

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. 200536

Project Applicant: Spectrum Growers, LLC

Project Location - Specific:

949 E 31st Street, Los Angeles, CA 90011 / 31st Street and Central Ave

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: Spectrum Growers, LLC

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

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

Reasons why project is exempt:

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

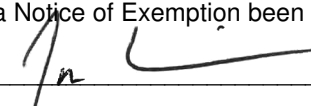
Lead Agency

Contact Person: 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: 02/20/2025 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: _____


THIS NOTICE WAS POSTED

ON February 24 2025

UNTIL March 26 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 038253

FILED
 Feb 24 2025
Donn C. Logan, Registrar - Recorder/County Clerk
Electronically signed by VERONICA HEAD

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES
 LA-C-24-200536-ANN / Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

| | |
|--|--------------------------------|
| LEAD CITY AGENCY City of Los Angeles (Department of Cannabis Regulation) | CASE NUMBER ENV- 200536-ANN |
|--|--------------------------------|

| | |
|---|-----------------------|
| PROJECT TITLE DCR CORE RECORD NO. 200536 | COUNCIL DISTRICT 9 |
|---|-----------------------|

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
 949 E 31st Street, Los Angeles, CA 90011 / 31st Street and Central Ave

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

NAME OF APPLICANT / OWNER:
 Spectrum Growers, LLC

| | |
|---|---|
| CONTACT PERSON (If different from Applicant/Owner above) Jason Killeen | (AREA CODE) TELEPHONE NUMBER EXT. (213) 978-0738 |
|---|---|

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
 Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
 CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

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

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

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

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

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PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
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Commission Executive Assistant
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City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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LOS ANGELES, CA 90012
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EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

| | |
|---|--|
| DCR Record No.: | LA-C-24-200536-ANN |
| Applicant Name: | Spectrum Growers, LLC |
| Activity(ies) Requested: | Distributor (Type 11) Manufacturer (Type 6) Cultivation Indoor Medium (Type 3A) |
| Proposed Project: | The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al. |
| Business Premises Address/ Project Location: | 949 E 31st Street Los Angeles, CA 90011 |
| Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning: | 9 South Central - Southeast Los Angeles CM-1VL-CPIO |
| LAMC Section / "Phase": | LAMC 104.08 / Phase 2 |
| Environmental Analysis/Clearance: ENV-200536-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, C11-0000522-LIC, to conduct Distributor (Type 11), active through June 25, 2025; CDPH-10003284, to conduct Manufacturer (Type 6), active through May 22, 2025; CCL19-0005464 to conduct Cultivation Indoor Medium (Type 3A), active through June 19, 2025.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 949 East 31st Street, Los Angeles, CA 90011, a parcel zoned for Hybrid Industrial purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- **(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 Distributor (Type 11); Manufacturer (Type 6), Cultivation Indoor Medium (Type 3A), Temporary Approval to an Annual License to be located on an existing site zoned for Hybrid Industrial, CM-1VL-CPIO at 949 East 31st Street, Los Angeles, CA 90011 (Assessor's Parcel Number 5114-022-026). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 a.m. to 5:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit B). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Hybrid Industrial / CM-1VL-CPIO

Surrounding Land Use/Zoning Designations

Hybrid Industrial / CM-1VL-CPIO

Subject Property

The subject site is a fully developed lot within the Southeast Los Angeles Community Plan Area. The lot is approximately 138 feet deep and a width of 39 feet along East 31st Street. The site is currently developed with an Industrial - Light Manufacturing - One Story building, built in 1925 proposed to be maintained.

The site has a Hybrid Industrial land-use designation and is zoned CM-1VL-CPIO. The site is located within Council District 9, South Central Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include industrial and manufacturing uses within 200 feet of the site. The immediate area along East 31st Street is predominantly developed with Hybrid Industrial uses, zoned CM-1VL-CPIO. (See Exhibit B)

CEQA Findings

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

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

a) The site is comprised of one lot totaling approximately 5,594 gross square feet, zoned CM-1VL-CPIO with a Industrial - Light Manufacturing - One Story building originally constructed in 1925. 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 5,594 gross square foot property (i.e., less than five acres), and is substantially surrounded by Hybrid Industrial uses. The surrounding area is Hybrid Industrial zoned CM-1VL-CPIO, and developed with a mix of industrial and manufacturing buildings along East 31st Street between 32nd Street and Griffith 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 Distributor (Type 11), Manufacturer (Type 6), and Cultivation Indoor Medium (Type 3A) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

