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**SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES**

JOSE MENDOZA, an individual;
LA LABS, Inc., a corporation;

Plaintiffs,

v.

CITY OF MAYWOOD;
EDDIE DE LA RIVA, an individual;
REYNA MENDEZ, an individual; and
CARMEN PEREZ, an individual.

Defendants.

Case No.:

COMPLAINT

- 1. Civil Conspiracy**
- 2. Civil RICO**
- 3. Attempted Civil Extortion**
- 4. Fraudulent Misrepresentation**
- 5. Intentional Misrepresentation**
- 6. Breach of Covenant of Good Faith and Fair Dealing**
- 7. Equitable Estoppel**
- 8. Defamation, Slander Per Se**
- 9. False, Misleading Statements**
- 10. Intentional Interference with Prospective Economic Relations**
- 11. Negligent Interference with Prospective Economic Relations**
- 12. Intentional Interference with Contractual Relations**
- 13. Intentional Infliction of Emotional Distress**
- 14. Negligent Infliction of Emotional Distress**
- 15. Negligence**

JURY TRIAL DEMANDED

1 Plaintiffs, Jose Mendoza and LA Labs, Inc. (“Plaintiff(s)”), by and through their attorneys of
2 record, bring this Complaint against the above-named Defendants, and in support alleges as follows:

3 **PARTIES**

4 1. Plaintiffs are an individual and a corporation and are now, and at all times mentioned in
5 this complaint were, residents/corporation located within Los Angeles County, California.

6 2. Defendant, CITY OF MAYWOOD (hereinafter “Maywood”) is an incorporated city
7 organized and existing under the laws of the State of California, located within Los Angeles County,
8 California.

9 3. Defendant, EDDIE DE LA RIVA (hereinafter “De La Riva”) the current mayor of the
10 city of Maywood existing under the laws of the State of California, located within Los Angeles County,
11 California.

12 4. Plaintiffs are unaware of the true names or capacities, whether they are individuals or
13 business entities, of Defendant DOES 1 through 189, and therefore sues them by such fictitious names
14 and will seek leave of this Court to insert true names and capacities once they have been ascertained.

15 5. At all times mentioned herein, Defendants, and each of them, inclusive of DOES 1
16 through 189, were authorized and empowered by each other to act, and did so act, as agents of each
17 other, and all of the things herein alleged to have been done by them were done in the capacity of such
18 agency. Upon information and belief, all Defendants are responsible in some manner for the events
19 described herein and are liable to Plaintiffs for the damages they have incurred.

20 6. Plaintiffs are informed and believe, and on the basis of that information and belief allege
21 that each of the defendants sued herein are the agents, servants, employees, licensees, guarantees,
22 invitees, or assignees of each other, and in doing the things herein alleged acted within the course and
23 scope of such agency, employment guaranty, assignment, license, invitation and/or relationship and with
24 the full knowledge and consent of the other. At all relevant times mentioned herein, defendants aided
25 and abetted the acts and omissions of the other defendants in proximately causing the damages alleged
26 herein.

27 ///

28 ///

1 **JURISDICTION AND VENUE**

2 7. Jurisdiction and venue are proper in this Court pursuant to Section 410.10 of the Code of
3 Civil Procedure and Section 395(a) of the Code of Civil Procedure because all of the claims alleged
4 herein arose in Los Angeles County.

5 8. The amount in controversy in this matter exceeds the sum of \$25,000, exclusive of
6 interest and costs.

7 **FACTUAL ALLEGATIONS**

8 9. On or around September 3, 2018 Plaintiff, Jose Mendoza (hereinafter “Mendoza”) visited
9 the Maywood city hall to speak with the Building and Planning Department to determine the zoning on
10 4000 East Slauson Avenue property (hereinafter “property”) for the proposed use of a Cannabis Testing
11 Laboratory for his business LA Labs, Inc.

12 10. The Cannabis Testing Laboratory, LA Labs, Inc., only would consist of a testing
13 laboratory and was not intended, nor would provide retail for customers.

14 11. The Maywood code officer, Arturo Ramirez, indicated the property did qualify for the
15 proposed use.

16 12. On or around September 10, 2018, Mendoza again spoke to Arturo Ramirez and
17 confirmed the property would qualify for the proposed use. Mendoza additionally spoke to the City of
18 Maywood Building and Planning Director, David Mango, who confirmed the same.

19 13. Since the City application process requires an applicant to have a location prior to
20 submitting the application, Mendoza signed the lease for 4000 East Slauson Avenue property on
21 September 21, 2018 whereby Mendoza paid \$34,155.50 for a five-year lease. Mendoza then began
22 compiling the information for the application. Mendoza is currently still paying the lease as of this
23 writing.

24 14. In early January 2019 Mendoza began attending city council meetings to understand
25 Maywood’s process and become acquainted with the Maywood officials and the other staff.

26 15. Between January 2019 and March 6, 2019 Mendoza met Mayor, Eddie De La Riva
27 (hereinafter “De La Riva”) and Mayor Pro Tem, Ricardo Lara (hereinafter “Lara”). Mendoza, De La
28 Riva and Lara agreed to meet in person on a future date to discuss the project and business plan.

1 16. On March 6, 2019 Mendoza had a lunch meeting with De La Riva. At that meeting De La
2 Riva stated the testing laboratory project, LA Labs, Inc., was great for the community and encouraged
3 Mendoza to continue the application process for his business proposal.

4 17. On or about March 16, 2019 Mendoza met council member Heber Marques (hereinafter
5 “Marques”) at a family party. Mendoza discussed his business plans with Marques who demonstrated
6 excitement in a testing laboratory but cautioned Mendoza that if Marques knew about the project,
7 Marques would not be able to participate in the council meeting due to conflicts. Marques indicated he
8 would demonstrate ignorance concerning the plans so he would not be precluded from participation.
9 Marques stated he would support Mendoza’s plans.

10 18. On or around April 2, 2019 Mendoza submitted an application to obtain the Cannabis
11 Testing Laboratory License for the 4000 East Slauson Avenue location. Mendoza paid the fees
12 associated with phases one and two of the licensure process. (*see Exhibit “1”*).

13 19. On or around April 3, 2019 Mendoza received a zoning verification from the Director of
14 Building and Planning, David Mango, stating Mendoza’s plan and proposed purpose for the 4000 East
15 Slauson Avenue property was eligible for a Commercial Cannabis License according to the applicable
16 City of Maywood Ordinance 18-12. (*see Exhibit “2”*).

17 20. On or around May 14, 2019 upon the City of Maywood’s request Mendoza applied for a
18 seller’s permit. The California Department of Tax and Fees and Administration replied a seller’s permit
19 is not required for a cannabis testing laboratory which does not provide retail. (*see Exhibit “3”*).

20 21. On June 18, 2019 Mendoza received an email from David Mango stating Mendoza’s
21 application received a passing score and his plans would be moving forward to phase 3 which was an
22 interview with the city officials.

23 22. In June or July 2019 Mendoza met Carmen Perez (hereinafter “Perez”) and Veronica
24 Guardado (hereinafter “Guardado”). Perez told Mendoza she was chair for the planning commission.
25 Since Mendoza had heard rumors the city was becoming less friendly to marijuana dispensaries he
26 inquired to her understanding. Perez assured Mendoza the city’s concern was with the number of
27 cannabis dispensaries, not the testing laboratories. Perez told Mendoza not to worry and to follow the
28 process.

1 23. On August 7, 2019 Mendoza attended an interview with the city manager, the building
2 and planning director, and DHL, a company hired by Maywood to ensure Mendoza's plans were in
3 compliance.

4 24. On August 19, 2019 Mendoza received the phase 2 and phase 3 interview committee
5 composite score. The minimum score to pass is eighty percent. Mendoza received a score of eighty-eight
6 percent. City staff members remarked Mendoza's cannabis business plan score was one of the highest
7 scores ever received. (*see Exhibit "4"*).

8 25. On August 20, 2019 Mendoza was scheduled to meet with the planning commission. The
9 city cancelled the meeting and rescheduled it for September 3, 2019 at 7:00 p.m.

10 26. On September 3, 2019, at or about 7:00 p.m., vice chair of the planning commission,
11 Reyna Mendez (hereinafter "Mendez"), came to the business, "Chavelitas," a party supply store adjacent
12 to the proposed location for LA Labs, Inc., and spoke to the business owner, Blanca. Mendez told
13 Blanca that Mendoza planned to operate a dispensary, grow marijuana, and be open to the public
14 whereby dispensary customers would overwhelm the available parking. Everything that Mendez stated
15 to Blanca was untrue and since Mendez had known the specifics about LA Labs, Inc. at that time,
16 Mendez knew her own statements to Blanca were false.

17 27. Blanca described to Mendoza that Mendez tried to get her to attend the planning
18 commission meeting at 7:00 p.m. that evening and vote in the negative to Mendoza's proposed plans.
19 Blanca declined to go stating she planned to attend church instead.

20 28. On September 3, 2019 at 7:00 p.m. the city staff recommended the planning commission
21 to adopt and allow the cannabis facility to conduct business from the proposed property location since
22 the plans were in compliance with ordinance 18-12. The Maywood staff additionally agreed to all
23 twenty conditions. Reyna Mendez indicated she had spoken to the neighboring businesses and they did
24 not approve of LA Labs, Inc. The Planning Commission decided to continue the hearing to September
25 17, 2019 so they could obtain more information. The commission specified four requests they would
26 like Mendoza to address on that future date. Those four items were: 1) a business plan; 2) explanation of
27 the chemicals used in the testing laboratory and filtration of the water; 3) photographs of the equipment
28 and documentation of similar laboratories; and 4) mock-ups of sample sizes received for testing.

1 29. On September 3, 2019 at approximately 9:00 p.m. and while Mendoza was still in the
2 Planning Commission meeting, he received a text message from De La Riva. The text message advised
3 Mendoza to mention what the lab had in place to mitigate odor from cannabis.

4 30. In an effort to make neighboring businesses aware of Mendoza's anticipated venture,
5 between September 5th and September 12, 2019, Mendoza visited neighboring businesses to hand out
6 educational pamphlets and address any questions the business owners had. Mendoza gathered signatures
7 of the owners who gave their approval to the LA Labs, Inc. (*see Exhibit "5"*).

8 31. Between September 8th and September 15, 2019 Mendoza was cleaning the front yard at
9 his mother-in-law's home. Mendoza had been living at this location at the time. While in the front yard,
10 to Mendoza's astonishment, a Latino man between twenty-nine and thirty-four years old, wearing a
11 white t-shirt, black hat and pants, and white shoes approached Mendoza and stated, "We need three
12 hundred and fifty thousand dollars to move your project forward." The man indicated by pointing
13 toward a black Honda Accord without plates across the street. The tinted window of the car rolled down
14 and Mendoza recognized the face of Mayor Eddie De La Riva. Mendoza waived at Mayor De La Riva,
15 but De La Riva did not waive back. At that moment, Mendoza knew the request for money serious and
16 he had just been given a demand for money.

17 32. After this occurrence Mendoza became confused, worried and stressed at the situation.
18 Due to Mendoza's interaction with De La Riva and his unidentified messenger, Mendoza felt that his
19 project would not go forward if he did not provide De La Riva with the money which had been
20 demanded of him.

21 33. On September 10, 2019 the attorney for LA Labs, Inc. contacted De La Riva concerning
22 the Planning Commission's demonstrated general lack of knowledge in the business. The attorney
23 inquired about the factors for which the final decision would be based. Additionally, the future
24 September 25, 2019 city council meeting was set to address a proposed ordinance which could affect LA
25 Labs, Inc. Mendoza's attorney requested Mendoza be added to the agenda.

26 34. On September 11, 2019 the Maywood city attorney, Roxanne Diaz, sent an email
27 granting the September 25, 2019 requested addition to the agenda. Diaz included a document for
28

1 signature and Mendoza signed the document so his matter could be added to the agenda. (*see Exhibit*
2 "6").

3 35. On September 16, 2019 Mayor De La Riva sent Mendoza a text message confronting
4 Mendoza about obtaining signatures of the neighboring business owners. The text message conversation
5 stated Mendoza had put De La Riva and Maywood in an uncomfortable position by obtaining those
6 signatures from the business owners. (*see Exhibit "7"*).

7 36. On September 17, 2019 Director of Building and Planning, David Mango, provided an
8 agenda report which requested the conditional use permit for the LA Labs, Inc. cannabis testing facility
9 be approved. (*see Exhibit "8"*).

10 37. On September 17, 2019 sometime before 7:00 p.m. Mendez returned to the business
11 "Chavelitas," the party supply store owned by Blanca. Mendez tried to convince Blanca to demonstrate
12 non-support for LA Labs, Inc.; however, Blanca stated she supported the business. Blanca did not
13 mention this encounter with Mendez to Mendoza until days after this incident.

14 38. On September 17, 2019 around 3:40 p.m. Mendoza received an email from Maywood
15 city clerk, Guillermo Padilla. The email included the resolution of denial. (*see Exhibit "9"*). Mendoza
16 was immediately concerned and confused because he was supposed to have the opportunity, but did not,
17 to address the four items which were specifically requested when the Planning Commission decided to
18 continue the previous meeting. Those four items included Mendoza's business plan, an explanation
19 concerning the laboratory chemicals and filtration of water, photographs of the laboratory equipment
20 and photographs of similar laboratories, and mock-ups of the sample sizes of cannabis the laboratory
21 would receive for testing.

22 39. Although Mendoza had already received his denial via email earlier that same day, on
23 September 17, 2019 Mendoza attended the meeting and presented the four items for which the
24 commission had stated their concerns.

25 40. Mendoza had previously arranged for representatives of Shimadzu instrument
26 manufacturing to address questions concerning the equipment which would be used in Mendoza's
27 laboratory, and the equipment used in similar laboratories. The representatives of Shimadzu instrument
28 manufacturing were present at the meeting.

1 41. The meeting concluded with Mendoza still receiving a denial. The reasons given for the
2 denial were different than the four factors which the parties had discussed previously. The Maywood
3 officials had asked Mendoza to be ready to address specific factors on this evening but had issued the
4 denial prior to him addressing those factors. After presenting the information on the factors requested,
5 the denial was still issued but for other factors. The denial stated Mendoza failed to show the facility
6 would not be materially detrimental to the property of other persons in the vicinity; or a menace to
7 public health, safety, or general welfare. These factors had not been mentioned any time previous to this
8 meeting, and especially had not been scheduled to be addressed as were the four factors which Mendoza
9 had prepared.

10 42. The Maywood commission gave the following reasons for the finding LA Labs, Inc.
11 failed to demonstrate its presence was not materially detrimental to the property of other persons in the
12 vicinity; or a menace to public health, safety, and general welfare: 1) due to the lack of parking, the site
13 provided unsafe ingress and egress, noise and safety impacts to the vicinity; 2) since a carrier could not
14 park, the cannabis sample would have to be carried on public streets which is unsafe to those living in
15 the neighborhood; 3) the wrought-iron gate opening and closing created noise; and 4) the proposed
16 uniform security personnel would raise awareness the subject site is utilized for cannabis activity.

17 43. Mendoza insisted there was support for his business and presented the signatures of the
18 other business owners who were supporting him. For his effort, Mendoza was accused by the
19 commission of intimidating the business owners to obtain the signatures.

20 44. The commission members additionally questioned the veracity of the signatures
21 presented by Mendoza indicating they may not be signatures from the actual business owners.

22 45. Reyna Mendez put Mendoza's meeting on a Facebook Live stream and threatened
23 Mendoza the mayor, De La Riva, was watching.

24 46. Mendez also stated she had gone to the business and received different statements from
25 the owners. Carmen Perez also spoke to neighboring businesses and stated Mendoza had been
26 aggressive with neighboring business owners.

27 47. Mendoza began to question if he had received a pre-planned denial for different reasons.
28

1 53. Plaintiff asserts he was harmed by Reyna Mendez and Carmen Perez's intentional
2 interference with economic relations and Eddie De La Riva is responsible for the harm because he was
3 part of a conspiracy to interfere with plaintiff's economic relations with neighboring businesses,
4 customers and the community at large.

