



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: 13222 Estrella Ave., Los Angeles 90248

Community Plan Area: Harbor Gateway CD: 15

Applicant Entity Name: Duke Brothers LLC

Contact Name: Franco Brunetti Phone No. (310) 968-6762

Applicant's Email: DukeBrothersLLC@gmail.com

Total Floor Area of Business: 25,000 square feet

Proposed Hours of Operation: 8AM-10PM Days: Monday- Sunday

_____ 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):

The Harbor Gateway community plan connects Downtown to the port of Los Angeles through an extremely narrow stretch of land along the 110 Harbor Freeway. There are currently only 6 retail temporary approvals authorized. Undue concentration for retail is determined based on the number of residents; however, the allotted number of retail locations does not meet the current demand for cannabis for the tens of thousands of commuters who pass through daily. The surrounding cities both east and west of our proposed retail location do not have locally authorized cannabis retail. As a result, this lack of accessibility has allowed the illicit cannabis market to thrive. Currently, South Bay

residents seeking cannabis are forced to either buy from unlicensed retailers or travel to the closest city authorized for retail cannabis sales. The proposed location at 13222 Estrella Ave. would capture the market of residents from surrounding cities who are commuting to and from Los Angeles City.

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):

A majority of the existing commercial cannabis businesses in Harbor Gateway are concentrated in one area. The southern half of the community plan holds 70% of the total retail locations. Traveling south from downtown, the first retail location is almost 2 miles deep into the community plan. If approved, Duke Brothers retail would cater the northern part of the community plan that currently holds a retail void. The proposed premises is located right off the freeway exit. As a result, the cannabis storefront would serve an area of increased consumer traffic for commuters traveling along the 110 freeway. Furthermore, the lack of accessibility to legal cannabis has fostered numerous illicit dispensaries surrounding the proposed premises. A quick survey of the area revealed 6 illegal retail locations within a mile radius. Lastly, Duke Brothers security surveillance includes clear specified public safety features to reduce nuisance activity in the surrounding area. Exterior lighting along the perimeter of the facility has enhanced after hours safety and aesthetics of Estrella Ave.