February 20, 2025
Date

EXHIBITS:

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

Exhibit B – Project Parcel Profile Report from ZIMAS



LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/23/2023

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

DCR Record No.: LA-C-23-200536-ANN / LA-B-0003079687

Applicant Entity Name: Spectrum Growers, LLC

License Type(s): Cultivation (Medium Indoor), Manufacturing, and Distribution

Business Premises Location: 949 E 31st St., Los Angeles, CA 90011

County: Los Angeles Assessor's Parcel Number (APN): 5114022026

Council District: CD9 Neighborhood Council: South Central

Community Plan Area: Southeast Los Angeles

Zoning: CM Specific Plan Area: South Los Angeles

General Plan Land Use: Hybrid Industrial Redevelopment Project Area: Council District 9

Business Improvement District: None Promise Zone: South LA Transit Empowerment Zone

State Enterprise Zone: Los Angeles Historic Preservation Review: No

LAPD Division/Station: Newton LAFD District/Fire Station: 14

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.*

Spectrum Growers, LLC has three state licenses at the facility to operate an adult-use commercial cannabis cultivation, manufacturing, and distribution facility. The cultivation state license held is a specialty indoor license which permits 5,000 square feet of canopy or less. The project's activities include growing strains of cannabis from seed or immature plant to full maturity where the plant will be harvested. The plants will be dried, and the flower will cure before a licensed distributor, including Spectrum Growers, LLC's own distribution license, will be used to transfer the harvested cannabis from the cultivation premises to another licensed manufacturer, processor, or distributor for further processing, including Spectrum Growers, LLC's own manufacturing license. Spectrum Growers, LLC may package cannabis flower for direct sale to customers by retailers, but the flower must be tested by a licensed laboratory and arranged by a licensed distributor first.

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, Spectrum Growers, LLC is currently operating as a medical and adult-use cannabis cultivator, distributor, and manufacturer.

To Spectrum Growers, LLC's knowledge, the previous use of the site was a manufacturing facility.

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

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

No expansion of existing structures.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

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

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

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

Per the City's Biological Resource Area map (C-3 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. There are no watercourses or riparian habitats within 150 feet of the project site. The closest watercourse is the Los Angeles River, approximately 2 miles east of the project site. The activities at the project site would not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.

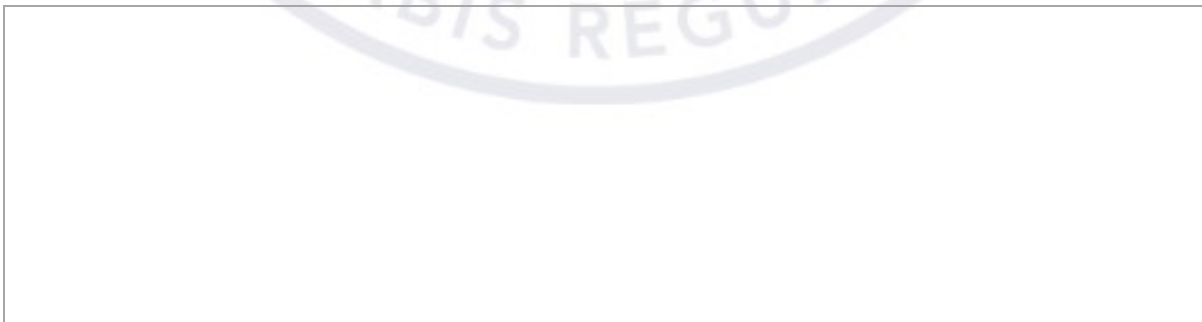
6. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.) Yes No

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

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

No replacement or reconstruction.

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

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

Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

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

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

Spectrum Growers, LLC moved into an existing facility and has made only minor alterations to the facility, including the installation of additional security cameras, insulated the interior of the building, added some interior partitions, and outfitted the grow rooms with LED lighting. No major alterations or material changes have been made to the existing structure by Spectrum Growers, LLC.

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

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

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

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

Cite source(s) of information.

FOR SITES IN URBANIZED AREAS

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

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

No construction of new small structures.

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

Cite source(s) of information.