5 54. To recover damages from defendant for civil conspiracy, plaintiff must prove (1)
6 defendant was aware Mendez and Perez planned to intentionally interfere with the economic relations;
7 and (2) defendant agreed with Mendez and Perez and intended the interference with prospective
8 economic relations be committed.

9 55. When two or more individuals agree to commit a wrongful act, all are civilly liable for
10 the resulting damages regardless of whether they actually commit the tort themselves. (*Wyatt v. Union*
11 *Mortgage Co.* (1979) 24 Cal.3d 773, 784 [157 Cal.Rptr. 392, 598].).

12 56. In the September 3, 2019 meeting Mendez stated she spoke to neighboring businesses to
13 which the owners indicated concern about parking and safety. The same evening De La Riva sent a text
14 message indicating plaintiff should state his plans to mitigate odor. Plaintiff took the suggestions in good
15 faith and obtained informational pamphlets in English and Spanish languages and visited the
16 neighboring businesses so plaintiff could explain the difference between a dispensary, which sells
17 marijuana products to customers, and the laboratory which tests products, including cannabis, which is
18 not open to the public and requires only small samples of a cannabis product to perform testing. Plaintiff
19 believed all of the neighboring business' supposed concerns could be legitimately addressed with more
20 information. (*see Exhibit "10"*).

21 57. At the time of the September 17, 2019 meeting Mendez and Perez had been visiting LA
22 Labs, Inc. neighbors to convince the business owners the presence of LA Labs, Inc. would be a
23 detriment to their own businesses.

24 58. At the same meeting when plaintiff showed he had signatures of the business owners
25 showing support for LA Labs, Inc. Mendez and Perez accused plaintiff of intimidating business owners,
26 they questioned the veracity of the signatures and made accusations of plaintiff's integrity after having
27 visited at least one of the same businesses themselves the same day as plaintiff's scheduled meeting.

28

1 59. Although Mendoza’s meeting was opened to the public, Mendez indicated she was
2 recording the events on Facebook Live and particularly stated Mayor De La Riva was watching. This
3 fact demonstrates Mendez knew De La Riva had particular interest in these events and also knew the
4 threat that De La Riva was watching would be effective on plaintiff.

5 60. Mayor Eddie De La Riva sent a text message later in the evening that plaintiff put De La
6 Riva and Maywood in an uncomfortable position by acquiring those business owner’s signatures. The
7 signatures De La Riva had referenced were of course the signatures of support by the other neighboring
8 businesses.

9 61. The facts demonstrate circumstantial evidence that when De La Riva learned plaintiff had
10 been talking to business owners to earn their support that De La Riva formed an agreement with Mendez
11 and Perez to undermine that support by feeding false concern to the business owners and falsely
12 accusing Mendoza of forging the signatures, or by gaining the signatures through false pretense or
13 intimidation. “Conspiracies are typically proved by circumstantial evidence. Since such participation,
14 cooperation or unity of action is difficult to prove by direct evidence, it can be inferred from the nature
15 of the act done, the relation of the parties, the interests of the alleged conspirators, and other
16 circumstances.” (*Rickley v. Goodfriend* (2013) 212 Cal.App.4th 1136, 1166 [151 Cal.Rptr.3d 683].)

17
18 *Reyna Mendez and Unknown co-conspirator: Extortion*

19 62. Plaintiffs repeat, realleges and incorporates all prior paragraphs by this reference as
20 though set forth in full herein.

21 63. Plaintiff asserts he was harmed by Mendez and an unknown co-conspirator through
22 extortion and De La Riva is responsible for the harm because he was part of a conspiracy to extort
23 Mendoza for personal monetary gain.

24 64. To recover damages from defendant for civil conspiracy, plaintiff must prove (1)
25 defendant was aware Mendez and the unknown co-conspirator planned the extortion; and (2) defendant
26 agreed with Mendez and the unknown individual and intended the extortion be committed. “The basis
27 of a civil conspiracy is the formation of a group of two or more persons who have agreed to a common
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1 plan or design to commit a tortious act.” (*Kidron v. Movie Acquisition Corp.* (1995) 40 Cal.App.4th
2 1571, 1582 [47 Cal.Rptr.2d 752].).

3 65. In between the dates of September 8th and September 16, 2019 Mendoza was in his in-
4 law’s front lawn doing yard work when an unknown individual approached him and asked for \$350,000
5 to move plaintiff’s project forward. When the unknown male indicated toward the black Honda Accord
6 which was parked across the street, Mayor Eddie De La Riva rolled down the Honda’s tinted window.
7 Mendoza could see De La Riva’s face and plaintiff waived. De La Riva did not waive back. At this
8 moment plaintiff knew this was a serious demand for money. He became nervous, stressed and confused
9 about what he saw. The unknown male got back into the Honda and drove away with Mayor De La Riva
10 still inside the vehicle.

11 66. The unknown male made an overt act toward communicating the demand for money and
12 Mayor De La Riva acknowledged the demand with his adoptive admission of rolling down the tinted
13 window so plaintiff could see De La Riva’s face. A plaintiff must show each member of the conspiracy
14 acted in concert and came to a mutual understanding to accomplish a common and unlawful plan, and
15 that one or more them committed an over act to further it. (*Choate v. County of Orange* (2000) 86
16 Cal.App.4th 312, 333 [103 Cal.Rptr.2d 339].).

17 67. Defendant’s unlawful purpose and their consciousness of the same is manifest: the
18 unknown male quickly leaves by driving Mayor De La Riva away from the scene in which the monetary
19 demand was made. Mendez adds to the threat by stating Mayor De La Riva was watching Mendoza’s
20 meeting which was also being streamed on Facebook Live.

21 68. As a direct and proximate result of defendant and his co-conspirator’s actions and
22 inactions, plaintiff has suffered extreme financial losses in the form of fees associated with licensing,
23 application, and blueprints. Additionally, plaintiff has suffered the loss of fees associated with rent of the
24 property for which he is still paying, profits, future profits, and costs. Plaintiff has also suffered
25 emotional damages brought on by the threats and stress associated with the city official’s actions.

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1 Carmen Perez: Fraudulent Misrepresentation

2 69. Plaintiff repeats, realleges and incorporates all prior paragraphs by this reference as
3 though set forth in full herein.

4 70. Plaintiff asserts he was harmed by Perez through her false statements which she knew to
5 be false concerning plaintiff's likelihood of succeeding through the application process and De La Riva
6 is responsible for the harm because he was part of a conspiracy to fraudulently mislead Mendoza.

7 71. Plaintiff initially came into contact with Perez in June or July 2019. Perez, as Chair of the
8 Planning Commission stated to plaintiff, he would not encounter problems with the application process
9 for a laboratory. Perez continued to inform Mendoza the problems in Maywood arose with dispensaries
10 and the other businesses which sell cannabis and marijuana to customers as retail. Perez indicated to
11 plaintiff not to worry and to follow the process and he would achieve his approval for LA Labs, Inc.

12 72. The facts however show no matter how compliant Mendoza was with the process set
13 forth by Perez and other Maywood officials, Mendoza would have never received the approval for
14 which the process was suggested to earn. By continuing through the process which would never arrive at
15 approval, Mendoza continued to incur substantial damages.

16
17 Herber Marques: Fraudulent Misrepresentation

18 73. Plaintiff repeats, realleges and incorporates all prior paragraphs by this reference as
19 though set forth in full herein.

20 74. Plaintiff asserts he was harmed by Herber Marquez through his false statements which he
21 knew to be false concerning plaintiff's likelihood of succeeding through the application process and De
22 La Riva is responsible for the harm because he was part of a conspiracy to fraudulently mislead plaintiff.

23 75. Plaintiff met Marquez on March 16, 2019. Upon learning about plaintiff's business plans
24 through their initial conversation, Marquez expressed excitement and showed he was impressed with the
25 project. Marquez advised plaintiff to pursue the plans. In the same conversation Marquez stated his
26 knowledge concerning this project would preclude him from participating in the council meetings.
27 Marquez stated he would feign ignorance about the project so he could participate and support the LA
28 Labs, Inc. project.

1 76. Later, on September 25, 2019 Marquez used the pretextual number of parking spaces
2 issue to justify his denial of the LA Labs, Inc. project. While the property at 4000 Slauson had served as
3 a retail location for the previous twenty-five years and plaintiff’s proposed use would not intensify the
4 current parking use, Marquez would not be satisfied. Additionally, plaintiff had a signed agreement with
5 the nearby business, “Chirss Burgers” for off-site parking which would completely address the
6 pretextual parking space issue, again Marquez would not be satisfied. Finally, Marquez stated plaintiff
7 would not follow the conditions set forth by Maywood reasoning that Marquez himself would not follow
8 the condition. While it seems reasonable to conclude Marquez would not follow a condition set forth by
9 Maywood since he was unable to preclude himself from participation in the meetings surrounding this
10 matter based on his own statement, using Marquez’s own poor character to impute plaintiff
11 demonstrates Marquez’s knowledge plaintiff’s plans would have never earned acceptance through the
12 process he and others set forth.

13
14 *Reyna Mendez and Carmen Perez: Defamation, Slander Per Se*

15 77. Plaintiff repeats, realleges and incorporates all prior paragraphs by this reference as
16 though set forth in full herein.

17 78. Plaintiff asserts he was harmed by Mendez and Perez’s slander, per se, and De La Riva is
18 responsible for the harm because he was part of a conspiracy to defame plaintiff’s reputation and
19 economic relations with neighboring businesses, customers, and the community at large.

20 79. Mayor De La Riva and the officials of Maywood never intended on approving plaintiff’s
21 business plans for the property located at 4000 East Slauson Avenue. To justify defendant’s denial of
22 plaintiff’s application, De La Riva, Mendez and Perez set out to besmirch plaintiff’s favorable reputation
23 by telling other business owners’ plaintiff had deceived them about the nature of his business. Mendez
24 and Perez began falsely informing other business owners plaintiff’s business plan was akin to a
25 dispensary whereby customers could buy marijuana, and therefore the parking would become more
26 scarce, the foot traffic would include those seeking marijuana products, and the location would emit
27 odor due to the large quantities of marijuana being held and stored. They represented to Mendoza’s

1 neighbors and fellow business owners that Mendoza had lied to them and is therefore of poor and
2 untrustworthy character.

3 80. On September 16, 2019 De La Riva sent plaintiff a text message indicating he knew
4 plaintiff had been collecting signatures in support of LA Labs, Inc. occupying the desired property
5 location. (*see Exhibit "11"*).

6 81. On September 17, 2019 and at the planning commission meeting, Mendez and Perez
7 confronted plaintiff concerning the signatures and made accusations plaintiff had acquired the signatures
8 fraudulently, questioned the veracity of the signatures, and stated plaintiff had used bullying and
9 intimidation tactics to falsely obtain the signatures.

10 82. On September 17, 2019 after the planning commission meeting had ended, De La Riva
11 sent plaintiff a text message indicating that plaintiff had put he and the city in an uncomfortable position
12 by acquiring those signatures.

13 83. As a proximate result thereof, plaintiffs sustained general and economic damages in an
14 amount not ascertainable at this time, to be proven at trial.

15 WHEREFORE, plaintiffs pray for relief as set forth below.

16
17 **SECOND CAUSE OF ACTION**

18 **CIVIL RICO**

19 **(Against All Defendants)**

20 84. Plaintiff repeats, realleges and incorporates all prior paragraphs by this reference as
21 though set forth in full herein.

22 85. The elements of a civil RICO cause of action are as follows: (1) conduct; (2) of an
23 enterprise; (3) through a pattern; (4) of racketeering activity; (5) resulting in injury.

24 86. The conduct here is from individuals who have a substantial part in directing the affairs
25 of Maywood. These individuals include the Mayor, Planning Commission members and City Council
26 members. The conduct of these individuals, and through their staff members, satisfies the conduct which
27 is related to the operation or management of Maywood.

28

1 De La Riva but De La Riva did not waive back. At that moment Mendoza knew the demand for money
2 was serious. Mendoza became stressed, nervous and fearful concerning the demand.

3 95. As a result of making a monetary demand to an applicant currently in the process of
4 approval with the city, defendant unlawfully committed attempted civil extortion by intentionally and
5 unlawfully using fear (the threat to plaintiff's business approval by a city official) to induce plaintiff to
6 make a cash payment to defendant.

7 96. Defendant took a direct ineffectual step toward committing extortion by attempting to put
8 Mendoza in fear that if he did not make the three-hundred fifty thousand dollar payment, De La Riva
9 would use his influence and vote within the city to effect the approval of Mendoza's business plans.

10 97. As a direct and proximate result of defendants' unlawful act, Mendoza has suffered
11 continuing stress, endured unnecessary inconveniences and hardships and incurred out-of-pocket
12 expenses. Furthermore, due to defendant's deliberate act, Mendoza suffered the loss of business assets
13 and profits, goodwill, and severe emotional distress and mental anguish.

14 98. Defendant's actions were so outrageous, willful, wanton and in reckless disregard to
15 plaintiff as to entitle plaintiff to punitive damages in an amount to be proven at trial.

16 WHEREFORE, plaintiffs pray for relief as set forth below.

17
18 **FOURTH CAUSE OF ACTION**

19 **DECEIT AND FRADULENT MISREPRESENTATION**

20 **(Against all Defendants)**

21 99. Plaintiffs repeat, reallege and incorporate all prior paragraphs by this reference as though
22 set forth in full herein.

23 100. "The elements of fraud that will give rise to a tort action for deceit are: '(a)
24 misrepresentation (false representation, concealment, or nondisclosure); (b) knowledge of falsity (or
25 'scienter'); (c) intent to defraud, i.e., to induce reliance; (d) justifiable reliance; and (e) resulting
26 damage.'" (*Engalla v. Permanente Medical Group, Inc.* (1997) 15 Cal.4th 951, 974 [64 Cal.Rptr.2d
27 843].)

28

1 101. Defendants have fraudulently and deceptively encouraged and informed Mendoza he
2 could eventually open his business if he continued to follow the process which defendant controlled.
3 Defendant knew that by following the process plaintiff would gradually become increasingly financially
4 dependent on the outcome of defendant's decision and would therefore more easily succumb to
5 defendant's extortion demands. When it became clear to defendant that Mendoza would not succumb to
6 the extortion demands, defendants carried out the plan they had knowledge of all along: to deny
7 plaintiff's application on made-up grounds and then publicly blame plaintiff by imputing his character
8 thereby ruining his business, and his goodwill.

9 102. Beginning in March 2019 Mendoza had been encouraged to proceed with the application
10 process by De La Riva and Mendez. Defendant's unlawful purpose and consciousness of the same is
11 also manifest, by among other things, defendant's continued statements for plaintiff to continue to
12 follow the process, and yet, by following the process, Mendoza received Maywood's denial before the
13 meeting in which the items Maywood specifically requested to be addressed were able to be presented
14 by Mendoza.

15 103. After being told by De La Riva, Mendez and Perez, among other Maywood officials, that
16 he should continue following the process and he has nothing to worry about, Mendoza, in good faith, set
17 out to follow the process under the assumption the requests for additional information by Maywood
18 were also in good faith. By continuing the process in which his application would never be approved by
19 Maywood, and by compiling all additional requests made by Maywood to demonstrate plaintiff's
20 compliance, plaintiff suffered even greater damage.

21 104. Significantly, the denial issued by Maywood was on factors unrelated to the specific four
22 items in which led to the continuance of the meeting where the decision was to be rendered. Upon
23 defendant's request Mendoza had arranged to have the representatives from Shimadzu to deliver a
24 presentation which would address some of the Maywood official's concerns. The decision of denial was
25 rendered prior to those items being addressed in the meeting and therefore plaintiff knows the four items
26 specifically mentioned by defendant were a pretext to continue the meeting without rendering a decision
27 so that plaintiff incurred even more costs and damages which would allow the leverage gained through
28

1 the extortion demand for money to place even greater stress on plaintiff to comply with the extortion
2 demand.

