

**1051 S Broadway**  
**LA-C-20-310916-APP**  
**GREEN QWEEN**

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**OWNERSHIP AND FINANCIAL  
INTEREST HOLDER DISCLOSURE FORM**

The Applicant shall disclose all ownership and financial interest holder information as instructed below. Providing false or misleading information may be grounds for denial of the license application. Additionally, if after licensure DCR determines that a Licensee provided false or misleading information about its owners or financial interest holders in its license application, DCR may take any administrative action permitted by law.

**OWNERSHIP DISCLOSURE**

**A. Ownership List**

Instructions for disclosing ownership information:

**Business Structure:** Identify whether the person applying for a license is a sole proprietorship, corporation, limited liability company, partnership or other type of business entity.

**Name:** State the name of each person who meets the definition of an "Owner" under Business and Professions Code section 26001 (and the interpretive state regulations).

**Ownership Interest:** State the Owner's equity or profit-sharing interest in the person applying for the license. If an individual is an Owner but not but does not have an equity or profit-sharing interest, write "N/A."

**Associated Owner:** If a person's ownership interest is held through a business entity that is also an owner (e.g. a member of an LLC that owns shares in an applicant that is a corporation), identify the business entity here.

**Title:** If an individual is an Owner because he or she will participate in the management, direction or control of the person applying for the license, describe his or her title or role. Write "N/A" if the Owner will not participate in the management, direction or control of the person applying for the license.

**An Applicant may attach a separate sheet to provide all required ownership information, but it must format the information in the exact manner reflected below:**

Legal Business Name or Proposed Legal Business Name: Green Queen LLC

Business Structure: Limited Liability Company (LLC) Other: \_\_\_\_\_

Owners:

1. Name: Andres Rigal Title: Co-Founder

Ownership Interest: 33.33% Associated Owner: Andres Rigal

1. Ownership and Financial Interest Holder Disclosure Form

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2. Name: Taylor Bazley Title: Co-Founder  
Ownership Interest: 16.67% Associated Owner: Taylor Bazley

3. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Ownership Interest: \_\_\_\_\_ Associated Owner: \_\_\_\_\_

4. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Ownership Interest: \_\_\_\_\_ Associated Owner: \_\_\_\_\_

5. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Ownership Interest: \_\_\_\_\_ Associated Owner: \_\_\_\_\_

6. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Ownership Interest: \_\_\_\_\_ Associated Owner: \_\_\_\_\_

7. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Ownership Interest: \_\_\_\_\_ Associated Owner: \_\_\_\_\_

8. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Ownership Interest: \_\_\_\_\_ Associated Owner: \_\_\_\_\_

If the Applicant has more than 8 Owners, attach an additional sheet on which all additional Owners are identified in the exact same format as above.

**B. Entity Ownership List**

If an owner listed above is a business entity, the Applicant shall attach an additional sheet that discloses the following information:

1. The name and contact information of all entities and individuals with a financial interest in the business entity. Each entity disclosed as having a financial interest must disclose the identities of persons holding financial interests in it until only individuals remain;
2. The financial interest held by each entity and individual identified as instructed in Paragraph 1 of this subsection; and
3. The name and contact information of the chief executive officer, and/or members of the board of directors, partners, trustees and all persons that have control of a trust, and managing members or non-member managers of the business entity.

**FINANCIAL INTEREST HOLDER DISCLOSURE**

**C. Financial Interest Holder List - Instructions for disclosing financial interest holder information.**

A financial interest means:

1. An agreement to receive a portion of the profits of a commercial cannabis business;
2. An investment into a commercial cannabis business;
3. A loan provided to a commercial cannabis business; or
4. Any other equity interest in a commercial cannabis business.

Notwithstanding the above, a person does not need to be disclosed as a financial interest holder if it is:

1. A bank or financial institution whose interest constitutes a loan;
2. A person whose only financial interest in the commercial cannabis business is through an interest in a diversified mutual fund, blind trust, or similar instrument;
3. A person whose only financial interest is a security interest, lien, or encumbrance on property that will be used by the commercial cannabis business; or,
4. A person who holds a share of stock that is less than 5 percent of the total shares in a publicly traded company.

Additionally, a person already identified as an Owner does not need to be disclosed as a financial interest holder if it does not have a financial interest in the applicant separate and apart from the financial interest disclosed in the ownership disclosure form.

**An Applicant may attach a separate sheet to provide all required financial interest holder information, but it must format the information in the exact manner reflected below**

**Financial Interest Holders**

1. Name: Dorothy Wise  
Contact Information: ██████████@aol.com  
Financial Interest in Applicant: \$131,500 Invested for 13.165% Equity
  
2. Name: Xinyu Li  
Contact Information: ██████████@gmail.com  
Financial Interest in Applicant: \$35,000 Invested for 3.5% Equity
  
3. Name: \_\_\_\_\_  
Contact Information: \_\_\_\_\_  
Financial Interest in Applicant: \_\_\_\_\_

1. Ownership and Financial Interest Holder Disclosure Form

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4. Name: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Financial Interest in Applicant: \_\_\_\_\_

5. Name: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Financial Interest in Applicant: \_\_\_\_\_

6. Name: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Financial Interest in Applicant: \_\_\_\_\_

7. Name: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Financial Interest in Applicant: \_\_\_\_\_

8. Name: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Financial Interest in Applicant: \_\_\_\_\_

**D. Entity Financial Interest Holder List**

If a financial interest holder listed above is also a business entity, attach a separate sheet to disclose the identities and contact information of all the owners of that entity.

2. Financial Information Form

2

**FINANCIAL INFORMATION FORM**

Instructions: You must complete every section on the form for each item that is listed. Forms that are incomplete will be returned.