The cultivation, manufacturing, and distribution use is consistent with other uses permitted within CM zones including storage building or warehouse, confectionery manufacturing, assembly of electronic appliances, etc.

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

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

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

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

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

LADWP provides municipal water and power.

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

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

The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. The Los Angeles River is approximately 2 miles east of the project site.

FOR SITES NOT IN URBANIZED AREAS

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

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

DEPARTMENT OF
CITY OF
TM

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

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

FOR ALL SITES

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

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

As required of cultivation state licensees, Spectrum Growers, LLC enrolled with the State Water Resources Control Board and obtained a Notice of Applicability - Conditional Waiver of Waste Discharge Requirements. The cultivation activities occur within a structure with a permanent roof and a permanent, impermeable floor. All irrigation tailwater or other hydroponic wastewaters will be ultimately discharged into the community sewer system.

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.

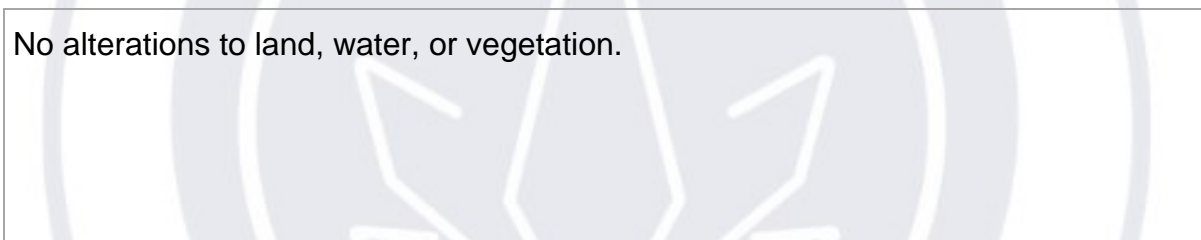
TM



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.

No alterations to land, water, or vegetation.



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

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



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. LA-C-23-200536-ANN / LA-B-0003079687

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.

The parcel or lot size is 0.257 acres or 11,188 square feet. There are two adjacent and connected buildings while the total floor area of the project and existing facility is 11,188 sq. ft.

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

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

All abutting zoning is CM. All abutting general land uses is Hybrid Industrial. The project site is located in an industrial and manufacturing area. Within a one-half mile radius, the following zoning designations include: PF, CM, RD1.5, RD2, C2, M1, R2, MR1, R3, and R4. Within a one-half mile radius, the following general plan land uses include: Hybrid Industrial, Low Medium/Residential, Community Commercial, Public Facilities, Low Medium II Residential, Neighborhood Commercial, and Limited Industrial. The kinds of land uses/businesses in the area include: ice cream distribution, recycling center, dental supply store, plumbers, yoga study, mattress store, car stereo store, restaurant, high school, wholesaler, laundromat, and auto parts and repair store.

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

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

Per the City's Biological Resource Area map (C-3 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. There are no watercourses or riparian habitats within 150 feet of the project site. The closest watercourse is the Los Angeles River, approximately 2 miles east of the project site. The activities at the project site would not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.

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.

No loud activities occur as part of the cultivation, manufacturing, or distribution operations so the project will not have any noise impact. No potential impacts to air quality or water quality. No hazardous materials will be stored or used on site and water usage at the facility is limited to domestic uses, hand-washing, equipment washing, and limited hydroponic run-off.

5. Can the project site be adequately served by all required utilities and public services? Yes No

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

LADWP provides municipal water and power.

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

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

As required of cultivation state licensees, Spectrum Growers, LLC enrolled with the State Water Resources Control Board and obtained a Notice of Applicability - Conditional Waiver of Waste Discharge Requirements. The cultivation activities occur within a structure with a permanent roof and a permanent, impermeable floor. All irrigation tailwater or other hydroponic wastewaters will be ultimately discharged into the community sewer system.

Exceptions to Exemptions

1. Scenic Highways

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

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

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

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

- 2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?** Yes No

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

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

- 3. Would the project result in a substantial adverse change in the significance of a historical resource?** Yes No

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

4. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?** Yes No

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

5. **Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?** Yes No

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

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

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

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

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

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

CEQA Exemption PetitionClass: 1 Category: Existing Facilities

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

A licensed adult-use and medical commercial cannabis cultivation, manufacturing, and distribution operation in an existing facility with only interior alterations including security surveillance, lighting, and partition additions. The use of the facility involves negligible or no expansion of the existing or former use.