3 105. As a proximate result thereof, plaintiffs have sustained general and economic damages in
4 an amount not ascertainable at this time, to be proven at trial.

5 WHEREFORE, plaintiffs pray for relief as set forth below.

6
7 **FIFTH CAUSE OF ACTION**
8 **INTENTIONAL MISREPRESENTATION**
9 **(Against All Defendants)**

10 106. Plaintiffs repeat, realleges and incorporates all prior paragraphs by this reference as
11 though set forth in full herein.

12 107. California's Civil Code §1710, et seq. specifies four kinds of fraud: intentional
13 misrepresentation, concealment, false promise, and negligent misrepresentation.

14 108. Fraud generally requires a misrepresentation, knowledge of falsity, intent to defraud,
15 justifiable reliance by the victim, and resulting damage. (*Engalla v. Permanente Medical Group, Inc.*
16 (1997) 15 Cal. 4th 951, 974).

17 109. An intentional misrepresentation is a statement, whether orally, in writing, or implied by
18 conduct, that the defendant knows to be false when it is made, but that the defendant still makes
19 recklessly and without regard for its truth. (*Id.*)

20 110. Concealment of a fact can also constitute a fraud, if the parties are in a confidential or
21 fiduciary relationship, or the defendant otherwise owes a duty to the plaintiffs, such as a business owner
22 seeking the approval of his business plans from a city government as is the case here.

23 111. A false promise involves a promise made without any actual intention to perform. An
24 example of promissory fraud is when a defendant fraudulently induces the plaintiffs to enter into a
25 application process by promising to perform certain actions (such as providing a fair process by which a
26 business will make progress toward an articulable and achievable end of compliance with set standards
27 put forth by a city government). However, the defendant does not have any real intention of following
28 through.

1 112. Additionally, Civil Code §1710 provides for negligent misrepresentation. If a defendant
2 represented that an important fact was true – even if he or she honestly believed that the representation
3 was true, but did not have a reasonable basis for that belief – and the defendant intended for the
4 plaintiffs to rely on the representation, which the plaintiffs did to his or her detriment and that reliance
5 was a substantial factor in the harm suffered, then the courts may find that a fraud was indeed
6 committed.

7 113. Defendants consistently stated to Mendoza that he would be able to open his business at
8 his desired location so long as he engaged in the process. In good faith, Mendoza pursued his plans and
9 followed the recommendations by Maywood. Instead of seeking out a different location in a different
10 municipality, Mendoza pursued his plans in Maywood because was told Maywood was excited about
11 the project and welcomed it. Maywood officials stated their enthusiasm at the prospect of a cannabis
12 testing laboratory, particularly since the laboratory’s primary function is to ensure safety.

13 114. Plaintiff relied to his detriment on defendant’s misrepresentations and fraudulent
14 omissions. Had plaintiff been adequately informed and not intentionally deceived by defendants,
15 plaintiff would have acted differently by, without limitation: (i) seeking out a different property in a
16 different municipality; (ii) waiting to sign a lease agreement for a property whereinby the business
17 would be likely to open; (iii) waiting or avoiding the cost to apply for the Cannabis Testing Laboratory
18 License; (iv) waiting, or avoiding the cost to have his blueprints stamped by the fire department; (v)
19 avoiding using the time handing out and explaining the educational pamphlets to neighboring
20 businesses; (vi) avoiding bringing representatives from Shimadzu to speak with Maywood; (vii)
21 avoiding signing an agreement with Chirss Burgers for off-site parking; and (viii) plaintiff would have
22 not sought out and attended all the numerous meetings, interviews, and continued through the
23 application process with the City of Maywood and incurring additional costs and stress.

24 115. Defendants continued to refer to the process of application as one in which plaintiff could
25 demonstrate compliance and gain approval so long as he continued to listen to the advice the Maywood
26 officials presented. Plaintiff likewise believed the advice of each Maywood official was given in good
27 faith and to accomplish the end of accepting and approving plaintiff’s plans.

1 123. In every contract or agreement there is an implied promise of good faith and fair dealing.
2 This means each party will not do anything to unfairly interfere with the right of any other party to
3 receive the benefits of the contract.

4 124. Plaintiff claims defendant violated the duty to act fairly and in good faith. To establish this
5 claim, plaintiff must prove (1) plaintiff and defendant entered into a contract, (2) plaintiff did all, or
6 substantially all of the significant things that the contract required him to do or was excused from having
7 to do those things, (3) all conditions required for defendant's performance have occurred or been
8 excused, (4) defendant unfairly interfered with plaintiff's right to receive the benefits of the contract, and
9 (5) plaintiff was harmed by defendant's conduct. (*CACI* No. 325).

10 125. Plaintiff has been paying rent and continues to pay rent within Maywood. Maywood is
11 solely capable of approving the plans which would allow plaintiff to occupy the location at 4000 East
12 Slauson Avenue. Plaintiff entered into the lease agreement with a third party for the 4000 East Slauson
13 Avenue parcel knowing he had also entered into a verbal agreement with defendant concerning the
14 approval of plaintiff's business plans. At all times defendant stated to plaintiff his business plans would
15 be reviewed with the intention of bringing plaintiff in compliance with defendant's advice. All of the
16 actions which Maywood has advised plaintiff to take have been acted upon by plaintiff. All conditions
17 for defendant's performance have occurred.

18 126. Defendants knew or had reason to know Maywood did not have the intention of
19 approving plaintiff's business plans. The denial was issued before Mendoza was able to present his
20 response to the factors which Maywood brought forth as needing to be addressed for Mendoza's
21 business to be closer to compliance. Maywood never intended to review the factors which they asked to
22 review because they denial came prior to the presentation and the denial was justified by entirely
23 separate factors.

24 127. Defendants breached the covenant of good faith and fair dealing governing every contract
25 by receiving the benefit of a paying tenant in the property without allowing the business to operate, from
26 the fees paid to Maywood to continue the application process. This non-transparent, dishonest and
27 rigged process caused plaintiff substantial out of pocket expense to conform to the standards which
28 would never gain the business' approval. All factors set forth seem to be a pretext to denial.

1 compliance with the process by addressing the Maywood official's concerns on four specific points to
2 which plaintiff prepared a response.

3 133. Defendant's conduct rises to an injustice of substantial dimension it would be an injustice
4 if estoppel was to be withheld because of the continuing course of conduct by which defendant had
5 induced reliance. The conduct is likewise of extreme relevance is assessing the effect on public policy as
6 there is evidence of substantial corruption and predatory practices on the citizens and business owners in
7 Maywood.

8 134. As a proximate result thereof, plaintiff's sustained general and economic damages in an
9 amount not ascertainable at this time, to be proven at trial.

10 WHEREFORE, plaintiffs pray for relief as set forth below.

11
12 **EIGHTH CAUSE OF ACTION**

13 **SLANDER, PER SE – CIVIL CODE §46**

14 **(Against all Defendants)**

15 135. Plaintiff repeats, realleges and incorporates all prior paragraphs by this reference as
16 though set forth in full herein.

17 136. Plaintiff is informed and believes on September 3, 2019, through defendant's agent,
18 Mendez, Maywood stated that plaintiff's business was selling marijuana, brings people seeking to
19 purchase marijuana to the neighborhood, grows marijuana or carries sufficient quantities of marijuana so
20 that odor would be noticeable and create problems for the neighboring business, and that LA Labs, Inc.
21 is a customer based business thereby exacerbating the existing parking conditions. Mendez made said
22 statements in person to the business owners where plaintiff planned to open his new business. The other
23 business owners understood the statements made by Mendez and reasonably understood them to mean
24 plaintiff was planning to open a business with characteristics other than what plaintiff had stated to them
25 or planned to open.

26 137. Plaintiff is informed and believes on September 17, 2019, through defendant's agent,
27 Mendez, Maywood stated plaintiff had been intimidating business owners in order to obtain false
28 signatures. Mendez went on to impute plaintiff's character and integrity. Defendant made these

1 statements in person at the planning and commission meeting and so made the statement to all attendees.
2 Since Mendez elected to live stream the meeting on Facebook Live in order to slander plaintiff, anyone
3 who joined the Facebook Live stream, or anyone who saw a recording of the stream. The attendees and
4 viewers of the live stream knew the statements referred to plaintiff and understood the statements to
5 mean plaintiff had lied about the nature of his business, had forged signatures of support for his
6 business, and bullied other business owners in the process of doing so.

7 138. Plaintiff is informed and believes on September 17, 2019, through defendant's agent,
8 Perez, Maywood stated plaintiff had been intimidating and acted aggressively toward business owners.
9 Defendant made these statements in person at the planning and commission meeting and so made the
10 statement to all attendees. Since Mendez elected to live stream the meeting on Facebook Live in order to
11 slander plaintiff, anyone who joined the Facebook Live stream, or anyone who saw a recording of the
12 stream. The attendees and viewers of the live stream knew the statements referred to plaintiff and
13 understood the statements to mean plaintiff intimidated and bullied other business owners.

14 139. As a proximate result thereof, plaintiff's sustained general and economic damages in an
15 amount not ascertainable at this time, to be proven at trial.

16 WHEREFORE, plaintiffs pray for relief as set forth below.

17
18 **NINETH CAUSE OF ACTION**

19 **FALSE OR MISLEADING STATEMENTS**

20 **(Against All Defendants)**

21 140. Plaintiffs repeat, realleges and incorporates all prior paragraphs by this reference as
22 though set forth in full herein.

23 141. California's Business and Professions Code, § 17500 provides that it is unlawful for any
24 person, firm, corporation or association, [...] to make or disseminate or cause to be made or
25 disseminated before the public in this state, [...] in any newspaper or other publication, or any
26 advertising device, [...] including over the Internet, any statement, concerning that real or personal
27 property [...] or concerning any circumstance or matter of fact connected with the proposed
28

1 performance or disposition thereof, which is untrue or misleading, and which is known, or which by the
2 exercise of reasonable care should be known, to be untrue or misleading.”

3 142. Plaintiff reasonably placed his trust and reliance in defendant’s representations the
4 process by which plans are approved by Maywood are fair, transparent and for the purpose of the
5 applicant business coming into compliance with the various city codes. Indeed, the City of Maywood
6 website advertises, “The City of Maywood offers a business-friendly environment and welcomes
7 business development. City staff is dedicated to ensuring your success in Maywood.”¹

8 143. Because of the relationship between plaintiff and defendant, defendant owned a duty to
9 use reasonable care to impart correct and reliable disclosures concerning the true nature of the
10 application process.

11 144. Defendant breached its duty to plaintiff by providing false, misleading, partial disclosures
12 and/or deceptive information regarding the true nature of the factors being considered in granting
13 approval to plaintiff’s business project. Indeed, the criteria and specific requests made by defendant
14 were not factors in defendant’s final denial of plaintiff’s proposed plan.

15 145. Plaintiff reasonably and justifiably relied upon the information supplied to him by
16 defendant. As a result, plaintiff invested his time, money and goodwill into his business location in
17 Maywood and the Maywood applicant approval process.

18 146. Defendant failed to use reasonable care in its communications and representations to
19 plaintiff.

20 147. As a proximate result thereof, plaintiff’s sustained general and economic damages in an
21 amount not ascertainable at this time, to be proven at trial

22 WHEREFORE, plaintiffs pray for relief as set forth below.

23 //

24 //

25 //

26 //

27

28 ¹ City of Maywood website: <https://www.cityofmaywood.com/news-businesses>

1 **TENTH CAUSE OF ACTION**

2 **INTENTIONAL INTERFERENCE WITH PROSPECTIVE ECONOMIC RELATIONS**

3 **(Against All Defendants)**

4 148. Plaintiffs repeat, realleges and incorporates all prior paragraphs by this reference as
5 though set forth in full herein.

6 149. To support an intentional interference with prospective economic relations cause of
7 action plaintiff must show: (1) Plaintiff and a third party were in an economic relationship that probably
8 would have resulted in an economic benefit to plaintiff; (2) Defendant knew of the relationship; (3)
9 Defendant engaged in wrongful conduct; (4) By engaging in this conduct, defendant knew that
10 disruption of the relationship was certain or substantially certain to occur; (5) The relationship was
11 disrupted; (6) Plaintiff was harmed; and (7) Defendant's conduct was a substantial factor in causing
12 plaintiff's harm. (*CACI* No. 2202).

13 150. During the application process with the City, plaintiff participated in numerous
14 interviews whereby the City discussed plaintiff's prospective business. Plaintiff revealed to the City his
15 numerous prospective economic relations. Not only did defendant know about plaintiff's potential
16 economic relationships, this factor was a basis of defendant's own inquiry. (*see Exhibit "12"*).

17 151. Defendant engaged in tortious conduct as alleged in this Complaint. The type of wrongful
18 conduct of which defendant engaged was intentionally meant to prevent plaintiff from occupying the
19 4000 East Slauson Avenue property and thereby would necessarily disrupt the economic relationships
20 which plaintiff had discussed at the interviews and meetings. Indeed, with the absence of testing
21 facilities, the economic relationships plaintiff had formed were disrupted since the basis of those
22 relationships were for the testing of the third party's product(s). As a result of defendant's interference,
23 plaintiff was not able to provide services to the various third parties and was directly harmed as a result.

24 152. As a proximate result thereof, plaintiff's sustained general and economic damages in an
25 amount not ascertainable at this time, to be proven at trial.

26 WHEREFORE, plaintiffs pray for relief as set forth below.

27 //

28 //

1 **ELEVENTH CAUSE OF ACTION**

2 **NEGLIGENT INTERFERENCE WITH PROSPECTIVE ECONOMIC RELATIONS**

3 **(Against all Defendants)**

4 153. Plaintiffs repeat, realleges and incorporates all prior paragraphs by this reference as
5 though set forth in full herein.

6 154. To support a negligent interference with prospective economic relations cause of action
7 plaintiff must show: (1) Plaintiff and a third party were in an economic relationship that probably would
8 have resulted in a future economic benefit to plaintiff; (2) Defendant knew or should have known of this
9 relationship; (3) Defendant knew or should have known this relationship would be disrupted if defendant
10 failed to act with reasonable care; (4) Defendant failed to act with reasonable care; (5) Defendant
11 engaged in wrongful conduct; (6) The relationship was disrupted; (7) Plaintiff was harmed; and (8)
12 Defendant's wrongful conduct was a substantial factor in causing Plaintiff's harm. (*CACI* No. 2204).

13 155. Through the application approval process Mendoza continued to build his potential
14 economic relationships. These relationships were based upon a mutual benefit to both plaintiff and the
15 third party. Defendant knew plaintiff had made numerous contacts to promote his business since
16 plaintiff stated he had been working from lists to grow his business prior to approval. (*see Exhibit*
17 *"13"*).

18 156. Defendant knew plaintiff's ability to engage in the business relationships he had formed
19 was contingent upon their approval of plaintiff's plans. Defendant further knew plaintiff relied upon
20 defendant's representation of how plaintiff could satisfy defendant's requests to demonstrate compliance
21 with the requests. Instead of engaging in a transparent process whereby plaintiff could demonstrate
22 compliance with Maywood's requests, defendant misled, threatened and attempted to extort plaintiff.

23 157. Plaintiff is only permitted to conduct laboratory testing of cannabis, and other products,
24 at an approved testing site. By defendant's acts of ensuring plaintiff's plans would not be approved by
25 Maywood, plaintiff would not be permitted to conduct any licensed testing.

26 158. By defendant's wrongful actions, defendant prevented plaintiff from opening LA Labs,
27 Inc. which directly resulted in plaintiff's harm.

1 **THIRTEENTH CAUSE OF ACTION**

2 **INTENTIONAL INFLICTION OF EMOTIONAL DISTRESS**

3 **(Against All Defendants)**

4 164. Plaintiffs repeat, realleges and incorporates all prior paragraphs by this reference as
5 though set forth in full herein.

6 165. The conduct of defendants toward plaintiff, as described herein, was outrageous and
7 extreme. The elements of the tort are: (1) outrageous conduct by the defendant; (2) intent to cause
8 emotional distress or reckless disregard of the probability of causing emotional distress; (3) severe
9 emotional suffering; and (4) actual and proximate causation.