**FINANCIAL HISTORY - Attach additional copies if needed**

**Section A - List all investments made into the applicant's commercial cannabis business**

1. Name of Investor	Address	Phone Number	Date of Investment	Amount
Dorothy Wise	1751 Glenwood Drive, Scotts Valley, CA 95066	[REDACTED]	12/11/2019	\$ 125,000.00
Term(s) of Investment				
	12.5% of Company and Control of 25% of Shelf Space			
2. Name of Investor	Address	Phone Number	Date of Investment	Amount
Dorothy Wise	1751 Glenwood Drive, Scotts Valley, CA 95066	[REDACTED]	02/11/2020	\$ 6,500.00
Term(s) of Investment				
	.66% of Company			
3. Name of Investor	Address	Phone Number	Date of Investment	Amount
Xinyu Li	624 Pico Canyon Lane, Brea, CA 92821	[REDACTED]	02/11/2020	\$ 35,000.00
Term(s) of Investment				
	3.5% of Company			
4. Name of Investor	Address	Phone Number	Date of Investment	Amount
				\$

**SECTION B - List all loans made to the applicant's commercial cannabis business**

1. Name of Lender	Address	Phone Number	Security Provided For Loan	Date of Loan	Amount
					\$
2. Name of Lender	Address	Phone Number	Security Provided For Loan	Date of Loan	Amount
					\$
3. Name of Lender	Address	Phone Number	Security Provided For Loan	Date of Loan	Amount
					\$

**SECTION C - List all funds belonging to the applicant**

Financial Institution Name	Address	Account Type	Account Number	Amount
Chase Bank	855 S. Hill St. LA, CA 90014	Checking	[REDACTED]	
Financial Institution Name	Address	Account Type	Account Number	Amount
				\$
Financial Institution Name	Address	Account Type	Account Number	Amount
				\$
Financial Institution Name	Address	Account Type	Account Number	Amount
				\$

**SECTION D - List all gifts of any kind given to the applicant for use in conducting commercial cannabis activity**

Name of Provider	Address	Phone Number	Value/Description of Gift
Name of Provider	Address	Phone Number	Value/Description of Gift
Name of Provider	Address	Phone Number	Value/Description of Gift

## PROPOSED STAFFING AND SECURITY PLAN

**Instructions:** Please respond to each of the information requests in the space below or attach a separate sheet if additional space is needed. AN APPLICANT DOES NOT NEED TO PROVIDE ANY INFORMATION THAT IS NOT SPECIFICALLY REQUESTED ON THIS FORM.

### A. PROPOSED STAFFING PLAN

1. Describe how the Applicant will make a good-faith effort to have no less than 50 percent of the weekly hours of the Licensee's workforce performed by employees whose primary place of residence is within a three-mile radius of the Business Premises.

At Green Qween LLC we will do our best to recruit employees from the local area, specifically those residing within a 3-mile radius of the store. We understand the impact that local investment plays in the revitalization of our neighborhoods, as well as the impact on the environment. Hiring people from within a 3 mile radius also improves the morale of our employees. This means more hours spent with their family & friends, and will reduce pollution as well as the amount of congestion on the roadways. We believe a local hiring plan will maximize our benefit to the community. With assistance from our HR consultants, we will hold local hiring events, as well as develop and implement periodic reviews of our employee's feedback and data to assess the proximity of employee residences.

2. Describe how the Applicant will make a good-faith effort to have no less than 10 percent of the weekly hours of the Applicant's workforce performed by employees who are Transitional Workers.

Green Qween LLC is truly committed to supporting our community, and hiring a diverse team of people that are looking to change the trajectory of their life & community. To support the realization of our organization's diversity and inclusion goals, we will:

- Improve the representation of Transitional Workers, women, and minorities at all levels of the organization by engaging external organizations to facilitate job outreach, development, and placement services. We plan to implement this by advertising employment opportunities in minority publications and recruiting a diverse and inclusive workforce which includes underrepresented groups.
- Green Qween LLC will maintain periodic reviews of the diversity policies and programs, and enforce changes if need be. We will legally compile data on employee demographics with consent and survey employees regarding their view on the organization's efforts.

3. Describe the training the Applicant will provide to new employees regarding compliance with State and City Commercial Cannabis Regulations.

All employees receive extensive training during their initial off-site training period, as well as weekly training and education on how to meet and exceed regulatory standards. All new employees are trained according to the principles of our organization's culture and principals. All employees receive an in depth overview & training of inventory procedures, Metrc track-and-trace & our POS software system. Our leadership will mentor new employees about the importance of accurate inventory tracking and familiarize new personnel with the company wide daily responsibilities of inventory management and track-and-trace requirements. Our internal Compliance Mentor will regularly hold audits and training with our staff collectively and one-on-one.

**B. PROPOSED SECURITY PLAN**

1. Identify individual position(s) who will be responsible for implementing the Applicant's security procedures. (Job titles or positions are sufficient - the names of individuals are not required.)

Green Queen LLC will engage in a contract with AEGIS Security & Investigations Services, Inc. to provide a minimum of one licensed and fully qualified security guard during all times of operation; to maintain the security of the physical premises and digital files; and to determine and enforce an efficient and effective security and safety plan to optimize the health and safety of the employees and the local community in accordance with (IAW) Ord. No. 185344 which is in support of Art. 4, Chap. X of the LAMC and the Bureau of Cannabis Control (BCC) regulations.

Internal positions we will have relevant for maintaining adequate security include: General Manager, Internal Compliance Mentor, and Inventory Manager.

2. Describe the steps the Applicant intends to take to ensure the retail business premises meets the Department of Cannabis Regulation and the Bureau of Cannabis Control's security regulations.

Our Internal Compliance Mentor along with AEGIS Security & Investigation Services, Inc.'s Head of Security will ensure that our facility is designed in a manner that seamlessly blends the highest security measures into our technologically advanced facility. We will install a state-of-the-art video surveillance system that meets and exceeds requirements from local and state regulations.

A member of the Management Team will be on-site at all times during business hours. Employees can notify a member of the Management Team at any time of an existing or potential security or safety risk by speaking directly to the manager (e.g., in person, by phone call or text) if it is possible to do so. On-site security personnel are instructed to maintain daily activity reports. Any event involving inventory will result in an immediate report of inventory lost.