The facility is within an urbanized area within Los Angeles city limits on a project site less than five acres and is substantially surrounded by other urban, manufacturing, industrial, and commercial uses. The project site has no value, as habitat for endangered, rare or threatened species. Further, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

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

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

2. **Project Location and Surrounding Land Use.**

- (a) Describe Project Location: *Provide detailed information about the project location and any other physical description that clearly indicates the project site location.*

The project is located at 949 E 31st Street, Los Angeles, CA 90011. The project is located on E 31st Street between Griffith Ave., and S Central Ave. The existing building is largely a single-story facility with a partial second story. The building is situated between two similar industrial buildings.

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

The commercial cultivation, manufacturing, and distribution operation is the current land use on the project site and it occurs within the existing facility on the parcel. All abutting zoning is CM. All abutting general land uses is Hybrid Industrial. The project site is located in an industrial and manufacturing area. Within a one-half mile radius, the following zoning designations include: PF, CM, RD1.5, RD2, C2, M1, R2, MR1, R3, and R4. Within a one-half mile radius, the following general plan land uses include: Hybrid Industrial, Low Medium/Residential, Community Commercial, Public Facilities, Low Medium II Residential, Neighborhood Commercial, and Limited Industrial. The kinds of land uses/businesses in the area include: ice cream distribution, recycling center, dental supply store, plumbers, yoga study, mattress store, car stereo store, restaurant, high school, wholesaler, laundromat, and auto parts and repair store.

- (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.

To Spectrum Growers, LLC's knowledge, the previous use of the site was a manufacturing facility.

- (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.

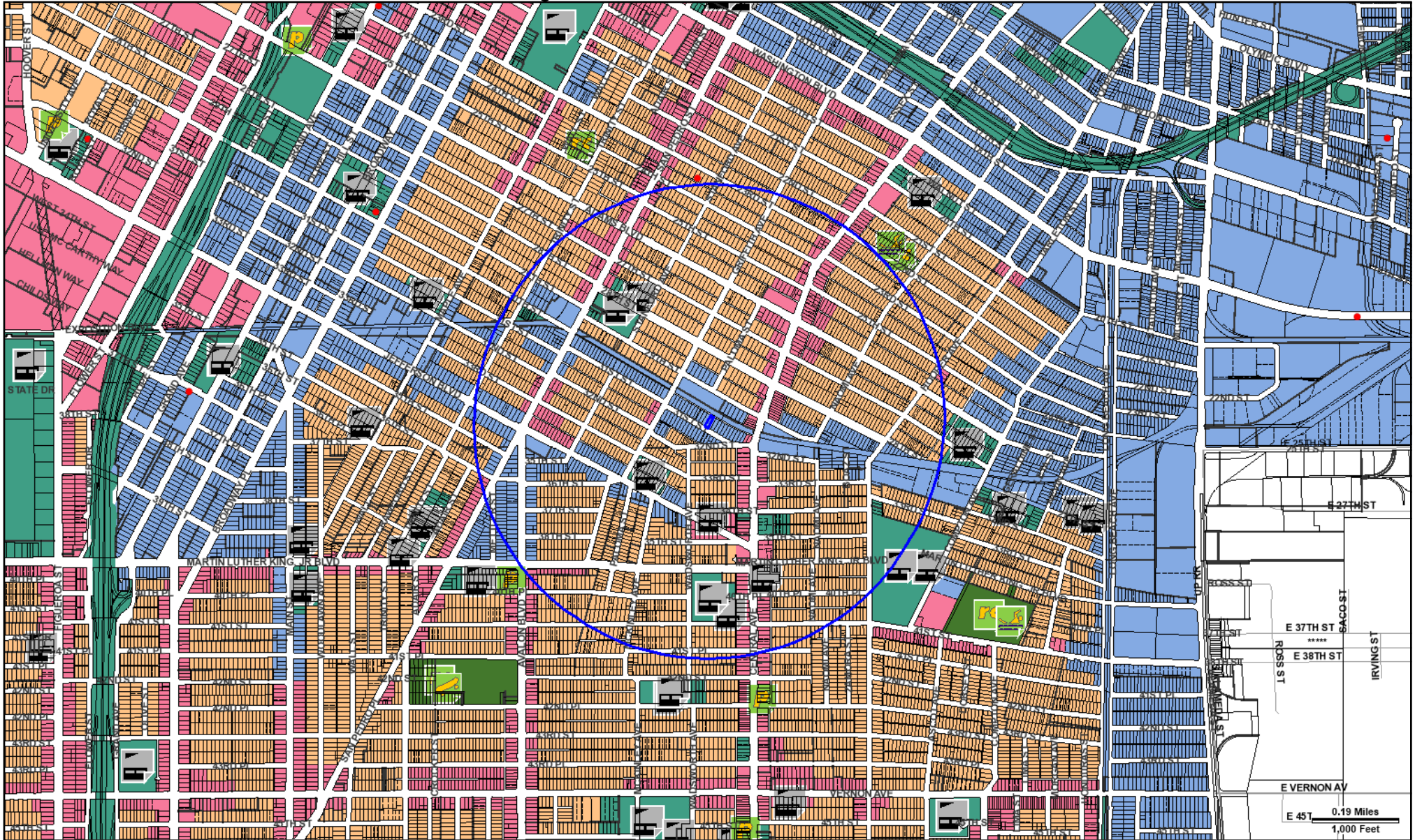
The site has been used for similar industrial activities.