10 166. Defendant made statements to plaintiff which caused him to rely upon the process which
11 was entirely controlled by defendant. As plaintiff continued in the process, he took defendant's
12 representations in good faith and believed the representations were intended to help plaintiff arrive at the
13 final approval from Maywood granting plaintiff the ability of opening his business and performing
14 laboratory testing. Instead, defendant's statements to plaintiff were made to induce reliance and also
15 confuse plaintiff so he would continue further into Maywood's process thereby rendering plaintiff
16 increasingly vulnerable as he continued pursuing defendant's misleading advice. Defendant's wrongful
17 intent is manifest by requesting Mendoza to address four specific factors in his business and giving
18 Mendoza time to hire experts and otherwise prepare to address those factors. Instead of evaluating
19 plaintiff's compliance with those factors, defendant rendered a denial before the meeting wherein which
20 the specific factors were to be addressed.

21 167. Defendant and defendant's co-conspirators never intended on approving plaintiff's
22 business plans. Defendant and defendant's co-conspirators instead sought a monetary gain from plaintiff
23 - a business owner who was growing increasingly dependent upon his business plans earning
24 Maywood's approval. When plaintiff did not comply with defendant's extortion demand, his business
25 plan application was denied. The factors which were presented to cause plaintiff to comply with the
26 extortion demand were shown to be pretextual as they were never addressed within the meeting which
27 was scheduled to address these factors. The denial was pre-planned by defendants and issued prior to the
28 meeting in which the factors were to be addressed.

1 175. To prove a claim for negligent emotional distress, plaintiff must show: (1) defendant was
2 negligent; (2) plaintiff suffered serious emotional distress; and (3) the negligence caused the emotional
3 distress. (*CACI* No.1620).

4 176. Defendants, and each of them, had a legal duty to Mendoza and LA Labs, Inc. In
5 determining the existence of a duty of care in a given case, pertinent factors to consider include:
6 “foreseeability of harm to the plaintiff, the degree of certainty that the plaintiff suffered injury, the
7 closeness of the connection between the defendant’s conduct and the injury suffered, the moral blame
8 attached to the defendant’s conduct, the policy of preventing future harm, the extent of the burden to the
9 defendant and consequences to the community of imposing a duty to exercise care with resulting
10 liability for breach, and the availability, cost and prevalence of insurance for the risk involved.”
11 (*Rowland v. Christian* (1986) 69 Cal.2d 108, 113 [70 Cal.Rptr. 97].)

12 177. The harm to plaintiff was foreseeable to the defendant because defendant held meetings
13 where in which plaintiff would disclose his personal and financial information for the purpose of gaining
14 approval of the plans. Defendant therefore had intimate knowledge of plaintiff and of plaintiff’s
15 business. Since defendant was informed continuously throughout the process, defendant was aware of
16 plaintiff’s exposure and that he would suffer financial and emotional injury if the process with which
17 plaintiff was involved was unfair, non-transparent, or was meant to harm plaintiff for gain to Maywood
18 officials. Defendant had control over the entire approval process and therefore defendant’s conduct is
19 directly connected to the injury suffered. Finally, defendant’s egregious conduct from defendant’s
20 position of authority over plaintiff and over business owners attempting to open a business within the
21 municipality cannot be understated. Trust in government institutions is eroded through a lack of
22 transparency. City officials, especially those who put forth criteria for which business owners make
23 expenditures to fulfil, must be held to standards of fairness. To hold defendant accountable to the basic
24 standards of fairness and transparency are strongly in the public and this community’s interest.

25 178. Plaintiff experienced severe emotional distress from the level of care rendered by
26 defendants. Serious emotional distress exists if an ordinary, reasonable person would be unable to cope
27 with it. Defendant knew plaintiff’s investment. Defendant also knew plaintiff had lost his mother during
28 the period in which he was seeking the approval of his plans. Defendant additionally knew plaintiff was

1 expecting his first child. The combination of all these factors while plaintiff was attempting to gain
2 approval in a rigged process is a level of emotional distress of which an ordinary, reasonable person
3 would be unable to cope.

4 179. Because of the conduct of Maywood, as a direct and proximate result thereof, Mendoza
5 has sustained emotional distress, shock and injury to his nervous system, all of which was caused,
6 continue to cause, and will cause physical and mental pain and suffering, all to plaintiffs' general
7 damage in a sum to be determined at the time of trial. Plaintiff suffers and continues to suffer severe
8 emotional distress as a result of the illicit activity, including, but not limited to, anxiety, fear,
9 nervousness, shock and worry.

10 WHEREFORE, plaintiff pray for relief as set forth below.

11
12 **FIFTEENTH CAUSE OF ACTION**

13 **NEGLIGENCE**

14 **(Against all Defendants)**

15 180. Plaintiffs repeat, reallege and incorporate all prior paragraphs by this reference as though
16 set forth in full herein.

17 181. The elements of a cause of action for negligence are historically established. The plaintiff
18 must establish (1) defendant was negligent; (2) plaintiff was harmed; and (3) defendant's negligence was
19 a substantial factor in causing plaintiff's harm. (*CACI* No. 400).

20 182. For direct tort liability of public entities must be based on a specific statute declaring
21 them to be liable, or at least creating some specific duty of care must be identified. (*Eastburn v.*
22 *Regional Fire Protection Authority* (2003) 31 Cal.4th 1175, 1183 [7 Cal.Rptr. 3d 552].)

23 183. A "public entity is liable for injury proximately caused by an act or omission of an
24 employee of the public entity within the scope of his employment if the act or omission would...have
25 given rise to a cause of action against that employee or his personal representative." (*Cal. Gov't Code* §
26 *815.2(a)*).

27 184. At all times mentioned herein, defendants, and each of them, had a special relationship
28 with plaintiff. Maywood maintained control over the process by which plaintiff was told to comply so

1 that he could gain the approval from Maywood to open LA Labs, Inc. Defendants, through their actions
2 and statements, caused plaintiff to rely upon Maywood's representations.

3 185. Defendants, and each of them, had a duty to take reasonable steps to inform plaintiff
4 concerning the risks in applying for approval which may not be granted. Defendant additionally had the
5 duty to take reasonable steps of informing plaintiff there may be factors which defendant would not
6 communicate to come to their final decision of whether to grant approval or not to plaintiff's proposed
7 plans. Defendants, and each of them, owed a duty to plaintiff to avoid requesting additional information
8 and pre-conditions which contributed to plaintiff's damages when those factors would not be considered,
9 nor relevant in any way to the final rendering of the decision.

10 186. Defendants failed to exercise ordinary care in informing plaintiff of the risks associated
11 with approval process. Defendant failed to warn plaintiff he would be entering into a process which
12 regarded neither fairness nor transparency.

13 187. Defendants breached their duty to Mendoza by negligently and carelessly misinforming
14 Mendoza concerning material facts for which approval was granted or denied while negligently and
15 carelessly informing and encouraging Mendoza to incur additional damages so that he may be found by
16 defendant to be in compliance with their demands and requests.

17 188. It was reasonably foreseeable that by failing to perform any or all duties set forth herein,
18 plaintiff would incur substantial damages.

19 189. As a proximate result of the negligence of defendants and each of them, plaintiff has
20 sustained general and economic damages, including severe emotional distress, lost sleep, a constant
21 feeling of insecurity and danger, exposure to criminal activity and deaths, burglaries, among others.

22 WHEREFORE, plaintiffs pray for relief as set forth below.

23
24 **PRAYER**

25 WHEREFORE, plaintiff prays for relief as set forth below:

26 A. Actual damages, statutory damages, punitive or treble damages, and such other
27 relief as provided by the statutes cited herein;

28 B. Retroactive rent abatement for the lease of 4000 East Slauson Avenue;

- C. Pre-judgment and post-judgement interest on such monetary relief;
- D. Equitable relief;
- E. The costs of bringing this suit, including reasonable attorneys' fees; and
- F. All other relief to which Plaintiffs may be entitled at law or equity.

Dated: October 23, 2020

DRE, A.P.C.

By: 

Darren Richie
Kathleen Gadalla
Kristen J. Mason
Attorneys for Plaintiffs

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EXHIBIT 1

COMMERCIAL CANNABIS LICENSING FEES: LA LABS

PAID APR 02 2019

DATE 4/2/2019

ADDRESS 4000 SLAUSON AVE

BACKGROUND CHECKS 1 \$ 424.15

ZONING VERIFICATION Y \$ 305.44

	Phase 1 (\$3524)	Phase 2 (\$863)	Phase 3 (\$1400)	Phase 4 (\$1200)	
<u>CULTIVATION</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>DISPENSARY</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>DISTRIBUTION</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>MANUFACTURING</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TESTING</u>	<u>1</u>	<u>1</u>	<u> </u>	<u> </u>	<u>\$ 4,387.00</u>
<u>RESUBMIT</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TOTAL</u>					<u>\$ 5,116.59</u>

City Of Maywood
4319 SLAUSON AVE
MAYWOOD, CA 90270
(323) 562-5700

Cashier: Karla B.

Apr 2, 2019

Receipt: 7U1J

4:26 PM

Item(s)

Commercial Cannabis Applications	\$3,524.00
Commercial Cannabis Initial Ranking	\$863.00
Commercial Cannabis Zoning Verification Letter	\$305.44
Commercial Cannabis Background	\$424.15

Subtotal	\$5,116.59
Tax	\$0.00
Total	\$5,116.59

Cash

Amount Paid	\$5,116.59
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Change Due	\$0.00
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04/02/2019 16:29:50

Customer Copy

PAID JUN 19 2019

COMMERCIAL CANNABIS LICENSING FEES

LA LABS

DATE

6/19/2019

ADDRESS

4000 Slauson Ave

BACKGROUND CHECKS

ZONING VERIFICATION

Y/N

Phase 1 (\$3524)

Phase 2 (\$863)

Phase 3 (\$1400)

Phase 4 (\$1200)

CULTIVATION

DISPENSARY

DISTRIBUTION

MANUFACTURING

TESTING

1

\$ 1,400.00

RESUBMIT

TOTAL

\$ 1,400.00

City Of Maywood
4319 SLAUSON AVE
MAYWOOD, CA 90270
(323) 562-5700

Cashier: Karla B. Jun 19, 2019
Receipt: HY5W 10:02 AM

Item(s)

Commercial Cannabis \$1,400.00
Second Ranking

Subtotal \$1,400.00
Tax \$0.00
Total \$1,400.00

Amount Charged \$1,400.00
VISA Credit - CHIP
Card #: *****3418
Auth Code: 004271

Approved

SIGNATURE REQUIRED

IMPORTANT - RETAIN FOR
YOUR RECORDS
06/19/2019 10:03:21

Customer Copy



Land Use Permit

City of Maywood- Building and Planning Department

PAID JUL 22 2019

CASH
719

4000

SLAUSON AVE

Fee Schedule

Environmental Filing Fees

1. Application/Service Fees:

- Conditional Use Permit..... \$411.00
- Extend Non-conforming use..... \$411.00
- Intensify Non-conforming use..... \$411.00
- Variance..... \$411.00
- Lot Merger..... \$206.00
PLUS ENGINEERING CONSULTANT'S COST
(Min. deposit of \$250.00)
- Lot Line Adjustment..... \$206.00
PLUS ENGINEERING CONSULTANT'S COST
(Min. deposit of \$250.00)
- Administrative Permit for Recycling Facility..... \$154.00
- General Plan Amendment..... \$1,644.00
- Planned Unit Development..... \$1,510.00
- Density Bonus Application..... \$79.00
- Zone Change..... \$598.00
- Tentative Tract/Parcel Map..... \$2,012.00
PLUS ENGINEERING CONSULTANT'S COST
(Min. deposit of \$250.00) *1500.00*
- Site Plan/Plot Plan Review-Administrative Approval..... \$23.00
- Site Plan/Plot Plan Review-Discretionary Approval..... \$785.00

TOTAL APPLICATION/SERVICE FEE(S): \$ *1,911.00*

2. Noticing Fee (mailing and/or publishing notices) \$ 804.00

3. Environmental Review Fees (CEQA Compliance):

Preliminary Environmental Review \$224.00

- Categorical/Statutory CEQA Exempt, or
- Negative/Mitigated Declaration (ND/NMD)..... \$688.00
PLUS ENVIRONMENTAL CONSULTANT'S COST..... (Min. deposit of \$1,500.00)
- Environmental Impact Report (EIR)..... \$688.00
PLUS ENVIRONMENTAL CONSULTANT'S COST..... (Min. deposit of \$1,500.00)

TOTAL FEES: (APPLICATION/SERVICE + NOTICING + ENVIRONMENTAL REVIEW): \$ *2,939.00*

(Continued next page)

City Of Maywood
4319 SLAUSON AVE
MAYWOOD, CA 90270
(323) 562-5700

Cashier: Norma F. Jul 22, 2019
Receipt: XXL7 10:02 AM

Item(s)

Conditional/Land Use Permit - 4000 Slauson Ave	\$411.00
Engineering Consulting	\$1,500.00
Preliminary Environmental Review	\$224.00
Noticing Fee	\$804.00
<hr/>	
Subtotal	\$2,939.00
Tax	\$0.00
Total	\$2,939.00

Cash
Amount Paid \$2,950.00
Change Due (\$11.00)
07/22/2019 10:04:20

Customer Copy

EXHIBIT 2



City of Maywood

4319 East Slauson Avenue • Maywood, California 90270
Tel: (323) 562-5700 • Fax (323) 773-2806

April 3, 2019

Jose Mendoza
6606 San Carlos Street
Paramount, CA 90723

Subject: Zoning Verification (Commercial Cannabis Licensing)
Property Address: 4000 Slauson Avenue
APN: 6312-028-005
Lot Area: 10,165 square feet (0.23 ac.)
Zoning Designation: CM (General Commercial/Manufacturing)

Dear Mr. Mendoza,

The following information pertains to all classifications of commercial cannabis uses permitted by the City, pursuant to Maywood ordinance 18-12 which was adopted on August 22, 2018.

Background

Per the Los Angeles County Assessor records, the Subject property is currently developed with a single story 7,030 square foot building, constructed in 1946. An area of approximately 3,100 square feet behind the building can be utilized for onsite parking, but the parking deficiency is a legal nonconforming condition. This parking area can be accessed from Corona Avenue to the west.

Zoning and Location

4000 Slauson Avenue is in the CM (General Commercial/Manufacturing) zoning district of the City which allows for commercial services and sales of goods and some manufacturing and wholesaling uses. Maywood Zoning Ordinance (MZO) section 4030.20(B) states:

"Uses permitted in the CM district include the complete range of commercial uses. The CM district also permits limited and restricted manufacturing and wholesaling uses. CM uses shall be restricted to enclosed buildings unless otherwise specified."

Specifically, commercial cannabis uses must be located as follows per Maywood ordinance 18-12:

"A licensed premises for commercial cannabis activity shall only be located within the Mixed-Use General Plan land use designation with a corresponding zoning of Commercial Manufacturing [CM] and the Industrial land use designation with a corresponding zoning of Industrial [M] and Commercial [C], excluding the area divided by 58th Street on the north, 60th Street on the south, King Avenue on the east and Pine Avenue on the west. Permitted uses are presented in Appendix A of the Maywood Zoning Ordinance."

Further, sensitive use buffers exist from schools:

"A licensed premises for commercial cannabis activity shall not be located within 600 feet of a public or private State-accredited K-12 school. The 600 feet shall be measured as the closest distance between property lines without regard to intervening structures."

and a buffer must be maintained between brick-and-mortar dispensaries and all other cannabis uses:

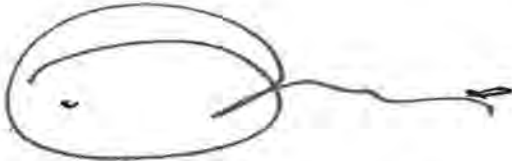
"A licensed premises for cannabis cultivation, manufacture, vehicle dispensing, distribution or testing shall not be located within 100 feet of a brick-and-mortar dispensary. The 100 feet shall be measured as the closest distance between property lines without regard to intervening structures."

