

## REPORT TO THE HEARING OFFICER

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DATE ISSUED:	April 24, 2025	
HEARING DATE:	May 6, 2025	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2023-001348-(2)	
PERMIT NUMBER:	Conditional Use Permit ("CUP") RPPL2023001889	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	5383 West Centinela Avenue, Ladera Heights	
OWNER:	Rose Investment CO LLC	
APPLICANT:	California Saewoo Co., Steve Hack Cho	
CASE PLANNER:	Melissa Reyes, Principal Planner MReyes2@planning.lacounty.gov	

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### RECOMMENDATION

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-001348-(2), CUP Number RPPL2023001889, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

### CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023001889 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement Requested**

- A CUP 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 (“Star Crab”) in the C-2 (Neighborhood Business) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).

### **B. Project**

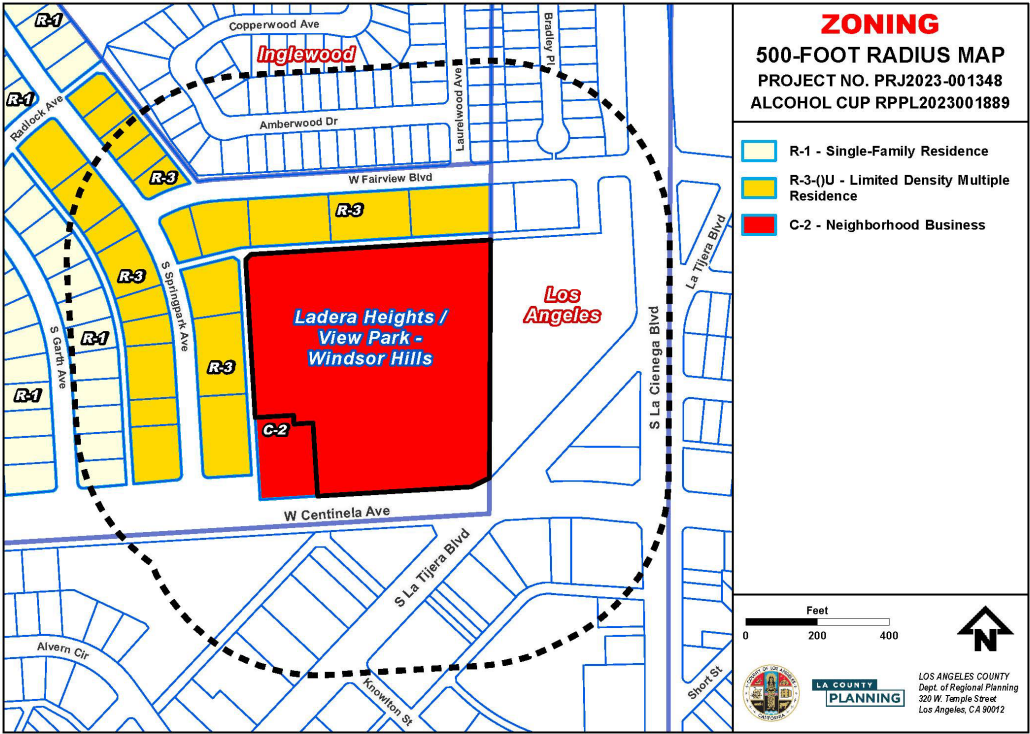
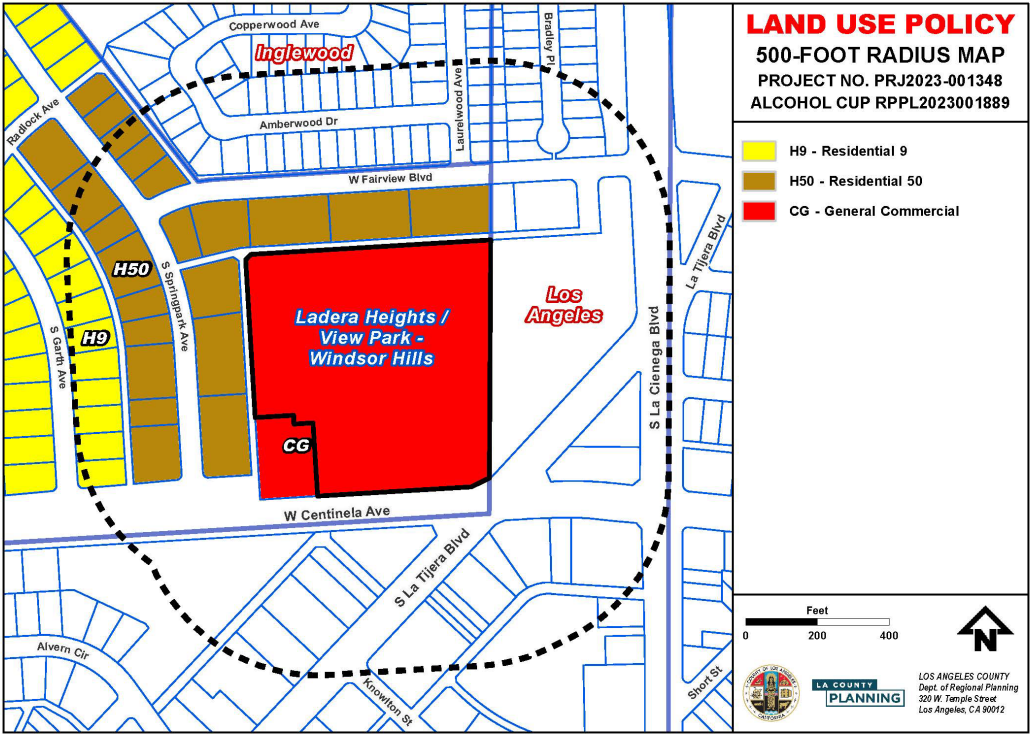
The Project is a request for a CUP to authorize the sale of beer and wine for on-site consumption with a Type 41 ABC License at an existing restaurant located at 5383 West Centinela Avenue (“Project Site”). The restaurant is located within a multi-tenant commercial development known as Ladera Center. The Ladera Center is located partially within the unincorporated Ladera Heights community, and the City of Los Angeles. No changes are proposed to the restaurant or to the existing vehicle parking spaces. The restaurant use was previously established by Ministerial Site Plan Review No. RPP-201400183 and the existing restaurant, Star Crab, was established by Business License Referral No. RPPL2023001389. When the existing restaurant took occupancy from the previous restaurant, there were no improvements that required Los Angeles County Planning approval. Minor tenant improvements were authorized by building permit no. UNC-BLDC220204000170 finalized on June 7, 2022.

