PC Resolution No. 19-Commercial Cannabis Permit Program Overlay District Ordinance CODE 12664-2019 Page 1 of 5

RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF A CODE AMENDMENT (CODE 12664-2019) ADDING SECTION .5809-27 TO THE CITY OF POMONA ZONING ORDINANCE ESTABLISHING THE COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT.

WHEREAS, on February 4, 2008, the City Council adopted Ordinance No. 4096 to prohibit the establishment and operation of medical marijuana dispensaries citywide and on January 11, 2016 City Council adopted Ordinance No. 4215, amending the Pomona Zoning Ordinance to prohibit marijuana cultivation citywide;

WHEREAS, on February 22, 2016 City Council adopted Ordinance: No. 4217, amending Chapter 34 of the Pomona City Code to add Article IX relating to the prohibition of marijuana deliveries citywide;

WHEREAS, on November 8, 2016, California voters approved Proposition 64, titled the "Adult Use of Marijuana Act" (the "AUMA") and enacted a state statutory scheme legalizing, controlling, and regulating the cultivation, processing, manufacturing, distribution, testing, and sale of nonmedical ("adult-use" or "recreational") cannabis, including cannabis, products, for use by adults twenty-one (21) years of age and older;

WHEREAS, the following percentages of the populations for the respective jurisdictions voted affirmatively to Pass AUMA: 57.40 percent statewide; 59.5 percent in Los Angeles County; and 57 percent in City of Pomona;

WHEREAS, on June 27, 2017, Governor Brown signed Senate Bill 94, the "Medicinal and Adult-Use Cannabis Regulation and Safety Act" ("SB 94" or the "MAUCRSA"). SB 94 creates one state regulatory structure for medical and adult-use commercial cannabis activities, reconciling AUMA, with the Compassionate Use Act of 1996 (Proposition 215) and MCRSA collectively referred to as "the Act"). SB 94 provided that a state license will not be approved for a business to engage in Commercial Cannabis Activity if the business activity violates any local ordinance or regulation;

WHEREAS, in preparation for the implementation of MAUCRSA, in November 2017, the three State licensing authorities charged with licensing and regulating commercial cannabis activities in California, the Bureau of Cannabis Control ("BCC"), the California Department of Food and Agriculture ("CDFA"), and the California Department of Public Health ("CDPH"), commenced releasing emergency regulations, outlining the standards and licensing procedures for both medicinal and adult-use: commercial cannabis, and began issuing licenses for such activities on January 1, 2018;

WHEREAS, on November 6, 2017, City Council passed Ordinance 4241, to explicitly

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prohibit Commercial Cannabis Activity citywide, and Ordinance 4242, which established a permitting scheme for the indoor personal cultivation of cannabis for adult-use, and generally prohibits smoking of cannabis in public places;

WHEREAS, on August 6, 2018, the City Council voted to place a cannabis business tax measure on the ballot for the November 6, 2018 general municipal election, which was approved by the voters, imposing a tax rate of up to \$10.00 per canopy square feet for cultivation and up to 6% of gross receipts for all other cannabis businesses;

WHEREAS, on October 9, 2019, the Director of Development Services approved the Determination of Similarity (DOS 12653-2019), establishing Cannabis Cultivation as similar to Raising of Crops;

WHEREAS, on October 9, 2019, the Director of Development Services approved the Determination of Similarity (DOS 12654-2019), establishing Cannabis Distributor as similar to Distributing Plants;

WHEREAS, on October 9, 2019, the Director of Development Services approved Determination of Similarity (DOS 12655-2019), establishing Cannabis Manufacturing Site as similar to Manufacturing, compounding, processing, packaging, or treatment of products;

WHEREAS, on October 9, 2019, the Director of Development Services approved Determination of Similarity (DOS 12656-2019), establishing Cannabis Retailer-Storefront use as similar to Retail Stores;

WHEREAS, on October 9, 2019, the Director of Development Services approved Determination of Similarity (DOS 12657-2019), establishing Cannabis Retail Storefronts as similar to Commercial;

WHEREAS, on October 9, 2019, the Director of Development Services approved Determination of Similarity (DOS 12658-2019), establishing Cannabis Testing Laboratory as similar to Laboratory Testing;

WHEREAS, on October 9, 2019, the Director of Development Services approved a Director's Determination regarding the Determination of Cannabis Retailer-Storefront as a permitted use in the Pomona Corridors Specific Plan;

WHEREAS, by separate ordinance, the Planning Commission recommends the City Council consider the repeal of Pomona City Ordinance No. 4096 prohibiting the establishment and operation of medical marijuana dispensaries citywide, Ordinance No. 4215, prohibiting the cultivation of marijuana citywide, Ordinance No. 4217, prohibiting marijuana deliveries citywide, Ordinance No. 4241, prohibiting commercial cannabis activity citywide, in their entirety;