Determination

The subject parcel currently meets all location criteria for zoning classification, is approximately 790 feet from the nearest K-12 school (Huntington Park Elementary School), and is not located within 100 feet of a brick-and-mortar (Storefront) dispensary. The building located at 4000 Slauson Avenue is thus **eligible** for a commercial cannabis license per Maywood ordinance 18-12.

If you have any questions, I can be reached at (323)562-5721.

Sincerely,

A handwritten signature in black ink, consisting of a large, loopy initial 'D' followed by a long, horizontal, wavy line that ends in a small flourish.

David Mango
Director of Building and Planning

EXHIBIT 3



CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

450 N STREET, SACRAMENTO, CA 95814
PO BOX 942879, SACRAMENTO, CA 94279-0044
1-916-324-2883 • FAX 1-916-322-0187
www.cdtfa.ca.gov

GAVIN NEWSOM
Governor

MARYBEL BATJER
Secretary, Government Operations Agency

NICOLAS MADUROS
Director

May 14, 2019

Jose Mendoza
L.A. Labs
6606 San Carlos St
Paramount, CA 90723

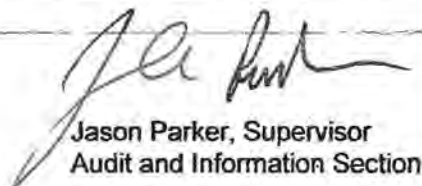
CERTIFICATION: SELLER'S PERMIT NOT REQUIRED

Every person intending to engage in or conduct business as a seller within this state is required to register with the California Department of Tax and Fee Administration (CDTFA) and obtain a permit for each place of business. During the registration process, the applicant declares they will actively engage in or conduct business as a seller of tangible personal property. This is required under California Revenue and Taxation Code (R&TC) section 6066. Any person who, for the purpose of evading the payment of taxes, knowingly fails to obtain a valid permit while engaged in business in this state as a seller, is subject to a penalty of 50 percent of any taxes determined to be due (R&TC 7155).

L.A. Labs has represented to the CDTFA that it does not sell tangible personal property and is only testing cannabis. Accordingly, L.A. Labs is not actively engaged in or conducting business as a seller of tangible personal property. As such, this letter certifies that L.A. Labs does not require a seller's permit. This certification may be provided to the appropriate licensing agency.

This certification letter is valid as long as L.A. Labs is not actively engaged in or conducting business as a seller of tangible personal property. If L.A. Labs is actively engaged in or conducting business as a seller, L.A. Labs is required and will need to register for a seller's permit with the CDTFA. You can register for a seller's permit online at www.cdtfa.ca.gov by clicking the *Register* button.

Any questions regarding this certification letter may be directed to the CDTFA's Audit and Information Section at 1-916-324-2883.


Jason Parker, Supervisor
Audit and Information Section

Date Issued: May 14, 2019

Log ID: 19-001

EXHIBIT 4



COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION REVIEW

Review Date	June 25, 2019
Reviewer Name	HdL Companies
Business Name	L.A. Labs, Inc.
DBA	L.A. Labs
Permit Type	Commercial Cannabis Testing Laboratory
Proposed Location	4000 Slauson Ave Maywood, CA 90270
Business Contact Information	Jose Mendoza 6606 San Carlos Street Paramount, CA 90723 (562) 719-3404 losangeleslabs.inc@gmail.com 24 Hour Contact: (562) 719-3404

SUPPLEMENTAL INFORMATION

On June 20, 2019, the applicant submitted the following supplemental packet designed to address the following HdL recommendations:

- 1 Safety and Security Plan

Recommendations:

- Though the applicant provided an updated floor plan to identify the requested items; it failed to display full camera coverage in all limited-access areas (everywhere except the restroom and reception area).
 - o Comment: The applicant met the requirements of this section. The applicant should ensure the camera within the "Cannabis Storage Products" room provides full camera visibility of all cannabis products.

SUPPLEMENTAL SCORE

- Application and Documentation (Section not Scored)
- Proposed Location (Points Awarded: 190 of 200)
- Business Plan (Points Awarded: 340 of 400)
- Neighborhood Compatibility Plan (Points Awarded 270 of 300)
- Safety and Security Plan (Points Awarded: 260 of 300)
- Air Quality Plan (Points Awarded: 100 of 100)
- Labor and Employment (Points Awarded: 170 of 200)

Total Points Awarded 1330 of 1500

That's 89%

EXHIBIT 5

Estas firmas provienen de negocios cercanos de LA Labs Inc. en 4000 E. Slawson Ave. Maywood CA 90270. Las firmas que se proporcionan a continuación son de apoyo y de acuerdo con el negocio de LA Labs a Cannabis Testing Laboratory en la ciudad de Maywood. Nosotros, los abajo firmantes, somos ciudadanos preocupados que residen en la ciudad de Maywood e instamos a nuestros líderes a permitir que LA Labs administre sus negocios en la dirección mencionada anteriormente. El laboratorio es un laboratorio de pruebas independiente que no está afiliado a los fabricantes de cultivadores, consumidores o una marca y no tiene ningún interés en el resultado de las pruebas. Nuestro objetivo es simple de probar usando métodos conocidos para ofrecer transparencia, control de calidad y confianza, al mismo tiempo que cumplimos con las Regulaciones del Estado de California y cumplimos con la Oficina de Control de Cannabis (BCC).


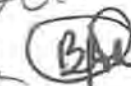
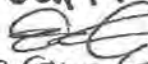

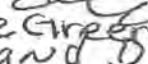




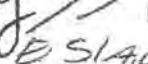
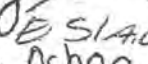
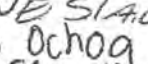
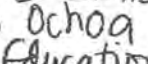
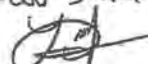
1. .Mpl Flores Design  4028 E. Slawson Ave.
2. .Chavelita's Party supply  4007 E. Slawson Ave
3. .Eric Contreras A&A  3959 Slawson AVE
4. .Diane Rivera  3951 E Slawson Ave
5. .María Quijaca  4013 E Slawson Ave
6. .JESSICA FLORES  4005 Slawson Ave.
7. .Saverio Emilio's Laundry  3947 E Slawson Ave Maywood
8. .Emilio's Carpet  3947 E Slawson Ave Maywood
9. .High fashion Boutique Yancis Ochoa  4020 Slawson Ave Maywood, CA
10. .Andrea De Luna Center for Enriched Education  4003 Slawson Ave Suite A
11. .grow Hair Boutique - Martha Sanchez  3950 Slawson Ave
12. .Chris's Hairbrush's - Michael  4001 Slawson Ave, Maywood, CA 90270
13. .Sovathana Henry - New Donuts & Water  3911 Slawson Ave
14. .Rosa Duarte 
15. .
16. .
17. .
18. .
19. .
20. .
21. .
22. .
23. .
24. .
25. .

EXHIBIT 6



Roxanne M. Diaz

213.626.8484
213.626.0078
rdiaz@rwglaw.com

355 South Grand Avenue
40th Floor
Los Angeles, CA 90071-3101
rwglaw.com

September 11, 2019

VIA ELECTRONIC MAIL

Claudia C. Osuna, Esq.
(claudiaosuna16@gmail.com)
LA Labs, Inc.

Re: LA Labs, Inc.'s Request for Scheduling of City Council Appeal Hearing Prior to
Planning Commission Decision

Dear Ms. Osuna:

Our client, the City of Maywood ("City") is in receipt of your request, on behalf of your client, LA Labs, Inc. ("LA Labs"), to have an appeal of its conditional use permit ("CUP") application placed on the City Council's September 25, 2019 meeting agenda. As you know, the Planning Commission has not yet made a final decision on LA Labs' CUP application; the continued hearing is scheduled for September 17, 2019. Therefore, there is no decision to appeal.

Nonetheless, the City understands the timing concerns that you have raised in connection with the City's new ordinance governing cannabis matters, which will become effective on September 28, 2019. The City is willing to "pre-notice" an appeal of a Planning Commission decision that has not yet occurred provided that your client agrees that it will not raise any objections or claims regarding this action. Specifically, your client must agree that it will not object, either to the City Council or in any subsequent proceedings, that the City failed to comply with any statutory or legal obligation, that the Planning Commission pre-committed to any outcome by virtue of the notice of appeal, or that your clients were denied any due process rights in connection with this action. In short, the City's willingness to agendaize and publish early notice of an appeal is an accommodation in response to your client's request and should not in any way be used against the City.

If LA Labs understands these terms and is agreeable, please sign below and return this letter to me right away. We will need a response not later than 11:00 a.m. on Thursday, September 12, 2019, as the publication deadline for the appeal hearing is also on September 12, 2019.

Claudia C. Osuna, Esq.
(claudiaosuna16@gmail.com)
LA Labs, Inc.
September 11, 2019

Page | 2

Please contact me should you have any questions.

Very truly yours,



Roxanne M. Diaz
City Attorney

cc: Jennifer Vasquez, City Manager (by e-mail)

ACKNOWLEDGEMENT AND AGREEMENT

On behalf of LA Labs, Inc. ("LA Labs") I agree that the City of Maywood ("City") is publishing notice of and placing an appeal of LA Labs' conditional use permit ("CUP") application on the City Council's September 25, 2019 meeting agenda despite the fact that the Planning Commission has not yet made a final decision on the CUP application. LA Labs agrees that it will not object, either to the City Council or in any subsequent proceedings, that the City failed to comply with any statutory or legal obligation, that the Planning Commission pre-committed to any outcome by virtue of the notice of appeal, or that LA Labs was denied any due process rights in connection with this action.

Dated: September _____, 2019

Claudia C. Osuna, Esq.
Counsel to LA Labs, Inc.

12501-0001\2337019v1.doc

EXHIBIT 7

8:47

LTE



Eddie >

Tue, Sep 17, 9:23 PM

I took everything the planning commission ask for bro and some all facts. I told you from the beginning to oversee this planning commission. There saying I'm using your name that's some b/s bro

That move you made with the businesses was a bad move on your part. I told you be patient and let the process take its course. You put the city, the council and especially me in a very difficult position

Bro, I only went to get signatures because your



iMessage





Eddie >

Bro, I only went to get signatures because your commission went around telling the neighboring business we were a dispensary like the one across the street so how else was I to clarify my business other than by educating them on what entitles a lab.

I never meant to put anyone in a difficult position, I never used anyone's name in reference to my business. I legitimately went to introduce myself and educate them on my business while asking if they had any questions or concerns. It was an open discussion where I



iMessage



EXHIBIT 8




AGENDA 5.A
ITEM NO. _____

Agenda Report
CITY OF MAYWOOD
PLANNING COMMISSION

DATE: SEPTEMBER 17, 2019

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM:  DAVID MANGO, DIRECTOR OF BUILDING AND PLANNING

SUBJECT: CONDITIONAL USE PERMIT NO. PC19-04

APPLICANT: MR. JOSE MENDOZA (L.A. LABS INC.)

REQUEST: A CONDITIONAL USE PERMIT TO ALLOW A CANNABIS TESTING FACILITY IN AN EXISTING BUILDING LOCATED AT 4000 SLAUSON AVENUE IN THE CM ZONE (ITEM CONTINUED FROM THE SEPTEMBER 3, 2019 MEETING)

PROPERTY: 4000 SLAUSON AVENUE (APN 6312-028-005)

PROPOSAL

L.A. Labs Inc. ("Applicant") proposes the establishment of a cannabis testing facility in a 3,560 square foot tenant space within an existing 7,030 square foot building. The approximately 10,165 square foot (0.23-acre) project site is located at 4000 Slauson Avenue, at the southeast corner of Slauson Avenue and Corona Avenue ("Project Site"). The proposed facility will consist of a reception area and various testing stations and storage areas.

Seven (7) on-site parking spaces are on the site including one handicapped parking space, however, these parking spaces are for all three tenant spaces. Per the Maywood Municipal Code (Section 4100.60), a total of 14 parking spaces are required (1/250 square feet of gross floor area for an office use). This is an office use replacing a former retail use, therefore the number of parking spaces is considered legal nonconforming. However, Applicant states that up to eleven (11) employees may work at the facility and staff has provided a condition requiring that all employees will be required to park their

vehicles off-site (see condition #13). Vehicular access to the Project Site includes a two-way driveway along Corona Avenue.

Hours of operation will be in two shifts, from 6:30 am to 3:00 pm and 3:30 pm to midnight. The business will operate Monday through Friday. Up to eleven employees will work at the facility. The first shift will have five employees, and the second shift will have six employees.

The Project Site is zoned CM (Commercial/Manufacturing) with a General Plan designation of Mixed Use. Surrounding land uses include residential uses to the south and commercial uses to the north, east and west.

BACKGROUND

The application for a Conditional Use Permit No. CUP19-04 to establish a cannabis testing facility was filed with the City of Maywood, Building and Planning Department by Mr. Jose Mendoza of L.A. Labs, Inc. on July 18, 2019. The 0.23-acre Project Site is flat and is currently developed with a 7,030 square-foot commercial building. The cannabis testing facility will occupy 3,560 square feet of the building. Retail or office uses typically occupy the remainder of the building.

Ordinance No. 18-12 provides that "Cannabis Testing" means commercial cannabis activity involving the performance of tests on cannabis or marijuana pursuant to a valid certificate of accreditation. Cannabis Testing facilities are not open to members of the general public, customers must pre-arrange sample drop-offs.

On September 3, 2019, a duly noticed public hearing was held to consider this CUP. After receiving a report from staff and testimony from the Applicant and his associates, and from the public; additional information was requested from the Applicant by the Commission. The Applicant was directed to provide:

1. LA Labs business plan.
2. Explanation of chemicals used in the testing laboratory and filtration of water.
3. Photos of the equipment and of similar laboratories and provide documentation.
4. Mock-ups of the sample sizes received for testing.

The Planning Commission then voted to continue the public hearing to September 17, 2019 and request the Applicant provide the information listed above. The motion was approved on a 4-1 vote.

ANALYSIS

The Applicant is requesting Conditional Use Permit approval to allow the establishment of a cannabis testing facility. Per Section 5100.40 of the Maywood Zoning Ordinance, the following criteria must be met in order to approve the Conditional Use Permit:

1. The proposed conditional use is consistent with the General Plan.

The Project Site is located along the commercial corridor of Slauson Avenue. The cannabis testing facility will be consistent with other commercial uses in the vicinity and will be for testing only with no members of the public accessing the facility. Only known clients with an appointment will be permitted access.

The approval of the Conditional Use Permit, subject to the conditions of approval contained herein, will not adversely affect or be materially detrimental to adjacent uses, buildings or structures.

The proposed use is consistent with the City's General Plan designation of Mixed Use. Uses in this land use designation are characterized by a mix of retail, residential, office and dining establishments. Located along Slauson Avenue, this Commercial corridor provides a mix of commercial services that accommodates both higher intensity levels of development as well as more neighborhood serving commercial uses. As such, the City's General Plan Land Use Element has established the following Goals and Policies:

Goal 2.0: Promote new commercial development and maintenance of existing commercial uses to enhance the quality of Maywood's commercial districts along Slauson Avenue and Atlantic Boulevard.

Policy 2.13: Require high-quality commercial development that contributes to the identity of the community.

The proposed use will not alter the existing site and conforms or is legal non-conforming to all zoning development standards of the CM zone

2. The nature, condition and development of adjacent uses, buildings and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.

The table below presents the surrounding existing uses, general plan land uses and zoning. The surrounding uses to the north, east, and west of the Project Site are compatible to the use proposed on the Project Site. The existing residential

uses to the south of the Project Site are separated by the solid wall of the building located on the property line with no openings (MZO Section 4040.150).

