

Attachment

ABC-245 Form Part 2; Item Number 21.

On the matter concerning the project “El Recreo Room”, having ABC application/file number 40-622212, with premises location at 506 W Avenue 28, Los Angeles, CA 90065-1020 the applicant for the license states the reasons for Public Convenience or Necessity (“PCN”) approval as follows:

1. The establishment, under the name “El Recreo Room”, has been an established business and location for social gathering, as a bar/tavern, for many years prior and may be considered by some as a landmark of the Cypress Park community.
2. The current applicant/owner previously engaged, informally, in a business relationship with the former and previous registered owner and license holder for the establishment since he was experiencing financial difficulties within the business (around January/February 2020; pre-COVID-19). Although the current applicant was contributing financially to the operations of the establishment a formal agreement and documentation was never executed. The former owner, being an elderly man, decided to retire a few months after the present declared COVID-19 emergency, as a result the previously entered-in business relationship was terminated and dissolved. An effort to retain and secure the previously approved and established ABC license was executed by the current business owner however the former owner demanded an unreasonable and unfeasible amount of money for the transfer to occur. Since no satisfactory agreement was reached between the former business owner and the current business owner for the transfer of the license, the former owner decided to move-on and took the previously ABC issued license with him; the license was/is under his sole-name.
3. The property owner and “Landlord” of the premises/location agreed to continue leasing the premises for the same established business operations to the current owner/applicant and Landlord is in full support and agreement that the business is to continue with its past operations under new management and/or ownership.
4. Given that the former owner took the previously issued ABC license with him, the current owner procured and secured a new license via a private purchase and has applied for the transfer of said License in order to be used in the existing premises.
5. The COVID-19 pandemic resulted in mandates in closures and an economic impact to all communities however the current owner has been able to keep the Lease/Rent obligations towards the Leased premises current and up to date. With the advent and approaching re-opening of establishments as allowed by the pertinent governmental agencies, El Recreo Room wishes to re-open and continue offering a place for social gathering to the members of the community.

6. El Recreo Room wishes to participate in the economic recovery for our communities as well as an outlet for safe social gathering to patrons.
7. The PCN approval, we feel, will not only allow the business to generate revenue and by extension taxes for the city/state but also create job opportunities and an additional social choice option for patronage within the community.
8. As noted, by ABC's Licensing Representative Ms. Darling Miramontes, on Part 1 of the ABC-245 form the number of Licenses allowed on the tract is three (3) with only two (2) issued. Upon the question of why an additional license should be approved the current owner feels that the approval will benefit the community by continuing the operations of a long standing community business. Although technically it is an approval of an additional license that is being sought, practically it is a substitution since one of the former licenses no longer operates from the premises or within the community.
9. The owner further states that remodeling efforts are being undertaken to better establishment in place and, if approved, further efforts to give the business a fully compliant and a more modern look.
10. Additionally, it is the intention of the owner to operate a safe environment subject to and following any and all law requirements, take any and all necessary steps to not burden the community and or residents that reside close to the establishment by means of strict operation hours, strict loitering vigilance, constant cleaning and maintenance, securing insured and bonded security services, installation of a CCTV system and carefully monitoring sound control.
11. The current owner plans to create a more modern environment for patrons and establish a more relaxed and accessible social place for all adult members of the community.
12. Please see the enclosed ABC-255 ("Zoning Affidavit") form wherein Mr. Bryant Wu from Los Angeles City Planning states that the premises does not currently need a CUP and is approved for the intended use.
13. Any and all other matters are in compliance and as stated by Ms. Miramontes (please see the enclosed letter dated March 16, 2021) the only remaining/pending matter is the PCN.

Please feel free to contact me with any further questions and/or concerns directly at (323) 335-0889.

You may also contact my agent/representative, Mr. Gypsy Ramon Sanchez, directly at (818) 795-5070.

I thank you beforehand for your time and consideration regarding this matter.

Respectfully,

Ana Maritza Johnson