PC Resolution No. 19-Commercial Cannabis Permit Program Overlay District Ordinance CODE 12664-2019 Page **3** of **5**

WHEREAS, by separate ordinance, the Planning Commission recommends the City Council consider the amendment of Pomona City Ordinance No. 4242, implementing a permitting and regulatory program for indoor personal cannabis cultivation, by deleting Section 34-901(c) which prohibits any commercial cannabis activity;

WHEREAS, the City of Pomona has duly initiated Code Amendment (CODE 12664-2019);

WHEREAS, the Planning Commission of the City of Pomona, after giving notices thereof as required by law, held a public hearings on October 9, 2019 concerning Code Amendment (CODE 12664-2019);

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Pomona as follows:

SECTION 1. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Ordinance.

SECTION 2. The Planning Commission, exercising independent judgment, finds that the project will not have an adverse impact on the environment. According to §15183(a) (Projects Consistent with a Community Plan or Zoning) of the CEQA Guidelines, additional environmental review is not required for projects "which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified," except as might be necessary to determine whether there are project-specific significant effects. A Findings of Consistency was prepared to evaluate the proposed project's consistency with the certified 2014 Final EIR prepared for the City's General Plan Update to determine whether it would have new or increased severity significant environmental effects beyond those identified in the 2014 Final EIR. Environmental impacts associated with the proposed project would be similar to those anticipated for the project area in the 2014 General Plan Final EIR and would not result in any new or increased severity significant environmental effects beyond those identified in the 2014 Final EIR. Mitigation beyond that identified in the 2014 Final EIR is not required. As such, pursuant to §15183 of the CEQA Guidelines, no additional environmental review or documentation is required under CEQA.

SECTION 3. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds that the proposed Code Amendment is in the public interest and in the interest of the furtherance of the public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

PC Resolution No. 19-Commercial Cannabis Permit Program Overlay District Ordinance CODE 12664-2019 Page 4 of 5

SECTION 4. The Planning Commission of the City of Pomona hereby recommends the City Council approve Code Amendment (CODE 12664-2019) for the purpose of establishing the Commercial Cannabis Permit Program Overlay District and adopt the ordinance attached hereto as Exhibits A, B, and C.

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND ADOPTED THIS 9TH DAY OF OCTOBER, 2019

DR. KYLE BROWN PLANNING COMMISSION CHAIRPERSON

ATTEST:

GUSTAVO N. GONZALEZ, AICP PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

MARCO A. MARTINEZ DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA)COUNTY OF LOS ANGELES) ssCITY OF POMONA)

PC Resolution No. 19-Commercial Cannabis Permit Program Overlay District Ordinance CODE 12664-2019 Page 5 of 5

> AYES: NOES: ABSTAIN: ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.

"EXHIBIT A"

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA APPROVING CODE AMENDMENT (CODE 12664-2019) ADDING SECTION .5809-27 TO THE CITY OF POMONA ZONING ORDINANCE ESTABLISHING THE COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT.

WHEREAS, on February 4, 2008, the City Council adopted Ordinance No. 4096 to prohibit the establishment and operation of medical marijuana dispensaries citywide and on January 11, 2016 City Council adopted Ordinance No. 4215, amending the Pomona Zoning Ordinance to prohibit marijuana cultivation citywide;

WHEREAS, on February 22, 2016 City Council adopted Ordinance: No. 4217, amending Chapter 34 of the Pomona City Code to add Article IX relating to the prohibition of marijuana deliveries citywide;

WHEREAS, on November 8, 2016, California voters approved Proposition 64, titled the "Adult Use of Marijuana Act" (the "AUMA") and enacted a state statutory scheme legalizing, controlling, and regulating the cultivation, processing, manufacturing, distribution, testing, and sale of nonmedical ("adult-use" or "recreational") cannabis, including cannabis, products, for use by adults twenty-one (21) years of age and older;

WHEREAS, the following percentages of the populations for the respective jurisdictions voted affirmatively to Pass AUMA: 57.40 percent statewide; 59.5 percent in Los Angeles County; and 57 percent in City of Pomona;

WHEREAS, on June 27, 2017, Governor Brown signed Senate Bill 94, the "Medicinal and Adult-Use Cannabis Regulation and Safety Act" ("SB 94" or the "MAUCRSA"). SB 94 creates one state regulatory structure for medical and adult-use commercial cannabis activities, reconciling AUMA, with the Compassionate Use Act of 1996 (Proposition 215) and MCRSA collectively referred to as "the Act"). SB 94 provided that a state license will not be approved for a business to engage in Commercial Cannabis Activity if the business activity violates any local ordinance or regulation;