4. Labor Peace Agreement Attestation

peace agreement, but Applicant has not agreed to do so.

2. The bona-fide labor organization's contact information is as follows:

\_\_\_\_\_ (Name of bona-fide labor organization)

\_\_\_\_\_ (Name of contact person) \_\_\_\_\_ (Title)

\_\_\_\_\_ (Contact's Address) \_\_\_\_\_ (City, State, Zip Code)

\_\_\_\_\_ (Contact's Email) \_\_\_\_\_ (Contact's Phone Number)

3. Applicant understands it shall not meet the requirements for a City License if it does not enter into a labor peace agreement if requested to do by a bona-fide labor organization.

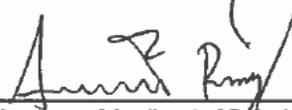
Applicant with 10 or more Employees that has not been contacted by a bona-fide labor organization and has not entered into a labor peace agreement:

1. \_\_\_\_\_ (Applicant) has not yet been contacted by a bona-fide labor organization with a request to enter into a labor peace agreement and it has not entered into a labor peace agreement.
2. Applicant will enter into a labor peace agreement that meets the requirements for a labor peace agreement.
3. Applicant will submit a copy of the page of the labor peace agreement that contains signatures of the union representative and the Applicant upon execution.

Applicant with less than 10 employees that has not entered into a labor peace agreement:

1. Andres Rigal / Green Qween (Applicant) currently employs less than 10 employees.
2. If Applicant later employs 10 or more employees, it will enter into a labor peace agreement if requested to do so by a bona-fide labor organization.
3. Applicant will submit a copy of the page of the labor peace agreement that contains signatures of the union representative and the Applicant upon execution.

By signing this form and providing supporting documentation, you are certifying under penalty of perjury that the information you supply is true and accurate to the best of your knowledge. Submission of false or misleading information may result in the denial of your application.

 \_\_\_\_\_ 2/24/20 \_\_\_\_\_  
 Signature of Applicant or Duly Authorized Agent Date

Print Name: Andres Rigal Title: Co-Founder

Legal Business Entity: Green Qween LLC.

DBA: Green Qween

Business Premises Address: 1051 South Broadway, Los Angeles, CA 90015



6. Radius Map Attestation

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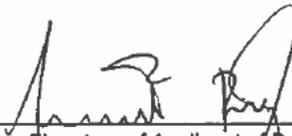
6

**RADIUS MAP ATTESTATION**

The Applicant's proposed Business Premises is located at 1051 South Broadway, Los Angeles, CA 90015.

The Applicant has conducted a diligent, good-faith inquiry to determine whether the proposed Business Premises is located within a 700-foot radius of any sensitive use specified in Los Angeles Municipal Code Section 105.02(a)(1)(B). Based on this inquiry, the Applicant attests that it has not identified any applicable sensitive use within a 700-foot radius of the proposed Business Premises.

The Applicant agrees to provide DCR a radius map prepared by a mapping or surveying company if necessary to resolve any doubts that the proposed Business Premises is outside of a 700-foot radius of any applicable sensitive use.

  
\_\_\_\_\_  
*Signature of Applicant or Duly Authorized Agent*

2/21/20  
\_\_\_\_\_  
*Date*

Print Name: Andres Rigal Title: Co-Founder

Legal Business Entity: Green Qween LLC

DBA: Green Qween

Business Premises Address: 1051 South Broadway, Los Angeles, CA 90015

(Please attach a radius map in accordance with the attached instructions)

**PUBLIC CONVENIENCE OR NECESSITY (PCN)**  
1051 S. Broadway

**ACTION REQUESTED**

**Authorizing Code Section:** 104.03.A

**Action Requested, Narrative:** A finding of Public Convenience or Necessity (“PCN”) to allow the consideration and further processing of a type 10 cannabis retail license to offer onsite medical and recreational sales of cannabis.

## **BACKGROUND**

Green Qween is a unique queer community-driven socially conscious experiential retail environment and dynamic lifestyle brand that breaks from the typical hypermasculine dispensary model by creating an affordable safe space that invites LGBTQ, POC and allied consumers to choose Green Qween as their preferred cannabis resource.

More than just a dispensary, Green Qween is a social enterprise that seeks to develop a first of its kind model for cannabis retail to benefit the local queer community. Inspired by the first medical dispensaries in the Castro which provided cannabis to those suffering from HIV/AIDS, Green Qween will honor queer history in cannabis legalization, hire from the community with a robust equity in hire program, donate 10% percent of profits to fund the DTLA Proud LGBTQ+ Community Center and support queer & women owned consumer brands with access to shelf space to diversify the entire industry.

Green Qween will be a destination & refuge for those seeking a safe, affordable and informative community driven socially conscious retail dispensary and will live by the motto “QUEER ALL YEAR” unlike our competitors who only come out for the LGBTQ community during Pride Season.

Green Qween is seeking to open its first location at 1051 S Broadway in the Historic Core neighborhood of Downtown Los Angeles. Per the licensing requirements set forth by the City of Los Angeles, the Los Angeles City Council must make a finding of public convenience or necessity (“PCN”) for the Department of Cannabis Regulation to consider a retail application in Downtown Los Angeles.

The subject property has been vacant since 2015 and before that was occupied with an industrial use as a small sewing machine factory. The property is a one-story building with a mezzanine and features a classic, architecturally significant, art deco façade. The total floor area of the proposed project is 3,800 sq. ft. There are no proposed changes to the structure or envelope of the building.

The adjacent property to the North is one with ground floor retail and office above, as is common along the Broadway commercial corridor and to the South is one story office as apart of the same property. There are four dedicated parking spots on-site and an additional 36 parking spots available after 6pm in a shared lot currently used by office tenants from 8am to 5pm.

## **FINDINGS**

### **Sensitive Use, Zoning, & Social Equity Qualification**

The zone of the property is C2-4D-O-SN. Commercial cannabis business activity is allowed for in all commercial zones per LAMC 105.02.a.1.A.

