



CITY OF LOS ANGELES DEPARTMENT OF
**CANNABIS
REGULATION**

**PUBLIC CONVENIENCE OR NECESSITY (PCN)
FINDING REQUEST**

LIC-4001-FORM

Instructions: Applicants seeking to engage in Retail Commercial Cannabis Activity in a Community Plan Area that has reached Undue Concentration must complete and submit this form to the Department of Cannabis Regulation in order to file a request that the City Council find that approval of the License application would serve a public convenience or necessity (PCN) supported by evidence in the record pursuant to LAMC Section 104.03(a)(4).

To: Office of the City Clerk
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

For City Clerk Use Only:

Council File No. _____
Received On: _____
Expiration Date: _____

Business Premises Location: 1058 S. Main St Los Angeles, CA 90015
Community Plan Area: Central City CD: 14
Applicant Entity Name: La 11th Market LLC
Contact Name: Crystal Ryan Phone No. 323-907-0051
Applicant's Email: Crystalmely@gmail.com
Total Floor Area of Business: 1700 square feet
Proposed Hours of Operation: 9:00 am - 9:00 pm Days: M - TH
9:00 am - 10:00 pm Days: F - SAT
9:00 am - 8:00 pm Days: SUN

The Cannabis Procedures Ordinance limits the number of Retail Commercial Cannabis Activity Licenses by Community Plan Area (CPA) based on the definition of Undue Concentration under Los Angeles Municipal Code (LAMC) Section 104.01(a)(48). An area is considered unduly concentrated when DCR issues the maximum number of these license types in that CPA.

Explain how the Commercial Cannabis Activity will serve the public convenience or necessity (attach and number additional pages if necessary):

Our proposed PCN application will be compatible with the surrounding properties and uses. This project will not adversely affect community welfare because the cannabis store is a desirable use in an area that allows for such use. The project site is located in the Fashion District corridor and surrounded by properties within the same zoning classification in a growing and busy region of downtown. Characterized by high-rise office buildings, hotels, multi-family residential and mixed-use buildings. Most buildings have ground level retail space occupied by various retail and service uses. Residential uses in the vicinity are immersed in a lively, mixed-use urban environment. The proposed use will not cause an undue amount of noise or traffic to the already bustling region. The proposed application would occupy a currently vacant space and would aid in vitalizing the space and surrounding area by providing

another amenity to those living, working and visiting in downtown. The operation of this license in this area will provide an economically viable return for the City and bring a wide range of employment positions, from entry level to managerial. This will add viable employment opportunities to the community and work with the City to realize its economic goals for the future. When weighed against the added value and when compared to the nature and intensity of commercial development in the surrounding area, this project does not unduly concentrate licenses for the sale of cannabis. The nearest licensed business is 2000ft away from the proposed site. Negative impacts commonly associated with the sale of cannabis, such as criminal activity, public consumption and loitering are mitigated by the imposition of conditions requiring surveillance, responsible management and deterrents against loitering.

Explain how this request meets one or more of the City Council's public convenience or necessity standards pursuant to City Council's adopted Resolution (attach and number additional pages if necessary):

1. Although the surrounding area has an undue concentration of existing commercial cannabis retail licenses (four existing retail licenses in Central City). Our proposed commercial cannabis retail license is compatible with the uses in the same general area and will not be detrimental to the health, safety and general welfare of the public and other properties or improvements within the immediate vicinity.

2. Redevelopment and economic growth is on the rise in the commercial corridor near the proposed site. The recent opening of the Hoxton hotel and development of the Proper hotel, Arizona State Satellite Campus, residential projects and our proposed site brings the addition of new commercial and retail in the area. This will help to further establish the downtown area as a regional commercial destination.

3. Our proposed business premises being located in an area with a high number of unlicensed commercial cannabis retail establishments because the area doesn't currently have any licensed commercial cannabis retailers in the area. The nearest licensed cannabis retailer is 0.29 miles from the proposed site. The installation of a licensed commercial cannabis retail establishment at our proposed site would reduce the number of unlicensed cannabis establishments immediately.