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

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

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

Spectrum Growers, LLC has three state licenses at the facility to operate an adult-use commercial cannabis cultivation, manufacturing, and distribution facility. The cultivation state license held is a specialty indoor license which permits 5,000 square feet of canopy or less. The project's activities include growing strains of cannabis from seed or immature plant to full maturity where the plant will be harvested. The plants will be dried, and the flower will cure before a licensed distributor, including Spectrum Growers, LLC's own distribution license, will be used to transfer the harvested cannabis from the cultivation premises to another licensed manufacturer, processor, or distributor for further processing, including Spectrum Growers, LLC's own manufacturing license. Spectrum Growers, LLC may package cannabis flower for direct sale to customers by retailers, but the flower must be tested by a licensed laboratory and arranged by a licensed distributor first. There are no retail operations occurring at the site. There are no other commercial cannabis licensees or activities occurring at the property besides those operated by licensee, Spectrum Growers, LLC



Address: 949 E 31ST ST

Tract: GRIDER AND DOW'S
CENTRAL AVE TRACT

Zoning: CM-1VL-CPIO

APN: 5114022026

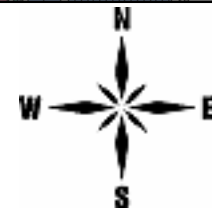
Block: None

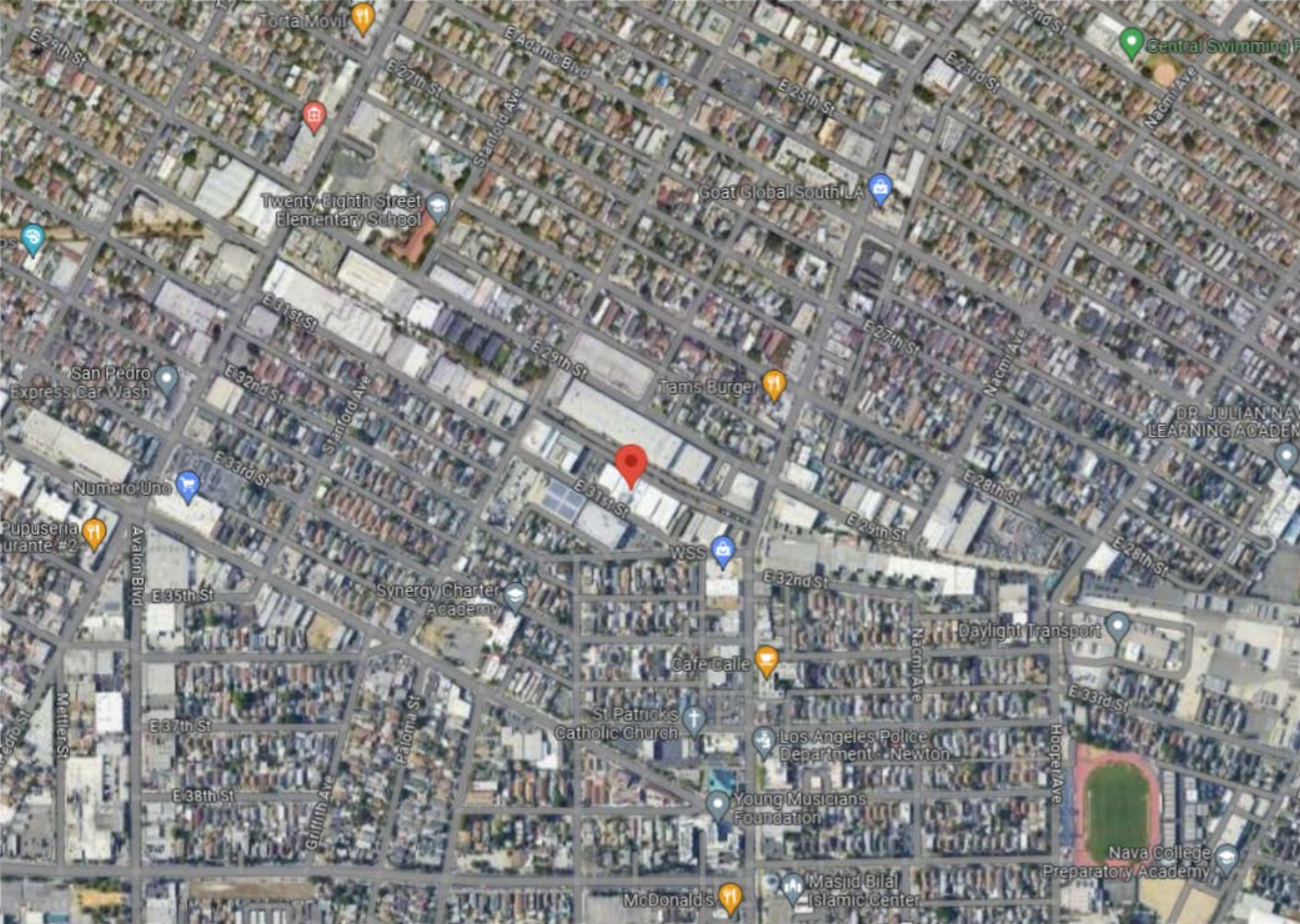
General Plan: Hybrid Industrial

PIN #: 117A209 111

Lot: 14

Arb: None





Twenty-Ninth Street Elementary School

Goat Global South LA

Tams Burger

Numero Uno

Synergy Charter Academy

WSS

Cafe Calle

St. Patrick's Catholic Church

Los Angeles Police Department - Newton

Young Musicians Foundation

McDonald's

Masjid Bilal Islamic Center

Nava College Preparatory Academy

DR. JULIAN NAVARRO LEARNING ACADEMY

Central Swimming Pool



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- (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.*

Spectrum Growers, LLC does not propose any additional commercial cannabis activities at the site. There are no other commercial cannabis licensees or activities occurring at the property besides those operated by licensee, Spectrum Growers, LLC.

