

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

From: (Public Agency): City of Los Angeles

Department of Cannabis Regulation

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

(Address)

Project Title: DCR CORE RECORD NO. 404516

Project Applicant: Buena Vista Sunset, LLC

Project Location - Specific:

8210 W Sunset Boulevard, Suite B, Los Angeles, CA 90046 / Sunset Blvd and Hayven

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Non-storefront retail sales 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: Buena Vista Sunset, 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.

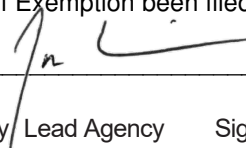
Lead Agency

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: 02/27/2025 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 March 07 2025

UNTIL April 07 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 047326



FILED
Mar 07 2025

Dean 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-S-24-404516-ANN / Non- Storefront Retail (Type 9)

LEAD CITY AGENCY
City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER
ENV- 404516-ANN

PROJECT TITLE
DCR CORE RECORD NO. 404516

COUNCIL DISTRICT
4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
8210 W Sunset Boulevard, Los Angeles, CA 90046 / Sunset Blvd and Hayvenhurst Dr Map attached.

PROJECT DESCRIPTION:
Non-storefront retail sales of commercial cannabis products under State and local law. Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Buena Vista Sunset, 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
Non- Storefront Retail (Type 9)

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

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Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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221 N. FIGUEROA STREET, SUITE 1245
LOS ANGELES, CA 90012
(213) 978-0738

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.

DCR Record No.:	LA-S-24-404516-ANN
Applicant Name:	Buena Vista Sunset, LLC
Activity(ies) Requested:	Non-Storefront Retail (Type 9)
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:	8210 W Sunset Boulevard, Suite B Los Angeles, CA 90046
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	4 Hollywood Hills West - Hollywood [Q]C4-1XLD-CPIO
LAMC Section / "Phase":	LAMC 104.06.1 / Phase 3 Delivery
Environmental Analysis/Clearance: ENV-404516-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant has yet to be issued Temporary Approval by DCR. An application was submitted on July 17, 2023. 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, C9-0000775-LIC, to conduct Non-Storefront Retail (Type 9), active through June 28, 2025.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 8210 W Sunset Boulevard, Suite B, Los Angeles, CA 90046 , a parcel zoned for Neighborhood Office Commercial 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 Non-Storefront Retail (Type 9); Annual Application to an Annual License to be located on an existing site zoned for Neighborhood Office Commercial, [Q]C4-1XLD-CPIO at 8210 W Sunset Boulevard, Suite B, Los Angeles, CA 90046 (Assessor's Parcel Number 5554-018-003). 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 10:00 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

Neighborhood Office Commercial / [Q]C4-1XLD-CPIO

Surrounding Land Use/Zoning Designations

Neighborhood Office Commercial / C4-1D

Medium Low Residential / R2-1XL

Neighborhood Office Commercial / R4-1D-HCF

Subject Property

The subject site is a fully developed lot within the Hollywood Community Plan Area. The lot is approximately 104 feet deep and a width of 50 feet along Sunset Boulevard. The site is currently developed with a Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story building, built in 1925 proposed to be maintained.

The site has a Neighborhood Office Commercial land-use designation and is zoned [Q]C4-1XLD-CPIO. The site is located within Council District 4, Hollywood Hills West Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include neighborhood office commercial and medium low residential uses within 200 feet of the site. The immediate area along Sunset Boulevard is predominantly developed with Neighborhood Office Commercial uses, zoned C4-1D, Medium Low Residential, zoned R2-1XL and, Neighborhood Office Commercial uses, zoned R4-1D-HCF. (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 4,157 gross square feet, zoned [Q]C4-1XLD-CPIO with a Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - 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 4,157 gross square foot property (i.e., less than five acres), and is substantially surrounded by Neighborhood Office Commercial uses. The surrounding area is Neighborhood Office Commercial zoned C4-1D, Medium Low Residential, zoned R2-1XL; and Neighborhood Office Commercial, zoned R4-1D-HCF, and developed with a mix of neighborhood office commercial and medium low residential buildings along Sunset Boulevard between Hayvenhurst Drive and Harper 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.

