

July 1, 2025

Alex Woo
3530 Wilshire Blvd Unit 1170
Los Angeles, CA 90010

PROJECT NO. PRJ2023-001348-(2)
CONDITIONAL USE PERMIT NO. RPPL2023001889
5383 W Centinela Avenue, LOS ANGELES (APN: 4102-001-032)

Dear Alex Woo:

Hearing Officer Gina Natoli, by her action of **July 1, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **July 15, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Alex Woo
July 1, 2025
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For questions or for additional information, please contact Melissa Reyes of the Metro Development Services Section at (213) 204-9945, or MReyes2@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in cursive script that reads "Elsa M. Rodriguez".

Elsa Rodriguez, Acting Supervising Regional Planner
Metro Development Services Section

ER:MR

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-001348-(2)
CONDITIONAL USE PERMIT ("CUP") NO. RPPL2023001889

RECITALS

1. **HEARING DATES.** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit No. **RPPL2023001889** ("CUP") on May 6, 2025 and July 1, 2025.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing on the Project was held on May 6, 2025, before the Hearing officer. Staff presented the matter and recommended approval. The Hearing Officer reported that she conducted a site visit and observed that the interior layout differed from the floor plan in the Exhibit "A." Specifically, the three tables with six chairs each and the bench seating did not match the floor plan. The Hearing Officer mentioned that it was unclear whether the current configuration exceeded the previously approved maximum occupancy of 45 persons.

Alex Woo, the applicant's agent ("Agent"), acknowledged the discrepancy and explained that the floor plan was prepared by the applicant's architect at the time of application submittal. The Agent agreed to submit a revised floor plan to reflect the current seating arrangement and to ensure that the restaurant complied with its previously approved maximum occupancy load. Furthermore, the Agent expressed willingness to work with Staff to confirm compliance before returning at a continued public hearing. The Hearing Officer then continued the hearing to July 1, 2025.

The continued public hearing on this item was held on July 1, 2025. Staff gave a presentation addressing the discrepancy. The three tables with six chairs each were removed. On June 11, 2025, Staff conducted a site visit and confirmed that the existing tables and chairs are consistent with the layout shown in the floor plan in the Exhibit "A." Additionally, Staff shared the floor plan with the Department of Public Works' Building and Safety Division ("Building and Safety") staff for further review and noted that the floor plan in the Exhibit "A" did not require any changes to the previously approved maximum occupancy load. The Hearing Officer requested corrections to be made to Finding No. 30, and Conditions No. 9, 25, and 30. The Hearing Officer then closed the public hearing, found the project categorically exempt from environmental review, and approved the project.

3. **ENTITLEMENT REQUESTED.** The Permittee, California Saewoo Co. Steve Hack Cho, ("Permittee"), requests the CUP to authorize the sale of alcoholic beverage beer and wine for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control ("ABC") License in an existing restaurant ("Project") on a property located at 5383 West Centinela Avenue within the unincorporated community of Ladera Heights ("Project Site") in the C-2 (Neighborhood Business) Zone

4. **ENTITLEMENT REQUIRED.** The CUP is required for the sales of alcoholic beverage beer and wine for on-site consumption with a Type 41 ABC License in an existing restaurant in the C-2 Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
5. **LOCATION.** The Project is located at 5383 West Centinela Avenue within the Baldwin Hills Zoned District and Westside Planning Area.
6. **PREVIOUS ENTITLEMENT.**

CASE NO.	REQUEST	DATE OF ACTION
RPP-201400183	Tenant improvement to establish a new restaurant, The Flame Broiler	Approved June 20, 2014
RPP-201400868	Signage for The Flamer Broiler	Approved October 16, 2014
RPPL2023001389	Business License Referral for Star Crab public eating	Completed April 30, 2023

7. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the Los Angeles County General Plan ("General Plan") Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Baldwin Hills Zoned District and is currently zoned C-2. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones), a CUP is required for the sales of alcoholic beverages for on-site consumption.
9. **SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H50 (Residential 20-50 dwelling units per net acre maximum density) and City of Inglewood	R-3 (Limited Density Multiple Residence) and City of Inglewood	Single family residences ("SFR") and multifamily residences ("MFR")
EAST	City of Los Angeles and City of Inglewood	City of Los Angeles and City of Inglewood	Beauty salon, restaurant, grocery store, and a service station
SOUTH	City of Los Angeles	City of Los Angeles	Restaurants, auto repair, beauty salon, and retail

WEST	H50 and H9 (Residential nine dwelling units per net acre maximum density)	R-1 (Single-Family Residence) and R-3	MFRs and SFRs
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10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is located within a multi-tenant commercial development known as Ladera Center which consists of three lots. The Project Site is located on Assessor's Parcel Number ("APN") 4102-001-032 and measures 9.6 gross acres in size. Ladera Center includes APN 4102-001-033, measuring 0.81 acres in size, and APN 4102-001-028, which measures 4.59 acres in size. APN 4102-001-028 is situated within the City of Los Angeles. The Project Site is irregular in shape with flat topography. The Project Site is developed with mixed commercial uses and parking.

B. Site Access

The Project Site is accessible via West Centinela Avenue to the South. Primary access to the Project Site will be via an entrance/exit on West Centinela Avenue. Secondary access to the Project Site will be via an entrance/exit on South La Tijera Boulevard.

C. Site Plan

The site plan depicts the Project Site with an existing shopping center occupied by several commercial uses. The restaurant is located within a 1,750-square-foot tenant space. The restaurant consists of a dining area, a counter, bathroom and kitchen.

D. Parking

A parking lot with 881 standard parking size is provided on the Project Site and on adjacent APN 4102-001-028 that is located within the City of Los Angeles. The minimum allowed parking space for restaurant use is one space per three persons based on the occupant load with a minimum of ten parking spaces. A total of 852 parking spaces were required when the restaurant was established via approved ministerial site plan review no. RPP201400183 and 881 are provided. No changes are being proposed to the parking lot and alcohol sales do not require additional parking.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is to permit the sale of alcoholic beverages for on-site consumption in an existing

restaurant, with negligible or no expansion of use beyond that which was previously existing. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean-up sites.

12. **COMMUNITY OUTREACH.** Staff are not aware of any community outreach conducted for the Project prior to the public hearing.

13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, Staff received no public comments.

14. **AGENCY RECOMMENDATIONS.**

A. The County Sheriff recommended approval of the CUP.

B. The California Department of Alcoholic Beverage Control stated that the Project Site is not in an area with an overconcentration of alcoholic beverage licenses as there are no existing ABC Licenses in the census tract and seven licenses are allowed. ABC did indicate that the Project Site was in a high crime reporting district.

15. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, and newspaper (Culver City News), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 17, 2025, a total of 256 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as seven notices to those on the courtesy mailing list for the Baldwin Hills Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the CG land use category is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services, categories into which this Project falls. The Hearing Officer further finds that a restaurant is a community-serving commercial use of a type commonly found and permitted by-right in the zones that implement this land use category.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- *Goal Land Use ("LU") 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities*

The Project is consistent with Goal LU5, which seeks to provide a mix of land uses, services and amenities. The restaurant and the accessory sale of

alcoholic beverages contribute to the variety and diversity of community-serving uses and services in the area.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project is consistent with Policy LU 5.2, which looks to encourage a diversity of commercial and retail services. The Project serves the area by offering a selection of Louisiana/Creole Cajun seafood in a professionally operated restaurant. This will help meet the needs of the local community, preserve an existing and well-established commercial area, and enhance economic opportunities. The Project serves food that increases the selection of cultural offerings available to the area, provides a place for residents and workers in the area to dine, and provides employment opportunities in the area.