- (c) Project Size: *Quantify the project size (total floor area of the project), and the lot size on which the project is located, in square feet.*

The parcel or lot size is 0.257 acres or 11,188 square feet. There are two adjacent and connected buildings while the total floor area of the project and existing facility is 11,188 sq. ft.

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

Spectrum Growers, LLC holds a state cultivation specialty indoor provisional license from the DCC which expires on June 19, 2024, a distribution provisional license from the DCC which expires on June 25, 2024, and a nonvolatile manufacturing provisional license from the DCC which expires on May 22, 2024.

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

Hours of operation: 8:00 am to 5:00 pm, Monday through Sunday. There will be one shift daily.

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

There will be approximately 4 to 6 employees on-site at any given time during the hours of operation.

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

Spectrum Growers, LLC anticipates 3-5 deliveries per week arriving at the project site; this delivery will arrive weekdays between 8:00 a.m. and 5:00 p.m. PST. Further, Spectrum Growers, LLC anticipates approximately 3-5 shipments originating from the project site per week; this shipment will occur Monday through Friday between 8:00 a.m. and 5:00 p.m. PST.

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

The water source for the project site is municipal, LADWP. As this project includes commercial cultivation, enrollment with the State Water Resources Control Board is required. The cultivation activities occur within a structure with a permanent roof and a permanent, impermeable floor. All irrigation tailwater or other hydroponic wastewaters will be ultimately discharged into the community sewer system.

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

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

4. Environmental Setting:

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

There are no natural characteristics on the project site.