WHEREAS, in preparation for the implementation of MAUCRSA, in November 2017, the three State licensing authorities charged with licensing and regulating commercial cannabis activities in California, the Bureau of Cannabis Control ("BCC"), the California Department of Food and Agriculture ("CDFA"), and the California Department of Public Health ("CDPH"), commenced releasing emergency regulations, outlining the standards and licensing procedures for both medicinal and adult-use: commercial cannabis, and began issuing licenses for such activities on January 1, 2018;

WHEREAS, on November 6, 2017, City Council passed Ordinance 4241, to explicitly prohibit Commercial Cannabis Activity citywide, and Ordinance 4242, which established a permitting scheme for the indoor personal cultivation of cannabis for adult-use, and generally

prohibits smoking of cannabis in public places;

WHEREAS, on August 6, 2018, the City Council voted to place a cannabis business tax measure on the ballot for the November 6, 2018 general municipal election, which was approved by the voters, imposing a tax rate of up to \$10.00 per canopy square feet for cultivation and up to 6% of gross receipts for all other cannabis businesses;

WHEREAS, on August 6, 2018, the City Council voted to place a cannabis business tax measure on the ballot for the November 6, 2018 general municipal election, which was approved by the voters, imposing a tax rate of up to \$10.00 per canopy square feet for cultivation and up to 6% of gross receipts for all other cannabis businesses;

WHEREAS, on October 9, 2019, the Director of Development Services approved the Determination of Similarity (DOS 12653-2019), establishing Cannabis Cultivation as similar to Raising of Crops;

WHEREAS, on October 9, 2019, the Director of Development Services approved the Determination of Similarity (DOS 12654-2019), establishing Cannabis Distributor as similar to Distributing Plants;

WHEREAS, on October 9, 2019, the Director of Development Services approved Determination of Similarity (DOS 12655-2019), establishing Cannabis Manufacturing Site as similar to Manufacturing, compounding, processing, packaging, or treatment of products;

WHEREAS, on October 9, 2019, the Director of Development Services approved Determination of Similarity (DOS 12656-2019), establishing Cannabis Retailer-Storefront use as similar to Retail Stores;

WHEREAS, on October 9, 2019, the Director of Development Services approved Determination of Similarity (DOS 12657-2019), establishing Cannabis Retail Storefronts as similar to Commercial;

WHEREAS, on October 9, 2019, the Director of Development Services approved Determination of Similarity (DOS 12658-2019), establishing Cannabis Testing Laboratory as similar to Laboratory Testing;

WHEREAS, on October 9, 2019, the Director of Development Services approved a Director's Determination regarding the Determination of Cannabis Retailer-Storefront as a permitted use in the Pomona Corridors Specific Plan;

WHEREAS, by separate ordinance, the Planning Commission recommends the City Council consider the repeal of Pomona City Ordinance No. 4096 prohibiting the establishment and operation of medical marijuana dispensaries citywide, Ordinance No. 4215, prohibiting the cultivation of marijuana citywide, Ordinance No. 4217, prohibiting marijuana deliveries citywide, Ordinance No. 4241, prohibiting commercial cannabis activity citywide, in their entirety;

Ordinance No. Date Page **2** of **7** **WHEREAS**, by separate ordinance, the Planning Commission recommends the City Council consider the amendment of Pomona City Ordinance No. 4242, implementing a permitting and regulatory program for indoor personal cannabis cultivation, by deleting Section 34-901(c) which prohibits any commercial cannabis activity;

WHEREAS, the City of Pomona has duly initiated Code Amendment (CODE 12664-2019);

WHEREAS, the Planning Commission of the City of Pomona, after giving notices thereof as required by law, held a public hearings on _____ concerning Code Amendment (CODE 12324-2019) and carefully considered all pertinent testimony and the staff report offered in the case as present;

WHEREAS, on _____, the Planning Commission of the City of Pomona recommend to the City Council the approval of Code Amendment (Code 12664-2019) with a 0-0-0 vote;

WHEREAS, the City Council of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on _____, concerning the requested Code Amendment (CODE 12664-2019); and

WHEREAS, the City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

WHEREAS, the City Council of the City of Pomona, at its regularly scheduled public meeting on _____ approved the introduction and first reading of an Ordinance for Code Amendment (CODE 12664-2019);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pomona as follows:

SECTION 1. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Ordinance.

SECTION 2. The City Council finds and determines the project will not have an adverse impact on the environment. According to §15183(a) (Projects Consistent with a Community Plan or Zoning) of the CEQA Guidelines, additional environmental review is not required for projects "which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified," except as might be necessary to determine whether there are project-specific significant effects. A Findings of Consistency was prepared to evaluate the proposed project's consistency with the certified 2014 Final EIR

Ordinance No. Date Page **3** of **7** prepared for the City's General Plan Update to determine whether it would have new or increased severity significant environmental effects beyond those identified in the 2014 Final EIR. Environmental impacts associated with the proposed project would be similar to those anticipated for the project area in the 2014 General Plan Final EIR and would not result in any new or increased severity significant environmental effects beyond those identified in the 2014 Final EIR. Mitigation beyond that identified in the 2014 Final EIR is not required. As such, pursuant to §15183 of the CEQA Guidelines, no additional environmental review or documentation is required under CEQA.