- *Goal LU7: Compatible land uses that complement neighborhood character and the natural environment*

The Project is consistent with Goal LU7, which contributes to the variety of uses and services in the community. The Project is situated with other similar land uses on a site which is sufficiently buffered from residential areas via an alley.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-2 zoning classification as the sale of alcohol on-site consumption is permitted in such zone with a CUP pursuant to the County Code Section 22.20.030.
19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.050 because there are no required yards for non-residential development in C-2 zone.
20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 because the maximum height of a building or structure is 35 feet and the existing height for the commercial buildings is 20 feet.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070. A total of 852 parking spaces are required for the shopping center and a total of 881 parking spaces are provided.
22. **SIGNS.** The Hearing Officer finds that the Exhibit "A" approves signage of "Star Crab," which is consistent with the standard identified in County Code Section 22.114.020 (Signs). The maximum allowable signage is three square feet of wall sign area for each linear foot of building frontage for a total maximum wall sign area of 49.5 square feet. The proposed wall signage is 30.14 square feet in size. Signage also includes face changes to a hallway sign and a free-standing sign.

23. **TREE PLANTING.** The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.26.030 because the building was built prior to tree planting requirements and therefore it is legally nonconforming with this standard.
24. **INCLUSIONARY UNITS.** The Hearing Officer finds that the Project is exempt from the Inclusionary Zoning Ordinance because the Project is an existing previously approved commercial use with retail, office, and restaurant uses.

CONDITIONAL USE FINDINGS

25. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is the sale of alcoholic beverages for on-site consumption at an existing restaurant. This is an ancillary use to the restaurant and will not adversely affect public welfare. The land use is consistent with the other commercial land uses on the Project Site which include offices, supermarket, restaurants, pharmacy and retail stores. The proposed use for the sale of beer and wine for on-site consumption in an existing restaurant is appropriate in commercial areas, is a use permitted in the subject land use category and will further the goals and policies of the County pertaining to economic development. The Project is equipped with a full kitchen and will serve food to diners during operating hours. The Project is not expected to cause adverse effects on the surrounding area and surrounding land uses but will provide a service for the enjoyment of patrons of the restaurant.
26. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The restaurant is existing and is adequate in size and shape to accommodate the development standards required by the County Code. The Project proposes the sale of alcohol for on-site consumption in an existing restaurant and will not result in any exterior changes to the Project Site, apart from signage. The use is physically buffered from surrounding land uses by other buildings, streets, parking lots, and an alley. The consumption of alcohol beverages will only occur indoors and will be subject to conditions to ensure that negative impacts are eliminated or minimized such as the limitation of alcohol sales hours from 10:00 a.m. to 10:00 p.m.
27. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site and subject restaurant are adequately served by West Centinela Avenue. Designated as a Major Highway by the County Master Plans of Highways. There is no foreseen traffic to be added as this

Project is to permit the alcohol sales for on-site consumption within an existing restaurant.

28. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS

29. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** The Project is located along a highly traveled commercial corridor in the Ladera Heights community. There is a school and a community center located within 600 feet of the Project Site. The sale of beer and wine for on-site consumption is an ancillary use to the restaurant and will not adversely affect the existing sensitive uses. Alcoholic beverage consumption will only take place within the restaurant and will not adversely affect the people and businesses in the surrounding area. The Sheriff was consulted during review of the CUP application and recommended approval of this Project. The conditions of Project approval, including the conditions that limit the sale of alcoholic beverages to between 10:00 am and 10:00 pm seven days a week, will help ensure that the Project will not impact the surrounding area.
30. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** Single-family and multifamily residences are located to the west within 500 feet of the Project Site. The Project Site is sufficiently buffered from residential uses in the area as there are parking spaces located rear of the restaurant, a concrete masonry unit ("CMU") wall, and an alley, which serve to minimize any noise that may be generated by the accessory sale of alcohol for on-site consumption within the restaurant. The restaurant entrance is oriented away from the nearby residential uses and the sales and consumption of alcoholic beverages would be offered within the enclosed restaurant. The Project is located by three roads designated as major highways in the County's Master Plan of Highways which include West Centinela Avenue, South La Tijera Boulevard, and South La Cienega Boulevard. The Sheriff was consulted as part of the review of this Project, and recommended approval of this Project at the public hearing.
31. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The economic welfare of the nearby community should not be affected by the ancillary sale of beer and wine for on-site consumption if conducted in compliance with the conditions of Project approval, including hours of alcohol sales and prohibition against the advertisement of alcoholic beverages. Accessory sales of beer and wine in conjunction with the restaurant would be compatible with the surrounding existing uses and will contribute to the general economic activity in the area. The Project is consistent with the other businesses in the immediate area and would contribute to the economic welfare by providing more expansive services for the enjoyment of restaurant patrons.