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

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

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

There are no natural characteristics on the project site.

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

There are no watercourses or riparian habitats within 150 feet of the project site. The closest watercourse is the Los Angeles River, approximately 2 miles east of the project site. The activities at the project site would not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.

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

The topographic features are not of significant scenic value.

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

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

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

Per the City's Biological Resource Area map (C-3 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site.

- (h) Identify the location, type, and quantity of hazardous materials, as defined by Health and Safety Code section 25260, that are stored, used, or disposed of at the project site and a copy of the Hazardous Material Business Plan (HMBP) prepared for the proposed premises, if any:

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

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

To Spectrum Growers, LLC's knowledge, the previous use of the site was a manufacturing facility. The types of solid waste produced by Spectrum Growers, LLC may be different than the solid waste produced at the facility previously, including trim, cannabis by-product, and green waste, however similar in quantity. Cannabis waste is stored on-site only when it is awaiting collection for disposal pursuant to DCC regulation section 17223.

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

The project uses approximately 989 kWh of electricity per day and the energy is supplied by LADWP. The project likely does not require an increase in the energy demand beyond the immediate previous use of the facility which was for a manufacturing facility. The daily electricity use is not uncommon of other industrial uses. The site can be adequately served by existing utilities provided by LADWP.

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

No, Spectrum Growers, LLC is occupying an existing building. No expansion of the existing footprint or reduction of any natural habitat has occurred at the project site as a result of Spectrum Growers, LLC's cultivation operation.

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.*

Spectrum Growers, LLC has not made any specific environmental commitments besides utilizing LED lighting wherever possible.

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

Not applicable.

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

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

Partial List of Categorical Exemptions under CEQA

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

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



City of Los Angeles Department of City Planning

1/22/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

949 E 31ST ST
951 E 31ST ST

ZIP CODES

90011

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2772-CRA
CPC-2008-1553-CPU
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1990-346-CA
CPC-1983-506
ORD-188310
ORD-185925
ORD-185924-SA730
ORD-171682
ORD-171681
ORD-162128
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2008-1780-EIR
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE

Address/Legal Information

| | |
|------------------------------|------------------------------------|
| PIN Number | 117A209 111 |
| Lot/Parcel Area (Calculated) | 5,594.0 (sq ft) |
| Thomas Brothers Grid | PAGE 674 - GRID E2 |
| Assessor Parcel No. (APN) | 5114022026 |
| Tract | GRIDER AND DOW'S CENTRAL AVE TRACT |
| Map Reference | M R 54-82 |
| Block | None |
| Lot | 14 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 117A209 |

Jurisdictional Information

| | |
|--------------------------|----------------------------|
| Community Plan Area | Southeast Los Angeles |
| Area Planning Commission | South Los Angeles |
| Neighborhood Council | South Central |
| Council District | CD 9 - Curren D. Price Jr. |
| Census Tract # | 2267.02 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

| | |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

Planning and Zoning Information

| | |
|------------------------------------|--|
| Special Notes | None |
| Zoning | CM-1VL-CPIO |
| Zoning Information (ZI) | ZI-2512 Housing Element Inventory of Sites ZI-2488 Redevelopment Project Area: Council District 9 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2374 State Enterprise Zone: Los Angeles ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales |
| General Plan Land Use | Hybrid Industrial |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | SOUTH LOS ANGELES ALCOHOL SALES |
| 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 | Southeast Los Angeles |
| Subarea | Hybrid |

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

| | |
|--|---------------------------|
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | None |
| 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 | Yes No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Low |
| Non-Residential Market Area | Exempt (Prior to 2/17/21) |
| Transit Oriented Communities (TOC) | Tier 1 |
| ED 1 Eligibility | Review Eligibility |
| RPA: Redevelopment Project Area | Council District 9 |
| Central City Parking | Yes |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | None |
| 500 Ft Park Zone | None |

Assessor Information

| | |
|------------------------------------|---|
| Assessor Parcel No. (APN) | 5114022026 |
| APN Area (Co. Public Works)* | 0.257 (ac) |
| Use Code | 3100 - Industrial - Light Manufacturing - One Story |
| Assessed Land Val. | \$1,205,897 |
| Assessed Improvement Val. | \$1,772,407 |
| Last Owner Change | 01/28/2021 |
| Last Sale Amount | \$0 |
| Tax Rate Area | 6658 |
| Deed Ref No. (City Clerk) | None |
| Building 1 | |
| Year Built | 1925 |
| Building Class | SX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 5,600.0 (sq ft) |
| Building 2 | |
| Year Built | 1926 |
| Building Class | SX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 4,000.0 (sq ft) |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 5114022026] |