As supported in a later map, 1051 S Broadway is well outside the 700’ radius required from sensitive uses with the closest non-cannabis retail sensitive use being Grand Hope Park 1,300’ away as the crow flies. Commercial cannabis activity must be located outside of a 700-foot radius of a School, Public Park, Public Library, Alcoholism or Drug Abuse Recovery or Treatment Facility, Day Care Center, Permanent Supportive Housing, and any other licensed Retailer or Microbusiness Commercial Cannabis Activity having on-site retail sales.

Green Queen is a social equity qualified business with the City of Los Angeles. All businesses seeking a cannabis retail license in the City of Los Angeles must have a qualified social equity applicant that owns, controls, and profits from a requisite portion of the business.

**One of Four of the Following Conditions Should be Satisfied:**

1. The proposed business premises would serve an area of increased density or consumer traffic, including but not limited to an entertainment or commercial corridor, such that the proposed location would serve the public convenience or necessity by satisfying a higher demand for retail locations; or

The project is located within the Historic Core community of Downtown Los Angeles, a highly urbanized setting with a mix of residential and commercial uses, primarily office and retail. Within the Historic Core is the famous Broadway Entertainment and Commercial Corridor which the subject property is located within.

In 2008, the City of Los Angeles launched a \$40-million campaign to revitalize the Broadway district, known as the "Bringing Back Broadway" campaign between 2nd and 12th. As a result, the already dense retail and commercial corridor has seen significant growth in retail activity and consumer traffic. Formerly vacant commercial spaces are now occupied and are thriving with an influx of new business operators to the area.

With such project proposals as a pending DTLA street car and pedestrian only street conversion, Broadway is poised to see an even further increase in consumer traffic and density in the coming years.

In addition to a vibrant retail and commercial corridor, Broadway is a lively entertainment district. Broadway between 2nd and 12th is the home of the first and largest historic theater district and last historic concentration of movie palaces in the United States. There are a total of twelve movie palaces within a six block stretch further underscoring the density and significance of this entertainment district.

The proposed project is in both an entertainment and commercial corridor of considerable density and consumer traffic satisfying this condition and supporting the public need for an additional cannabis retail dispensary.

2. The proposed business premises would be located in an area with a high number of unlicensed commercial cannabis retail establishments, such that an additional licensed location would serve the public convenience or necessity by satisfying a higher demand for retail locations and reduce patronage of unlicensed establishments; or

There has historically been a significant concentration of illegal dispensaries in this area. Within one half mile there are at least three illegal cannabis retail dispensaries in operation as of July 2020 located at:

- 1343 S Hill St, Los Angeles, CA 90015
- 305 E 9th St, Los Angeles, CA 90015

- 732 E 8th St #103, Los Angeles, CA 90021

Within a greater radius there are even more unlicensed dispensaries with many more having historically operated within this area. The addition of this license would help satisfy the higher demand for commercial cannabis retail locations and reduce the patronage of unlicensed establishments.

3. The requestor's business would include clear specified public safety related features, such that the operation of the requestor's business would serve the public convenience or necessity by likely reducing crime or nuisance activity in the surrounding area; or

Green Qween will employ public safety related features that will reduce crime and nuisance activity by committing:

- The presence of a security guard at all hours (operational and otherwise);
- State of the art public surveillance system with a minimum of 30 days of recorded footage;
- Increased lighting around the perimeter of the property; and
- Through increased street level activation.

While it is a requirement to have onsite a security guard during operational hours, Green Qween is committing further to the goal of public safety that it will contract with AEGIS Security & Investigations Services Inc. to employ a guard during non-operating hours in addition. This guard will be visible from the street in the evening and will have the charge to monitor and report suspicious activity. The presence of this guard will increase the public safety in this area.

The public surveillance system will monitor the full exterior perimeter around the proposed location. Those cameras will be state of the art and 30 days of footage will be saved on site. This footage may be useful to law enforcement investigations and act as a deterrent for crime in the area increasing the public safety.

Currently the lighting around the proposed location is substandard. There is no lighting along the 110' alley on the East side of the location or in the alley to the rear of the location. Green Qween will install lighting in both these areas, consistent with the LAMC in regards to light onto the public right of way. This increased lighting will improve the public safety in the evening time.

Last, Green Qween will contribute positively to the overall activation of the area. After 5pm there is currently no street level activation on the West side of Broadway within 250' of Green Qween's proposed location; this lack of activity is detrimental to the public safety. Green Qween will provide a bright, guarded, secure, and active beacon for its area on Broadway supporting the public safety.

4. The existing commercial cannabis businesses in the requestor's Community Plan Area are concentrated in one area, such that the requestor's business, located in another area, would serve the public convenience or necessity.

Green Queen will be the closest dispensary by walking to an area bounded by Hope, 9th, Main, and Pico. Currently, there are 8 licensed dispensaries in the Fashion District Neighborhood as defined by the Downtown Los Angeles Neighborhood Council, but there is only one other dispensary located in the Historic Core. Green Queen would improve the geographic diversity of cannabis retail dispensaries in the Downtown Los Angeles Neighborhood.

**Additional Questions**

**WHAT ARE THE PROPOSED HOURS?**

	M	Tu	W	Th	F	Sa	Su
Hours	9am – 10pm						

**HOW WILL GREEN QWEEN ENSURE SECURITY?**

Green Queen LLC will engage in a contract with AEGIS Security & Investigations Services, Inc. to provide a minimum of one licensed and fully qualified security guard at all times operational and otherwise; to maintain the security of the physical premises and digital files; and to determine and enforce an efficient and effective security and safety plan to optimize the health and safety of the employees and the local community in accordance with (IAW) Ord. No. 185344 which is in support of Art. 4, Chap. X of the LAMC and the Bureau of Cannabis Control (BCC) regulations. The commitment to supply a security guard during non operational hours is over and above what is required reflecting Green Queen’s commitment to improving the public safety.

