



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

<p><i>For City Clerk Use Only:</i> Council File No. _____ Received On: _____ Expiration Date: _____</p>
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Business Premises Location: 518 E. 11th St, Los Angeles, CA 90015
Community Plan Area: Central City CD: 14
Applicant Entity Name: Distrix CA, LLC
Contact Name: Shahram Tizabi Phone No. (949) 689-2654
Applicant's Email: ShawnTizabi@gmail.com
Total Floor Area of Business: _____ square feet
Proposed Hours of Operation: _____ Days: _____
_____ Days: _____
_____ Days: _____

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):

See Attachment

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):

See Attachment

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: 52 - Downtown Los Angeles — PO Box 13096 Los Angeles, CA 90013

LAPD Division / Station: Central Community Police Station 251 E 6th St Los Angeles, CA 90014

Chamber of Commerce: Los Angeles Area Chamber of Commerce 350 S Bixel St Los Angeles, CA 90013

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

Name: Los Angeles County Department of Public Health - Substance Abuse Prevention and

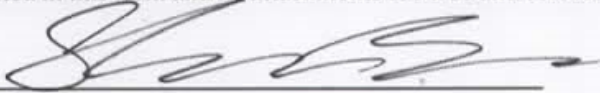
Address: 1000 S Fremont Ave, Building A-9 East, 3rd Floor Alhambra, CA 91803

Distance from Business Premises: 6.64 miles

Total number of pages attached: 2

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.



Applicant's Signature

12-18-2020

Date

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



Name of Property Owner and/or Representative

Sehyung Kim

Signature of Property Owner and/or Representative

12/18/2020

Date

Representative

Title (i.e. Owner or Representative)

Explanation of Standards Qualification For Distrix, CA PCN Application

Standard 1

The existing commercial cannabis businesses in the requestor's Community Plan Area are concentrated in one area, such that the requestor's business, located in another area, would serve the public convenience or necessity.

The existing cannabis businesses in the Community Plan Area are all concentrated along the Westernmost and Southernmost borders of the Plan area. Our proposed location would be more centrally located to serve the needs of a greater percentage of the area's population.

Standard 2

The proposed Business Premises would serve an area of increased density or consumer traffic, including but not limited to an entertainment or commercial corridor, such that the proposed location would serve the public convenience or necessity by satisfying a higher demand for retail locations; or

The proposed location for the requestor's business would be the closest licensed retail location to a thriving downtown neighborhood which includes historic retail mainstays such as the Santee Alley Flea Market and the Flower District, newer and trendier developments like The Row, and entertainment venues like the Ace Hotel and Orpheum Theater. The proposed location would also be centrally located in order to serve increased demand within the Central City Community Plan overall, which includes the entire retail corridor surrounding the Staples Center/LA Live, and the greater Downtown area, which boasts museums, performing arts venues like the Music Center and Walt Disney Concert hall, and tourist attractions like OUE Skyspace.

Standard 3

The proposed Business Premises would be located in an area with a high number of unlicensed commercial cannabis retail establishments, such that an additional licensed location would serve the public convenience or necessity by satisfying a higher demand for retail locations and reduce patronage of unlicensed establishments; or

We have been able to identify at least two unlicensed cannabis retail establishments in the immediate area (within 1500 feet) of the proposed location, and no licensed cannabis retailers within 2,000 feet of our location. There are at least a dozen more unlicensed cannabis retailers in the Community Plan Area as a whole - that we know about. Our business would drive traffic away from the illegitimate and unlicensed activity at these locations, and towards our legal, tax-paying, and safe location.

Standard 4

The requestor's business would include clear specified public safety related features, such that the operation of the requestor's business would serve the

public convenience or necessity by likely reducing crime or nuisance activity in the surrounding area.

We have CCTV video camera system in and outside the facility. These cameras not only act as a monitor of the surrounding area, their visible presence is a deterrent of crime.

We also use “Live Guard” monitoring. This is an additional camera system that monitors the local area with an actual live guard monitoring it remotely. When the guards are notified that there is movement in/around the area, they monitor the situation and if the location or surrounding locations are about to be burglarized, then a live guard will begin talking to them from the camera itself (prior to any crime or vandalism taking place). This deters crime for our business and for businesses in the surrounding area before it happens.

We have a licensed and bonded security guard on-site at the front of the location. They are trained in de-escalation and observation. Their presence alone is a deterrent of crime, however it also ensures that there is a trained observer to help give detailed information to local law enforcement in the event of an incident taking place.