The Census Tract is not unduly concentrated per ABC standards as ABC allows for seven licenses for the sale of alcohol for on-site consumption in the Census Tract, and none exists. The Ladera Center is partially located on two Census Tracts and there are no licenses within the Census Tract in which the Project Site is located. There is one Type 20 license for the sale of beer and wine for off-site consumption, three Type 21 licenses for the general sale of alcohol for off-site consumption, two Type 41 licenses for the sale of beer and wine for on-site consumption, and two Type 47 licenses for the general sale of alcohol for on-site consumption within 500 feet of the Project Site. The Project Site is located within a High Crime Reporting District as determined by ABC. Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a high crime reporting district. A condition of Project approval will limit the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m. seven days a week. The basis for this condition of Project approval is explained below in the “Neighborhood Impact” section.

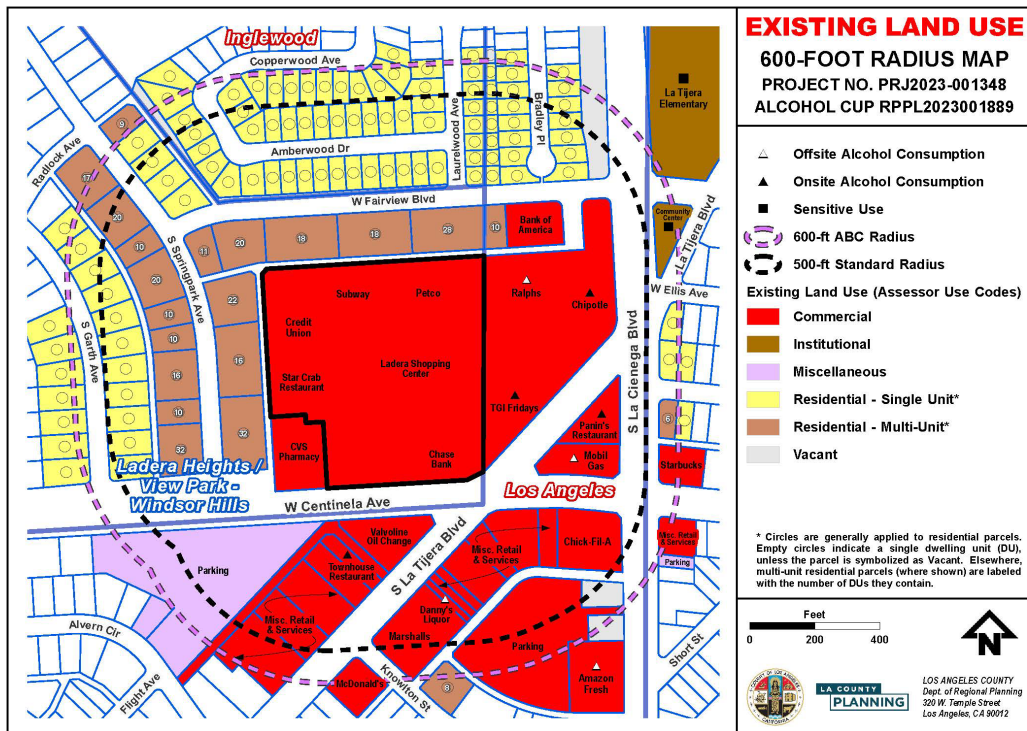
**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-2 (Neighborhood Commercial)	Restaurants, retail, office, and a bank
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







## PROPERTY HISTORY

### A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
8335	C-2 (Neighborhood Commercial)	January 22, 1963
6431	R-1 (Single-Family Residence)	March 30, 1954

### B. Previous Cases

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

### C. Violations

Staff identified no history of related zoning violations to the subject Project.

## **ANALYSIS**

### **A. Land Use Compatibility**

The Project is located in an area developed to accommodate a mix of retail, office, and restaurant uses. The Project contributes to the variety of uses and services in the community and is situated with other similar land uses. The Project is located within the CG land use designation, which is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services. The request for the sale of alcoholic beverages for on-site consumption is ancillary to the operation of the bona-fide restaurant and will remain consistent with the land use designation with a conditional approval.

### **B. Neighborhood Impact (Need/Convenience Assessment)**

The sale of alcoholic beverages, beer and wine, for on-site consumption at a restaurant is compatible with the surrounding neighborhood and enhances the dining experience for the community. The economic welfare of the nearby community should not be affected by the ancillary sale of alcoholic beverages for on-site consumption. 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. Land uses such as restaurants provide benefits to the area around their location, such as dining opportunities for nearby residents as well as employment opportunities. Correspondence with ABC indicated that there are seven licenses for the sale of alcoholic beverages for on-site consumption allotted to Census Tract 7030.02 and no licenses currently exist. As the ratio of retail licenses for the sale of alcoholic beverages for on-site consumption to the population in the Census Tract does not exceed the ratio of retail licenses for the sale of alcoholic beverages for on-site consumption to the population in the County, there is not an undue concentration of licenses. A Finding of Public Convenience or Necessity is required because the Project Site is located within a High Crime Reporting District as determined by ABC. Correspondence with the Los Angeles County Sheriff's Department ("Sheriff's Department"), Marina Del Rey Station, included their recommendation for the Project to be approved at a public hearing. The Sheriff's Department reviewed a five-year history for calls for service at the Project Site and six calls were generated. There are two sensitive uses located within 600 feet of the Project Site, which include an elementary school and a community center.