4. Public & employee safety is a compelling responsibility and our first priority. Our strategies will include Improved LED Lighting which will be compatible with the existing and future developments in the neighborhood, 24hour on-site comprehensive building security and monitoring; detailed security policies and protocols; rigorous employee training, incident response, that are compliant with all California State & City of Los Angeles laws and regulations.

LAMC Section 104.03(a)(4) requires the Applicant to engage with and seek input from stakeholders in or near the Community Plan Area where the proposed Business Premises is located. Please provide the following information about the stakeholders with whom you will engage and seek to obtain written input.

Neighborhood Council: Downtown Los Angeles Neighborhood Council DLANC

LAPD Division / Station: Central

Chamber of Commerce: Latino Chamber of Commerce

Substance Abuse Intervention, Prevention and Treatment Organization(s):

Name: Soledad Enrichment Action

Address: 222 N. Virgil Ave Los Angeles, CA 90004

Distance from Business Premises: 4.5 miles

Total number of pages attached: 1

Explain how the Commercial Cannabis Activity will serve the public convenience or necessity:

CONTINUED FROM PG 1: As part of the application process, myself & my representatives have met with LAPD Central and reviewed security, training and other proposed conditions for the Project. The conditions will safeguard the welfare of the community. When properly conditioned, allowing the sale of cannabis is not undue or anticipated to create a law enforcement issue. The proposed use, therefore, is a welcome, convenient offering in this urban, commercial retail area. Further, the Project is beneficial with respect to the general welfare because it will increase the economic viability of the community in which it is located. For these reasons, we respectfully request approval of the subject request.



o: (213) 480-4200 f: (213) 480-4199 a: 222 N. Virgil Ave., Los Angeles, CA 90004

March 4, 2020

The Honorable Jose Huizar, Council District 14
200 N. Spring St., Room 465
Los Angeles, CA 90012

RE: Letter of Support for Cannabis Retailer Crystal Ryan, Social Equity Program

Dear Council Member Huizar,

On behalf of Soledad Enrichment Action, Inc. (SEA), I am writing to express support for Crystal Ryan and her team as they apply to obtain a cannabis retailer license under the Social Equity Program. We understand that this permit will allow the operation of a dispensary in the City of Los Angeles under the supervision of the Los Angeles Council District 14 and the Los Angeles Department of Cannabis Regulation.

SEA is a non-profit organization, that was founded in 1972 by mothers in East Los Angeles who lost their sons to gang violence. From these humble beginnings, SEA has since grown to become a leading provider of wraparound and social support services to high-risk individuals, many of whom have been involved in the justice system as a result of cannabis-related offenses and/or convictions in the city of Los Angeles. We believe in the Social Equity Program as a means to address the disproportionate harm propagated by past criminalization policies, as well as a way to provide opportunities to these marginalized communities.

We believe Crystal Ryan and her team will be an asset to the work that SEA does in the city of Los Angeles. We share the common goal of working to improve the quality of life of these underserved communities with limited access by providing resources and support. If you have any questions, please contact me at (213) 480-4200. Thank you for your consideration.

Respectfully,

Nathan Arias
President/CEO

Soledad Enrichment Action: Fed Tax I.D. # 95-4399127

PCN Request Form

I declare under the penalty of perjury under the laws of the State of California that the information presented in this form and its attachments are true and correct to the best of my knowledge.

Crystal Ryan

Applicant's Signature

12/1/20

Date

Signature of the property owner(s), or the property owner's authorized representative, if a tenant or lessee is filing this form:

Main + 11th Plaza LLC

Name of Property Owner and/or Representative

Signature of Property Owner and/or Representative

12/4/2020

Date

Manager

Title (i.e. Owner or Representative)

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

S.S.

On 12/4/2020 before me, Hasmik Kanataryan, Notary Public
Name of Notary Public, Title

personally appeared Michael Nikravesh
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____