



April 20, 2019

Gary Benjamin  
Principal  
Alchemy Planning + Land Use  
4470 W. Sunset Blvd., #547  
Los Angeles, CA 90027

Rita Moreno  
Management Analyst  
Office of the City Clerk  
Council and Public Services Division  
200 N. Spring St., Rm. 395  
Los Angeles, CA 90012

**Re: PCN Application for 2205 N. Broadway, Los Angeles, CA 90031**

Dear Ms. Moreno,

I am the representative for the applicant, Nicole Deflorian, for the present Public Convenience or Necessity ("PCN") application for the existing tavern establishment at 2205 N. Broadway, Los Angeles, CA 90031, formerly known as the Broadway Social Center Pool Hall.

The Department of Alcoholic Beverage Control ("ABC") accepted Ms. Deflorian's new Type 40 (On Sale Beer – Bar, Tavern; #40-604472) on March 19, 2019. Prior to Ms. Deflorian assuming control of the business, Marcelino's, Inc. and Marcelino Gallarzo, as an individual, held a Type 40 license at the location from January 1, 1994 until December 18, 2018, at which time Mr. Gallarzo voluntarily surrendered the license to the ABC Department.

ABC license #40-49670 was active at the location between January 1, 1994 and March 20, 2018, and ABC license #40-584518 was active between March 19, 2018 and December 18, 2018. Additionally, records indicate that the location has been operated as an alcohol service location since at least 1984, pre-dating implementation of the City of Los Angeles Conditional Use Permit requirement for alcohol service.

City Planning Department staff have confirmed that the Type 40 tavern use is a "deemed to be approved" use, given the prior establishment of alcohol service at the location. As such, no new Conditional Use Permit is required. Please feel free to contact the ABC agent for the case, Maria Delarosa at: [maria.delarosa@abc.ca.gov](mailto:maria.delarosa@abc.ca.gov), and (213) 833-6089

T: 213.479.7521  
E: [gary@alchemyplanning.com](mailto:gary@alchemyplanning.com)  
W: [alchemyplanning.com](http://alchemyplanning.com)

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to confirm the prior license history, and direct all other questions regarding the application to me at: [gary@alchemyplanning.com](mailto:gary@alchemyplanning.com), and (213) 479-7521.

Sincerely,

*Gary Benjamin*

Gary Benjamin  
Alchemy Planning + Land Use

T: 213.479.7521  
E: [gary@alchemyplanning.com](mailto:gary@alchemyplanning.com)  
W: [alchemyplanning.com](http://alchemyplanning.com)