### **C. Design Compatibility**

The existing restaurant is subject to the development standards of the C-2 Zone. The Project does not propose any physical design changes to the structure and will not result in any new construction. The existing design of the restaurant is consistent with the exterior appearance of other commercial structures already constructed or under construction within the immediate neighborhood, so as not to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. The request to allow the sale of alcoholic beverages, beer and wine, for on-site consumption in an eating establishment does not change or jeopardize the design of the area. There are no foreseeable negative impacts to the exterior of the restaurant.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by County Code Sections 22.158.050 and 22.140.030.F of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

**ENVIRONMENTAL ANALYSIS**

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project request is to authorize the sale of alcoholic beverages beer and wine for on-site consumption within an existing restaurant, with no new development. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on site 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. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

The Sheriff's Department recommended approval of the Project at the public hearing (Exhibit I).

**B. Other Agency Comments and Recommendations**

ABC provided correspondence stating that seven licenses for the sale of alcoholic beverages for on-sale consumption are allowed in Census Tract 7030.02 and no licenses currently exists. Therefore, the total number of existing licenses does not exceed the number allowed in the Census Tract. The correspondence also states that the Project Site is located within a High Crime Reporting District, as defined and determined by ABC. A copy of the correspondence is attached for reference (Exhibit I).

**C. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report  
Reviewed By: Elsa M. Rodriguez  
Elsa M. Rodriguez, Acting Supervising Planner

Report  
Approved By: M. Glaser  
Mitch Glaser, Assistant Deputy Director

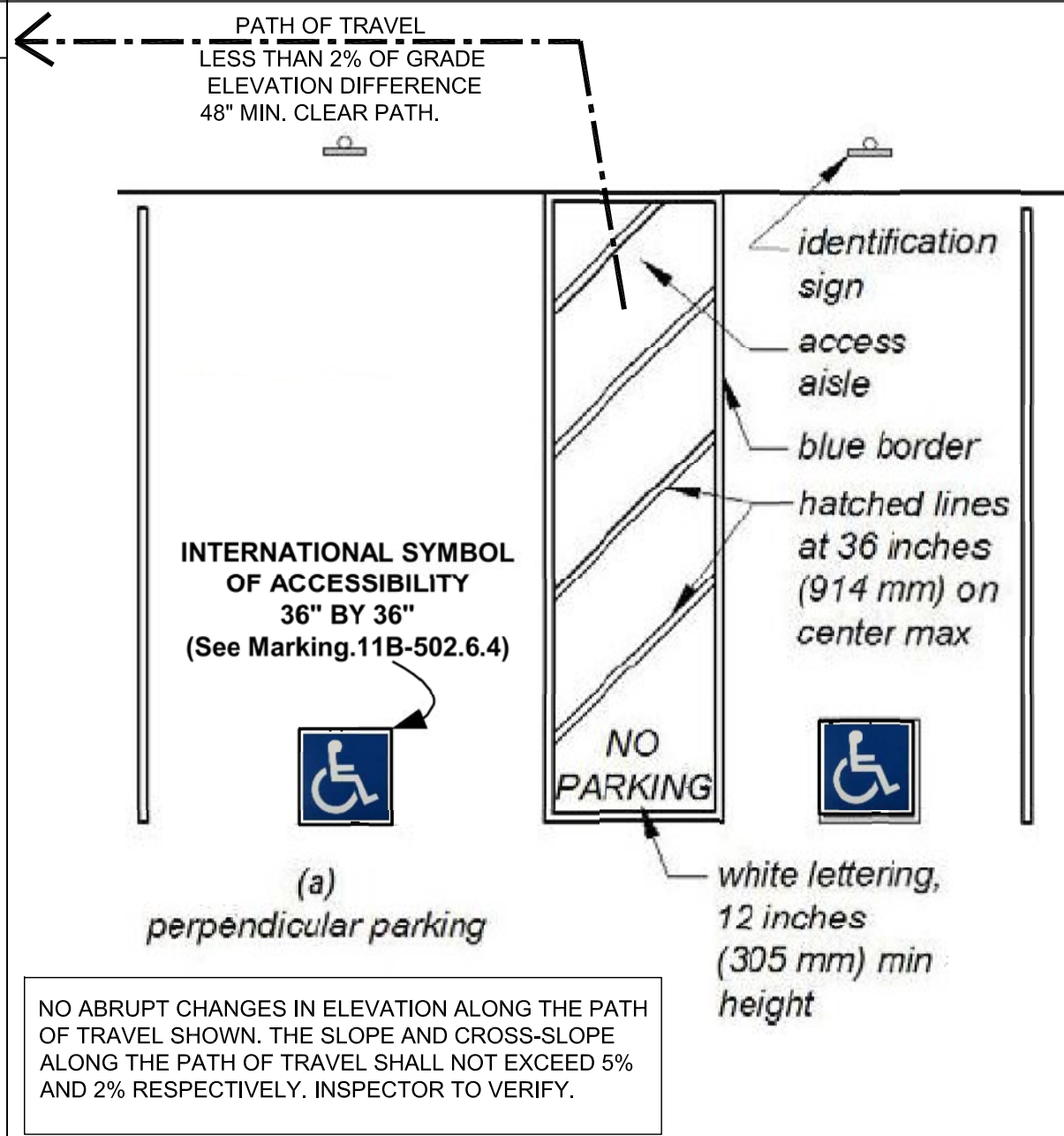
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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence



BUILDING DEPART. NOTE

1. CIVIL CODE 1101.1:
- a. FOR BUILDING ADDITIONS IN WHICH THE CUM OF CONCURRENT BUILDING PERMITS BY THE SAME PERMIT APPLICANT WOULD INCREASE THE FLOOR AREA OF THE SPACE IN A BUILDING BY MORE THAN 10 PERCENT, THE BUILDING PERMIT APPLICANT SHALL REPLACE ALL NONCOMPLIANT PLUMBING FIXTURES IN THE BUILDING.
- b. FOR BUILDING ALTERATIONS OR IMPROVEMENTS IN WHICH THE TOTAL CONSTRUCTION COST ESTIMATED IN THE BUILDING PERMIT IS GREATER THAN ON HUNDRED FIFTY THOUSAND DOLLARS (\$150,000), THE BUILDING PERMIT APPLICANT SHALL REPLACE ALL NONCOMPLIANT PLUMBING FIXTURES THAT SERVICE THE SPECIFIC AREA OF THE IMPROVEMENT.
- c. NOT WITH STANDING SUBPARAGRAPH (a) OR (b), FOR ANY ALTERATIONS OR IMPROVEMENTS TO A ROOM IN A BUILDING THAT REQUIRE A BUILDING PERMIT AND THAT ROOM CONTAINS ANY NONCOMPLIANT PLUMBING FIXTURES, THE BUILDING PERMIT APPLICANT SHALL REPLACE ALL NONCOMPLIANT PLUMBING FIXTURES IN THAT ROOM.
2. ELECTRICAL, MECHANICAL AND PLUMBING WORK IS PART OF THIS PERMIT, NOT SEPARATE PERMITS.
3. EXISTING DISABLED ACCESSIBILITY CONSTRUCTION FOUND IN THE FIELD NOT IN COMPLIANCE WITH THE INFORMATION ON THE PLANS MUST BE CONSTRUCTED TO COMPLY WITH THE PLANS.
4. PENETRATION IN WALLS REQUIRING PROTECTED OPENING MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH (706.6 ). SPACE BETWEEN PENETRATING MATERIALS ( DESCRIBED BELOW ) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.
5. EXIT DOORS MUST SWING IN THE DIRECTION OF EGRESS.
6. PLANS MUST SPECIFY EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. SEE EXCEPTION FOR ALLOWING KEY-LOCKING HARDWARE ON THE MAIN EXIT OF GROUP B, F, M AND S OCCUPANCIES. SURFACE-MOUNTED FLUSH OR SURFACE BOLTS AREA PROHIBITED. AUTOMATIC FLUSH BOLTS ARE ALLOWED ON PAIRS OF DOORS, PROVIDED THE DOOR WITH THE FLUSH BOLTS HAS NO KNOBS OR SURFACE-MOUNTED HARDWARE AND UNLATCHING OF ANY LEAF REQUIRES ONLY A SINGLE OPERATION.
7. PANIC HARDWARE MUST BE PROVIDED ON EXIT DOORS SERVING THE GROUP A. MORE THAN 1/2 (1) INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. OCCUPANCIES, DOORS MAY HAVE NO LOCKS OR LATCHES.
8. TYPE AND THICKNESS OF GLASS MUST BE SPECIFIED.
9. PROVIDE NATURAL VENTILATION OR MECHANICALLY OPERATED SYSTEM SUPPLYING 15 CFM.
10. TOILET ROOMS SHALL BE PROVIDED WITH FULLY OPENABLE WINDOWS (3 SQ.FT. MIN.) VERTICAL DUCT ( 100 SQ.IN. MIN.) OR MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AT LEAST 3' FROM ANY OPENING
11. WATER CLOSETS / FLUSHOMETER VALVES - 1.28 GALLONS / FLUSH. PREPARATION STORAGE ROOMS BY A TIGHT-FITTING DOOR.
12. NONABSORBENT FINISH AND BACKING FOR TOILET ROOM FLOORS. WALLS OF TOILET COMPARTMENTS AND WALLS ADJACENT URINALS MUST CONFORM WITH
13. NO FRAMING OR T-BAR APPROVALS WILL BE GRANTED WITHOUT THE FIRE DEPARTMENT APPROVAL FOR THE FIRE SPRINKLERS.
14. EXISTING SITE, ACCESSIBLE PARKING STALLS, RESTROOMS, ETC. SHALL FULLY COMPLY WITH T-24; AND SUBJECT TO FILED VERIFICATION
15. CONSTRUCTION SHALL COMPLY WITH THE 2019 CBC, CPC, CMC, AND 2019 CEC CODE EDITIONS.
- MEANS OF EGRESS
1. IN DETERMINING THE OCCUPANT LOAD, ALL PORTION OF A BUILDING SHALL BE PRESUMED TO BE OCCUPIED AT THE SAME TIME EXCEPT FOR ACCESSORY USE AREA THAT ORDINARILY ARE USED ONLY BY PERSONS WHO OCCUPY THE MAIN AREA.
2. EXIT MUST HAVE A MINIMUM SEPARATION OF ONE HALF THE MAXIMUM OVERALL DIAGONAL OF THE BUILDING OR AREA SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXITS.
3. EXITS FROM DINING AREA MUST NOT PASS THROUGH KITCHENS, STORE ROOMS, CLOSETS, OR SPACES USED FOR SIMILAR PURPOSES.
4. EXIST DOORS MUST SWING IN THE DIRECTION OF EGRESS WHEN SERVING 50 OR MORE OCCUPANT LOAD.
5. PLANS MUST SPECIFY EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. SEE EXCEPTION FOR ALLOWING KEY-LOCKING HARDWARE ON THE MAIN EXIT OF GROUP B, F, M AND S OCCUPANCIES. SURFACE-MOUNTED FLUSH OR SURFACE BOLTS AREA PROHIBITED. AUTOMATIC FLUSH BOLTS ARE ALLOWED ON PAIRS OF DOORS, PROVIDED THE DOOR WITH THE FLUSH BOLTS HAS NO KNOBS OR SURFACE-MOUNTED HARDWARE AND UNLATCHING OF ANY LEAF REQUIRES ONLY A SINGLE OPERATION.



(E) H/C PARKING DETAIL

SCALE : N.T.S.

