

# **REGULAR SUBMISSIONS**



---

## Fwd: GreenBush Partners, LLC

1 message

**Tin Westen** <tinwesten@live.com>

Thu, Aug 21, 2025 at 11:09 AM

To: Maresja Bray <maresja.bray@lacity.org>, Cannabis Commission <cannabiscommission@lacity.org>

Please see email below. Thank you for your assistance.

Tin Westen  
Sent from my iPhone

Begin forwarded message:

----- Forwarded message -----

From: **Tin Westen** <tin@westenlawpc.com>

Date: Thu, Aug 21, 2025 at 11:06 AM

Subject: GreenBush Partners, LLC

To: <info@nohonc.org>

Hello,

This office represents the above entity who has applied for a cannabis commercial retail license to conduct business at the premises at 10540 W. Victory Blvd. On behalf of my client, we would like to offer to appear before the Neighborhood Council to address questions about the application. If interested, please advise of the meeting time and date.

Please let me know if you have any questions. Thank you.

--

Sincerely,

Tin Kim Westen  
Attorney at Law



WESTEN LAW, P. C.

14271 Jeffrey Road #107

Irvine, California 92620

Telephone: (949) 420-9312

Facsimile: (949) 878-4833

[www.WestenLawPC.com](http://www.WestenLawPC.com)

**ATTORNEY-CLIENT PRIVILEGED COMMUNICATION:** The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message is an attorney-client communication and as such, is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message. Thank you for your cooperation.

--

Sincerely,

Tin Kim Westen  
Attorney at Law



WESTEN LAW, P. C.

14271 Jeffrey Road #107

Irvine, California 92620

Telephone: (949) 420-9312

Facsimile: (949) 878-4833

[www.WestenLawPC.com](http://www.WestenLawPC.com)

**ATTORNEY-CLIENT PRIVILEGED COMMUNICATION:** The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message is an attorney-client communication and as such, is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message. Thank you for your cooperation.



## NIRV MVPR, INC 11127 W Venice BI LA 90034 Application

**William Converse** <havedonut@gmail.com>  
To: cannabiscommission@lacity.org

Mon, Aug 4, 2025 at 10:45 AM

Attention Cannabis Commission, I oppose a new Cannabis Business coming into my neighborhood as I am the owner of the building and property at [11215 Venice BL, LA Ca 90066](#) which is a legal and regulated auto shop under the Auto Repair Ordinance City of LA 1990. We are inspected twice annually.

I am sending two attachments, 1 is the Police Department at [11221 Venice la 90066](#) Save Greens 12/19/2019 showing quite a crowd in front of my building at 11215 Venice blocking our access. This is quite a few people. I am told the business wasnt legal yet was there for years.

Attachment number 2 is the Franchise Tax board showing multiple suspensions for the same group of people owning NIRV MVPR , INC. They apparently do not operate to the FTB satisfaction.

I operated 11215 Venice as early as 1978, and there were no people sleeping under the 405 freeway bridge, no drug needles laying on the ground and no prostitution. During a visit to my building July 2023 all of that activity was present. I cannot connect the dots from Cannabis to needle drug use or prostitution but i can say, it increases the presence of that same category of people. I watched one man smoke 1/4 of a Fentanyl pill using the bottom of a coke can with a lighter , glass straw and passing out 5 feet from my ladder to my roof. I was putting tar on the roof. Two prostitutes approached me pulling their pants down in the back and making a visual offer. The alley behind my building had needles , human feces and rather than middle class Palms, Mar Vista it had descended into a quasi RED LIGHT ZONE.

I dont want this in my neighborhood. NO  
sincerely

William P Converse, property owner [11215 Venice LA CA 90066](#)  
my mailing is [510 Shadow Tree Dr Oceanside CA 92058](#) email [havedonut@gmail.com](mailto:havedonut@gmail.com)

