No. (APN)	2779017062
APN Area (Co. Public Works)*	0.039 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$300,971
Assessed Improvement Val.	\$233,465
Last Owner Change	10/22/2021
Last Sale Amount	\$720,007
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	739202
	1842004
	1741574
	1645969
	1591461
	1308121
	0-97
	+

Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,780.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017062]

**Assessor Information**

Assessor Parcel No. (APN)	2779017063
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$227,310
Assessed Improvement Val.	\$216,040
Last Owner Change	05/27/2016
Last Sale Amount	\$392,503
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	610454
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1989
Building Class	C7
Number of Units	0

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Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,320.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017063]

**Assessor Information**

Assessor Parcel No. (APN)	2779017064
APN Area (Co. Public Works)*	0.031 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$195,377
Assessed Improvement Val.	\$187,035
Last Owner Change	01/20/2016
Last Sale Amount	\$338,503
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	64054
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,450.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017064]

**Assessor Information**

Assessor Parcel No. (APN)	2779017065
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$173,188
Assessed Improvement Val.	\$211,008
Last Owner Change	09/14/2015
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1989

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Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,320.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017065]

**Assessor Information**

Assessor Parcel No. (APN)	2779017066
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$173,188
Assessed Improvement Val.	\$211,008
Last Owner Change	09/14/2015
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,320.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017066]

**Assessor Information**

Assessor Parcel No. (APN)	2779017067
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$208,080
Assessed Improvement Val.	\$223,012
Last Owner Change	12/29/2017
Last Sale Amount	\$396,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	2036209
	1842004
	1741574
	1645969
	1514471
	0-97

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	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,320.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017067]

**Assessor Information**

Assessor Parcel No. (APN)	2779017068
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$184,013
Assessed Improvement Val.	\$207,752
Last Owner Change	02/12/2016
Last Sale Amount	\$345,503
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	162340
	0-97

	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,320.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017068]

**Assessor Information**

Assessor Parcel No. (APN)	2779017069
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$168,132
Assessed Improvement Val.	\$204,714
Last Owner Change	06/30/2014
Last Sale Amount	\$317,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	673770
	1842004

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	1741574
	1645969
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,320.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017069]

**Assessor Information**

Assessor Parcel No. (APN)	2779017070
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$167,776
Assessed Improvement Val.	\$196,507
Last Owner Change	08/05/2015
Last Sale Amount	\$321,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	952249
	865550
	80035
	26627
	1974710-11
	1842004
	179237
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,320.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017070]

**Assessor Information**

Assessor Parcel No. (APN)	2779017071
APN Area (Co. Public Works)*	0.040 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$132,500
Assessed Improvement Val.	\$460,815
Last Owner Change	07/10/2009

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Last Sale Amount	\$360,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1910310-11
	1842004
	1741574
	172920
	1645969
	1041607
	0-97
	+
Building 1	
Year Built	1989
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,830.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017071]

#### Assessor Information

Assessor Parcel No. (APN)	2779017072
APN Area (Co. Public Works)*	0.025 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$112,087
Assessed Improvement Val.	\$150,776
Last Owner Change	11/15/2013
Last Sale Amount	\$223,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	1627906
	1627905
	1627904
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,130.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017072]

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**Assessor Information**

Assessor Parcel No. (APN)	2779017073
APN Area (Co. Public Works)*	0.024 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$113,493
Assessed Improvement Val.	\$288,967
Last Owner Change	10/22/2007
Last Sale Amount	\$315,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017073]

**Assessor Information**

Assessor Parcel No. (APN)	2779017074
APN Area (Co. Public Works)*	0.024 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$140,716
Assessed Improvement Val.	\$192,955
Last Owner Change	02/24/2016
Last Sale Amount	\$293,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	198030
	1842004
	1741574
	1645969
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4

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Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017074]

**Assessor Information**

Assessor Parcel No. (APN)	2779017075
APN Area (Co. Public Works)*	0.032 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$192,311
Assessed Improvement Val.	\$210,318
Last Owner Change	12/09/2014
Last Sale Amount	\$350,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	1323992
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,480.0 (sq ft)

Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017075]

**Assessor Information**

Assessor Parcel No. (APN)	2779017076
APN Area (Co. Public Works)*	0.032 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$212,241
Assessed Improvement Val.	\$230,952
Last Owner Change	01/03/2017
Last Sale Amount	\$399,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	4770
	4769
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0

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Building Square Footage	1,480.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017076]