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GENERAL NOTE

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS WHICH IN FACT EXIST OR WHICH MAY BE REQUIRED IN ORDER TO ACCOMMODATE EXISTING CONDITIONS : COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
2. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO PERFORM THEIR WORK IN ACCORDANCE WITH THE LOCAL BUILDING CODE REQUIREMENTS AND THE LATEST ACCEPTED TRADE PRACTICES.
3. ALL COSTS FOR INSPECTIONS, TESTS AND PERMITS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR UNLESS NOTED OTHERWISE IN THE SPECIFICATION.
4. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWING AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.
5. ALL SUBCONTRACTORS PERFORM THEIR RESPECTIVE WORK NECESSARY TO MAKE A COMPLETE AND FINISHED JOB WHETHER OR NOT SPECIFICALLY DESCRIBED OR ILLUSTRATED IN THESE PLANS AND SPECIFICATION.
6. ALL SUBCONTRACTORS SHALL REMOVE ALL DEBRIS CAUSED BY THEM ON THE JOB.
7. ALL MATERIAL AND WORK TO CONFORM TO ALL GOVERNMENT BUILDING CODES, REGULATIONS AND AGENCIES, HAVING JURISDICTION.
8. DO NOT SCALE DIMENSIONS ON ANY AND ALL DRAWING.
9. ALL DETAILS NOTED AS TYPICAL SHALL BE USED WHEREVER APPLICABLE, UNLESS NOTED OTHERWISE.
10. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINES OF COLUMNS AND TO FACE OF STUDS AND PARTITIONS.
11. PROVIDE AND MAINTAIN REQUIRED SANITARY TOILET FACILITIES DURING CONSTRUCTION.
12. CONSTRUCT AND MAINTAIN ALL FENCES, BARRICADES AND OTHER NECESSARY STRUCTURE OR FRAME OF THE TEMPORARY NATURE AS MAYBE REQUIRED FOR THE PROTECTION OF THE PROPERTY OR THE PUBLIC ON THE STREET.
13. SHOP DRAWINGS WHEN REQUIRED SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER IN TRIPLICATE AND NO WORK SHALL COMMENCE BY THIS TRADE UNTIL DRAWINGS ARE APPROVED AND SIGNED BY ARCHITECT AND/OR OWNER.
14. AN APPROVED GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OFF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
15. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

**Vehicle spaces.** Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.

**Exception:** Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

**Access aisles.** Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

**Width.** Access aisles serving car and van parking spaces shall be 80 inches (5 feet) wide minimum.

**Length.** Access aisles shall extend the full required length of the parking spaces they serve.

**Marking.** Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

**Location.** Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

**Floor or ground surfaces.** Parking spaces and access aisles serving them shall comply with Section 11B- 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

**Exception:** Slopes not steeper than 1:48 shall be permitted.

**Vertical clearance.** Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

**Identification.** Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B- 703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 80 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.

**Exception:** Signs located within an accessible route shall be a minimum of 80 inches (8 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

**Finish and size.** Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

**Minimum fine.** Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."

\*Unauthorized vehicles parked in designed accessible spaces not displaying distinguishing placards or special license plates issued for person with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning ( ) \_\_\_\_\_.

H/C PARKING NOTES

SCALE : N.T.S.

3

# STAR CRAB

5383 W. CENTINELA AVE., LOS ANGELES, CA 90045

SHEET INDEX

- A-101 PROJECT INFORMATION  
SITE PLAN
- A-102 EXISTING FLOOR PLAN  
EQUIPMENT SCHEDULE

PROJECT DATA

PROJECT ADDRESS: 5383 W. CENTINELA AVE  
LOS ANGELES CA 90045

TENANT INFORMATION: STEVE CHO  
(213) 247-9047

SCOPE OF WORK: ABC CUP REQUEST  
(REQUEST FOR ON-SITE CONSUMPTION FOR BEER & WINE  
IN CONJUNCTION WITH AN EXISTING RESTAURANT)

ACCESSOR PARCEL #: 4102-001-032

LOT SIZE: 418,018 S.F.

PROJECT AREA: 1,750 S.F.

ZONING INFORMATION: C2-1VL

OCCUPANCY GROUP: B

TYPE OF CONSTRUCTION: TYPE V-B

TRACT: TR 26163

LOT: 65

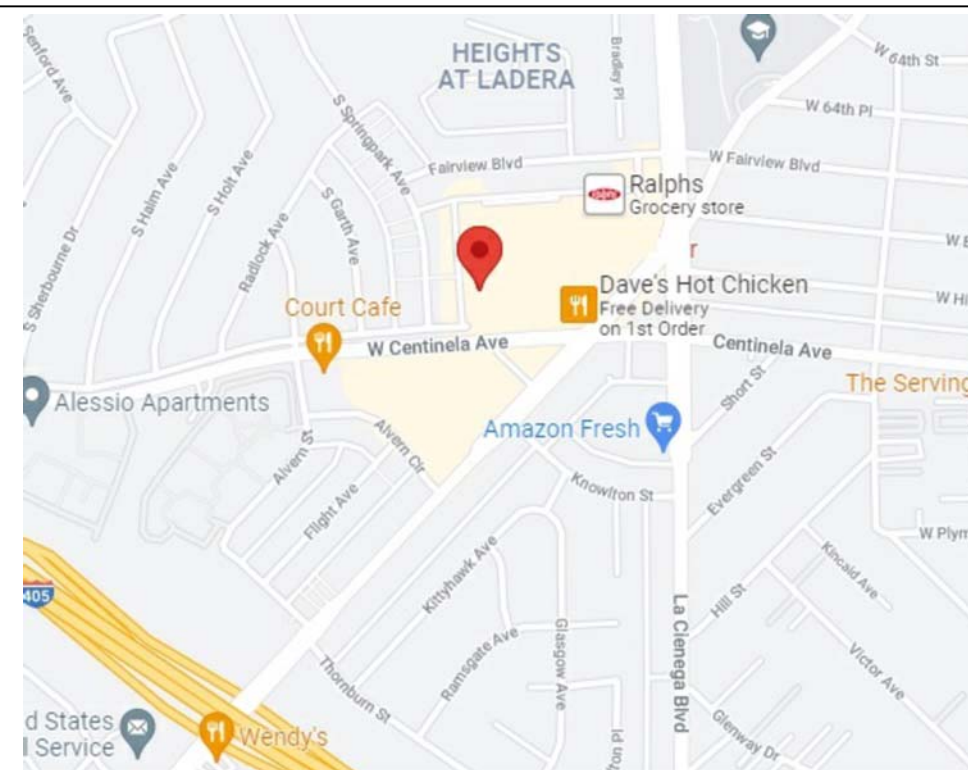
MAP REFERENCE M B 703-11/16

FIRE SPRINKLER: YES

GOVERNMENT CODE

2019 EDITION C.B.C.,  
2019 EDITION C.E.C.,  
2019 EDITION C.M.C.,  
2019 EDITION C.P.C.,  
2019 EDITION C.EN.C.  
CALIFORNIA TITLE 24 ENERGY CODE, AND CITY OF  
LOS ANGELES AMENDMENTS AND ORDINANCES.  
2020 LA Co FIRE CODE