Existing General Plan and Zoning

	Existing Use	General Plan LU	Zoning
North	Commercial	Mixed Use	Commercial Manufacturing
South	Residential	Huntington Park - High Density Residential	Huntington Park - High Density Residential
East	Commercial	Mixed Use	Commercial Manufacturing
West	Commercial	Mixed Use	Commercial Manufacturing

Furthermore, Appendix C of the MZO, as amended by Ordinance 18-12, includes requirements to ensure that commercial cannabis activity does not adversely affect adjacent uses, especially residential uses. These include requiring security and safety measures, such as alarms and close circuit televisions, security windows and roofs, lighting, fire suppression systems, and security personnel to reduce potential crime and fire hazards. Also, the Ordinance states that commercial cannabis activity shall not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, smoke, traffic, vibration, or other impacts, and shall not be hazardous due to use or storage of materials, processes, products, or wastes. Storage and use of compressed gases in compressed gas containers, cylinders, tanks, and systems must comply with the Chapter 53 of the California Fire Code. Members of the public will not have access to the facility.

Finally, Ordinance 18-12 restricts the location of commercial cannabis activity within 600 feet of a public or private State-accredited K-12 school. This proposed Project Site is not located within 600 feet of a State-accredited school. The nearest school to the project site is Fishburn Avenue Elementary School located approximately 700 feet to the northeast on Fishburn Avenue.

3. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Ordinance and required by the Commission or Council in order to integrate the use with uses in the neighborhood.

This commercial development was built in 1946 and as such, certain features are legal non-conforming. However, the proposed use as conditioned, will not impact the neighborhood more significantly than by-right uses that are typically located in the CM zone.

CONDITIONS OF APPROVAL

Staff recommends conditions of approval for this project as follows:

1. The use and improvements authorized by this CUP shall conform to the Conditions of Approval contained herein and to the improvement plans and specifications approved by the City. Any appreciable modification of the authorized use and/or approved plans and specifications as well of the existing use as described above, as determined by the Director of Building and Planning, shall require prior approval of the Planning Commission pursuant to an amendment of this Application.
2. This Conditional Use Permit which, if not used within one year, will expire and become null and void and of no effect, except if an extension is applied for prior to the expiration date and the extension is granted by the Planning Commission.
3. The Applicant agrees to allow the City inspector access to the subject premises to reasonably inspect the same at all times to assure compliance with the Conditions of Approval. Failure to provide reasonable access will constitute cause for a Revocation of the CUP.
4. The Applicant shall operate the proposed use and maintain the Project Site in full compliance with Maywood Ordinance No. 18-12 and any superseding ordinance, and all other City, County, State and Federal regulations applicable to this project.
5. From a public right-of-way, there shall be no exterior evidence of cannabis testing except for any signage authorized by this CUP.
6. The Applicant shall adopt a standard operating procedure using methods consistent with general requirements established by the International Organization for Standardization, specifically ISO/IEC 17025, to test cannabis or marijuana.

7. Prior to the issuance of an occupancy permit for the authorized use, all applicable Conditions of Approval shall be completed to the reasonable satisfaction of the City.
8. Odor control devices and techniques shall be incorporated in all licensed premises to ensure that odors from cannabis or marijuana are not detectable offsite. Licensees shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the licensed premises that is distinctive to its operation is not detected outside of the premises, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the licensed premises.
9. The Applicant shall defend, indemnify and hold harmless the City of Maywood (City) and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or mitigation measure imposed by the City Council, Planning Commission, or Director of Building and Planning. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the matter.
10. Any and all equipment used to conduct business will comply with Chapter 23 of the Maywood Municipal Code (Noise Control). Failure to comply with noise regulations may result in revocation of the CUP.
11. Applicant agrees to reimburse the City for all consultant costs incurred for third-party facility inspections, financial audits, or any other activity required to verify compliance with these conditions and all other City, County, State and Federal regulations applicable to this project.
12. All proposed signage, permanent and temporary, must be approved by the Director of Building and Planning and shall conform to Section 4110 of the Maywood Zoning Ordinance and Maywood Ordinance 18-12.
13. No employees of the testing facility shall park vehicles on-site. The Applicant shall provide parking offsite, shuttle-in or employ a similar strategy for all employees. Applicant agrees to submit a written employee parking proposal to be approved and accepted by the Building and Planning Department and the City Attorney prior to occupancy.

14. The parking area shall be repaved, parking stalls restriped, concrete wheel stops and all required signage installed to the satisfaction of the City.
15. The Building and Planning Department shall approve all site and construction plans and appropriate permits, including sign permits, shall be secured by the Applicant before any work is to begin.
16. No lab samples shall be received from client drop-offs at the facility after 5 PM on any day.
17. All owners, principals, managers, employees, contractors or volunteers of the testing facility shall complete a criminal background check and shall not have been convicted of or plead guilty or no-contest to a felony or misdemeanor involving the illegal possession for sale, sale, manufacture, transportation, or cultivation of a controlled substance within the past four (4) years.
18. The property shall remain at all times free of litter and all graffiti shall be removed within 24 hours.
19. This CUP and shall be subject to revocation for any violation of or noncompliance with any of these Conditions of Approval and/or other codes, regulations, or standards enforced by or beneficial to the City of Maywood. The Applicant acknowledges that failure to meet any of the Conditions of Approval contained herein will be cause for a Revocation of the CUP.
20. This conditional use permit will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission. Also, within ten (10) days from the adoption of the Resolution approving this application, the Applicant and/or Owner of the subject property shall execute a notarized affidavit agreeing to comply with the aforementioned conditions.

ALTERNATIVE DIRECTION

Alternatively, the Planning Commission could make a determination that the Application should be denied. Section 5100.40(C) of the Maywood Zoning Ordinance provides that the Planning Commission shall deny a requested conditional use permit where the findings indicate that the applicant has failed to show: (i) that the requested use will not be materially detrimental to the property of other persons located in the vicinity, or a menace to the public health, safety, or general welfare; and (ii) that reasonable restrictions or conditions to permit the establishment of the proposed use would prevent [the] detriment, or menace as indicated. A proposed Resolution of Denial is provided as Attachment B.

ENVIRONMENTAL ASSESSMENT

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1: Existing Facilities) because the project would make interior improvements to an existing building.

POSSIBLE COMMISSION ACTIONS

1. Approve the request for a Conditional Use Permit Application and adopt the Resolution with the required positive findings and adopt the Resolution approving the ; or
2. Deny the Conditional Use Permit Application and adopt the Resolution with the required findings.

RECOMMENDATION

Staff respectfully recommends that the Planning Commission take either action below:

- (1) **ADOPT** attached Resolution No. PC19-0450 making the findings contained therein and **APPROVE** Conditional Use Permit No. PC19-04 subject to the conditions listed in Exhibit "A" of the attached Planning Commission Resolution.
- (2) **ADOPT** attached Resolution No. PC19-0458 making the findings contained therein and **DENY** Conditional Use Permit PC19-04.

Attachments:

- Exhibit A: Draft Resolution No. PC19-0450 and Conditions of Approval
- Exhibit B: Draft Resolution No. PC19-0458 to Deny the Project
- Exhibit C: Photos
- Exhibit D: Aerial Site Photo
- Exhibit E: Site Plan, Floor Plan and Elevations
- Exhibit F: Proof of Publication

EXHIBIT A

**CITY OF MAYWOOD
PLANNING COMMISSION**

RESOLUTION NO.PC19-0450

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MAYWOOD, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT
NO. 19-03 TO ALLOW ESTABLISHMENT OF A CANNABIS TESTING
FACILITY AT 4000 SLAUSON AVENUE IN THE COMMERCIAL
MANUFACTURING (CM) ZONE**

**THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, CALIFORNIA
HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:**

WHEREAS, Mr. Jose Mendoza (L.A. Labs, Inc.) filed Application No. PC19-04 for a Conditional Use Permit ("CUP") pursuant to the provisions of Appendix C of the Maywood Zoning Ordinance, as amended per Ordinance No. 18-12, to allow for the establishment of a cannabis testing facility ("Application") for property located at 4000 Slauson Avenue (APN 6312-028-005), Maywood CA 90270, ("Project Site"); and

WHEREAS, the Project Site consists of a 10,165 square-foot (0.23 acres) lot developed with a 7,030 square-foot commercial building in the Commercial Manufacturing (CM) zoning district; and

WHEREAS, The Applicant requests approval of CUP No. 19-04 to allow the establishment of a cannabis testing laboratory; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
MAYWOOD RESOLVES AS FOLLOWS:**

SECTION 1 Based on the entire record before the Planning Commission and all written and oral evidence presented to the Commission, including the staff report, and pursuant to the provisions of Section 5100.40 of the Maywood Zoning Ordinance, the Commission finds as follows:

1. The proposed conditional use is consistent with the General Plan.

The Project Site is located along the commercial corridor of Slauson Avenue. The cannabis vehicle dispensing facility will be consistent with other commercial uses in the vicinity and will be for vehicle dispensing only with no members of the public accessing the facility. The approval of the Conditional Use Permit, subject to the conditions of approval contained herein, will not adversely affect or be materially detrimental to adjacent uses, buildings or structures.

The proposed use is consistent with the City's General Plan designation of Mixed Use. Uses in this land use designation are characterized by a mix of retail, residential, office and dining establishments. Located along Slauson Avenue, this commercial corridor provides a mix of commercial services that accommodates both higher intensity levels of development as well as more neighborhood serving commercial uses. As such, the City's General Plan Land Use Element has established the following Goals and Policies:

Goal 2.0: Promote new commercial development and maintenance of existing commercial uses to enhance the quality of Maywood's commercial districts along Slauson Avenue and Atlantic Boulevard and within the citywide Redevelopment Project Area

Policy 2.13: Require high-quality commercial development that contributes to the identity of the community.

The proposed use will not alter the existing site and conforms to all zoning development standards of the CM zone

2. The nature, condition and development of adjacent uses, buildings and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.

The table below presents the surrounding existing uses, general plan land uses and zoning. The surrounding uses to the north, east, and west of the Project Site are compatible to the use proposed on the Project Site. The existing residential uses to the south of the Project Site are separated by the solid wall of the building located on the property line with no openings (MZO Section 4040.150).

Existing General Plan and Zoning

	Existing Use	General Plan LU	Zoning
North	Commercial	Mixed Use	Commercial Manufacturing (CM)
East	Residential	Huntington Park - High Density Residential	Huntington Park - High Density Residential
South	Commercial	Mixed Use	Commercial Manufacturing (CM)
West	Commercial	Mixed Use	Commercial Manufacturing (CM)

Furthermore, Appendix C of the MZO, as amended by Ordinance 18-12, includes requirements to ensure that commercial cannabis activity does not adversely affect adjacent uses, especially residential uses. These include requiring security and safety measures, such as alarms and close circuit televisions, security windows and roofs, lighting, fire suppression systems, and security personnel to reduce potential crime and fire hazards. Also, the Ordinance states that commercial cannabis activity shall not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, smoke, traffic, vibration, or other impacts, and shall not be hazardous due to use or storage of materials, processes, products, or wastes. In addition, specifically for cannabis manufacturing activity, no toxic chemicals or volatile liquids or material may be used in the manufacturing process, and storage and use of compressed gases in compressed gas containers, cylinders, tanks, and systems must comply with the Chapter 53 of the California Fire Code. Members of the public will not have access to the facility.

Finally, the Ordinance 18-12 restricts the location of commercial cannabis activity within 600 feet of a public or private State-accredited K-12 school. This proposed Project Site is not located within 600 feet of a State-accredited school. The nearest school to the project site is Fishburn Avenue Elementary School located approximately 671 feet to the northeast on Fishburn Avenue.

- 2. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Ordinance and required by the Commission or Council in order to integrate the use with uses in the neighborhood.**

The Project Site is of adequate size to accommodate the commercial cannabis non-storefront vehicle dispensing activity. The proposed use and new building will conform to all zoning development standards of the CM zone.

SECTION 2 Based on the entire record before the Planning Commission and all written and oral evidence presented, the Planning Commission finds that the Application complies with CEQA for the following reasons:

Pursuant to the provisions of the California Environmental Quality Act (CEQA), as amended, the City, as the Lead Agency, has analyzed the proposal and has concluded that it is appropriate in this case to grant a Class 1 Categorical Exemption under CEQA Guidelines Section 15301(a) because the project would involve only interior improvements to an existing building.

Staff has prepared the required Notice of Exemption, which is available for public review in the Building and Planning Department.

SECTION 3 Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings set forth in this Resolution, the Commission approves Conditional Use Permit Application No. PC 19-04

to allow the establishment of a non-storefront vehicle dispensing facility on the Subject Site, subject to the conditions listed on Exhibit 1.

SECTION 4 The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Planning Commission based its decision is as follows: David Mango, City of Maywood Building and Planning Department, 4319 E. Slauson Avenue, Maywood, CA 90270 (323) 562-5721.

SECTION 5 Effective Date. This Resolution shall become effective upon its adoption.

PASSED, APPROVED AND ADOPTED this 17TH day of September, 2019.

Carmen Perez
Planning Commission Chairperson

ATTEST:

Guillermo Padilla
Planning Commission Secretary

**Planning Commission Resolution No. PC19-0450
CUP Application No. PC19-04 (4000 Slauson Avenue)**

Exhibit 1

Conditions of Approval

1. The use and improvements authorized by this CUP shall conform to the Conditions of Approval contained herein and to the improvement plans and specifications approved by the City. Any appreciable modification of the authorized use and/or approved plans and specifications as well of the existing use as described above, as determined by the Director of Building and Planning, shall require prior approval of the Planning Commission pursuant to an amendment of this Application.
2. This Conditional Use Permit which, if not used within one year, will expire and become null and void and of no effect, except if an extension is applied for prior to the expiration date and an extension is granted by the Planning Commission.
3. The Applicant agrees to allow the City inspector access to the subject premises to reasonably inspect the same at all times to assure compliance with these Conditions of Approval. Failure to provide reasonable access will constitute cause for a Revocation of the CUP.
4. The Applicant shall operate the proposed use and maintain the Project Site in full compliance with Maywood Ordinance No. 18-12 and any subsequent ordinance concerning regulations for the testing of cannabis as a conditional use in certain specific zones, and all other City, County, State and Federal regulations applicable to this project.
5. From a public right-of-way, there should be no exterior evidence of cannabis testing except for any signage authorized by this CUP.
6. The Applicant shall adopt a standard operating procedure using methods consistent with general requirements established by the International Organization for Standardization, specifically ISO/IEC 17025, to test cannabis or marijuana.
7. Prior to the issuance of an occupancy permit for the authorized use, all applicable Conditions of Approval shall be completed to the reasonable satisfaction of the City.
8. Odor control devices and techniques shall be incorporated in all licensed premises to ensure that odors from cannabis or marijuana are not detectable offsite. Licensees shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the licensed premises that is distinctive to its operation is not detected outside of the premises, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways,

foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the licensed premises.

9. The Applicant shall defend, indemnify and hold harmless the City of Maywood (City) and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or mitigation measure imposed by the City Council, Planning Commission, or Director of Building and Planning. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the matter.

10. Any and all equipment used to conduct business will comply with Chapter 23 of the Maywood Municipal Code (Noise Control). Failure to comply with noise regulations may result in revocation of the CUP.

11. Applicant agrees to reimburse the City all consultant costs incurred for third-party facility inspections, financial audits, or any other activity required to verify compliance with these conditions and all other City, County, State and Federal regulations applicable to this project.

12. All proposed signage, permanent and temporary, must be approved by the Director of Building and Planning and shall conform to Section 4110 of the Maywood Zoning Ordinance and Maywood Ordinance 18-12.

13. No employees of the testing facility shall park vehicles on-site. The Applicant shall provide parking offsite, shuttle in or provide similar strategy for all employees to be approved and accepted by the Building and Planning Department and the City Attorney.

14. The parking area shall be repaved, and parking stalls restriped and signed to the satisfaction of the City.

15. The Building and Planning Department shall approve all site and construction plans and appropriate permits, including sign permits, shall be secured by the Applicant before any work is to begin.

16. No lab samples shall be received from client drop-offs at the facility after 5 PM on any day.

17. All owners, principals, managers, employees, contractors or volunteers of the testing facility shall complete a criminal background check and shall not have been convicted of or plead guilty or no-contest to a felony or misdemeanor involving the

illegal possession for sale, sale, manufacture, transportation, or cultivation of a controlled substance within the past four (4) years.