### 2 attachments



**11221 VENICE LA 90066 SAVE GREENS 12192019 (1).jpg**  
134K



**Screenshot (57).png**  
274K







## Companies represented by Joshua Fhima

Q 1 - 10 of 10 results

Company name	Address	Filing date	Status	Entity type	Register Agent	Participants
<a href="#">Nirv Mypr Inc</a>	11127 Venice Blvd Ste 8 Los Angeles, CA 90034	8/28/2023	Active	General Corporation	Joshua Fhima	Joshua Fhima Farhad Azarmi <a href="#">See all (3)</a>
<a href="#">Nirv Slr Inc</a>	10866 Washington Blvd Num 13 Culver City, CA 90232	7/14/2023	Active	General Corporation	Joshua Fhima	Joshua Fhima Farhad Azam
<a href="#">Nirv, Inc</a>	10866 Washington Blvd #13 Culver City, CA 90232	6/9/2023	Active	General Corporation	Joshua Fhima	Joshua Fhima Vasken Khanjian
<a href="#">One Ventana LLC</a>	10866 Washington Blvd #13 Culver City, CA 90232	9/21/2022	Active	Limited Liability Company	Marc Chaghouri	Marc Chaghouri Joshua Fhima <a href="#">See all (4)</a>
<a href="#">Earthlings Ip Holdings LLC</a>	8116 Romaine St West Hollywood, CA 90046	9/10/2021	Active	Limited Liability Company	Joshua Fhima	Joshua Fhima
<a href="#">Alight LLC</a>	8116 Romaine St West Hollywood, CA 90046	8/18/2020	Active	Limited Liability Company	Joshua Fhima	Joshua Fhima Johnathan Young
<a href="#">These Days Ip Holdings LLC</a>	8116 Romaine St West Hollywood, CA 90046	8/17/2020	Suspended - FTB	Limited Liability Company	Joshua Fhima	Joshua Fhima
<a href="#">Alef Ccd LLC</a>	5797-5799 Washington Blvd. Culver City, CA 90232	9/17/2018	Suspended - FTB	Limited Liability Company	Joshua Fhima	Joshua Fhima Jory Wolf <a href="#">See all (5)</a>
<a href="#">Alef Cannabis LLC</a>	13324 Estrella Ave S #b Gardena, CA 90248	8/28/2018	Suspended - FTB	Limited Liability Company	Joshua Fhima	Joshua Fhima Marc Chaghouri <a href="#">See all (4)</a>
<a href="#">Tokerman Distro, Inc.</a>	13324 Estrella Ave #c Gardena, CA 90248	8/28/2018	Suspended - FTB	General Corporation	Joshua Fhima	Joshua Fhima Joshua Tockerman <a href="#">See all (3)</a>

**CORRESPONDENCE  
PREVIOUSLY  
DISTRIBUTED FOR  
CONTINUED CASES**



---

**Re: Representative for 08/07/2025 CRC Meeting: LA-S-25-320102-ANN**

---

**Yauheniya Lis** <yauheniyalis@gmail.com>

Mon, Aug 4, 2025 at 5:17 PM

To: CannabisCommission@lacity.org

Cc: "dcrlicensing@lacity.org" <dcrlicensing@lacity.org>, Donneka Ballard <donneka.ballard@lacity.org>

[@CannabisCommission@lacity.org](mailto:CannabisCommission@lacity.org)

Please see the attached letter. We are requesting for our application be moved to the following CRC meeting so that our authorized representative can be there to answer questions. Please advise.

Thank you,

[Quoted text hidden]



**NoHo Retailer LLC.pdf**

105K



NoHo Retailer LLC

10651 Magnolia Blvd

North Hollywood, CA 91601

[yauheniyalis@gmail.com](mailto:yauheniyalis@gmail.com)

**Date:** August 4, 2025

**To:**

Cannabis Regulation Commission

Department of Cannabis Regulation

City of Los Angeles

221 N. Figueroa Street, Suite 1245

Los Angeles, CA 90012

**Subject:** Request to Reschedule Agenda Item for NoHo Retailer LLC — Record No. LA-S-25-320102-ANN

Dear Commissioners,

I am writing on behalf of NoHo Retailer LLC regarding our application under record number **LA-S-25-320102-ANN**, which is currently scheduled to be heard at the upcoming Cannabis Regulation Commission meeting on **August 7, 2025**.

Unfortunately, our authorized representative will be out of town on that date and unable to attend the meeting. We believe it is important to be present to answer any questions and to ensure full participation in the process.

Therefore, we respectfully request that our application be continued to the **next available CRC meeting date** following August 7, 2025, so that our team may attend and represent the application accordingly.

We appreciate your consideration and look forward to the opportunity to appear at the rescheduled hearing.