SECTION 3. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds that the proposed Code Amendment is in the public interest and in the interest of the furtherance of the public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

SECTION 4. The City Council of the City of Pomona hereby approves Code Amendment (CODE 12664-2019) adding Section .5809-27 COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT to the City of Pomona Zoning Ordinance with the <u>underlined</u> language as follows:

<u>Section .5809-27 – COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY</u> <u>DISTRICT.</u>

- A. Intent and Purpose. The intent and purpose of this section is to solely to establish locations in the City of Pomona that permit land uses related to commercial cannabis.
- B. <u>Uses Permitted. Table 1 shall be used to determine which commercial cannabis</u> uses are permitted ("P") or prohibited ("X").

Table 1. Commercial Cannabis Permit Program Permitted Uses

Commercial Cannabis Permit	<u>Land Use</u> Classification(s) ^a	<u>Sub Area¹</u>			
Туре		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<u>Manufacturing</u>	Manufacturing ^b	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
Indoor Cultivation ²	Raising of Crops ^c	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>

Ordinance No. Date Page **4** of **7**

Outdoor Cultivation	<u>N/A</u>	X	<u>X</u>	<u>X</u>	X
Distribution ³	Manufacturing ^d	X	<u>X</u>	<u>P</u>	<u>P</u>
<u>Testing</u>	Processing ^e	X	X	<u>P</u>	<u>P</u>
<u>Microbusiness⁴</u>	<u>Manufacturing^b,</u> <u>Commercial^f,</u> <u>Raising of Crops^c</u>	X	<u>X</u>	<u>P</u>	X
Retailer-Storefront ⁵	<u>Convenience Use^g,</u> <u>Retail Store^h</u>	<u>P</u>	<u>P</u>	<u>P⁶</u>	X
[2] Up to 22,000 square Microbusiness. Up to 10 with a Microbusiness.[3] Ancillary distribution any commercial cannabi occupy spaces allocated[4] To be considered a " following activities: ind manufacturing, storefrom[5] Ancillary delivery ad Storefront retailers also pertaining to deliveries i delivery vehicles may no 	 [3] Ancillary distribution (transport only) activities permitted in conjunction will any commercial cannabis use. Parking of ancillary distribution vehicles may not occupy spaces allocated for primary commercial cannabis use. [4] To be considered a "microbusiness," must engage in at least three (3) of the following activities: indoor cultivation up to 10,000 square feet, non-volatile manufacturing, storefront retail, and distribution. [5] Ancillary delivery activities permitted in conjunction with any retailer-store Storefront retailers also providing delivery shall comply with the requirements pertaining to deliveries in Section 68-29 of Municipal Code. Parking of ancillar delivery vehicles may not occupy spaces allocated for primary commercial can use. [6]Only permitted as part of a microbusiness. [a] Land Use Classifications are existing, defined land uses in the Pomona Zon Ordinance, Pomona Corridors Specific Plan, or defined through a Determination Similarity or Director's Interpretation. [b] Per Determination of Similarity 12653-2019 [c] Per Determination of Similarity 12653-2019 [f] Per Determination of Similarity 12658-2019 [f] Per Determination of Similarity 12658-2019 [g] Per Director's Interpretation, dated October 9, 2019, Determination of "Car Retailer-Storefront" as a permitted use in the Pomona Corridors Specific Plan 				nction with not the e orefront. nts llary cannabis oning tion of 5 Cannabis

Ordinance No. Date Page **5** of **7** C. <u>Development Standards. Any property located within the Commercial Cannabis</u> <u>Permit Program overlay district shall be subject to the development standards set</u> <u>forth in the base district or base Specific Plan to which this Commercial Cannabis</u> <u>Permit Program overlay district is added.</u>

SECTION 5. If any section, subsection, sentence clause or phrase or word of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Pomona hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence clause or phrase or word not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

SECTION 6. The City Clerk shall attest and certify to the passage and adoption of this Ordinance, and shall cause same to be posted as required by law, and this Ordinance shall take effect thirty (30) days after its final adoption.

