

**ATTACHMENT B**  
**APPEAL APPLICATION OF BOARD OF ZONING APPEALS' DECISION**  
**Dated June 1, 2021**

# APPEAL APPLICATION

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CITY OF PASADENA

## GENERAL INFORMATION:

(Please print) Date: 05-31-21

Appellant: SUKHRAJ KAUR

Mailing Address: 1827 East Villa St

City: State: Zip: Pasadena, CA 91107

Phone #: (day) (evening) Fax #: N/A

661-487-4888 Contact Person: Kevin Franklin 213-706-6997

E-mail Address of Contact Person: SUKHRAJKAUR956@yahoo.com

liquorspecialist@msn.com

Applicant (if different from appellant): Kevin Franklin

## APPEAL APPLICATION

Application # Date of Decision Appeal Deadline June 1-2021  
05-20-21

Property Address: 1827 East Villa St Pasadena, CA 91107

I hereby appeal the decision of the: Zoning Adm.

The decision maker failed to comply with the provisions of the zoning ordinance in the following manner:

P.L.N Finding based on crime and  
overconcentration.

If necessary, please attach additional sheets

Applicant's Signature Date of Application

*[Signature]*

05-31-21

Activity #

Application Fee: \$

Appeal Hearing Date

Date Received:

Received by:

## REASON FOR APPEAL

THE DISAPPROVAL OF THE APPLICATION WAS BASED ON FACTORS THAT UNFAIRLY LIMITS GROWTH AND DEVELOPMENT, within the spirit of the law

THE HEARING OFFICER INDICATED IN QUESTION 1 : UNDUE CONCENTRATION/POLICE  
Our response: The current beer and wine license is already counted in the census tract count, therefore no increase in license count occurs. The Police Dept., did not object to the issuance of the license and the TENANT has early closing hours, to mitigate any criminal activity, as well as the City can add more conditions to ensure safety for the community.

### QUESTION 2; UNDUE CONCENTRATION

The current beer and wine license is already counted in the census tract. Census tract numbers do not differentiate between distilled spirits #21 and beer and wine#20. They are one in the same in term of numbers. Furthermore the numbers show (1) type 21 license, and (3)type 20 licenses in the census tract , which therefore UNFAIRLY grants the type 21 complete control of the census tract. This creates no competition for the type #21 and UNFAIR prices for the local residents.

### QUESTION 3; DETRIMENTAL AFFECT

This store has existed for 30 years with a beer and wine license. The nearby residents of the impacted community signed petitions, submitted support documents and yearn for another location to spark competitive pricing and provide a simple outlet to shop for full service grocery items in one location. NO PROTEST was received from ANY community member, police dept., council representative.

### QUESTION 4; AGGRAVATE NUISSANCES

Mitigated conditions from the City can alleviate any concerns. The Tenant has early closing hours, security cameras, parking lot lighting, signage, commitment to attend ABC training, due diligence . Again the Pasadena Police dept., did not object to the upgrade.

### QUESTION 5; GENERAL PLAN

The General plan allows for the sales of alcohol as long as it does not take away from the quality of life for the community. For some reason the City allowed 4 licenses in a census tract which allows only 3, thereby allowing another license in an over concentrated area. This license will not add to the already EXISTING over concentration in the area. The approval of this upgrade will only create 2 off sale type 21 licenses and 2 beer and wine licenses. NOT AN increase and definitely a grocery store with full service is more desirable than your standard liquor store type establishment.

### QUESTION 6: PUBLIC CONVENIENCE AND NECESSITY

The objective of the plan is to enhance the community public conveniences and this store provides the convenience to the public it serves. THE store serves a public convenience due to its specialty items from India and the introduction of spirits from India to enhance the community. FURTHERMORE, the community desires 1 stop shopping for spirits, groceries, specialty items. The upgrade of the license after 30 years of service to the community is in the good spirit of the law. Competition between competitors also spurs fair pricing, great attitudes and a dedication to improve its facade and business concept.