**Assessor Information**

Assessor Parcel No. (APN)	2779017077
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$207,846
Assessed Improvement Val.	\$151,532
Last Owner Change	06/29/2010
Last Sale Amount	\$294,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	885715
	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,220.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017077]

**Assessor Information**

Assessor Parcel No. (APN)	2779017078
APN Area (Co. Public Works)*	0.024 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$140,716
Assessed Improvement Val.	\$192,955
Last Owner Change	02/10/2016
Last Sale Amount	\$293,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0

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Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017078]

#### Assessor Information

Assessor Parcel No. (APN)	2779017079
APN Area (Co. Public Works)*	0.024 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$180,405
Assessed Improvement Val.	\$185,692
Last Owner Change	12/05/2016
Last Sale Amount	\$330,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	976940

	865550
	80035
	1842004
	1741574
	1645969
	1528258
	1528253
	1528252
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017079]

#### Assessor Information

Assessor Parcel No. (APN)	2779017080
APN Area (Co. Public Works)*	0.024 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$112,087
Assessed Improvement Val.	\$176,518
Last Owner Change	11/21/2013
Last Sale Amount	\$244,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550

	80035
	1842004
	1741574
	1662031
	1645969

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	0914667
	0914666
	0914665
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017080]

**Assessor Information**

Assessor Parcel No. (APN)	2779017081
APN Area (Co. Public Works)*	0.024 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$105,970
Assessed Improvement Val.	\$213,238
Last Owner Change	12/24/2020
Last Sale Amount	\$427,004
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	290530
	1842004
	1751515
	1741574
	1727495
	1645969
	1520001
	0810510
	0627398
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017081]

**Assessor Information**

Assessor Parcel No. (APN)	2779017082
APN Area (Co. Public Works)*	0.024 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium

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Assessed Land Val.	\$105,000
Assessed Improvement Val.	\$292,906
Last Owner Change	05/19/2008
Last Sale Amount	\$0
Tax Rate Area	16
Deed Ref No. (City Clerk)	885491
	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017082]

#### Assessor Information

Assessor Parcel No. (APN)	2779017083
APN Area (Co. Public Works)*	0.024 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$142,527
Assessed Improvement Val.	\$174,165
Last Owner Change	06/12/2023
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	236036
	214872
	1842004
	1789820
	1741574
	1645969
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

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Rent Stabilization Ordinance (RSO) No [APN: 2779017083]

**Assessor Information**

Assessor Parcel No. (APN)	2779017084
APN Area (Co. Public Works)*	0.024 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$164,838
Assessed Improvement Val.	\$208,080
Last Owner Change	03/14/2023
Last Sale Amount	\$530,005
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	495043
	1842004
	1741574
	1645969
	0162564
	0162563
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017084]

**Assessor Information**

Assessor Parcel No. (APN)	2779017085
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$175,828
Assessed Improvement Val.	\$208,515
Last Owner Change	04/21/2023
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	193576
	1842004
	1741574
	1645969
	0258832
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0

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Number of Bathrooms	0
Building Square Footage	1,350.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017085]

**Assessor Information**

Assessor Parcel No. (APN)	2779017086
APN Area (Co. Public Works)*	0.035 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$244,077
Assessed Improvement Val.	\$255,326
Last Owner Change	01/04/2017
Last Sale Amount	\$241,502
Tax Rate Area	16
Deed Ref No. (City Clerk)	8967
	8966
	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,610.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017086]

**Assessor Information**

Assessor Parcel No. (APN)	2779017087
APN Area (Co. Public Works)*	0.031 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$205,661
Assessed Improvement Val.	\$207,162
Last Owner Change	05/05/2016
Last Sale Amount	\$259,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	513043
	1842004
	1741574
	1645969
	0-97
	+

Building 1

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Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,450.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017087]

**Assessor Information**

Assessor Parcel No. (APN)	2779017088
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$153,849
Assessed Improvement Val.	\$180,271
Last Owner Change	06/30/2015
Last Sale Amount	\$246,502
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	779360
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017088]

**Assessor Information**

Assessor Parcel No. (APN)	2779017089
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$153,849
Assessed Improvement Val.	\$180,271
Last Owner Change	06/30/2015
Last Sale Amount	\$254,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	779359
	1842004
	1741574
	1645969

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	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017089]

**Assessor Information**

Assessor Parcel No. (APN)	2779017090
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$71,548
Assessed Improvement Val.	\$234,750
Last Owner Change	06/07/2019
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1747017
	1741574
	1645969
	0534489
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017090]