PASSED, APPROVED AND ADOPTED THIS ____ DAY OF ____, 2019

ATTEST:

CITY OF POMONA:

Rosalia A. Butler, City Clerk

Tim Sandoval, Mayor

APPROVED AS TO FORM:

Sonia Carvahlo, City Attorney

STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) CITY OF POMONA) Ordinance No. Date Page 6 of 7 I, ROSALIA A. BUTLER, CITY CLERK of the City of Pomona do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pomona held on the _____ day of _____, 2019, and adopted on the _____ day of _____, 2019 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

Rosalia A. Butler, City Clerk

Ordinance No. Date Page 7 of 7 "EXHIBIT B"



Cannabis Overlay Zone Map Sub Areas October 3, 2019







SA2 - Retail Only (C Zones)

SA3 - Cultivation, Dist., Mfr., Micro, Testing

SA4 - Cultivation, Distribution, Manufacturing, Testing

This draft map is provided for reference only and is not intended to be comprehensive or reliable for the purpose of securing a site for a Commercial Cannabis Permit in the City of Pomona. Any operator of a Commercial Cannabis business in the City of Pomona will be subject to the requirements of Chapter 68 of the Pomona Municipal Code pertaining to Commercial Cannabis Businesses, along with any adopted zoning regulations related to commercial cannabis use. All potential sites that allow any type of commercial cannabis land use will be verified for compliance with the Pomona Municipal Code and Pomona Zoning Ordinance upon submission of a Commercial Cannabis Permit application.



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DRAFT

APN/ADDRESS	ZONING	SPECIFIC PLAN	GENERAL PLAN LAND USE	SUBAREA
8367003020	CSP	City Gateway Segment	Residential Neighborhood	SA1
8371011026	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8348003002	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8348001026	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8337015034	CSP	City Gateway Segment	Neighborhood Edge	SA1
8348001042	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8337016022	CSP	City Gateway Segment	Neighborhood Edge	SA1
8335021049	CSP	Midtown Segment	Neighborhood Edge	SA1
8348003020	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8337025001	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025005	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025002	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025004	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8348003018	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8348003019	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8348005014	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8348006009	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8366009028	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8366009024	CSP	Urban Neighborhood	Activity Center	SA1
8348001041	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8366009018	CSP	Neighborhood Center	Activity Center	SA1
8367002017	CSP	City Gateway Segment	Neighborhood Edge	SA1
8302022036	CSP	City Gateway Segment	Neighborhood Edge	SA1
8337015039	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304001028	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304001026	CSP	City Gateway Segment	Neighborhood Edge	SA1
8355017025	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8371011030	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011031	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011019	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011033	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011029	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011032	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011045	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011044	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011051	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011043	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011042	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011050	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011047	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1

8371011046	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011048	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011041	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011049	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8370014019	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370014021	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370014020	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370015028	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370015029	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8371011027	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8337021001	CSP	City Gateway Segment	Workplace District Edge	SA1
8335021014	CSP	Midtown Segment	Neighborhood Edge	SA1
8335021051	CSP	Midtown Segment	Residential Neighborhood	SA1
8335021050	CSP	Midtown Segment	Neighborhood Edge	SA1
8335021052	CSP	Midtown Segment	Residential Neighborhood	SA1
8304001027	CSP	City Gateway Segment	Neighborhood Edge	SA1
8348006015	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8355017026	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8348001024	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8355017029	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8348001036	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348006016	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8367002015	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002006	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002013	CSP	City Gateway Segment	Neighborhood Edge	SA1
8357018027	CSP	Neighborhood Center	Activity Center	SA1
8371011018	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8304001030	CSP	Neighborhood Center	Neighborhood Edge	SA1
8304001029	CSP	Neighborhood Center	Neighborhood Edge	SA1
8348005010	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8304001039	CSP	Neighborhood Center	Neighborhood Edge	SA1
8348005005	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8348001040	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8337025007	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025006	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8357017035	CSP	Downtown Gateway Segment	Neighborhood Edge	SA1
8371011017	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011016	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8367003023	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367003024	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304014014	CSP	City Gateway Segment	Neighborhood Edge	SA1
8366009027	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8337016010	CSP	City Gateway Segment	Neighborhood Edge	SA1

8335022010	CSP	Midtown Segment	Neighborhood Edge	SA1
8366009011	CSP	Urban Neighborhood	Activity Center	SA1
8304001040	CSP	Neighborhood Center	Neighborhood Edge	SA1
8304001038	CSP	Neighborhood Center	Neighborhood Edge	SA1
8371011036	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011030	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
	CSP	Transit-Oriented District		SA1 SA1
8371011035			Transit Oriented District: Core	
8370015024	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8348001037	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348005008	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8355016018	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8337021047	CSP	City Gateway Segment	Workplace District Edge	SA1
8370015019	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8337025003	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8370015031	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370015036	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370015025	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370015030	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370015037	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370015012	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8370015038	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8348001039	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8371011011	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011038	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011039	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8302022023	CSP	City Gateway Segment	Neighborhood Edge	SA1
8337016035	CSP	City Gateway Segment	Neighborhood Edge	SA1
8355017023	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8355017016	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8348006013	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8367001048	CSP	City Gateway Segment	Neighborhood Edge	SA1
8371011008	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011003	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011007	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8335022004	CSP	Midtown Segment	Neighborhood Edge	SA1
8370015033	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8304014015	CSP	City Gateway Segment	Neighborhood Edge	SA1
8348001901	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348001900	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348001902	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8355017900	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8371011040	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8348006012	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1