VICINITY MAP



**A&D**  
design inc.

7342 Orangethorpe Ave #207  
Buena Park, CA 90621  
TEL: 310.744.5489  
FAX: 213.351.0071  
jin.lee@AnD-arc.com

OWNER:  
CALIFORNIA SAEWOO CO  
(213) 247-9047

REQUESTOR / CONTACT PERSON:  
CHRISTINE KIM  
213-228-3288

MECHANICAL & PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

PROJECT TITLE:

## STAR CRAB

5383 W. CENTINELA AVE.,  
LOS ANGELES CA 90045

SEAL / SIGNATURE:

## PLAN CHECK SET

KEY PLAN:

REV. NO.	DESCRIPTION	DATE

SHEET INFORMATION:  
Drawn By: Jin Lee  
Checked By:  
Approved By:  
Date: Aug 22, 2024  
Scale:  
PROJECT NUMBER:

## PROJECT INFORMATION SITE PLAN

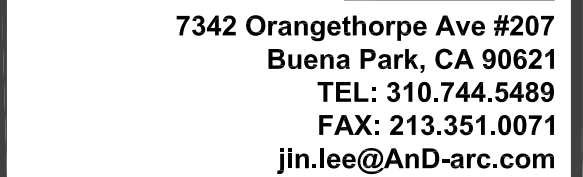
SHEET NUMBER:  
A-101

SITE PLAN

SCALE : N.T.S.

1





OWNER:  
CALIFORNIA SAEWOO CO  
(213) 247-9047

REQUESTOR / CONTACT PERSON:  
CHRISTINE KIM  
213-228-3288

MECHANICAL &amp; PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

## EXISTING FLOOR PLAN TO REMAIN

SCALE: 1/4" = 1'-0"

Q

PROJECT TITLE:

STAR CRAB

5383 W. Centinela Ave.,  
Los Angeles, CA 90045

SEAL / SIGNATURE:

PLAN CHECK SET

KEY PLAN:

## EQUIPMENT SCHEDULE

[illegible]PLANS  
DETAILS

SHEET NUMBER: **A-102**



<b>PROJECT NUMBER</b>	<b>HEARING DATE</b>
PRJ2023-001348-(2)	May 6, 2025
<b>REQUESTED ENTITLEMENT(S)</b>	
Conditional Use Permit (“CUP”) No. RPPL2023001889	

## PROJECT SUMMARY

### OWNER / APPLICANT

Rose Investment CO LLC, Owner  
California Saewoo Co., Steve Hack Cho, Applicant

### MAP/EXHIBIT DATE

August 22, 2024

### PROJECT OVERVIEW

The Project is a request for a CUP to authorize the sale of beer and wine for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control License at an existing restaurant (“Star Crab”). The hours requested for the sale of alcoholic beverages of beer and wine for on-site consumption are 10:00 a.m. to 10:00 p.m.

### LOCATION

5383 West Centinela Avenue, Ladera Heights

### ACCESS

West Centinela Avenue

### ASSESSORS PARCEL NUMBER

4102-001-032

### SITE AREA

9.6 Acres

### GENERAL PLAN / LOCAL PLAN

General Plan 2035

### ZONED DISTRICT

Baldwin Hills

### PLANNING AREA

Westside

### LAND USE DESIGNATION

General Commercial (CG)

### ZONE

C-2 (Neighborhood Business)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

N/A

### COMMUNITY STANDARDS DISTRICT

N/A

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

### KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.20.030 (Land Use Regulations for Commercial Zones)
  - Section 22.140.030 (Alcoholic Beverage Sales Findings Requirements)

### CASE PLANNER:

Melissa Reyes

### PHONE NUMBER:

(213) 204-9945

### E-MAIL ADDRESS:

MRreyes2@planning.lacounty.gov

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 DATE(S).** 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.
2. **HEARING PROCEEDINGS.** *Reserved.*
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**

<b>LOCATION</b>	<b>GENERAL PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
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

**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 and an alley, which would 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 Sherriff 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: May 6, 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 May 6, 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 **\$2,280.00**, 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 **five (5)** 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 level 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 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.

# CONDITIONAL USE PERMIT (CUP) FINDINGS

## CUP REQUEST (TYPE 41)

### STAR CRAB RESTAURANT 5383 W Centinela Ave

Pursuant to Section 22.158.050 (Findings and Conditions), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

B.1 The proposed use will be consistent with the adopted General Plan for the area.

This application requests a Conditional Use Permit (CUP) to allow the sale of beer and wine only at an existing family-style eatery that specializes in seafood. Beer and wine would be served alongside Star Crab's beloved seafood platters and other dishes, and would occur during the restaurant's normal operating hours, from 11:00AM - 11:00PM daily. The site is designated with a Commercial land use designations, which authorizes the sale of beer and wine with an approved CUP. The proposed use would be consistent with the adopted General Plan for the area.

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

This existing, bona fide restaurant seeks to sell beer and wine alongside its customers' favorite seafood platters in order to cater to their requests, so that they'll have more choices that reflect their diverse tastes. Additionally, the availability of beer and the wine is seen as an amenity for the patrons of the restaurant, who can observe eating habits that are customary to them. Beer and wine sales would strictly adhere to all



local, County and State regulations; the owner-operator has long experience and deep respect for the law;
<p>and, as a result, The requested use at the location proposed will NOT:</p> <ul style="list-style-type: none"> <li>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</li> <li>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</li> <li>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</li> </ul>
<p><b>B.3 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</b></p>
This inline location in an existing shopping plaza has previously been approved by the County; constructed;
issued certificates of occupancy; and been in operation for many years. The request for alcohol sales at
the restaurant would NOT alter any existing condition at the site or environs, or require any
modifications within the space, and thus will remain integrated within the surrounding area.
<p><b>B.4 The proposed site is adequately served:</b></p> <ul style="list-style-type: none"> <li>a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and</li> <li>b. By other public or private service facilities as are required.</li> </ul>
The existing, developed site is adequately served by large, major arterials immediately adjacent to the site,
including Centinela Ave, La Tijera Blvd and La Cienega Blvd - all major thoroughfares through the region. While
approval of this CUP request would not likely result in a significant increase in vehicular traffic to the site, any
additional capacity would be easily accommodated by the above corridors, and the large, expansive parking
lot onsite.