Additional Information

| | |
|----------------|------|
| Airport Hazard | None |
| Coastal Zone | None |

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

| | |
|---|--------------------|
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |

Environmental

| | |
|-------------------------------|------|
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| Monarch Butterfly Potential | No |

Seismic Hazards

| | |
|--------------------------------------|---------------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 0.88114632 |
| Nearest Fault (Name) | Puente Hills Blind Thrust |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 0.70000000 |
| Slip Geometry | Reverse |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 19.00000000 |
| Rupture Top | 5.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 25.00000000 |
| Maximum Magnitude | 7.10000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | None |
| Tsunami Hazard Area | No |

Economic Development Areas

| | |
|---|--|
| Business Improvement District | None |
| Hubzone | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | South Los Angeles Transit Empowerment Zone |
| 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: 5114022026] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | 0.03 Units, Lower |
| Housing Use within Prior 5 Years | No |

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

Public Safety

Police Information

| | |
|--------------------|---------|
| Bureau | Central |
| Division / Station | Newton |
| Reporting District | 1333 |

Fire Information

| | |
|-----------------------------|---------|
| Bureau | Central |
| Battalion | 1 |
| District / Fire Station | 14 |
| Red Flag Restricted Parking | No |

CASE SUMMARIES

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

| | |
|--------------------------|--|
| Case Number: | CPC-2018-6005-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | CPC-2013-3169 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number: | CPC-2010-2772-CRA |
| Required Action(s): | CRA-COMMUNITY REDEVELOPMENT AGENCY |
| Project Descriptions(s): | CD9 CORRIDORS REDEVELOPMENT PLAN. A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE CD9 CORRIDORS REDEVELOPMENT PLAN. |
| Case Number: | CPC-2008-1553-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE |
| Case Number: | CPC-2005-361-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA. |
| Case Number: | CPC-2005-1124-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES |
| Case Number: | CPC-2005-1122-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA |
| Case Number: | CPC-1990-346-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO) |
| Case Number: | CPC-1983-506 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY |
| Case Number: | ENV-2019-4121-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2018-6006-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2013-3392-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14. |
| Case Number: | ENV-2013-3170-CE |

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| | |
|--------------------------|--|
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number: | ENV-2008-1780-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE |
| Case Number: | ENV-2005-362-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA. |
| Case Number: | ENV-2005-1125-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES |
| Case Number: | ENV-2005-1123-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA |

DATA NOT AVAILABLE

- ORD-188310
- ORD-185925
- ORD-185924-SA730
- ORD-171682
- ORD-171681
- ORD-162128

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0.04 Miles
200 Feet

Address: 949 E 31ST ST

Tract: GRIDER AND DOW'S
CENTRAL AVE TRACT

Zoning: CM-1VL-CPIO

APN: 5114022026

Block: None

General Plan: Hybrid Industrial

PIN #: 117A209 111









Lot: 14

Arb: None



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) | HW House of Worship |  Public Golf Course (Proposed) |
|  Bridge | e 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) |
| HW 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 | MWD MWD Headquarters |  Pumping Station |
|  Community Library (Proposed Expansion) |  Maintenance Yard |  Pumping Station (Proposed) |
|  Community Library (Proposed) |  Municipal Office Building |  Refuse Collection Center |
|  Community Park | P 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 | RPD 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 |
| DMV DMV Office |  Police Station (Proposed) |  School Unspecified Loc/Type (Proposed) |
| DWP DWP |  Police Training site |  Skill Center |
|  DWP Pumping Station | PO 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) | C Private College |  Steam Plant |
|  Fire Supply & Maintenance | E 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 | JH Private Junior High School | UTL Utility Yard |
|  Helistop | PS Private Pre-School |  Water Tank Reservoir |
|  Historic Monument |  Private Recreation & Cultural Facility |  Wildlife Migration Corridor |
|  Historical / Cultural Monument | SH Private Senior High School |  Wildlife Preserve Gate |
|  Horsekeeping Area | SF 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 | |