



APPLICATION FOR DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (PCN)

PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTIONS 23958 AND 23858.4

There is no Filing Fee for this application

INSTRUCTIONS

ALL APPLICATIONS MUST INCLUDE THE FOLLOWING ITEMS:

1. COMPLETE THE FORM BELOW
2. ATTACH THE FOLLOWING:
 - A. COPY OF THE CUB APPLICATION PACKAGE SUBMITTED TO THE DEPARTMENT OF CITY PLANNING
 - B. LETTER OF DETERMINATION APPROVING A CONDITIONAL USE PERMIT FOR ALCOHOL SALES
 - C. MAILING LIST OF ABUTTING PROPERTY OWNERS
 - MUST INCLUDE IN LIST – APPLICANT, REPRESENTATIVE, AND PROPERTY OWNER, IF APPLICABLE
 - MUST USE EXCEL TEMPLATE PROVIDED

[Click here to download the Excel Template](#)

SUBMIT THE COMPLETED PCN APPLICATION VIE EMAIL TO:
OFFICE OF THE CITY CLERK, CITY OF LOS ANGELES
CLERK.PCN@LACITY.ORG

ALL FIELDS ARE REQUIRED – COMPLETE ALL ITEMS BELOW OR USE “N/A”

PROJECT NAME	The California Wine Exchange
PROJECT ADDRESS	1050 S. Flower St., STE 167, Los Angeles, CA 90015
COUNCIL DISTRICT	CD - 14

APPLICANT s

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Check if the Property Owner is the same as the Applicant

NAME	California Wine Exchange LLC - Mark Prior
ADDRESS	5425 Bellingham Ave., #3, Valley Village, CA 91607
PHONE	818-860-8050
EMAIL	mark@caliwineexchange.com

PROPERTY OWNER

NAME	BIR MET LOFTS, LP - Jack Dent
ADDRESS	1 Beacon Street, 24th Floor, Boston, MA 02108
PHONE	678-656-7930

REPRESENTATIVE

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Check if the Representative is the same as the Applicant

NAME	
ADDRESS	
PHONE	
EMAIL	

TYPE OF BUSINESS	Wine bar pub and Tavern with Retail Sales pf Beer and Wine.
CITY PLANNING CASE NO.	ZA-2025-5537-CUB
TYPE OF ALCOHOL SALES (Select one option)	Both On-Site and Off-Site

AGENT, CA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

CONTACT INFORMATION REQUIRED. APPLICATION MAY BE REJECTED IF CONTACT INFORMATION IS NOT PROVIDED.

NAME	James Quintana
EMAIL	James.Quintana@abc.ca.gov

Note: Attachment maximum size is 25 MB