**Assessor Information**

Assessor Parcel No. (APN)	2779017091
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$78,815
Assessed Improvement Val.	\$229,500
Last Owner Change	08/08/2023
Last Sale Amount	\$1,150,011
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035

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	1842004
	1741574
	1708359
	1645969
	1348481
	1348480
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,220.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017091]

#### Assessor Information

Assessor Parcel No. (APN)	2779017092
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$78,815
Assessed Improvement Val.	\$229,500
Last Owner Change	08/08/2023
Last Sale Amount	\$1,150,011
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550

80035  
1842004  
1741574  
1645969  
1348057  
1348056  
0406052  
0-97  
+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,220.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017092]

#### Assessor Information

Assessor Parcel No. (APN)	2779017093
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium

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Assessed Land Val.	\$195,377
Assessed Improvement Val.	\$249,696
Last Owner Change	02/08/2023
Last Sale Amount	\$600,006
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	297242
	297241
	1842004
	1741574
	1645969
	1150236
	0080434
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,220.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017093]

#### Assessor Information

Assessor Parcel No. (APN)	2779017094
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$114,934
Assessed Improvement Val.	\$264,375
Last Owner Change	10/05/2023
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	2750173
	1842004
	1741574
	1645969
	121251
	0602875
	0358173
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,220.0 (sq ft)

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Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017094]

**Assessor Information**

Assessor Parcel No. (APN)	2779017095
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$67,556
Assessed Improvement Val.	\$190,865
Last Owner Change	08/15/2012
Last Sale Amount	\$451,004
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	1213910
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,220.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017095]

**Assessor Information**

Assessor Parcel No. (APN)	2779017096
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$78,815
Assessed Improvement Val.	\$204,410
Last Owner Change	08/15/2012
Last Sale Amount	\$451,004
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0

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Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017096]

**Assessor Information**

Assessor Parcel No. (APN)	2779017097
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$84,445
Assessed Improvement Val.	\$220,419
Last Owner Change	04/24/2013
Last Sale Amount	\$254,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	612587
	1842004
	1741574
	1645969
	0-97
	+

Building 1

Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017097]

**Assessor Information**

Assessor Parcel No. (APN)	2779017098
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$195,377
Assessed Improvement Val.	\$142,171
Last Owner Change	10/05/2023
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	76012
	372830
	1842004
	1741574
	1645969
	0358174
	0292600
	0-97

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	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,330.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017098]

**Assessor Information**

Assessor Parcel No. (APN)	2779017099
APN Area (Co. Public Works)*	0.031 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$92,308
Assessed Improvement Val.	\$235,731
Last Owner Change	10/05/2023
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	739856
	1842004
	1741574
	1645969
	118218
	0678191
	0358176
	0358175
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,450.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017099]

**Assessor Information**

Assessor Parcel No. (APN)	2779017100
APN Area (Co. Public Works)*	0.031 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$91,877
Assessed Improvement Val.	\$234,536
Last Owner Change	10/05/2023
Last Sale Amount	\$9
Tax Rate Area	16

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Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0358178
	0358177
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,450.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017100]

**Assessor Information**

Assessor Parcel No. (APN)	2779017101
APN Area (Co. Public Works)*	0.031 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$94,886
Assessed Improvement Val.	\$242,134
Last Owner Change	05/24/2011
Last Sale Amount	\$270,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550

	80035
	722027
	722026
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,450.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017101]

**Assessor Information**

Assessor Parcel No. (APN)	2779017102
APN Area (Co. Public Works)*	0.036 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium

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Assessed Land Val.	\$162,928
Assessed Improvement Val.	\$218,484
Last Owner Change	12/07/2022
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	1144664
	0105776
	0105775
	0-97
	+
Building 1	
Year Built	1990
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,670.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017102]

#### Assessor Information

Assessor Parcel No. (APN)	2779017103
APN Area (Co. Public Works)*	0.076 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$352,066
Assessed Improvement Val.	\$695,385
Last Owner Change	11/20/2020
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0925503-04
	0-97
	+
Building 1	
Year Built	1990
Building Class	C65
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,480.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

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Rent Stabilization Ordinance (RSO) No [APN: 2779017103]

**Assessor Information**

Assessor Parcel No. (APN)	2779017104
APN Area (Co. Public Works)*	0.042 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$168,000
Assessed Improvement Val.	\$514,891
Last Owner Change	05/19/2008
Last Sale Amount	\$0
Tax Rate Area	16
Deed Ref No. (City Clerk)	885492
	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+
Building 1	
Year Built	1990
Building Class	C65
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,950.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017104]

