

**PCN REQUEST CLARIFYING NARRATIVE**  
**FOR NORA MARKET LOCATED AT**  
**301-303 CULVER BLVD**  
**PLAYA DEL REY, CA 90293**

**Dated September 24, 2024**

Application for Determination of Public Convenience or Necessity for the following reasons:

The premise has an active Off-Sale Beer and Wine License (20-398463; see attached ABC printout) that was issued to the previous market operator, Jo Hwan In, dba Gordon's Market.

Ms. In is suffering from Dementia and is unable to take care of her own affairs and is currently under care and stewardship. We have attempted to purchase the existing and active Beer and Wine License from her but have encountered issues with her ability to sign and transfer over the license.

The ABC license history depicts continuous and active licenses for the market since December 07, 1989. There was never a CUP issued for the site since it predates City regulations for these types of uses.

Since there is no current approved CUP or files associated with it we are unable to provide any previous CUP case file information. .

We are not a new normal PCN application so this project is somewhat different in that a history of previous license for the site already exists.

## INFORMATION AND INSTRUCTIONS -

## SECTION 23958.4 B&amp;P

## Instructions

- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

## PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME <b>NORA ENTERPRISES, INC</b>		
2. PREMISES ADDRESS (Street number and name, city, zip code) <b>301-303 Culver Blvd, Playa Del Rey</b>		3. LICENSE TYPE <b>20</b>
4. TYPE OF BUSINESS		
<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer
<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine
<input type="checkbox"/> Wine only	<input type="checkbox"/> All	<input type="checkbox"/> Private Club
<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input checked="" type="checkbox"/> Convenience Market
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline
<input type="checkbox"/> Other - describe:		<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Drive-in Dairy		
5. COUNTY POPULATION <b>2958</b>	6. TOTAL NUMBER OF LICENSES IN COUNTY <input type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale	7. RATIO OF LICENSES TO POPULATION IN COUNTY <input type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale
8. CENSUS TRACT NUMBER <b>2781.02</b>	9. NO. OF LICENSES ALLOWED IN CENSUS TRACT <b>1</b> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	10. NO. OF LICENSES EXISTING IN CENSUS TRACT <b>3</b> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale
11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?) <input type="checkbox"/> Yes, the number of existing licenses exceeds the number allowed <input type="checkbox"/> No, the number of existing licenses is lower than the number allowed		
12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS? <input type="checkbox"/> Yes (Go to Item #13) <input type="checkbox"/> No (Go to Item #20)		
13. CRIME REPORTING DISTRICT NUMBER <b>1472</b>	14. TOTAL NUMBER OF REPORTING DISTRICTS <b>75</b>	15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS <b>12927</b>
16. AVERAGE NO. OF OFFENSES PER DISTRICT <b>152</b>	17. 120% OF AVERAGE NUMBER OF OFFENSES <b>182</b>	18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT <b>127</b>
19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency) <input type="checkbox"/> Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17 <input checked="" type="checkbox"/> No, the total number of offenses in the reporting district is lower than the total number in item #17		
20. CHECK THE BOX THAT APPLIES (check only one box)		
<input type="checkbox"/> a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.		
<input type="checkbox"/> b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.		
<input type="checkbox"/> c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.		

Governing Body/Designated Subordinate Name: \_\_\_\_\_

## FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee) \_\_\_\_\_



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

Report Date: Friday, May 10, 2024

## LICENSE INFORMATION

License Number: 398463 Primary Owner: IN, JO HWAN Office of Application: 04 - LA/METRO

## BUSINESS NAME

GORDONS MARKET

## BUSINESS ADDRESS

301-03 CULVER BLVD, PLAYA DEL REY, CA, 90293

County: LOS ANGELES Census Tract: 2781.02

## LICENSEE INFORMATION

Licensee: IN, JO HWAN

Licensee: KIM, JIN IN

## LICENSE TYPES

\*Allow up to six weeks for expiration date updates after renewal fee submittal.

## 20 - OFF-SALE BEER AND WINE

License Type Status: CANCELED Status Date: 20-NOV-2013 Term: 12 Month(s) Original Issue Date: 28-APR-2003 Expiration Date\*:

From License Number: 20-361375

Transferred On: 28-APR-2003

To License Number: 20-533970

31-MAR-2014 Master: Y Duplicate: 0 Fee Code: P40 Transfers: Transferred On: 19-NOV-2013

## OPERATING RESTRICTIONS:

\*Operating Restrictions exist. For more information, please see our Guidelines for Access to Records.

## DISCIPLINARY ACTION:

No Active Disciplinary Action found

## DISCIPLINARY HISTORY:

Reg. Number: 05060408 Section: 25658(a) Section: 24200(a&b) Proceeding Status: CLOSED Decision: POIC Suspension Days: 15 POIC/Fine: 1087.9

## HOLDS:

No Active Holds found

## ESCROWS:

No Escrow found

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**Report Date:** Friday, May 10, 2024

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**LICENSE INFORMATION**

**License Number:** 361375 **Primary Owner:** CHO, SELWYN R **Office of Application:** 01 - INGLEWOOD

**BUSINESS NAME**

GORDONS MARKET

**BUSINESS ADDRESS**

301-03 CULVER BLVD , PLAYA DEL REY, CA, 90293

**County:** LOS ANGELES **Census Tract:** 2781.02

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**LICENSEE INFORMATION**

**Licensee:** CHO, SELWYN R

**Licensee:** CHO, TAMMY

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**LICENSE TYPES**

\*Allow up to six weeks for expiration date updates after renewal fee submittal.