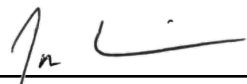
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further 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 Non-Storefront Retail (Type 9), 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 27, 2025
Date

EXHIBITS:

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



LIC-4013-FORM

Instructions: If a previously certified or adopted environmental document is not available or does not exist, you must submit a completed Project-Specific Information Form to request that the Department of Cannabis Regulation (DCR) consider whether the project is exempt from further California Environmental Quality Act (CEQA) review or to determine whether the project has the potential to generate "significant adverse environmental impacts" that may require preparation of a CEQA document or the need for additional information. (Cal. Code Regs., tit. 14, § 15060(a) [CEQA Guidelines].).

To facilitate the processing of your Application, please provide detailed responses to the items below. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your Application.

DCR Record No.: LA-S-23-404516-ANN

Applicant Entity Name: Buena Vista Sunset, LLC ("BVS")

License Type(s): Retail Delivery

Business Premises Location: 8210 Sunset Blvd, Los Angeles, CA 90046

County: Los Angeles Assessor's Parcel Number (APN): 5554018003

Council District: 4 Neighborhood Council: Hollywood Hills West

Community Plan Area: Hollywood

Zoning: C4-1D Specific Plan Area: None

General Plan Land Use: Neighborhood Office Corr Redevelopment Project Area: None

Business Improvement District: None Promise Zone: None

State Enterprise Zone: None Historic Preservation Review: No

LAPD Division/Station: Hollywood LAPD Reporting District: 632

LAFD Bureau: West LAFD District/Fire Station: 41

Applicants seeking DCR to consider whether the project is exempt from further CEQA review may provide justification for a categorical exemption (a partial list of categorical exemptions is provided at the end of this document).

CEQA Exemption Petition

Class: 1 Category: Existing Explanation of how the project fits the CEQA exemption indicated above:

This project will not generate a significant adverse environmental impact because it operates within the city parameters and complies with all local rules and regulations. Additionally, it is not near any streambed, lake or river, nor will it have a temporary or permanent impact to channels or riparian habitat.

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

LA Zimas, LA Assessor's Office, DCR Cannabis Maps, Google

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.*

8210 W. Sunset Boulevard, Suite B, Los Angeles CA 90046 Los Angeles County, APN

5554-018-003; Sunset Blvd., and Havenhurst Dr.; Design Type: 1700; Use Code: 2100;

Legal Description: CRESCENT HEIGHTS LOT COM ON S LINE OF SUNSET BLVD; SW

THEREON 100 FT FROM W LINE OF HAVENHURST DR TH S 12°26'40" E 91.38 FT TH S

- (b) Existing General Plan/Land Uses/Zoning: *Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

The surrounding zoning is C4-1D, R2-1XL, R4-1D, and R1-1. Neighborhood office, commercial, and low medium residential.

- (c) Maps to be Included: *Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8 1/2 by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).*

3. **Project Description.**

- (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.*

Cannabis retail delivery

- (b) 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.*

Lot Size: 4,196 sq. ft.

Building Size: 4,934 sq. ft.

4. Operation and Maintenance Activities:

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

The hours of operation be 10am-8pm.

The shifts will be 9:30am-3:00pm and 3:00pm – 8:30pm.

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

BVS anticipates to have 4 employees and about 2 per shift. There will be no affect on public transit, bicycle or pedestrian facilities.

(c) 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.*

2-3 delivery are expected per week with 11:00 am – 4:00 pm being the time most trips are expected to occur.

(d) 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 is LADWP and the City of Los Angele's wastewater system. The building is tied into the city main. Average water consumption for retail delivery only operations.

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

Los Angeles County wastewater treatment facilities

5. Environmental Setting:

(a) Describe natural characteristics on the project site:

BVS is located in the Hollywood community plan area, which is surrounded by other commercial businesses, concrete, alleys, and some residential areas.