The restaurant is primarily a family-style restaurant serving seafood platters and other delicacies, adding beer and wine to the menu would not adversely affect the welfare of the nearby community.

32. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** There are no proposed changes to the exterior appearance of the structure and there will be no impact on the design of other commercial structures that exist or are being constructed in the neighborhood. The Project is a request for the sale of alcohol for on-site consumption and no physical changes will be made to the existing restaurant
33. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC stated that the Project Site is not in an area with an overconcentration of alcoholic beverage licenses but is in a high crime reporting area. The existing Star Crab Restaurant, which is requesting a Type 41 license to add beer and wine to its current menu, is located in an area that is known for neighborhood eateries. Many of the existing restaurants in the area offer alcoholic beverages for onsite consumption to patrons with their meals as part of regular service. There is an expectation among the clientele at many of these restaurants that a variety of beverage options, including beer and wine, be made available as part of their meal service. The applicant suggests that the addition of beer and wine to the menu would further complement the food served. The addition of beer and wine would not change the overall nature of the business, which is a bona fide, existing restaurant. The Project contributes to the variety of uses and services in the community and is situated with other similar land uses on a commercial corridor. The restaurant serves food that increases the selection of offerings available to the area, provides a place for patrons to enjoy alcoholic drinks with their meals, and provides employment opportunities in the community. The Project is situated with other similar land uses on a site which is sufficiently buffered from residential areas.

ENVIRONMENTAL FINDINGS

34. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project is to permit the sale of alcoholic beverages for on-site consumption within an existing restaurant, with no new development. There are no exceptions to the exemptions because the Project is not located in an environmentally sensitive area, there are no historical resources on the

Project Site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean-up sites.

ADMINISTRATIVE FINDINGS

35. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The use with the attached conditions will be consistent with the adopted General Plan.
- B. The use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California ABC Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023001889**, subject to the attached conditions.

ACTION DATE: July 1, 2025

ER:MR

April 24, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-001348
CONDITIONAL USE PERMIT NO. RPPL2023001889

PROJECT DESCRIPTION

The project is to authorize the sale of alcoholic beverages beer and wine for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control ("ABC") License at an existing restaurant subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **Grant Term. This grant shall terminate on July 1, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,736.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this

grant. The fund provides for six (6) inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit "A".** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such

notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **July 5, 2025**.
17. **Subsequent Revisions to the Exhibit "A".** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. **Retain Conditions.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director of Regional Planning.
20. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

21. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
23. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit.
24. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
25. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low intensity lighting along all pedestrian walkways leading to and from the parking lot.
26. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director of Regional Planning.
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
29. This grant authorizes the sale of alcoholic beverages (beer and wine) for on-site consumption in association with a restaurant from 10 a.m. to 10 p.m., Monday through Sunday.
30. There shall be no consumption of alcoholic beverages outside the designated dining areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the

practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.

31. The permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
32. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the Department of Public Health.
33. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
34. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
35. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties. Bartenders and cocktail waiters and waitresses shall be age 21 or older.
36. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
37. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.

PROJECT SITE-SPECIFIC CONDITIONS

38. This grant shall authorize the sale of beer and wine for on-site consumption (ABC Type 41 License) in an existing restaurant.

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

- a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.
- b) ☐ **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

- a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**

- b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NO. PRJ2023-001348-(2)
CONDITIONAL USE PERMIT NO. RPPL2023001889
5383 W CENTINELA AVE, BALDWIN HILLS ZONED DISTRICT
APN: 4102-001-032

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of **\$2,736.00** payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance, I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____