Our Internal Compliance Mentor along with AEGIS Security & Investigation Services, Inc.’s Head of Security will ensure that our facility is designed in a manner that seamlessly blends the highest security measures into our technologically advanced facility. We will install a state-of-the-art video surveillance system that meets and exceeds requirements from local and state regulations and that heightened lighting, especially on the alley sides of the building, is installed.

A member of the Management Team will be on-site at all times during business hours. Employees can notify a member of the Management Team at any time of an existing or potential security or safety risk by speaking directly to the manager (e.g., in person, by phone call or text) if it is possible to do so. On-site security personnel are instructed to maintain daily activity reports. Incidents regarding potential safety or security risks are reported in the security personnel’s daily activity reports.

If the risk impacts inventory, the Management Team will conduct an inventory review and report any lost or diverted product within 24 hours to the Bureau of Cannabis Control, Los Angeles Department of Cannabis Regulation, and the Los Angeles Police Department. Any inventory discrepancies or losses will be recorded in METRC track and trace.

**HOW WILL GREEN QWEEN HIRE STAFF EQUITABLY?**

Equitable hiring is a core part of Green Queen’s mission. Green Queen has already entered into a binding legal agreement with Chrysalis, a local non-profit based in Downtown Los Angeles that is dedicated to creating a pathway to self-sufficiency for homeless and low-income individuals by providing the resources and support needed to find and retain employment. The agreement commits that Green Queen will hire no less than 10% of its employees from Chrysalis candidates. It is worth

noting that Green Qween specially created this program with Chrysalis and was their first cannabis retail employer partner.

That 10% commitment to Chrysalis however is just a floor. Green Qween is committed to going much further understanding the difference between equality and equity is vital to repairing the systemic issues in our industry & culture. Equality seeks to make everyone, regardless of identifiable factors, equal. This is a goal we strive for everyday, and is embedded in the fabric of our organization. However, equity seeks to address the underlying and systemic differences of opportunity and access to social resources. This is more important because we aren't all the same, and some people need more help than others. This is why we will ensure that our company will provide workplace training through our apprenticeship & workplace mentorship program, and actively attract talent that may otherwise be overlooked.

To support the realization of our organization's diversity and inclusion goals, we have established the following strategic objectives and policies:

- Improve the representation of Transitional Workers, women, and minorities at all levels of the organization by engaging external organizations to facilitate job outreach, development, and placement services. We plan to implement this by advertising employment opportunities in minority publications and recruiting a diverse and inclusive workforce which includes underrepresented groups.
- Green Qween LLC will establish and maintain periodic reviews of the diversity policies and programs, and enforce changes if need be. We will legally compile data on employee demographics with consent and survey employees regarding their view on the organization's efforts.