- (b) General Topographic Features (slopes and other features):
The land is relatively flat and entirely surrounded by urban development. It is not located in a high fire severity zone, wind velocity area or special grading area.
- (c) Natural characteristics (general vegetation types, drainage, soil stability, habitat, etc):
There is no surrounding vegetation or soil and BVS is located in commercial and industrial zone and highly urban area.
- (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):
The premises are not within 150 feet or near any stream bed, lake, river, nor will the project have temporary or permanent impacts to channels or riparian habitat.
- (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.
This project will not increase the quantity or type of solid waste that is generated or stored onsite.
- (j) Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resources:
The project is for retail delivery and the expect maximum use of amps per day is 8.33.
LADWP will supply energy for the project. The project will not require an increase in energy demand or additional energy resources.

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.*

BVS will use LED lighting sources wherever possible and conduct regular maintenance to ensure there are no leaks or other issues to confirm the most efficient use of water in the premises. BVS will institute a recycling program for recyclable plastic and paper waste. The project will not cause any increase in noise in the surrounding area.

7. 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

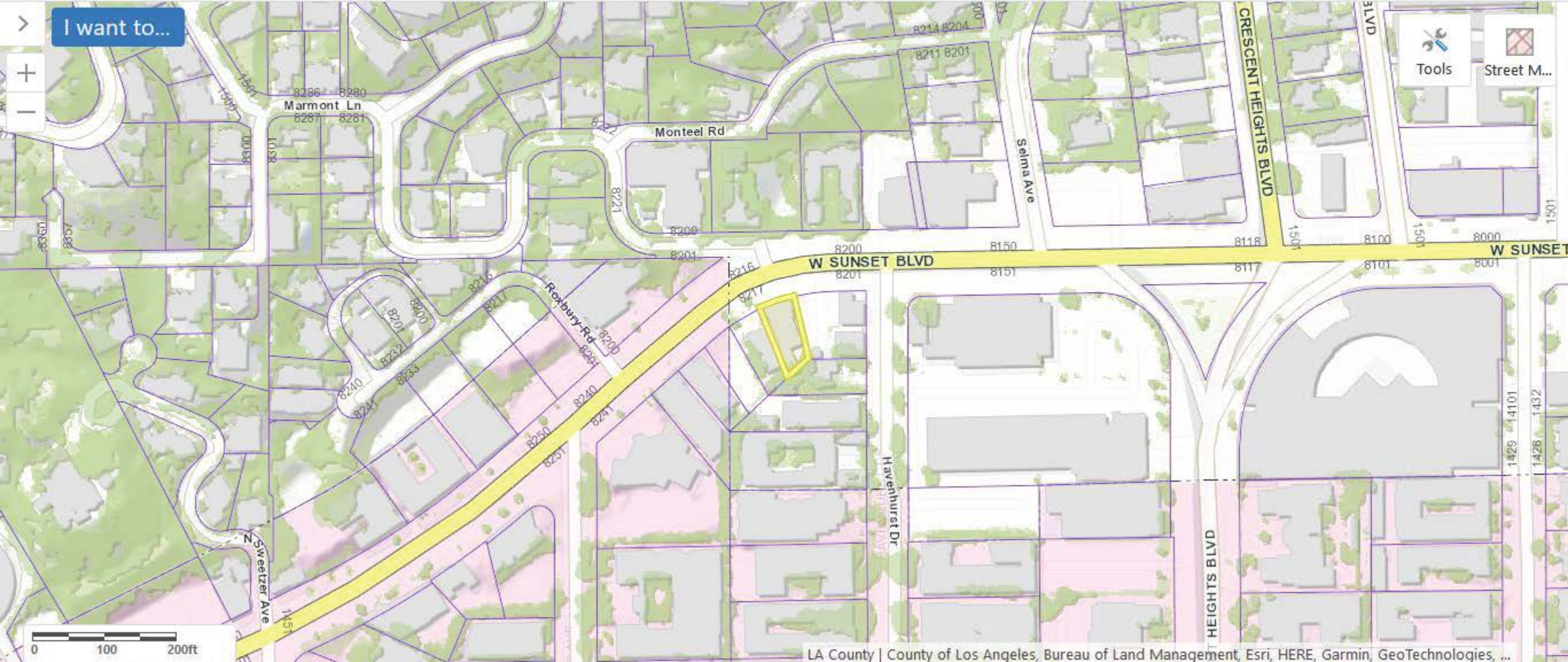
Partial List of Categorical Exemptions under CEQA