**Assessor Information**

Assessor Parcel No. (APN)	2779017105
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$109,680
Assessed Improvement Val.	\$278,841
Last Owner Change	06/06/2012
Last Sale Amount	\$317,503
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	838951
	80035
	1842004
	1741574
	1645969
	0-97
	+
Building 1	
Year Built	1990
Building Class	C65
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,340.0 (sq ft)
Building 2	No data for building 2

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

Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017105]

**Assessor Information**

Assessor Parcel No. (APN)	2779017106
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$101,335
Assessed Improvement Val.	\$264,751
Last Owner Change	11/20/2020
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	2017893
	1842004
	1741574
	1645969
	1495034
	0192225
	0-97
	+

Building 1	
Year Built	1990
Building Class	C65
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,340.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017106]

**Assessor Information**

Assessor Parcel No. (APN)	2779017107
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$191,017
Assessed Improvement Val.	\$191,495
Last Owner Change	10/03/2022
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0957771
	0-97
	+

Building 1	
Year Built	1990
Building Class	C65

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,220.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017107]

#### Assessor Information

Assessor Parcel No. (APN)	2779017108
APN Area (Co. Public Works)*	0.027 (ac)
Use Code	310C - Industrial - Light Manufacturing - Condominium
Assessed Land Val.	\$191,017
Assessed Improvement Val.	\$191,495
Last Owner Change	10/03/2022
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	865550
	80035
	1842004
	1741574
	1645969
	0-97
	+

Building 1	
Year Built	1990
Building Class	C65
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,230.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2779017108]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None

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

Monarch Butterfly Potential No

### Seismic Hazards

#### Active Fault Near-Source Zone

Nearest Fault (Distance in km) 8.5660992  
Nearest Fault (Name) Santa Susana  
Region Transverse Ranges and Los Angeles Basin  
Fault Type B  
Slip Rate (mm/year) 5.00000000  
Slip Geometry Reverse  
Slip Type Poorly Constrained  
Down Dip Width (km) 16.00000000  
Rupture Top 0.00000000  
Rupture Bottom 13.00000000  
Dip Angle (degrees) 80.00000000  
Maximum Magnitude 6.70000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area None

Tsunami Hazard Area No

### Economic Development Areas

Business Improvement District None

Hubzone Qualified

Jobs and Economic Development Incentive Zone (JEDI) None

Opportunity Zone Yes

Promise Zone None

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

### Housing

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website <https://housing.lacity.org>

Rent Stabilization Ordinance (RSO) No [APN: 2779017044]

Ellis Act Property No

AB 1482: Tenant Protection Act No

Housing Crisis Act Replacement Review Yes

Housing Element Sites

HE Replacement Required N/A

SB 166 Units N/A

Housing Use within Prior 5 Years No

### Public Safety

#### Police Information

Bureau Valley

Division / Station Topanga

Reporting District 2106

#### Fire Information

Bureau Valley

Battalion 15

District / Fire Station 96

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-1986-786-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN-ZONING CONSISTENCY-CHATSWORTH-PORTER RANCH
Case Number:	CPC-1959-10754
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1993-176-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT THE EXISTING BUILDINGS ON THE SITE CONTAINING 97,980SQ. FT. OF GENERAL OFFICES WITH SUPPORTING PARKING OF 274 SPACES TO CONTINUE AS GENERAL COMMERCIAL USES, ON A LOT IN THE (Q)M2-1 ZONE.
Case Number:	VTT-61644
Required Action(s):	Data Not Available
Project Descriptions(s):	A TENTATIVE TRACT MAP TO ALLOW A 65-UNIT INDUSTRIAL CONDOMINIUM PROJECT ON 4.84 ACRES IN THE [Q]M2-1 ZONE.
Case Number:	ENV-2004-4907-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A TENTATIVE TRACT MAP TO ALLOW A 65-UNIT INDUSTRIAL CONDOMINIUM PROJECT ON 4.84 ACRES IN THE [Q]M2-1 ZONE.