W OLYMPIC BOULEVARD

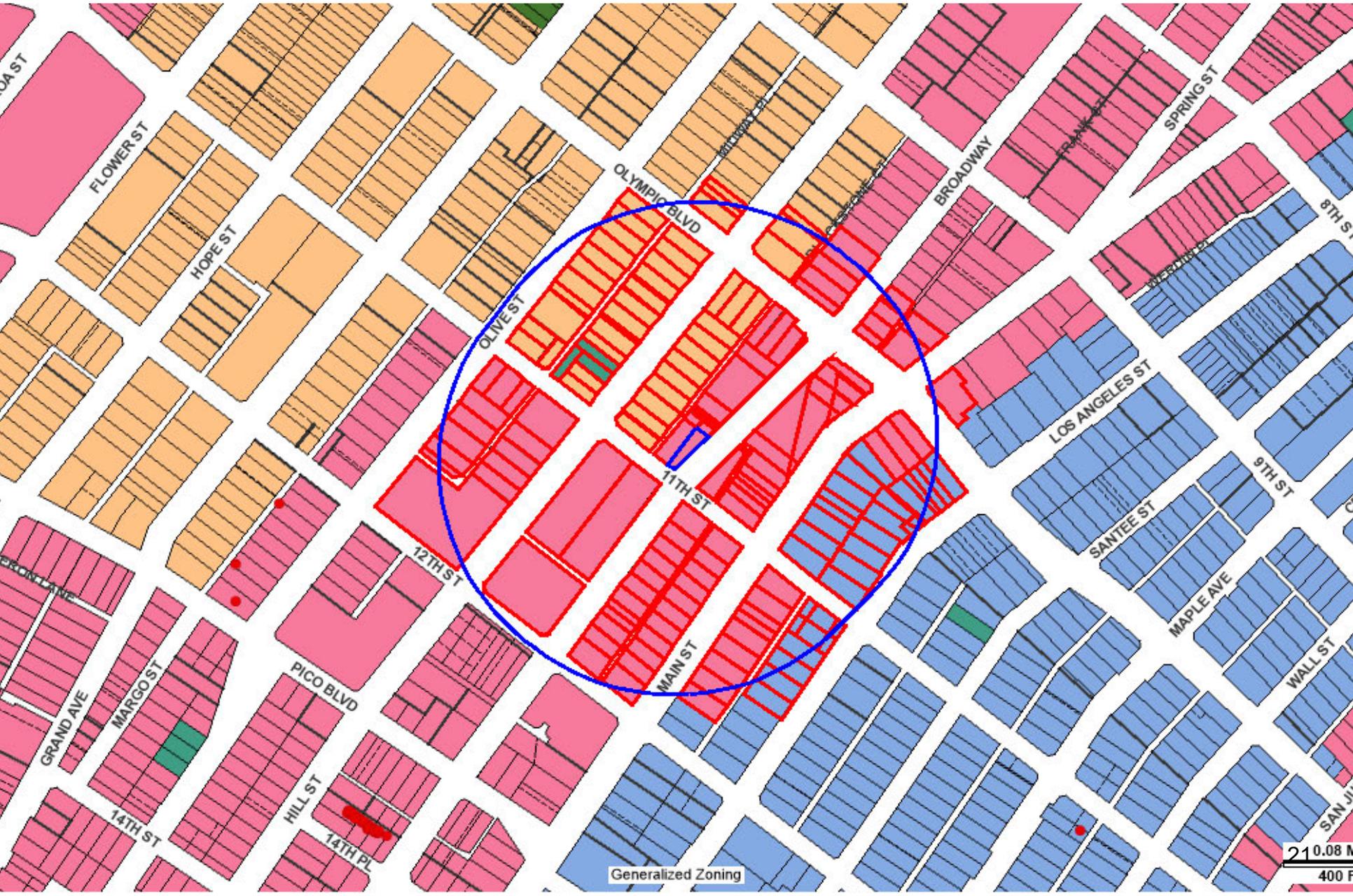
S BROADWAY

W 11TH STREET

S MAIN STREET



# Sensitive Use Map [700' Radius]



11th Street

6.2.17

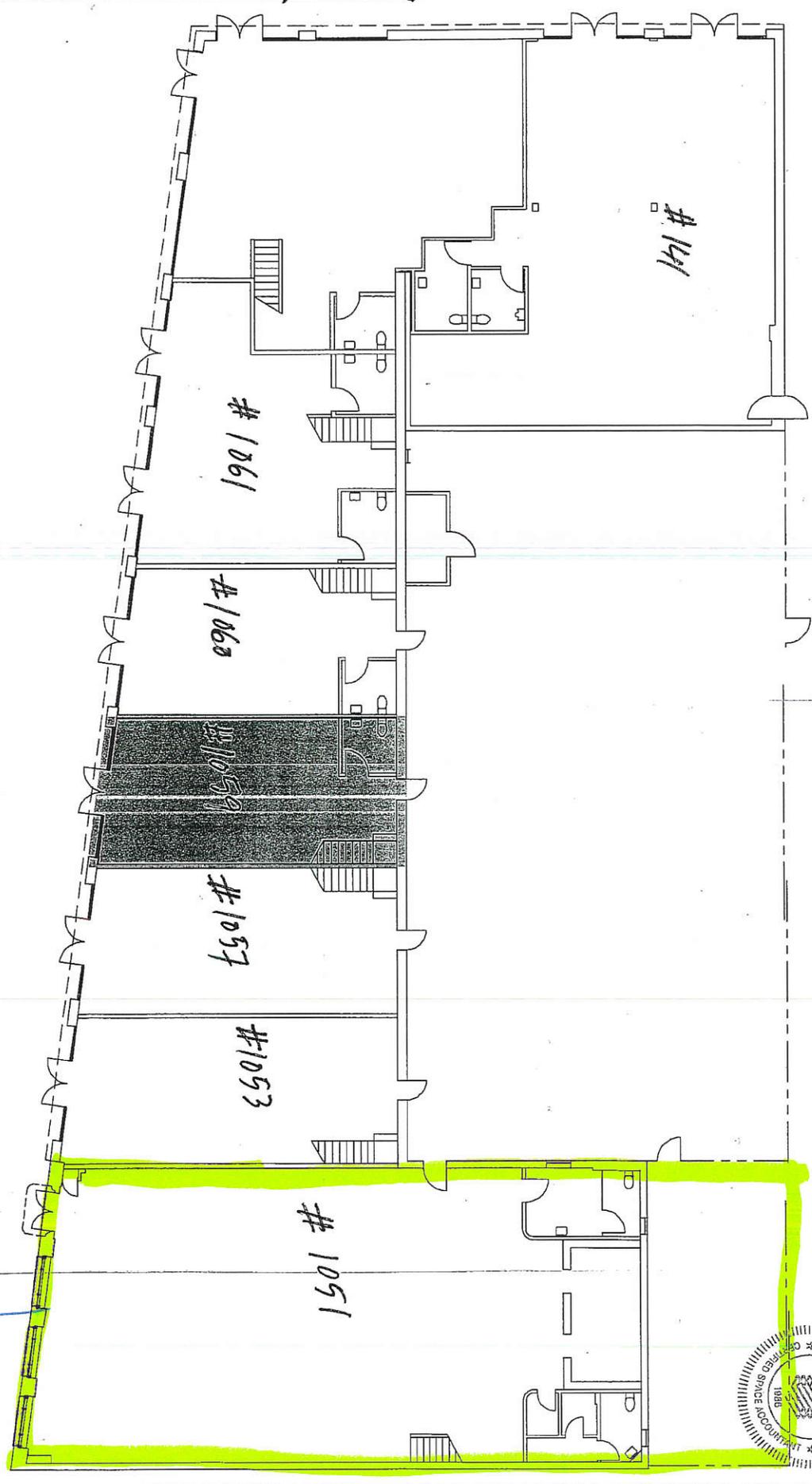
1st floor

1051-1065 South Broadway

1051-1065 South Broadway  
Los Angeles, CA 90015

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S. Broadway

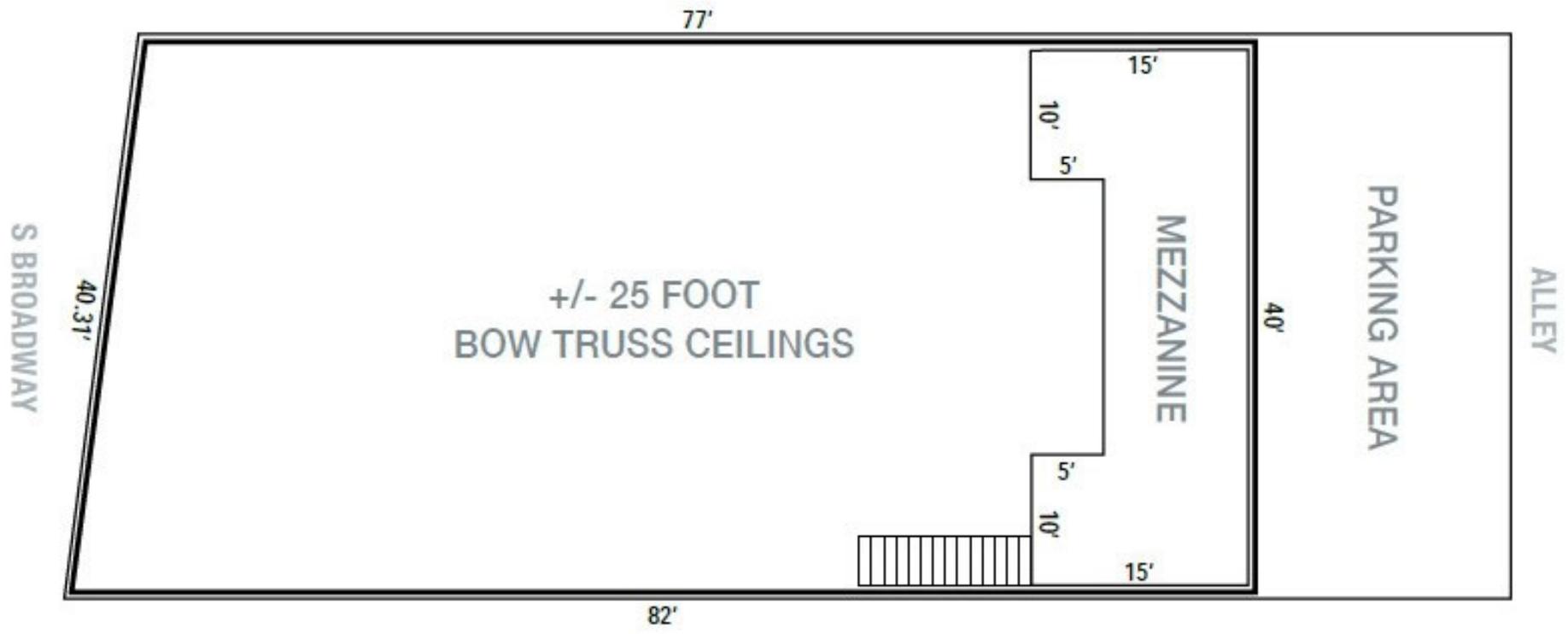


Subject location #1051

Fritzel

Fritzel

1ST FLOOR (INCLUDING MEZZANINE)





1051 S. Broadway - Front



1051 S. Broadway - Side



Front – Looking South



Front – Looking North



Rear – Looking South



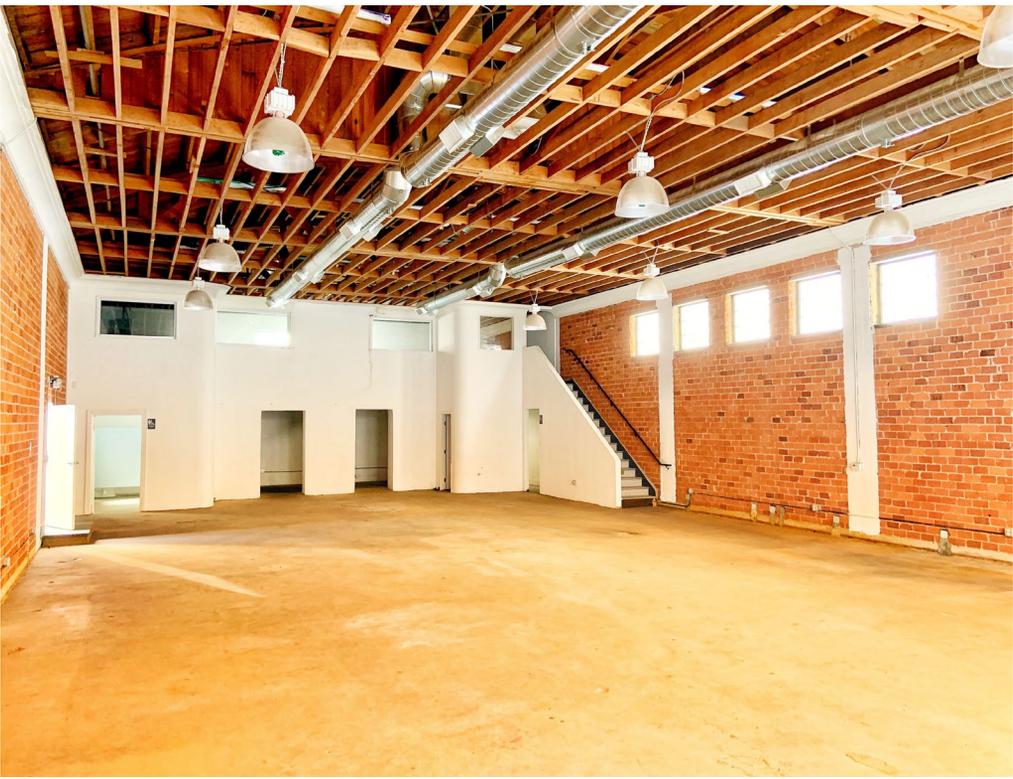
Rear – Looking North



Across the Street – Looking South



Across the Street – Looking North



Interior



Interior





MAYAN  
THEATRE

QUEER  
ALL  
YEAR





*By the Community, For the Community.*

Dear Councilmember Huziar,

I am writing in support of Green Qween's cannabis retail license application made by Andres Rigal, 1051 South Broadway Ave, Los Angeles, 90015, with the City of Los Angeles.

Andres who is a social equity applicant and founder of Green Qween, a first of its kind start-up cannabis company that will specifically cater to the LGBTQ+ and ally community is looking to open their first location in DTLA. DTLA Proud and Green Qween have agreed to enter a mutually beneficial partnership, where 10% of all Green Qween profits will be donated to help fund the DTLA Proud Community Center in Downtown Los Angeles in perpetuity. To obtain their license, Green Qween is seeking support from CD14 through the City's Public Convenience or Necessity ("PCN") process.

Since 2016, DTLA PROUD has seen over 50,000 people support their events in downtown Los Angeles. 83% of our attendees are below the age of 44, 49% are college graduates and 50% make less than \$50,000 per year. The DTLA PROUD Community Center will feature a cafe with work-force-training, LGBTQ+ services via established partners, non-profit incubator, theater, community rooms, drop in center and special event space. Our interim goal is to open a smaller "launch space" with some components of the larger center. Green Qween would be an integral part to making this dream a reality.