18. The property shall remain at all times free of litter and all graffiti shall be removed within 24 hours.

19. This CUP and shall be subject to revocation for any violation of or noncompliance with any of these Conditions of Approval and/or other codes, regulations, or standards enforced by or beneficial to the City of Maywood. The Applicant acknowledges that failure to meet any of the Conditions of Approval contained herein will be cause for a Revocation of the CUP.

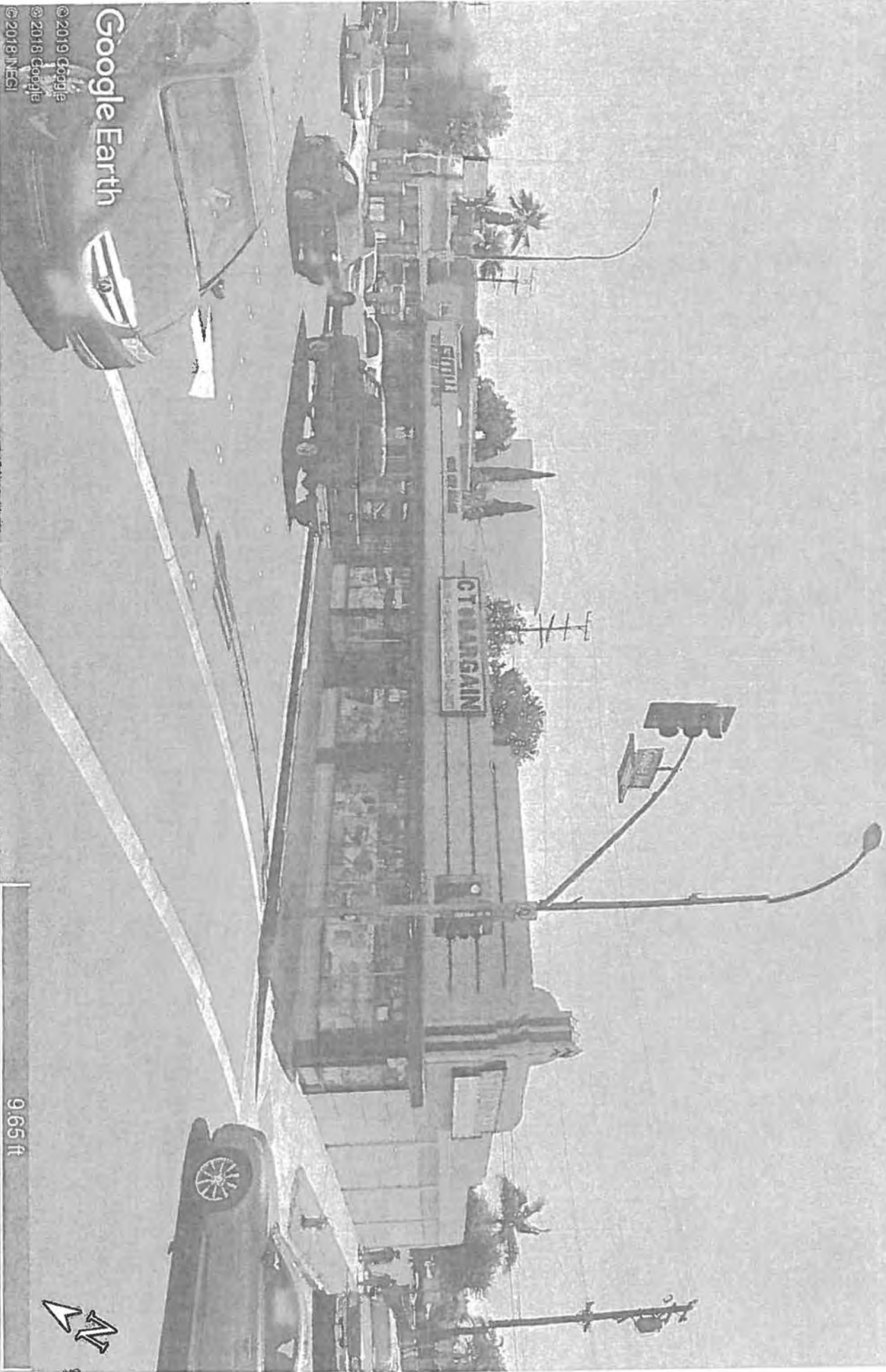
20. This conditional use permit will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission and within ten (10) days from the adoption of the Resolution approving this Application, the Applicant and/or Owner of the subject property shall execute a notarized affidavit agreeing to comply with the aforementioned conditions.

EXHIBIT B

EXHIBIT C

Untitled Map

Write a description for your map.



Legend

- 📍 4000 Slauson Ave
- 📍 Slauson / Corona

Google Earth

© 2019 Google
© 2018 Google
© 2018 INEGI

9,655 ft





EXHIBIT D

Untitled Map

Write a description for your map.



Legend

-  4000 Slauson Ave
-  Slauson / Corona

Google Earth

© 2014 Google



EXHIBIT E

ENTRANCES / EXITS NOTES:

- 1. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (11B-5.6.1.2 & 11B-7B.3)
- 2. THE CENTER OF JUNCTION BOX FOR ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLE OUTLETS SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION MEETING THE CLEARANCES AND REACH RANGE REQUIREMENTS OF SECTION 11B-8 AND NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORMS

A. SIGNAGE : AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ENTRANCES. CBC 11B-216.6

B. LANDING : PROVIDE A LEVEL LANDING ON EACH SIDE OF DOOR, EXTENDING 60" ON DIRECTION OF DOOR SWING AND 48" IN OPPOSITE DIRECTION OF DOOR SWING, MEASURED WITH DOOR CLOSED. CBC 11B-404.2.4

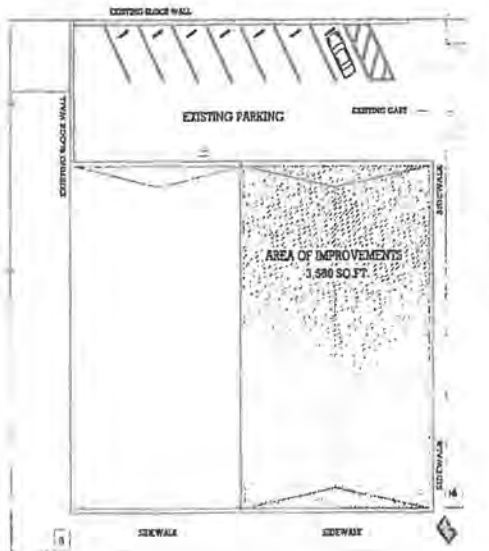
C. STRIKE EDGE CLEARANCE AT DOORWAY

- 1. PROVIDE AN 18" STRIKE EDGE CLEARANCE ON THE PULL SIDE OF EXTERIOR DOOR.
- 2. PROVIDE A 24" STRIKE EDGE CLEARANCE ON THE PULL SIDE OF THE EXTERIOR DOOR.
- 3. PROVIDE A 12" STRIKE EDGE CLEARANCE ON THE PUSH SIDE OF ALL DOORS WHICH HAVE BOTH A LATCH AND A CLOSER. CBC TABLE 11B-404.2.4

D. TACTILE SIGNAGE : TACTILE DOT SIGNAGE. CBC SECTION 101.1.4 AND SECTION 11B-705.

TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

- 1. A TACTILE EXIT SIGN WITH THE WORD, "EXIT" SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR.
- 2. PROVIDE A DETAIL OF EACH TYPE OF SIGN AND REFERENCE THEIR LOCATIONS ON THE FLOOR PLAN.



SLAUSSON AVE

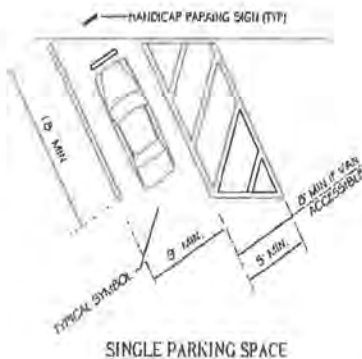
SITE PLAN scale = 1" = 10'

DOOR FOOT NOTES:

- 1. ALL DOORS TO BE WARRANTED BY GENERAL CONTRACTOR FOR INDUSTRY STANDARD PERFORMANCE GENERAL CONTRACTOR RESPONSIBLE FOR WATERPROOFING DETAILS
- 2. INSTALLATION OF DOORS PER MANUFACTURERS INSTRUCTIONS REQUIREMENTS.
- 3. COORDINATE ALL HARDWARE PRODUCTS WITH DESIGN CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION AND PURCHASE DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS SHALL BE ADA COMPLIANT.
- 4. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.25" IN HEIGHT (0.5" IN HEIGHT AT 1:2 SLOPE).
- 5. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOOR.
- 6. REFER TO SHEET ADA, "DOORS" SECTION FOR ADDITIONAL ACCESSIBLE REQUIREMENTS PROVIDE SAFETY GLAZING WHERE APPLICABLE PER CBC SECTION 2406
- 7. EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. THIS DOOR IS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. PROVIDE EXIT SIGN PER "MEANS OF EGRESS"
- 8. SWINGING DOORS & GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4
- 9. DOOR MUST COMPLY TO 1006.1.4.2 TO DHWANSI A 56.10 FOR SAFETY GUIDELINES

NOTE: THE USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS IS BOILED, DISTILLED, OR EVAPORATED SHALL OCCUR UNDER A HAZARDOUS EXHAUST FUME HOOD, RATED FOR EXHAUSTING VAPORS. ELECTRICAL EQUIPMENT USED WITHIN THE HAZARDOUS EXHAUST FUME HOOD SHALL BE RATED FOR USE IN FLAMMABLE ATMOSPHERES. HEATING OF FLAMMABLE OR COMBUSTIBLE LIQUIDS OVER AN OPEN FLAME IS PROHIBITED. FIRE CODE 3803.8

NOTE: FLAMMABLE STORAGE CABINET SHALL COMPLY WITH LIQUID STORAGE CABINETS; SECTIONS 8704.3.3 CFC



SINGLE PARKING SPACE

FIRE DEPARTMENT NOTES

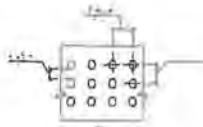
- 1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.8 INCH. FIRE CODE 508.1
- 2. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 508. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY FIRE INSPECTOR.
- 3. THE MEANS OF EGRESS AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1-FOOT CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2
- 4. EGRESS DOORS SHALL BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OF EFFORT. BUILDING CODE 1008.1.9
- 5. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
- 6. MAGNETIC DOORS AS SHOWN ON DOOR SCHEDULE AND FLOOR PLAN SHALL COMPLY WITH SECTION 1016.1.9.A CBC.

OCCUPANT LOAD CALCULATION:

CUSTOMER AREA (RECEPTION)	84 SQ.FT. / 15 = 6 PEOPLE	
ASSEMBLY UNCONCENTRATED	= 15 NET	
LABORATORY	2624 = 576 SQ.FT. / 200 = 3 PEOPLE	
LABORATORY SUITE	= 200 GROSS	
DROP-OFF AREA	338 SQ.FT. / 300 = 1 PERSON	
STORAGE AREA	= 300 GROSS	
OFFICE (COMPUTER AREA)	51 SQ.FT. / 100 = 1 PERSON	
BUSINESS AREA	= 100 GROSS	
TOTAL BUILDING		11 PEOPLE

PER CBC TABLE 1004.1.2

- 1. LIST AND TYPE OF CHEMICALS THAT WILL BE USED AND STORED:
MeOH, ACN, IPA, Formic Acid, Acetic Acid, Nitric Acid.
- 2. QUANTITIES OF CHEMICALS THAT WILL BE USED AND STORED:
Per month volume MeOH (4L), CAN (4L), IPA (4L), Formic Acid (10mL).
- 3. LIST OF COMPRESSED GASES THAT WILL BE USED AND STORED:
(i.e. hydrogen, CO2, etc.) Argon, Nitrogen, Helium.
- 4. QUANTITIES OF COMPRESSED GASES THAT WILL BE USED AND STORED
(i.e. hydrogen, CO2, etc.) Argon 100,000 L/month. In-house Nitrogen generator Helium 300 L/month.
- 5. LIST OF ANY HAZARDOUS MATERIALS USED AND STORED?
Hazardous material will be stored in biosafety cabinet or fume hood. There will be a GHS pictogram posted on the wall as guide. Methanol, CAN, IPA will be stored in biosafety cabinet. Formic and Nitric acid will be stored in fume hood.
- 6. TYPE OF VENTILATION SYSTEM (hood system)?
Ductless fume hood.



TRUNCATED DOMES DETAILS

INDEX

- A.1 SITE PLAN, ROOF PLAN, GENERAL NOTES.
- A.2 FLOOR PLAN, ELECTRICAL NOTES AND SCHEDULES.
- A.3 FOUNDATION PLAN, FRAMING PLAN.
- A.4 SECTIONS, ELEVATIONS
- A.5 DETAILS.
- A.D.U. ELEVATIONS

LEGAL DESCRIPTION

LOT:
BLOCK:
TRACT:
ANN:

BUILDING ANALYSIS

LA LABS SPACE SQUARE FOOTAGE: 3,580 SQ.FT.
SPRINKLERED: NO

PROJECT DATA

ZONE: C
OCCUPANCY: B
TYPE OF CONSTRUCTION: VB

SITE DATA

LOT SIZE: 10,000 SQ.FT.
BUILDING SIZE: 7,104 SQ.FT.
RETAIL SPACE SIZE: 3,560 SQ.FT.
NO. OF STORIES: SINGLE STORY
BUILDING HEIGHT: 14'-0"
PARKING: 6 STANDARD / ONE A.D.A.

GOVERNING CODES

C.B.G. 2016 CALIFORNIA BUILDING CODE
C.E.C. / NEC 2016 CALIFORNIA ELECTRICAL CODE
C.P.C 2016 CALIFORNIA PLUMBING CODE
U.I.C 2016 CALIFORNIA MECHANICAL CODE

ENERGY CALCULATION: 2016 I-204 ENERGY STANDARDS
CALGREEN: UPDATED STANDARDS

REVISIONS
11-08-2018
02-23-2019



ZELEDON DESIGN AND ASSOCIATES
NORWALK CA 90650
14037 PIONEER BLVD

SHEET TITLE
SITE PLAN
GENERAL NOTES

PROJECT
LA LAB INC
4000 E. SLAUSSON AVE
MAYWOOD CA 90270
JOSE MENDOZA
(888) 719-3404

DRAWN: JZ
DATE: 10.10.201
SCALE: AS NOTED
JOB NO: 18-247

SHEET #:
A 1

PROJECT: LA LAB INC
ADDRESS: 4000 E. SLAUSSON AVE
MAYWOOD CA 90270
APPLICANT: JOSE MENDOZA
(888) 719-3404

LEGEND

	NEW WALLS
	EXISTING WALLS
	WALLS TO BE DEMO

DOOR SCHEDULE

DESCRIPTION	SIZE	MATERIAL	FINISH	GLASS	FRAME	OPERATION	REMARKS
1 MAIN ENTRANCE	36"x80"	ALUMINUM	POSSIBLE	CLEAR	ALUMINUM	CLEAR	EXISTING
2 RESTROOMS	30"x60"	WOOD	TERRAZO	CLEAR	METAL	W/ SELF CLOSURE	
3 RACE DOOR	36"x80"	WOOD	FRUIT		METAL		COPYING TO ALUMINUM ALUMINUM W/ DOOR LOCK
4 INTERIOR	36"x80"	ALUMINUM			ALUMINUM		

A.D.A. NOTES:

AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS COMPENSATION INSURANCE CERTIFICATE.

ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS SOLID WASTE.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COMLEY DRIVE IN DIABLO VALLEY, FRESNO, CA. (999) 394-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PRIOR TO START WORK.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DISPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

STACKS OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAIN WATER AND DISPERSAL BY WIND.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF BY A PROPER MANIPULATOR. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.