Sincerely,

**Yauheniya Lis**

CEO

NoHo Retailer LLC



---

## Opposition Letter for Sweet Grass Dispensary (App. No. 320051 / 2181 W Venice Boulevard)

---

**Hakeem Parke-Davis** <hakeem.parke-davis@lacity.org>

Tue, Aug 5, 2025 at 1:18 PM

To: Michelle Garakian <michelle.garakian@lacity.org>, Jason Killeen <jason.killeen@lacity.org>, Jessica Fugate <jessica.fugate@lacity.org>, Cannabis LA <cannabis@lacity.org>, DCR Cannabis Commission <CannabisCommission@lacity.org>, Andrew Westall <andrew.westall@lacity.org>, Heather Hutt <heather.hutt@lacity.org>, Kimani Black <kimani.black@lacity.org>

Hello,

Please accept this attached correspondence on behalf of Councilmember Heather Hutt.

Hakeem Parke-Davis  
Planning Deputy  
Council District 10

---

 **080125 HHLOO\_SweetGrassCannabis.pdf**  
201K





August 1, 2025

Department of Cannabis Regulation  
200 North Spring Street  
Los Angeles, CA 90012

**RE: STRONG OPPOSITION TO THE GRANTING OF A CANNABIS DISPENSARY LICENSE FOR SWEET GRASS ENTERPRISES (APPLICATION NO. 320051) AT 2181 VENICE BOULEVARD**

Dear Commissioners,

I am writing to express my strong opposition to the granting of a cannabis dispensary license for Sweet Grass Enterprises (Application No. 320051) at 2181 Venice Boulevard. Having closely reviewed the public testimony from the recent hearing, it is abundantly clear that this proposed dispensary presents numerous and significant issues that directly threaten the safety, character, and quality of life of our residents.

The overwhelming sentiment from the community is one of deep apprehension and justified alarm. Residents and stakeholders, including those from the United Neighborhoods Neighborhood Council, have articulated a consistent set of concerns that cannot be ignored.

Firstly, the proposed dispensary raises profound **public safety and crime** concerns. The community fears an increase in criminal activity, including robbery and aggravated assault, due to the presence of large amounts of cash and cannabis on the premises. There are also grave concerns about increased gang activity, loitering, and the exacerbation of existing issues with unhoused individuals and abandoned vehicles in the immediate vicinity. The location is directly across the street from an existing liquor store, which already contributes to public nuisance, only compounding the real potential for nuisances and crime.

Secondly, the impact on **traffic hazards and accidents** at the already perilous intersection of Hobart and Venice Boulevard is an immense concern. This intersection is notorious for frequent and dangerous accidents, often due to speeding and impaired driving. Introducing a cannabis dispensary, and perhaps impaired customers attempting to navigate this complex intersection, would be a reckless decision that will undoubtedly lead to an increase in collisions and endanger the lives of our residents, pedestrians, and cyclists.

Furthermore, the community regularly voiced significant apprehension regarding the **quality of life issues** that this dispensary would introduce or exacerbate. Residents anticipate strong marijuana odors permeating their homes and public spaces, and fear an increase in public marijuana smoking. The current state of the property's exterior, with documented, ongoing occurrences of trash, loitering, and individuals sitting or lying on sidewalks, is already a source of community frustration. There is a well-founded belief



that these problems will only intensify with the operation of a dispensary, further degrading the neighborhood's aesthetic and sense of security.

It is also crucial to acknowledge the community's concerns regarding the **incompatibility of this business**. Concerns about the anticipated strong marijuana odor, public smoking in the vicinity, and proximity to schools should be a serious consideration of the commission. The dispensary's close proximity to schools and the existing presence of a liquor store and another marijuana dispensary nearby, along with others along Venice Boulevard, suggest an oversaturation of inebriating substances in the public domain.

Moreover, the United Neighborhoods Neighborhood Council has highlighted serious issues of non-compliance with existing city regulations, specifically concerning the property's status within an HPOZ and CPIO overlay zone. Features like razor wire, as noted by residents, simply do not align with the established aesthetic and charm of our historic district. The presence of unapproved exterior modifications, such as barbed wire and window bars, are a clear violation of the CPIO.

In light of the compelling and deeply held concerns articulated by my constituents, I urge the Department of Cannabis Regulation to **deny** the cannabis dispensary license for Sweet Grass Enterprises at 2181 Venice Boulevard. The potential negative impacts on public safety, traffic, and the overall quality of life in this community far outweigh any perceived benefits. We must prioritize the well-being and security of our residents above all else.

Thank you for your careful consideration of these vital community concerns. Should you have any questions about this matter, please feel free to contact my staff member, Hakeem Parke-Davis or call my office at (213) 473-7010.

Sincerely,

A handwritten signature of Heather Hutt in black ink, written in a cursive style.

**HEATHER HUTT**  
Councilwoman, 10th District  
HH:aw:hp:era