We urge you to support Green Qween's application for a license. We would love to discuss plans for the community center, and how Green Qween plays into it, if that would be helpful. Thank you for all your support over the years for the DTLA LGBTQ+ community.

Sincerely,

A handwritten signature in black ink, appearing to read "Oliver Alpuche".

Oliver Alpuche

Founder, Board Member & President



3/23/2020

Councilmember Jose Huziar  
City of Los Angeles  
200 N. Spring St  
Los Angeles, CA 90012

RE: Andres Rigal, Green Queen 1051 S Broadway Ave, Los Angeles, 90015 - Cannabis Business License

Dear Councilmember Huziar,

I am writing in support of Green Queen's Cannabis Business License made by Andres Rigal, 1051 S Broadway Ave, Los Angeles, 90015, with the City of Los Angeles.

Andres has agreed to partner with Chrysalis, to provide regular employment to our program participants. Chrysalis is a nonprofit organization dedicated to creating a pathway to self-sufficiency for homeless and low-income individuals by providing the resources and support needed to find and retain employment. Since 1984, Chrysalis has assisted over 58,000 people on the path toward self-sufficiency at our sites and centers in downtown Los Angeles (Skid Row), Santa Monica, Pacoima, South Los Angeles, and Anaheim. Approximately 60% of Chrysalis' clients have been impacted by the criminal justice system, many of those have drug and cannabis related charges. 100% of our clients are considered low income, 75% are unstable housed.

Chrysalis and Andres believe that it is imperative to allow those communities that have been impacted by the war on drugs to benefit from job opportunities that are being created in the cannabis space. By partnering with Chrysalis, Green Queen will help create equitable and meaningful job opportunities to community members who have either been directly impacted by the war on drugs or live in communities that have been impacted. Having access to good jobs is crucial to providing the stability and self-sufficiency that our program participants strive for. These efforts will help to reduce recidivism, increase mental and physical wellbeing, while providing benefits to society as whole.

Green Queen has taken a thoughtful approach to this objective in a verifiable, specific, and sincere way, by providing no less than 10% of total work hours to Chrysalis candidates. We strongly support Green Queen's application for license. We would be happy to discuss our partnership in more detail, if that would be helpful.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Kale".

**Trevor Kale**

Vice President, Chrysalis Enterprises

CHRYSALIS | a nonprofit organization **Changing Lives Through Jobs**

Direct: (213) 806-6358



GREEN  QWEEEN

# What We Are Doing

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More than just a dispensary, Green Qween is a social enterprise that seeks to develop a first of its kind model for cannabis retail to benefit the local queer community. Inspired by the first medical dispensaries in the Castro which provided cannabis to those suffering from HIV/AIDS, Green Qween will honor queer history in cannabis legalization, hire from the community with a robust equity in hire program, donate 10% percent of profits to fund the DTLA Proud LGBTQ+ Community Center and support queer & women owned consumer brands with access to shelf space to diversify the entire industry.

Green Qween will be a destination & refuge for those seeking a safe, affordable and informative community driven socially conscious retail dispensary and will live by the motto “QUEER ALL YEAR” unlike our competitors who only come out for the LGBTQ community during Pride Season.

## The Opportunity

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Green Qween has executed a lease in the historic core neighborhood of Downtown Los Angeles and is seeking approval from its license from the Los Angeles City Council.

### DTLA Proud Community Center

- The anchor of Green Qween’s plan for impact is its dedicated funding of the DTLA Proud Community Center. The Center would consist of LGBTQ+ programming around housing, employment, health, & legal services, as well as a non-profit incubator establishing itself as a hub for LGBTQ+ development in the region. Similar to organizations leveraging thrift shops to fund their programming in decades past – Green Qween will be an integral component to making this vision a reality.





# DTLA: The Gayborhood

Two new LGBTQ bars to open on Broadway in 2021

LGBT population expected to be 8,000 by 2025

Major LGBTQ Events Including DTLA Proud Festival and SummerTramp

Regions Most Popular Cultural Institutions



Including several existing LGBTQ destinations

**REDLINE**

**PRECINCT**  
ROCK N ROLL GAY BAR DTLA

Supporting the LGBTQ community from seed to sale, Green Queen's mission is to use cannabis as a vehicle to empower and enrich the DTLA Queer Community.

GREEN  QWEEN



Today's Cannabis legalization is a direct result of the LGBTQ communities' pioneering work during the AIDS crisis to make cannabis legally available as a way to counter the debilitating effects resulting from AIDS and treatments such as AZT.

To date, mainstream business interests and repressive cannabis laws have effectively marginalized our LGBTQ community as well as low income and minority communities disproportionately affected by the war on drugs.

Green Qween will honor queer activism in cannabis with information about this history as well as by focusing on informing the community about important forward looking issues through PSAs in every check out bag.

# Supporting the DTLA LGBT Community



The proposed DTLA Proud Community Center needs a home and funding.

Partnered with its community partner, DTLA Proud, Green Qween will donate **10%** of all proceeds to support the community center year-round.



LGBT people face disproportionate rates of unemployment

Through an agreement with Chrysalis (501c3), Green Qween will be a pipeline to equitably hire local people seeking to find an entrance into the workforce and gain experience in retail.





## Supporting Women & LGBT Owned Brands



**Less than 20% of cannabis consumer brands are women and/or LGBT owned.**

While most dispensaries sell shelf space to the highest bidder, Green Qween will partner with women and LGBTQ owned consumer brands to incubate these brands with shelf space in our store and help diversify the otherwise straight-male dominated industry.



# Green Qween's Purpose



Support the DTLA community.



Honoring the Legacy of LGBT activists.



Support LGBT and women owned companies in the cannabis industry.

Green Qween is a social equity qualified business with its success measured by its positive impacts within the community it serves.



## Contact Information

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**Andres Rigal**  
Founder

[andres@thegreenqween.com](mailto:andres@thegreenqween.com) or  
(310) 409-3769