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 5	Minor Alterations in Land Use Limitations	Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. (Cal. Code Regs., tit. 14, § 15305.)
Class 15	Minor Land Divisions	Consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. (Cal. Code Regs., tit. 14, § 15315.)
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.



I want to...





Property Assessment Information System



I want to...



Tools

Aerial 20...



City of Los Angeles Department of City Planning

2/19/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

8210 W SUNSET BLVD
8214 W SUNSET BLVD
8212 W SUNSET BLVD

ZIP CODES

90046

RECENT ACTIVITY

ZA-2001-5469-CUB-PA1

CASE NUMBERS

CPC-9708
CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2005-6082
CPC-1997-43-CPU
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-95452
ORD-164714
ORD-161116-SA1
ORD-129944
ZA-2001-5469-CUB
ZA-19XX-6903
ZA-1997-987-CUB
ZA-1996-781-CUB
ZA-1993-432-RV
ZA-1991-480-ZV
ZA-1990-772-CUX
ZA-1990-72-SM
BZA-1997-5567-CUB
BZA-1996-5358-CUB
BZA-1993-4882-RV
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2001-5470
ENV-1997-1067-CE

Address/Legal Information

PIN Number	147B173 331
Lot/Parcel Area (Calculated)	4,156.9 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID A5
Assessor Parcel No. (APN)	5554018003
Tract	CRESCENT HEIGHTS
Map Reference	M B 6-92/93 (SHTS 1-2)
Block	BLK E
Lot	FR 1
Arb (Lot Cut Reference)	3
Map Sheet	147B173

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central APC
Neighborhood Council	None
Council District	CD 4 - Nithya Raman
Census Tract #	1942.00000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

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

Planning and Zoning Information

Special Notes	None
Zoning	C4-1D
Zoning Information (ZI)	ZI-2519 Community Plan Implementation Overlay: Hollywood ZI-2512 Housing Element Inventory of Sites ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-2532 Temporary Hollywood Zone Change ZI-2512 Housing Element Sites ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Neighborhood Office Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Hollywood
Subarea	Corridors - Corridor 2

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CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	T-1
Opportunity Corridors Incentive Area	OC-2
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest Resource
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	5554018003
APN Area (Co. Public Works)*	0.096 (ac)
Use Code	2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story
Assessed Land Val.	\$2,009,580
Assessed Improvement Val.	\$655,233
Last Owner Change	07/18/2017
Last Sale Amount	\$2,480,024
Tax Rate Area	67
Deed Ref No. (City Clerk)	71571
	683317
	541992
	459727
	366958
	3379-80
	2754344
	2616
	1784
	1600192
	154424
	139
	1369749

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Building 1	
Year Built	1925
Building Class	D6
Number of Units	4
Number of Bedrooms	9
Number of Bathrooms	4
Building Square Footage	4,934.0 (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: 5554018003]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

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)	0.233364024
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None