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: 90- Harbor Gateway

LAPD Division / Station: Southeast

Chamber of Commerce: Los Angeles Gateway Chamber

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

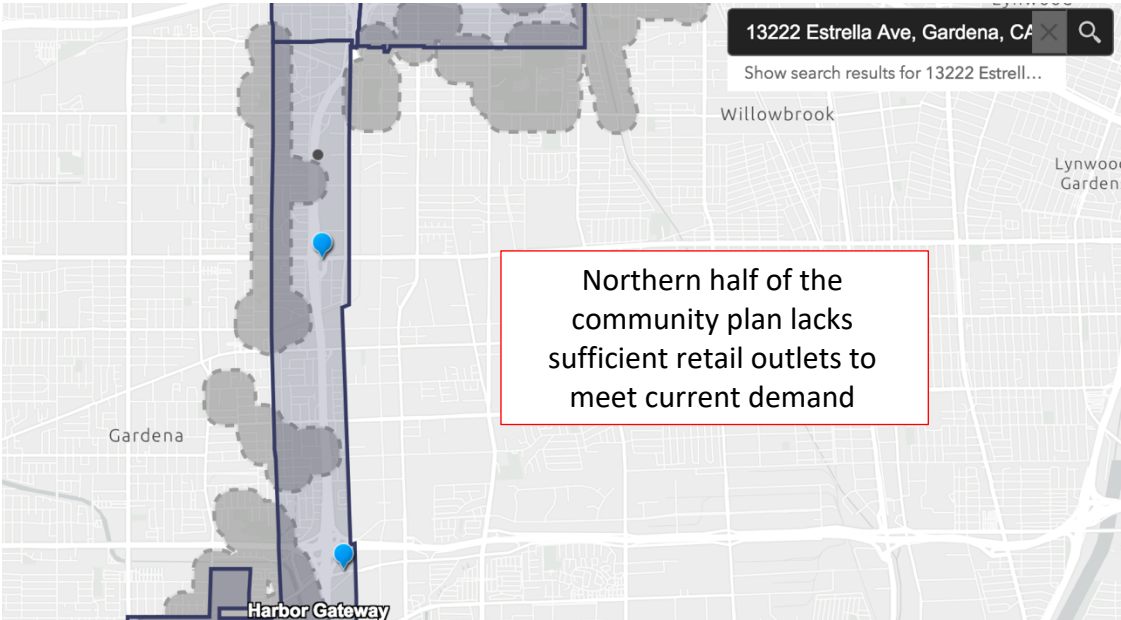
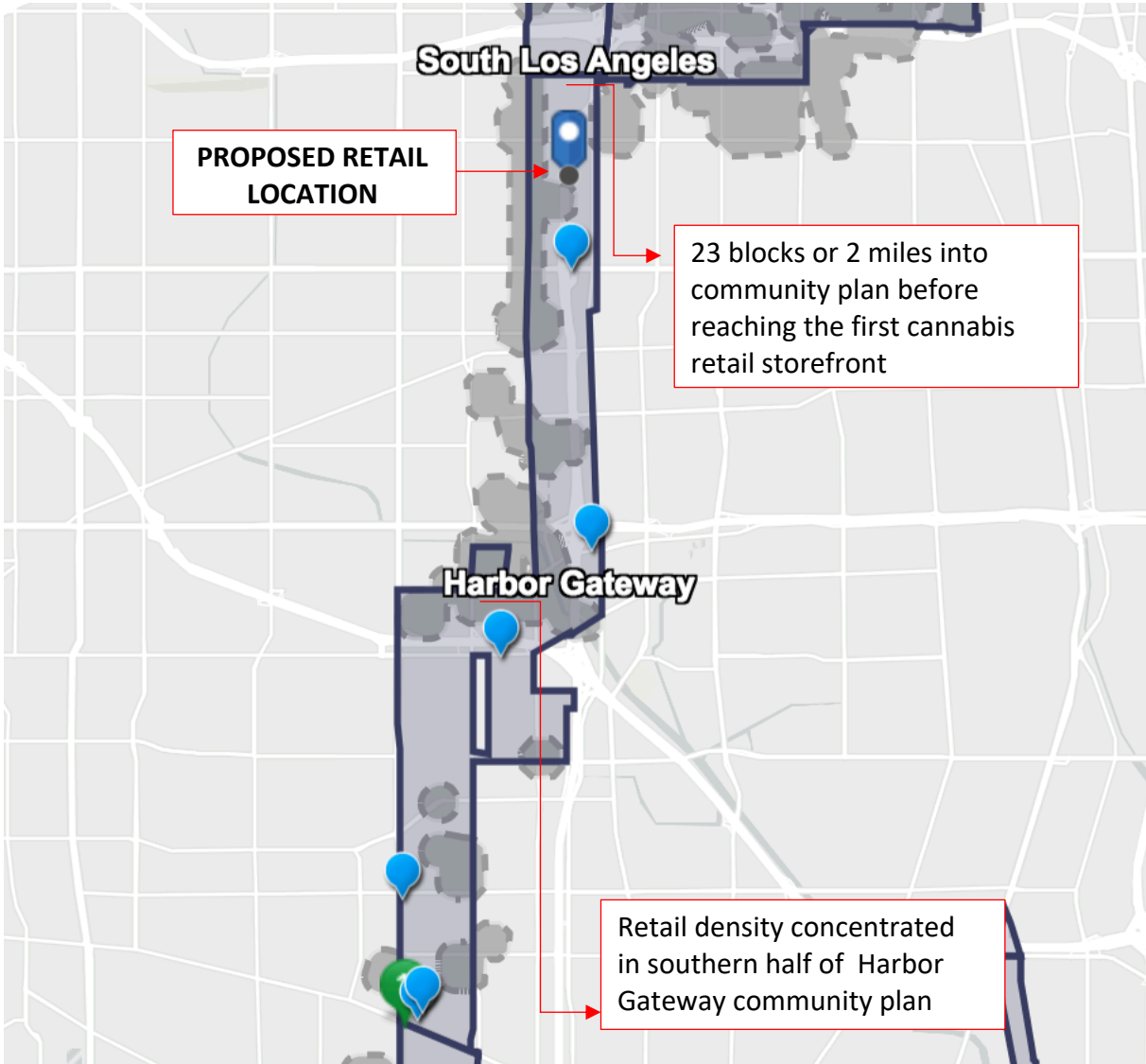
Name: Hope Therapy Drug Rehab & Alcohol Detox

Address: 15541 S. Western Ave., Gardena

Distance from Business Premises: 2.8 miles


Total number of pages attached: 1

Duke Brother's
PCN Finding Request
13222 Estrella Ave. Los Angeles 90061



PCN Request Form

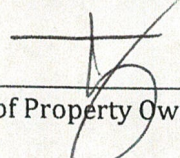
I declare under the penalty of perjury under the laws of the State of California that the information presented in this form and its attachments are true and correct to the best of my knowledge.


Applicant's Signature

11/30/20
Date

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

MARY TUNN / BSD GROUP
Name of Property Owner and/or Representative


Signature of Property Owner and/or Representative

11/30/20
Date

OWNER
Title (i.e. Owner or Representative)