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MOTION

I MOVE that the matter of Hearing Comments relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at *Corner Shop Mini-Mart*, located at 730 South Western Avenue, Unit 105 and 106 (728-742 South Western Avenue), **Item 1** (CF 26-1131) on today's Council Agenda, **BE AMENDED** to **ADOPT** the following:

1. DETERMINE that the Public Convenience or Necessity **will not** be served by the sale of alcoholic beverages for off-site consumption at *Corner Shop Mini-Mart,* located at 730 South Western Avenue, Unit 105 and 106 (728-742 South Western Avenue), inasmuch as the site is located within an immediate block-and-a-half radius already heavily overburdened with at least six (6) existing major retail outlets, liquor stores, and licensed establishments authorized to sell tobacco and alcoholic beverages. The Los Angeles Police DepartmentOlympic Division Reporting District 2056 recorded 227 crimes in 2025, significantly exceeding the citywide average of 194 crimes and approaching the high-crime threshold of 232. Approving late-night off-site alcohol in an above-average crime district directly contradicts public safety goals.

2. DENY the Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at *Corner Shop Mini-Mart,* located at 730 South Western Avenue, Unit 105 and 106 (728-742 South Western Avenue), based upon the above finding and the negative influence associated with the sale of alcohol in the concerned community.

3. INSTRUCT the City Clerk to transmit this determination to the State Department of Alcoholic Beverage Control as required findings under Business and Professions Code Section 23958.4.

PRESENTED BY: _____
HEATHER HUTT
Councilmember, 10th District

SECONDED BY: _____

ORIGINAL

November 10, 2026
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DENY Item 1 · CF 26-1131 CD 10 HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Corner Shop Mini-Mart, located at 730 South Western Avenue, Unit 105 and 106 (728-742 South Western Avenue). Applicant: K and K Holdings, LLC Representative: Bo Lee - Bo Lee Law Group, APC Community impact statement None submitted (Motion required for Findings and Council recommendations for the above application) TIME LIMIT FILE - NOVEMBER 12, 2026 **(LAST DAY FOR COUNCIL ACTION - NOVEMBER 11, 2026)**

FINDINGS

The subject site is located within an immediate block-and-a-half radius already heavily overburdened with at least six (6) existing major retail outlets, liquor stores, and licensed establishments authorized to sell tobacco and alcoholic beverages. Local neighborhood council testimony and planning records demonstrate that the surrounding Wilshire Center-Koreatown community is severely saturated with alcohol retailers, satisfying any legitimate commercial need without the addition of yet another license.

Furthermore, empirical research from the National Institute on Alcohol Abuse and Alcoholism (NIAAA) and the Journal of Studies on Alcohol and Drugs establishes a direct correlation between high alcohol outlet density and increased violent crime, public nuisance complaints, emergency room visits, and alcohol-related diseases.

The applicant's characterization of the establishment as a community "mini-mart" is misleading. The storefront currently operates primarily as a smoke shop and head shop, featuring extensive displays of smoking paraphernalia, Kratom, Kava, synthetic cannabinoid products, and restricted novelty items, alongside very limited high cost calorie food inventory. This smoke shop business model does not align with a community-focused specialty market and raises serious concerns regarding the true operational intent behind the proposed alcohol sales. Selling these products denotes a retail model that profits off of substance dependency and impulsive consumption, rather than serving the legitimate health, wellness, or daily convenience needs of Koreatown families. Introducing highly potent, off-sale alcohol into an establishment that already acts as a local hub for unregulated chemical substances and synthetic inebriants would be a toxic combination for the community.

Alcohol retail is neither an essential public service nor an unmet community need. The immediate corridor is already saturated with grocery and alcohol retailers (including Hannam Supermarket and El Turco Meat Market). Introducing packaged alcohol sales from 6:00 AM to 1:00 AM daily offers no civic benefit instead, it establishes an attractive nuisance and facilitates late-night alcohol procurement. The strip mall relies on a 50-space shared surface lot serving high-turnover uses (restaurants, retail, and a billiard hall). Quick-stop alcohol retail late at night encourages double-parking, curb congestion, vehicular idling, and tailgate drinking.

According to California Department of Alcoholic Beverage Control (ABC) criteria cited in the decision, Census Tract 2133.20 is allocated 1 off-sale license, but 2 already exist. Granting this permit creates a 300% overconcentration of off-sale retail licenses.

LAPD Olympic Division Reporting District 2056 recorded 227 crimes in 2025, significantly exceeding the citywide average of 194 crimes and approaching the high-crime threshold of 232. Approving late-night off-site alcohol in an above-average crime district directly contradicts public safety goals.

Ten sensitive uses are located within the immediate 1,000-foot radius—including five churches/mission centers and the Korean American Educational Research Center. Off-site alcohol sales encourage public intoxication and discarded containers in the pedestrian paths used by congregants and students. There are multiple educational and youth facilities within 1,000 feet, including Berendo Middle School, Monsignor Oscar Romero Charter School, and Rainbow Preschool. Students walking to and from transit along Vermont Avenue and Olympic Boulevard should not be exposed to convenience-store alcohol sales starting at 6:00 AM.
A Finding of Public Convenience or Necessity (PCN) cannot be substantiated and is hereby DENIED.