HANDICAP ACCESSIBLE RESTROOM NOTES:

- A. A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27 INCHES ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSURE A CIRCLE WITH A DIAMETER NOT LESS THAN 60 INCHES IS SET. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR, IF ANY POSITION, MAY NOT PROCEED INTO THIS SPACE BY 10% MORE THAN 12 INCHES. (CFC 118-603.2)
- B. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FUTURE EXCEPT AS PERMITTED BY FIG. 118-604.3.1 AND 118-603.2.3. EXCEPTION 2 IN SINGLE ACCOMMODATION RESTROOMS.
- C. PROVIDE ONE ACCESSIBLE LAVATORY IN COMPLIANCE WITH CFC 118-606.
- D. THE CENTER LINE OF ACCESSIBLE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL PARTITION. (CFC 118-604.2)
- E. A MINIMUM 60 INCHES WIDE AND 46 INCHES DEEP CLEAR FLOOR SPACE SHALL BE PROVIDED 1) FRONT OF THE WATER CLOSET.
- F. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 7' AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF A MAXIMUM 2 1/2" HIGH "TOILET SEAT". (CFC 118-604.3)
- G. GRAB BARS SHALL BE EXTENDED 24" IN FRONT OF WATER CLOSET. (CFC 118-604.3)
- H. LAVATORY FAUCETS AND HOT WATER TAPS SHALL BE ISOLATED OR COVERED PER CFC 118-606.3

WHERE A WATER CLOSET IS NOT WITHIN A WATER CLOSET COMPARTMENT, CLEAR FLOOR SPACE AROUND THE WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL CLOSEST TO THE WATER CLOSET AND 54 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. (CFC 118-603.3)

PLAN CHECK NOTES:

- 1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- 2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54ILR).
- 3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- 4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- 5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.
- 6. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND MAX. 48" ABOVE THE FLOOR FINISH.
- 8. ALL EGRESS DOORS SHALL HAVE FULL COMPLIANCE.
- 9. STICKER NOT ON EXIT DOORS THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- 10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- 11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
- 12. THE POWER SUPPLY FOR ALL MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE MAIN ELECTRICAL SUPPLY IN THE EVENT OF POWER SUPPLY FAILURE. SPARE EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE WALKING AREAS.
- 13. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
- 14. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.11 BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
- 15. EXTERIOR LANDINGS FOR EXIT DISCHARGE DOORWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
- 16. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
- 17. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (1 ILR) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUM) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE (0.06 ILR) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.06 ILR) AT THE END OF THE EMERGENCY LIGHTING TRUNKING. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT EXCEEDED.

NOTE: TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD (NOT ABSORBENT) SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ON TO THE WALLS AT LEAST 3 INCHES (2' MAX) (60", 1').



ENLARGE RESTROOM PLAN

ACCESS CONTROL LEGEND:

- 1 ACCESS CARD READER/DOOR LOCK
- 2 ACCESS CONTROL PANEL

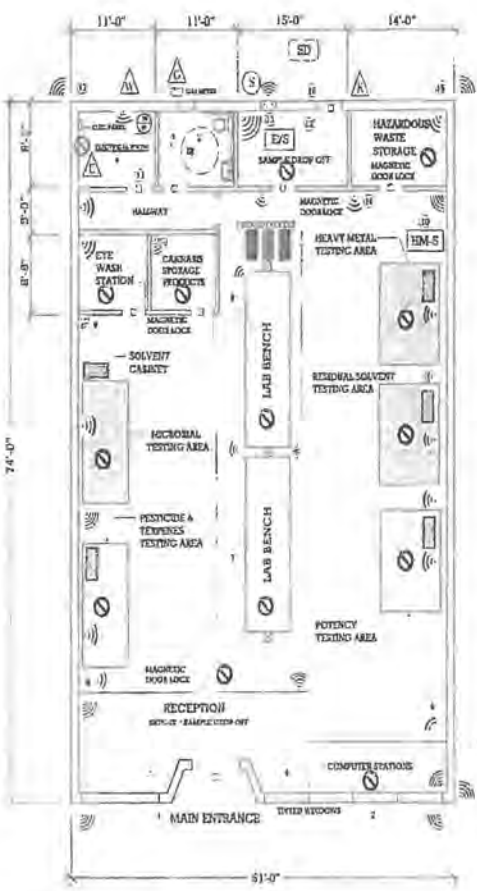
SURVEILLANCE LEGEND:

- 3 OUTDOOR PER BULLET
- 4 INDOOR/OUTDOOR IR VANDAL DOME
- 5 IR INDOOR/OUTDOOR IR CAMERA
- 6 IR INDOOR/OUTDOOR IR CAMERA
- 7 LICENSE PLATE CAMERA
- 8 NVR
- 9 MONITOR

ALARM LEGEND:

- 10 DOOR/WINDOW CONTACT
- 11 OVERHEAD DOOR CONTACT
- 12 MOTION DETECTOR
- 13 GLASS BREAK SENSOR
- 14 KEYPAD
- 15 PIRIC BUTTON
- 16 ALARM PANEL
- 17 SOUNDER

NOTE: ALL CONTROL EQUIPMENT MUST BE LOCATED IN A SECURE NETWORK RACK ENCLOSURE INSIDE ELECTRICAL ROOM.



SYMBOLS

- NORTH ARROW:
- ENTRANCES/EXITS:
- FENCES:
- SEWER DRAIN:
- STORM DRAIN OR CULVERT:
- FIRE HYDRANTS:
- FIRE DEPARTMENT CONNECTION (FDC):
- EVACUATION ROUTES:
- EVACUATION STAGING AREA:
- EMERGENCY EQUIPMENT:
- KNOX BOX (F.O. KEY BOX):
- HAZARDOUS MATERIALS STORAGE LOCATIONS:
- HAZARDOUS WASTE STORAGE LOCATIONS:
- STORAGE TANK & CAPACITY:
- ELECTRIC MAIN SHUT-OFF:
- GAS MAIN SHUT-OFF:
- WATER MAIN SHUT-OFF:
- ANNUNCIATOR PANEL:
- SPRINKLER RISER LOCATION (DOES NOT APPLY AT THIS LOCATION):
- CLOSE CIRCUIT TELEVISION / DVR:
- ANALYTICAL INSTRUMENT, GAS GENERATOR & POWER SUPPLY:
- Limited Access:

AN APPROVED SOLVING GAS SHUT OFF VALVE OF EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE OUT THE DOOR, STREAM SIDE OF THE UNIT, IN METAL AND BE PERMANENTLY CONNECTED TO THE EXTERIOR OF THE BUILDING OF STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 17C, 58 AND 80 C.F.R., INCLUDES COMPRESSOR, ASSEMBLIES AND TUBING OVER \$10,000). SEPARATE PLUMBING PERMITS IS REQUIRED.

REVISIONS

- 5-20-2018



ZELEDON DESIGN AND ASSOCIATES
NORWALK, CA 90650

14037 PIONEER BLVD

SHEET TITLE

FLOOR PLAN
SCHEDULED
NOTES

PROJECT:
LATA INC. 4000
MAYWOOD CA 94710
JOSE MENDOZA
(855) 718-3404

DRAWN BY:
DATE: 0-10-20
SCALE: AS NOTED
JOB NO: 18-24

SHEET #:

A 2

EXHIBIT F

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MAYWOOD CITY CLERK
4319 E SLAUSON AVE
MAYWOOD, CA 90270

COPY OF NOTICE

Notice Type: HRG NOTICE OF HEARING

Ad Description

CONDITIONAL USE PERMIT NO. PC19-04

To the right is a copy of the notice you sent to us for publication in the BELL/MAYWOOD INDUSTRIAL POST. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

08/22/2019

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$205.80
Total	\$205.80

CITY OF MAYWOOD
NOTICE OF PUBLIC HEARING
DEPARTMENT OF BUILDING AND PLANNING

CONDITIONAL USE PERMIT NO. PC19-04

The Planning Commission of the City of Maywood will conduct a Public Hearing, at which time you may be present and heard, concerning the above-stated case. The Public Hearing will be held on Tuesday, September 8, 2019, at 7:00 p.m. in the Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA 90270.

CONDITIONAL USE PERMIT REQUEST: Submitted by Jose Mendoza of LA Labs Inc., who is requesting permission to establish a commercial cannabis testing laboratory.

LOCATION OF SUBJECT PROPERTY: The subject property is located at 4000 Slauson Avenue, Maywood, CA 90270, and is zoned CM (Commercial Manufacturing) with a General Plan Land Use Designation of Mixed Use. The parcel is located on the south side of Slauson Avenue between Cliford Avenue and Corona Avenue.

ENVIRONMENTAL ASSESSMENT: Planning staff has determined that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities).

This notice has been sent to all owners of real property within 300 feet of the subject property. Interested residents may address the Commission at this meeting. Written comments may be sent to the Maywood Building and Planning Department or the Maywood City Clerk, 4319 E. Slauson Avenue - Maywood, CA 90270. Additional information may be obtained by contacting the Director of Building and Planning, David Mango at (323) 562-5721.

If you challenge the Application in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or written correspondence delivered to the City, at or prior to the Public Hearing.

Dated: This 22nd day of August 2019

David Mango, Director
Building and Planning Department
8/22/19
PRE-32457/58
BELL/MAYWOOD INDUSTRIAL POST



EXHIBIT 9



Reso of denial

Guillermo Padilla <Guillermo.Padilla@cityofmaywood.org>
To: Joe Mendoza <losangeleslabs.inc@gmail.com>
Cc: David Mango <David.Mango@cityofmaywood.org>

Tue, Sep 17, 2019 at 3:49 PM

Good Afternoon,

Per our City Attorneys request, I have attached the resolution of denial to this email. Should you have any questions, please feel free to contact me.

Guillermo Padilla

Planning Secretary/Deputy City Clerk

City of Maywood

4319 E. Slauson Ave.

Maywood, CA. 90270

Tel: 323-562-5723



📎 **Reso 19-0458.pdf**
193K

Joe Mendoza <losangeleslabs.inc@gmail.com>
To: Claudia Osuna <claudiaosuna16@gmail.com>, Juan Dotson <juan@osunadotsonlaw.com>

Tue, Sep 17, 2019 at 4:02 PM

[Quoted text hidden]

--

Joe Mendoza
Founder | CEO

E: losangeleslabs.inc@gmail.com, joe@lalabssolutions.com

EXHIBIT 10

What Do Cannabis Testing Laboratories Do?



Our Vision

L.A Labs Inc empowers people to take action to improve health outcomes by testing cannabis products from all spectrums. The company's mission is to improve health and lives by delivering world-class testing. Testing by an independent laboratory is essential in the emerging cannabis market to arm

1

2

3



Market Dynamics

Increasing awareness programs such as conferences, and workshops will educate people regarding medical use of cannabis which will boost the industry growth as well.

There is a short list of established laboratories and very few looking to enter this lane of Cannabis Business.

Satisfying the demand of test panels will lead to more laboratories, and room for growth in current labs.

Cannabis Testing Market revenue is set to rise from \$1 billion in 2018 to \$2 billion by 2025.

consumers with specific knowledge of products and to help meet regulations. L.A Labs Inc. role as an independent testing laboratory means that we are not affiliated with the cultivator, manufacturer, the consumer, or the brand, and have no vested interest in the outcome of the testing. Our goal is simple; to test using known methods in order to offer transparency, quality control, and trust; all while meeting California State Regulations.



Assuring the quality and safety of products is definitely a top priority. Manufacturers, dispensaries and cultivators now also face a legal obligation with the passage of Prop 64, which is also known as the Adult Use of Marijuana Act. The state also created a new regulatory body, the California Bureau of Cannabis Control (BCC), and enacted a new set of regulations. Under these regulations, cannabis products purchased from any state licensed dispensary must undergo testing by a state-accredited lab.

Testing Facilities are overlooked completely due to a lack of knowledge in the business. In the current often blurry version of the legal cannabis industry in the State of California, nothing is more clearly in focus than the need for more testing labs as part of the supply chain. California has already established 1,150 retail storefronts and 2,000 delivery services to create a substantial launchpad for growth and product access, inhibiting market growth. L.A Labs Inc. will be in compliance with the Bureau of Cannabis Control as well as ISO/IEC 17025:2005 Accredited. Below is a chart of the mandated test that need to be done to ensure California regulations.



BUREAU OF CANNABIS CONTROL

ALL CANNABIS HARVESTED ON OR AFTER 1/1/2018 AND ALL CANNABIS PRODUCTS MANUFACTURED ON OR AFTER 1/1/2018, SHALL BE TESTED ACCORDING TO TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, SECTION 5715, AND THE REGULATIONS THAT FOLLOW.

NAME OF REQUIRED LABORATORY TESTING	AVAILABLE CANNABIS	AVAILABLE CANNABIS PRODUCTS	OTHER CANNABIS & CANNABIS PRODUCTS
ADULT USE	✓	✓	✓
Medical Use	✓		
Edible		✓	✓
Flower	✓	✓	✓
Oil	✓	✓	
Marijuana	✓	✓	✓
Hydroponic			✓
THC		✓	✓
Edible	✓	✓	✓
	✓	✓	✓
THC	✓	✓	✓
Medical	✓	✓	✓
	✓	✓	✓
	✓		✓



Bureau of Cannabis Control
 1625 North Market Boulevard, Suite 200-S
 Sacramento, CA 95834
 (916) 955-9230

Get the latest updates, follow the Bureau on social media





PROTECTING • CALIFORNIA • CONSUMERS

EXHIBIT 11

8:46

LTE 



Eddie >

Mon, Sep 16, 7:09 PM

Please tell me you aren't going around to the surrounding businesses getting them to sign some type of notice in support of your lab and telling them that I gave you the ok and that i already said yes and that you've talked to the council and they also said yes

7:09 PM

If you are doing this, you're lying to the business owners. At no point have I ever said yes nor have I approved your business.

7:11 PM

No Eddie, I will never do that, that's not the way I run business that is very



iMessage



EXHIBIT 12

1 because it was in the city, so they don't have to
2 drive all the way to Santa Anna or Los Angeles,
3 stuff like that. They were also very pleased with
4 our turnaround time because right now the problem
5 that they're having is when they take something so
6 they could test, it's taking about ten days, 11
7 days, and we're -- us is looking more, like, four
8 or five days. So that's cutting the competition in
9 half due to the professional team that we hire and
10 we have that are pretty much gonna be part of our
11 project.

12 *Paloma Hernandez or Alonka Olmas*
FEMALE SPEAKER: Could you mention which ones
13 did you reach out to?

14 *José Mendoza*
MALE SPEAKER: To (inaudible), (inaudible),
15 OG, Maywood and the ones that are pretty much
16 around and Atlantic, then Right Green and stuff
17 like that. I don't think that's gonna be the most
18 hard part. That's actually gonna be pretty easy
19 because we'll see how many -- I believe there were
20 33 licenses. So, I mean, we get the list. They
21 (inaudible) public records. We know who to target.
22 We have addresses (inaudible) we can see -- that's
23 just in Maywood. There's -- there's -- there's a
24 lot of good opportunities for testing laboratories.
25 So I think we should definitely take advantage of

1 the situation and get this going and, you know,
2 help the city out. You know, we need the help.

3 FEMALE SPEAKER: Have you obtained then the
4 provisional license from the state?

5 MALE SPEAKER: You can't to get a provisional
6 license from a state if you don't have a CUP.

7 FEMALE SPEAKER: So they don't give it to you
8 until you --

9 MALE SPEAKER: It don't work like that. You
10 will have to first get a CUP. Then after you sign
11 the CUP the city will give us a license. Then with
12 that license we could file for a state license.

13 FEMALE SPEAKER: Okay.

14 MALE SPEAKER: But it's a process.

15 - - -

16 FEMALE SPEAKER: So on the building I notice
17 it have very big windows.

18 MALE SPEAKER: Yes.

19 FEMALE SPEAKER: What's the plan that you have
20 for that?

21 MALE SPEAKER: Whatever you guys feel
22 comfortable with. I don't really see too much of
23 an issue. You know, Right Greens is right across
24 the street. They have regular windows. But if you
25 guys want --