8348006014	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8348006008	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8348001028	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348006007	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8337020011	CSP	City Gateway Segment	Workplace District Edge	SA1
8337020012	CSP	City Gateway Segment	Workplace District Edge	SA1
8337020028	CSP	City Gateway Segment	Workplace District Edge	SA1
8355017022	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8371011013	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011015	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011012	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011010	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011014	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8304014011	CSP	City Gateway Segment	Neighborhood Edge	SA1
8335022005	CSP	Midtown Segment	Neighborhood Edge	SA1
8367002009	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002018	CSP	City Gateway Segment	Neighborhood Edge	SA1
8355017004	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8370015018	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8348001027	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8337021002	CSP	City Gateway Segment	Workplace District Edge	SA1
8355017015	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8337025015	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8348001030	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348001023	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348005007	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8348005006	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8304001036	CSP	Neighborhood Center	Activity Center	SA1
8335022013	CSP	Midtown Segment	Neighborhood Edge	SA1
8335022012	CSP	Midtown Segment	Neighborhood Edge	SA1
8304014013	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304001025	CSP	City Gateway Segment	Neighborhood Edge	SA1
8371011028	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8355017024	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8348001034	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8357018025	CSP	Neighborhood Center	Activity Center	SA1
8348001025	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348002901	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8371011900	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8335014911	CSP	Midtown Segment	Transit Oriented District: Neighborhood	SA1
8335014914	CSP	Midtown Segment	Transit Oriented District: Neighborhood	SA1
8367002014	CSP	City Gateway Segment	Neighborhood Edge	SA1
8348003003	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1

8371011034	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8304014006	CSP	City Gateway Segment	Neighborhood Edge	SA1
8370014022	CSP	Urban Neighborhood	Transit Oriented District: Neighborhood	SA1
8335014917	CSP	Midtown Segment	Transit Oriented District: Neighborhood	SA1
8371011023	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011020	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8367001002	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367001047	CSP	City Gateway Segment	Neighborhood Edge	SA1
8357018028	CSP	Downtown Gateway Segment	Activity Center	SA1
8357018026	CSP	Neighborhood Center	Activity Center	SA1
8348006017	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8367003017	CSP	City Gateway Segment	Neighborhood Edge	SA1
8348001043	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8357018024	CSP	Neighborhood Center	Neighborhood Edge	SA1
8367001082	CSP	City Gateway Segment	Neighborhood Edge	SA1
8348006004	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8357017078	CSP	Downtown Gateway Segment	Neighborhood Edge	SA1
8367002011	CSP	City Gateway Segment	Neighborhood Edge	SA1
8348006011	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8357017038	CSP	Downtown Gateway Segment	Residential Neighborhood	SA1
8357017032	CSP	Downtown Gateway Segment	Neighborhood Edge	SA1
8367001081	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304001037	CSP	Neighborhood Center	Activity Center	SA1
8335021044	CSP	Midtown Segment	Neighborhood Edge	SA1
8302022037	CSP	City Gateway Segment	Neighborhood Edge	SA1
8302022024	CSP	City Gateway Segment	Neighborhood Edge	SA1
8357017040	CSP	Downtown Gateway Segment	Neighborhood Edge	SA1
8335022003	CSP	Midtown Segment	Neighborhood Edge	SA1
8348001035	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348001033	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348001029	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8357017041	CSP	Downtown Gateway Segment	Neighborhood Edge	SA1
8348001038	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8348001032	CSP	Urban Neighborhood	Transit Oriented District: Core	SA1
8335021001	CSP	Midtown Segment	Neighborhood Edge	SA1
8355017005	CSP	Downtown Gateway Segment	Urban Neighborhood	SA1
8367003022	CSP	City Gateway Segment	Neighborhood Edge	SA1
8719002018	C-4		Transit Oriented District: Neighborhood	SA2
8707006011	C-3		Workplace District Edge	SA2
8719002009	C-4		Transit Oriented District: Neighborhood	SA2
8710014019	C-4		Transit Oriented District: Neighborhood	SA2
8710014018	C-4		Transit Oriented District: Neighborhood	SA2
8707005024	C-2		Activity Center	SA2