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Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5554018003]
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	0.02 Units, Lower
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	632
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	41
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ZA-2001-5469-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE FOR ON-SITE SALE OF ALCOHOLIC BEVERAGES AT AN EXISTING RESTAURANT FOR 162 SEATS, 7 DAYS A WEEK FROM 11 A.M. TO 2 A.M.
Case Number:	ZA-19XX-6903
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1997-987-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO PERMIT THE CONTINUED USE, MAINTENANCE AND OPERATION OF AN EXISTING RESTAURANT/SUPPER CLUB, INCLUDING THE ON-SITE SALE OF ALCOHOL BEVERAGES INCONJUNCTION WITH THE SERVICE OF FOOD AND LIVE ENTERTAINMENT ON THE EXISTING INDOOR STAGE IN THE C4-1D ZONE.
Case Number:	ZA-1996-781-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO MODIFY AN EXISTING CONDITIONAL USE TO PERMIT A RESTAURANT/SUPPER CLUB, INCLUDING LIVE ENTERTAINMENT, OPEN AIR PATIO AND DINING AREA WITH ON-SITE ALCOHOL SALES IN THE C4-1-D ZONE.
Case Number:	ZA-1993-432-RV
Required Action(s):	RV-REVOCATION
Project Descriptions(s):	SUNSET SOCIAL CLUB - POSSIBLE REVOCATION PROCEEDINGS
Case Number:	ZA-1991-480-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT THE CONSTRUCTION OF A 3-STORY OFFICE BUILDING WHICH IS LOCATED IN BOTH THE CITY OF WEST HOLLYWOOD AND THE CITY OF LOS ANGELES WITH A PORTION OF THE PROPERTY LOCATED IN THE CITY OF L.A. IN THE R2-1XL ZONE. (LOT 2)
Case Number:	ZA-1990-772-CUX
Required Action(s):	CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	TO PERMIT THE EXPANSION OF AN APPROXIMATE 600 SQ. FT. AREA BEING USED FOR LIVE ENTERTAINMENT, ACCOMMODATING APPROXIMATELY 22 PATRONS IN CONJUNCTION WITH THE OPERATION OF AN EXISTING RESTAURANT; HAVING HOURS OF OPERATION FROM 5 P.M. TO 2 A.M. MON-SAT IN THE C4-1D ZONE.
Case Number:	ZA-1990-72-SM
Required Action(s):	SM-SLIGHT MODIFICATIONS
Project Descriptions(s):	TO ALLOW 3'-0" (20% OF FRONT YARD) ENCROACHMENT OF BUILDING ENTRANCE PORTICO INTO THE REQUIRED 13'-0" FRONT YARD IN THE R3-1-0 ZONE.
Case Number:	BZA-1997-5567-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL

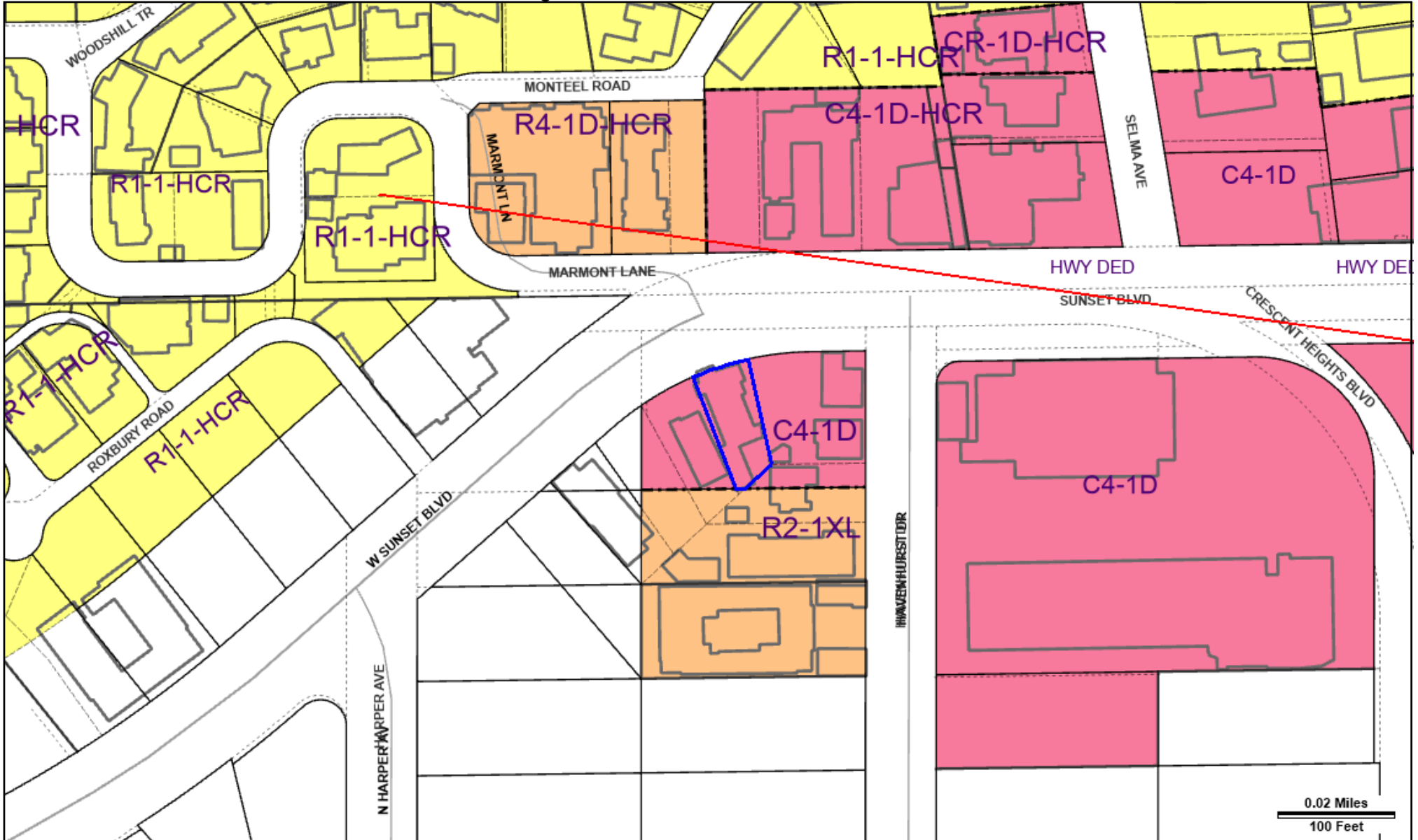
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Project Descriptions(s):	CONDITIONAL USE TO PERMIT THE CONTINUED USE, MAINTENANCE AND OPERATION OF AN EXISTING RESTAURANT/SUPPER CLUB, INCLUDING THE ON-SITE SALE OF ALCOHOL BEVERAGES INCONJUNCTION WITH THE SERVICE OF FOOD AND LIVE ENTERTAINMENT ON THE EXISTING INDOOR STAGE IN THE C4-1D ZONE.
Case Number:	BZA-1996-5358-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO MODIFY AN EXISTING CONDITIONAL USE TO PERMIT A RESTAURANT/SUPPER CLUB, INCLUDING LIVE ENTERTAINMENT, OPEN AIR PATIO AND DINING AREA WITH ON-SITE ALCOHOL SALES IN THE C4-1-D ZONE.
Case Number:	BZA-1993-4882-RV
Required Action(s):	RV-REVOCAION
Project Descriptions(s):	SUNSET SOCIAL CLUB - POSSIBLE REVOCATION PROCEEDINGS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2001-5470
Required Action(s):	Data Not Available
Project Descriptions(s):	REQUEST FOR A ZONE CHANGE TO (T)(Q)RD6-1 AND TRACT MAP.
Case Number:	ENV-1997-1067-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

- CPC-9708
- ORD-95452
- ORD-164714
- ORD-161116-SA1
- ORD-129944

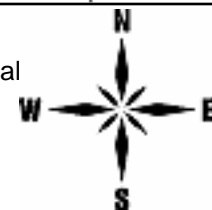
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Address: 8210 W SUNSET BLVD
 APN: 5554018003
 PIN #: 147B173 331

Tract: CRESCENT HEIGHTS
 Block: BLK E
 Lot: FR 1
 Arb: 3

Zoning: C4-1D
 General Plan: Neighborhood Office Commercial











0.02 Miles
 100 Feet



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























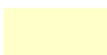


-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CHAPTER 1A LEGEND

General Plan Designation
















	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

















Zone Use Districts

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