## DATA NOT AVAILABLE

ORD-99671

ORD-165788-SA2560

ORD-123268

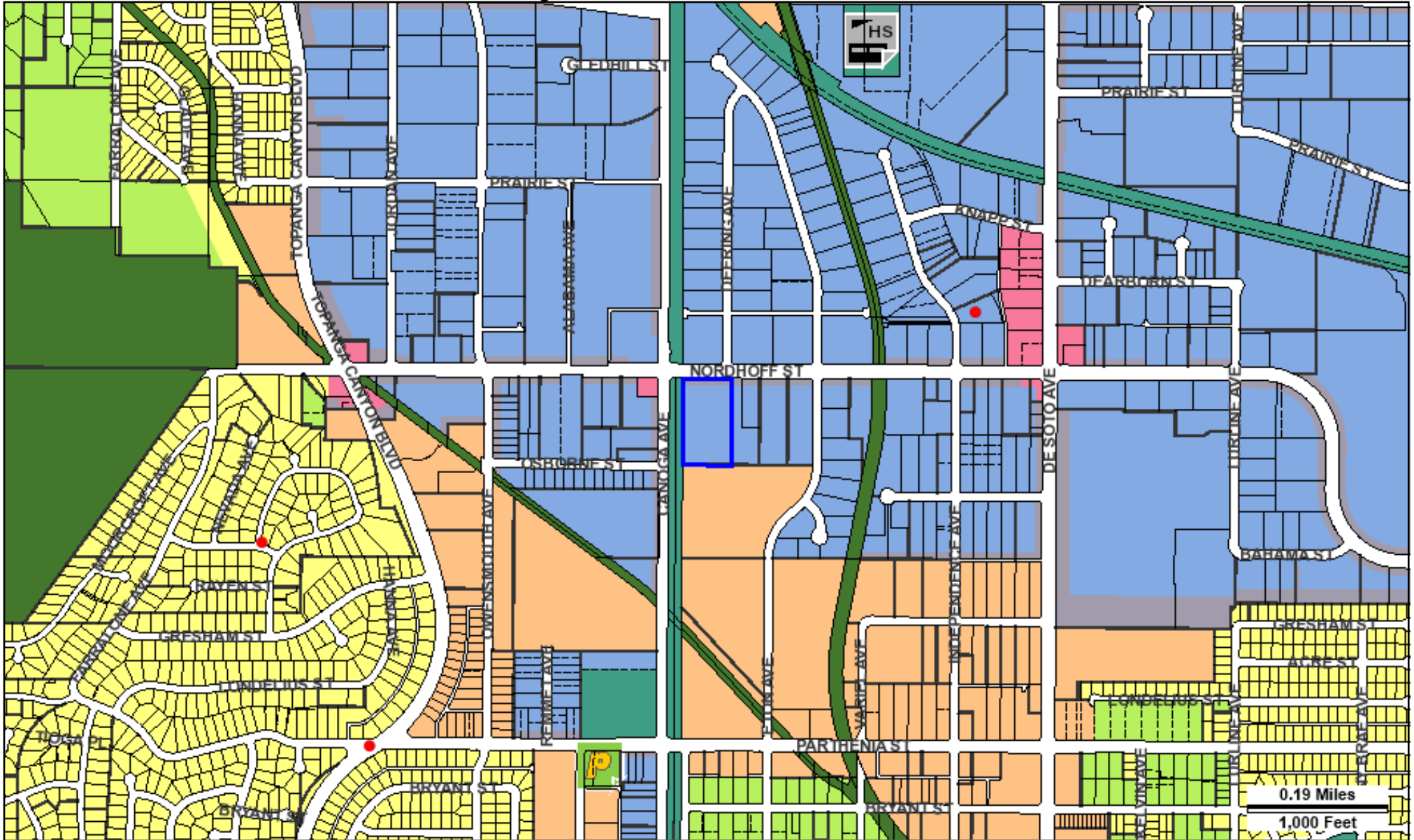
ORD-123267

OB-12984

AFF-49091

CFG-2500

CFG-1000



Address: 21350 W NORDHOFF ST  
 APN: 2779017BRK  
 PIN #: 195B105 365









Tract: TR 061644-C  
 Block: None  
 Lot: LT 1  
 Arb: None

Zoning: [Q]M2-1, P-1  
 General Plan: Light Manufacturing



# LEGEND

## GENERALIZED ZONING

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

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





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

#### COMMERCIAL






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

### FRAMEWORK

#### COMMERCIAL

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






#### INDUSTRIAL

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




#### PARKING

-  Parking Buffer


#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES

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














#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial








# CIRCULATION

## STREET





































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

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

## FREEWAYS

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


























## MISC. LINES

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





# POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

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

## COASTAL ZONE



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

## TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

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