8719002021	C-4	Transit Oriented District: Neighborhood	SA2
8707011044	C-2	Activity Center	SA2
8719002012	C-4	Transit Oriented District: Neighborhood	SA2
8719002010	C-4	Transit Oriented District: Neighborhood	SA2
8707015043	M-2	Workplace District	SA3
8707007021	M-1	Workplace District Edge	SA3
8709026038	M-2	Workplace District Edge	SA3
8707007019	M-1	Workplace District Edge	SA3
8707016016	M-2	Workplace District	SA3
8709026036	M-2	Workplace District Edge	SA3
8709026030	M-2	Workplace District Edge	SA3
8707017015	M-2	Workplace District	SA3
8710014013	M-2	Transit Oriented District: Neighborhood	SA3
8710014016	M-2	Transit Oriented District: Neighborhood	SA3
8709026060	M-2	Workplace District Edge	SA3
8709026061	M-2	Workplace District Edge	SA3
8709026062	M-2	Workplace District Edge	SA3
8709026004	M-2	Workplace District Edge	SA3
8710012048	M-2	Workplace District	SA3
8709026037	M-2	Workplace District Edge	SA3
8707015060	M-2	Workplace District	SA3
8709026021	M-2	Workplace District Edge	SA3
8709026042	M-2	Workplace District Edge	SA3
8707017018	M-2	Workplace District	SA3
8709026051	M-2	Workplace District Edge	SA3
8709026032	M-2	Workplace District Edge	SA3
8707015056	M-2	Workplace District	SA3
8709026047	M-2	Workplace District Edge	SA3
8707016012	M-2	Workplace District	SA3
8710012041	M-2	Workplace District	SA3
8707017016	M-2	Workplace District	SA3
8707017017	M-2	Workplace District	SA3
8710012050	M-2	Workplace District	SA3
8710011041	M-2	Workplace District	SA3
8710011012	M-2	Workplace District	SA3
8710013013	M-2	Workplace District	SA3
8710013014	M-2	Workplace District	SA3
8710013017	M-2	Workplace District	SA3
8710013016	M-2	Workplace District	SA3
8710014028	M-2	Transit Oriented District: Neighborhood	SA3
8710014033	M-2	Transit Oriented District: Neighborhood	SA3
8710014021	M-2	Transit Oriented District: Neighborhood	SA3
8710014030	M-2	Transit Oriented District: Neighborhood	SA3

8710014025	M-2	Transit Oriented District: Neighborhood	SA3
8710014042	M-2	Transit Oriented District: Neighborhood	SA3
8710014050	M-2	Transit Oriented District: Neighborhood	SA3
8710014052	M-2	Transit Oriented District: Neighborhood	SA3
8710014049	M-2	Transit Oriented District: Neighborhood	SA3
8710014041	M-2	Transit Oriented District: Neighborhood	SA3
8710014043	M-2	Transit Oriented District: Neighborhood	SA3
8710014026	M-2	Transit Oriented District: Neighborhood	SA3
8710014048	M-2	Transit Oriented District: Neighborhood	SA3
8710014032	M-2	Transit Oriented District: Neighborhood	SA3
8710014053	M-2	Transit Oriented District: Neighborhood	SA3
8710014038	M-2	Transit Oriented District: Neighborhood	SA3
8710014027	M-2	Transit Oriented District: Neighborhood	SA3
8710014044	M-2	Transit Oriented District: Neighborhood	SA3
8710014051	M-2	Transit Oriented District: Neighborhood	SA3
8710014022	M-2	Transit Oriented District: Neighborhood	SA3
8710014024	M-2	Transit Oriented District: Neighborhood	SA3
8710014029	M-2	Transit Oriented District: Neighborhood	SA3
8710014034	M-2	Transit Oriented District: Neighborhood	SA3
8710014036	M-2	Transit Oriented District: Neighborhood	SA3
8710014040	M-2	Transit Oriented District: Neighborhood	SA3
8710014037	M-2	Transit Oriented District: Neighborhood	SA3
8710014039	M-2	Transit Oriented District: Neighborhood	SA3
8710014047	M-2	Transit Oriented District: Neighborhood	SA3
8710014031	M-2	Transit Oriented District: Neighborhood	SA3
8710014045	M-2	Transit Oriented District: Neighborhood	SA3
8710014054	M-2	Transit Oriented District: Neighborhood	SA3
8710014046	M-2	Transit Oriented District: Neighborhood	SA3
8710014035	M-2	Transit Oriented District: Neighborhood	SA3
8710014023	M-2	Transit Oriented District: Neighborhood	SA3
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8710012038	M-2	Workplace District	SA3
8710011027	M-2	Workplace District	SA3
8710011033	M-2	Workplace District	SA3
8710011032	M-2	Workplace District	SA3