**20 - OFF-SALE BEER AND WINE**

**License Type Status:** CANCELED **Status Date:** 28-APR-2003 **Term:** 12 Month(s) **Original Issue Date:** 27-MAR-2000 **Expiration Date\*:** 29-FEB-2004

From License Number: 20-229788

Transferred On: 27-MAR-2000

To License Number: 20-398463

**Master:** Y **Duplicate:** 0 **Fee Code:** P40 **Transfers:** Transferred On: 28-APR-2003

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**OPERATING RESTRICTIONS:**

\*Operating Restrictions exist. For more information, please see our Guidelines for Access to Records.

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**DISCIPLINARY ACTION:**

No Active Disciplinary Action found

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**DISCIPLINARY HISTORY:**

No Disciplinary History found.

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**HOLDS:**

No Active Holds found

**ESCROWS:**

No Escrow found

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CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

**Report Date:** Friday, May 10, 2024

## LICENSE INFORMATION

**License Number:** 229788 **Primary Owner:** GORDON, CHRISTINE M **Office of Application:** 01 - INGLEWOOD

## BUSINESS ADDRESS

301-03 CULVER BLVD , PLAYA DEL REY, CA, 90293

**County:** LOS ANGELES **Census Tract:** 2781.02

## LICENSEE INFORMATION

**Licensee:** GORDON, DAVID A

**Licensee:** GORDON, CHRISTINE M

## LICENSE TYPES

\*Allow up to six weeks for expiration date updates after renewal fee submittal.

## 20 - OFF-SALE BEER AND WINE

**License Type Status:** CANCELED **Status Date:** 27-MAR-2000 **Term:** 12 Month(s) **Original Issue Date:** 07-DEC-1989 **Expiration Date\*:**

To License Number: 20-361375

31-AUG-2000 **Master:** Y **Duplicate:** 0 **Fee Code:** P40 **Transfers:** Transferred On: 27-MAR-2000

## OPERATING RESTRICTIONS:

\*Operating Restrictions exist. For more information, please see our Guidelines for Access to Records.

## DISCIPLINARY ACTION:

No Active Disciplinary Action found

## DISCIPLINARY HISTORY:

**Reg. Number:** 91023294 **Proceeding Status:** CLOSED

## HOLDS:

No Active Holds found

## ESCROWS:

No Escrow found



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

Show  entries

Search:

License Number	Licensee Name	Business Name	Address	Status
104920	CHOI, HYON S		301-03 CULVER BLVD, PLAYA DEL REY, CA 90293	20-(WTHDRN)
229788	GORDON, CHRISTINE M		301-03 CULVER BLVD, PLAYA DEL REY, CA 90293	20-(CANCEL)
361375	CHO, SELWYN R	GORDONS MARKET	301-03 CULVER BLVD, PLAYA DEL REY, CA 90293	20-(CANCEL)
398463	IN, JO HWAN	GORDONS MARKET	301-03 CULVER BLVD, PLAYA DEL REY, CA 90293	20-(CANCEL)
426467	SHIN, OK JA	GORDONS MARKET	301-03 CULVER BLVD, PLAYA DEL REY, CA 90293	20-(WTHDRN)
533970	ALKAPLAYA LLC	GORDONS MARKET	301-03 CULVER BLVD, PLAYA DEL REY, CA 90293	20-(ACTIVE)

Showing 1 to 6 of 6 entries

Previous

1

Next

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4116-007-050  
MATILLA COMMERCIAL LLC  
C/O STEVEN L MATILLA  
8829 STANMOOR DR  
LOS ANGELES CA 90045

4116-009-006  
PLAYA RESOURCES INC  
9017 RESEDA BLVD #201  
NORTHRIDGE CA 91324

4116-009-039  
MT 310 CULVER LLC  
15445 VENTURA BLVD #31  
SHERMAN OAKS CA 91403

4116-009-056  
CULVER STUDIO PARTNERS LLC  
C/O JONATHAN BARACH  
1847 CENTINELA AVE  
SANTA MONICA CA 90404

4116-012-006,019  
200 CULVER INVESTORS LLC  
C/O MOSS ADAMS LLP-MINDY MCLEES  
121 S BEVERLY DR  
BEVERLY HILLS CA 90212

4116-012-020  
MICHAEL SARLO  
1842 WASHINGTON WAY  
VENICE CA 90291

4211-017-900  
STATE OF CALIFORNIA  
1807 13TH ST #103  
SACRAMENTO CA 95811

PLAYA RESOURCES INC - **OWNER**  
9017 RESEDA BLVD #201  
NORTHRIDGE CA 91324

NORA ENTERPRISES, INC - **APPLICANT**  
301-303 CULVER BLVD  
PLAYA DEL REY CA 90292

NIEVES AND ASSOCIATES - WIL NIEVES -  
**REPRESENTATIVE**  
21250 HAWTHORNE BLVD #500  
TORRANCE CA 90503

## PROPERTY OWNER NAME

[illegible]