8710011042	M-2	Workplace District	SA3
8710011031	M-2	Workplace District	SA3
8710011035	M-2	Workplace District	SA3
8710011026	M-2	Workplace District	SA3
8710011034	M-2	Workplace District	SA3
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8707017025	M-2	Workplace District	SA3
8709026039	M-2	Workplace District Edge	SA3
8707007003	M-1	Workplace District Edge	SA3
8707017013	M-2	Workplace District	SA3
8709027271	M-2	Workplace District Edge	SA3
8709026013	M-2	Workplace District Edge	SA3
8709026040	M-2	Workplace District Edge	SA3
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8709027004	M-2	Workplace District Edge	SA3
8709027012	M-2	Workplace District Edge	SA3
8709026026	M-2	Workplace District Edge	SA3
8707015014	M-2	Workplace District	SA3
8707017012	M-2	Workplace District	SA3
8354001003	M-1	Workplace District Edge	SA3
8709026048	M-2	Workplace District Edge	SA3
8707017011	M-2	Workplace District	SA3
8707015061	M-2	Workplace District	SA3
8709026034	M-2	Workplace District Edge	SA3
8709026041	M-2	Workplace District Edge	SA3
8709026033	M-2	Workplace District Edge	SA3
8710014014	M-2	Transit Oriented District: Neighborhood	SA3
8710012046	M-2	Workplace District	SA3
8707015075	M-2	Workplace District	SA3
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8710012043	M-2	Workplace District	SA3
8710012030	M-2	Workplace District	SA3
8707007022	M-1	Workplace District Edge	SA3
8710012042	M-2	Workplace District	SA3

8710013021	M-2	Workplace District	SA3
8710013026	M-2	Workplace District	SA3
8709026043	M-2	Workplace District Edge	SA3
8710014017	M-2	Transit Oriented District: Neighborhood	SA3
8709026005	M-2	Workplace District Edge	SA3
8354001006	M-1	Workplace District Edge	SA3
8354001004	M-1	Workplace District Edge	SA3
8354001005	M-1	Workplace District Edge	SA3
8710014015	M-2	Transit Oriented District: Neighborhood	SA3
8710011013	M-2	Workplace District	SA3
8710011014	M-2	Workplace District	SA3
8710014008	M-2	Transit Oriented District: Neighborhood	SA3
8707016014	M-2	Workplace District	SA3
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8707015009	M-2	Workplace District	SA3
8707015010	M-2	Workplace District	SA3
8709027005	M-2	Workplace District Edge	SA3
8710012049	M-2	Workplace District	SA3
8707017007	M-2	Workplace District	SA3
8707017009	M-2	Workplace District	SA3
8709026046	M-2	Workplace District Edge	SA3
8710014011	M-2	Transit Oriented District: Neighborhood	SA3
8710014001	M-2	Transit Oriented District: Neighborhood	SA3
8710014012	M-2	Transit Oriented District: Neighborhood	SA3
8707015042	M-2	Workplace District	SA3
8709026035	M-2	Workplace District Edge	SA3
8710012900	M-2	Workplace District	SA3
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8709026052	M-2	Workplace District Edge	SA3
8709026054	M-2	Workplace District Edge	SA3
8709026031	M-2	Workplace District Edge	SA3
8707007020	M-1	Workplace District Edge	SA3
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8709026001	M-2	Workplace District Edge	SA3
8710014009	M-2	Transit Oriented District: Neighborhood	SA3
8710012047	M-2	Workplace District	SA3
8710011024	M-2	Workplace District	SA3
8710011025	M-2	Workplace District	SA3
8709026027	M-2	Workplace District Edge	SA3

8710012040	M-2	Workplace District	SA3
8709026049	M-2	Workplace District Edge	SA3
8707015055	M-2	Workplace District	SA3
8707016010	M-2	Workplace District	SA3
8710012045	M-2	Workplace District	SA3
8330013032	M-1	Workplace District	SA4
8329006039	M-2	Workplace District	SA4
8330013030	M-2	Workplace District Edge	SA4
8329007029	M-2	Workplace District	SA4
8328014040	M-2	Workplace District	SA4
8328014041	M-2	Workplace District	SA4
8330013048	M-1	Workplace District	SA4
8329007026	M-2	Workplace District	SA4
8330013038	M-1	Workplace District Edge	SA4
8329006045	M-2	Workplace District	SA4
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8328014034	M-2	Workplace District	SA4
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8330013042	M-1	Workplace District Edge	SA4
8330013040	M-1	Workplace District Edge	SA4
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8329006046	M-2	Workplace District	SA4
8329006035	M-2	Workplace District	SA4
8330013055	M-1	Workplace District Edge	SA4
8330013831	M-1	Workplace District Edge	SA4
8330013832	M-1	Workplace District Edge	SA4
8330013033	M-1	Workplace District	SA4