# ALCOHOL FINDINGS

## CUP REQUEST (TYPE 41)

### STAR CRAB RESTAURANT 5383 W Centinela Ave

In addition to the Conditional Use Permit Findings required pursuant to County Code Section 22.158.050 (Findings and Decision), pursuant to County Code Section 22.140.030 (Alcoholic Beverage Sales), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

**ABC License Type Requested(s):** 41 (e.g. Type 20, Type 41)

F.1.a. 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.

**There are no places of worship or schools, public parks or playgrounds directly within 600' of the restaurant. No adverse impacts to churches, schools, parks or playgrounds are anticipated.**

F.1.b. 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.

**The land uses surrounding Star Crab, which is located in the well-established Ladera Center, consist mostly of commercial retail uses, restaurants, and other services. Residential areas exist to the north, west and east of Ladera Center in this busy, urban location, separated by major street arterials.**

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

**Approval of the requested CUP would add an amenity to this bona fide restaurant for patrons who generally live, work in, or commute through the area. Since it 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.**

F.1.d. 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.

**The building in which Star Crab is located was long ago approved through local, regional, and state mechanisms, as required by law. Approval of a Type 41 License at the existing restaurant would not cause blight or impair area property values.**

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with County Code Section 22.140.030.F.2.a, shall be made when:

- i. The requested use is located in 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
- ii. A 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.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with Section 22.140.030.F.2.b, but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
- iii. The extent to which the requested use will enhance the economic viability of the area.
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
- v. The extent to which the requested use compliments the established or proposed businesses within a specific area.
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
- viii. The aesthetic character and ambiance of the requested use.
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

**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 that reflect the diverse backgrounds of the people who live in the community. Many of the**

**existing restaurants in the area offer alcoholic beverages for onsite consumption to patrons with their meals as part of regular service. In fact, 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 is an established restaurant operator who is respectful of the spirit and intent of local regulations guiding food and alcohol sales, and has worked in the food industry for years. The applicant feels that the addition of beer and wine to the menu would further complement the excellent food it serves. The addition of beer and wine would not change the overall nature of the business, which is a bona fide, existing restaurant.**

Additional findings for a modification request to the shelf space limitations. For a request to modify the shelf space limitation pursuant to County Code Section 22.140.030.E.1, the applicant shall address at least one of the findings, in accordance with County Code Section 22.140.030.F.3.b, below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
- ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
- iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

**This CUP request does NOT include a request to modify the shelf space limitation set forth in Section 22.140.030.E.1.**

Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce. For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to County Code Section 22.140.030.E.2, the applicant shall address the findings, in accordance with County Code Section 22.140.030.F.3.b, below:

- i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

**This CUP request does NOT include a request to modify the requirement to carry three varieties of fresh produce as set forth in Section 22.140.030.E.2.**

# STAR CRAB RESTAURANT

## Findings of Public Convenience or Necessity (CUP – Type 41 Request)

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**i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.**

The proposed service of alcoholic beverages at Star Crab will not contribute to an over-concentration of similar uses. While there are other establishments offering alcohol nearby, Star Crab is unique in its focus on Cajun seafood boils, a dining experience that sets it apart from other restaurants and services in the area. The addition of alcohol service is intended to complement the existing menu and enhance the dining experience, rather than duplicate services already available.

**ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.**

Alcoholic beverage sales are directly related to the function of Star Crab as a full-service restaurant offering a complete dining experience. While the restaurant currently operates without alcohol sales, this status places it at a competitive disadvantage compared to other similar dining establishments that offer alcoholic beverages. The inclusion of alcohol is appreciated, and typically expected by patrons in a high-quality dining setting, and is integral to enhancing their overall experience.

**iii. The extent to which the requested use will enhance the economic viability of the area.**

The requested use will enhance the economic viability of the area by attracting more patrons to the restaurant, thereby increasing foot traffic to nearby businesses, as well. By offering a complete dining experience, including alcohol, Star Crab will likely draw more customers, which will benefit the surrounding commercial center. This, in turn, contributes to the overall economic health of the area.

**iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.**

By offering alcoholic beverages, Star Crab will enhance the dining experience, which is a key recreational activity for many residents and visitors. While the restaurant does not offer live entertainment, the ability to enjoy a well-paired drink with a meal can be considered a form of entertainment in itself, adding to the appeal of dining at Star Crab.

**v. The extent to which the requested use compliments the established or proposed businesses within a specific area.**

The service of alcoholic beverages at Star Crab complements the existing businesses in the area by providing a dining option that is both unique and diverse. The presence of other eateries like TGI Friday's, Subway, Fatburger and Buffalo's Express in the same plaza highlights the variety of choices available, and Star Crab's focus on fresh Cajun seafood with the option of alcohol will further enrich this variety, offering something distinct yet complementary to the overall business environment.

**vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.**

Star Crab serves a niche market with its focus on Cajun seafood boils, a specialty that is not offered by other restaurants in the immediate vicinity. The addition of alcohol sales will further distinguish the restaurant by catering to patrons seeking a complete dining experience, including those who appreciate pairing their meals with alcoholic beverages. This combination serves a segment of the market that is not fully addressed by the other businesses in the area.

**vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.**

Offering alcoholic beverages at Star Crab adds a significant convenience for patrons who wish to enjoy a drink with their meal, particularly in a setting that specializes in high-quality, fresh seafood. This convenience is especially valued in a full-service restaurant environment, where the pairing of food and drink is often an integral part of the dining experience.

**viii. The aesthetic character and ambiance of the requested use.**

The aesthetic character and ambiance of Star Crab are designed to offer a casual yet high-quality dining experience, focusing on fresh seafood in a relaxed environment. The addition of alcoholic beverages will enhance this ambiance, providing patrons with more

options to enjoy their meals and creating a more complete dining experience that aligns with the restaurant's established character.

**ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.**

Star Crab, under the ownership and management of Steve Hack Cho, has a strong record of compliance with local regulations and has implemented various measures to ensure a safe and responsible environment. These measures include employee training on responsible beverage service, the installation of security cameras, and in anticipation of alcohol service, the implementation of a designated driver program. The restaurant has not had any history of law enforcement problems, and the continued operation with the addition of alcohol sales is expected to maintain this positive record.

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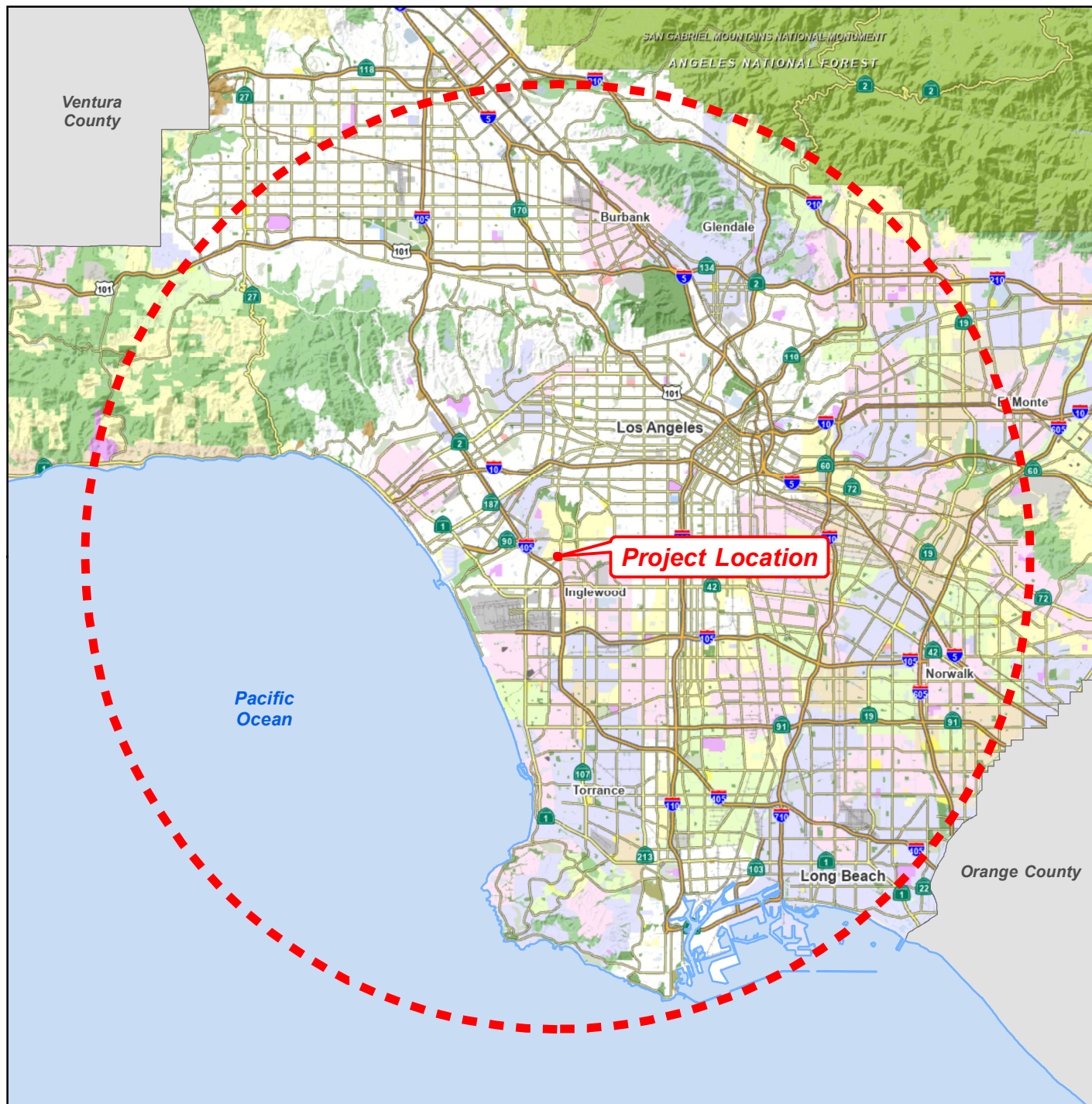
## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** May 6, 2025  
**PROJECT NUMBER:** PRJ2023-001348-(2)  
**PERMIT NUMBER(S):** Conditional Use Permit RPPL2023001889  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 5383 West Centinela Avenue, Ladera Heights  
**OWNER:** Rose Investment CO LLC  
**APPLICANT:** California Saewoo Co., Steve Hack Cho  
**CASE PLANNER:** Melissa Reyes, Principal Planner  
MReyes2@planning.lacounty.gov

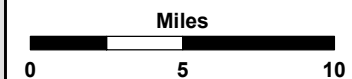
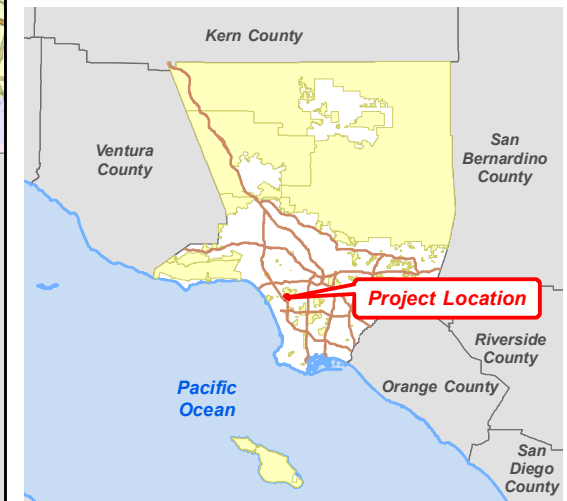
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Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is to permit the sale of alcoholic beverages beer and wine for on-site consumption within an existing restaurant, with no new development or expansion. The Project is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact, thus the Project does not meet any exceptions to a Categorical Exemption.



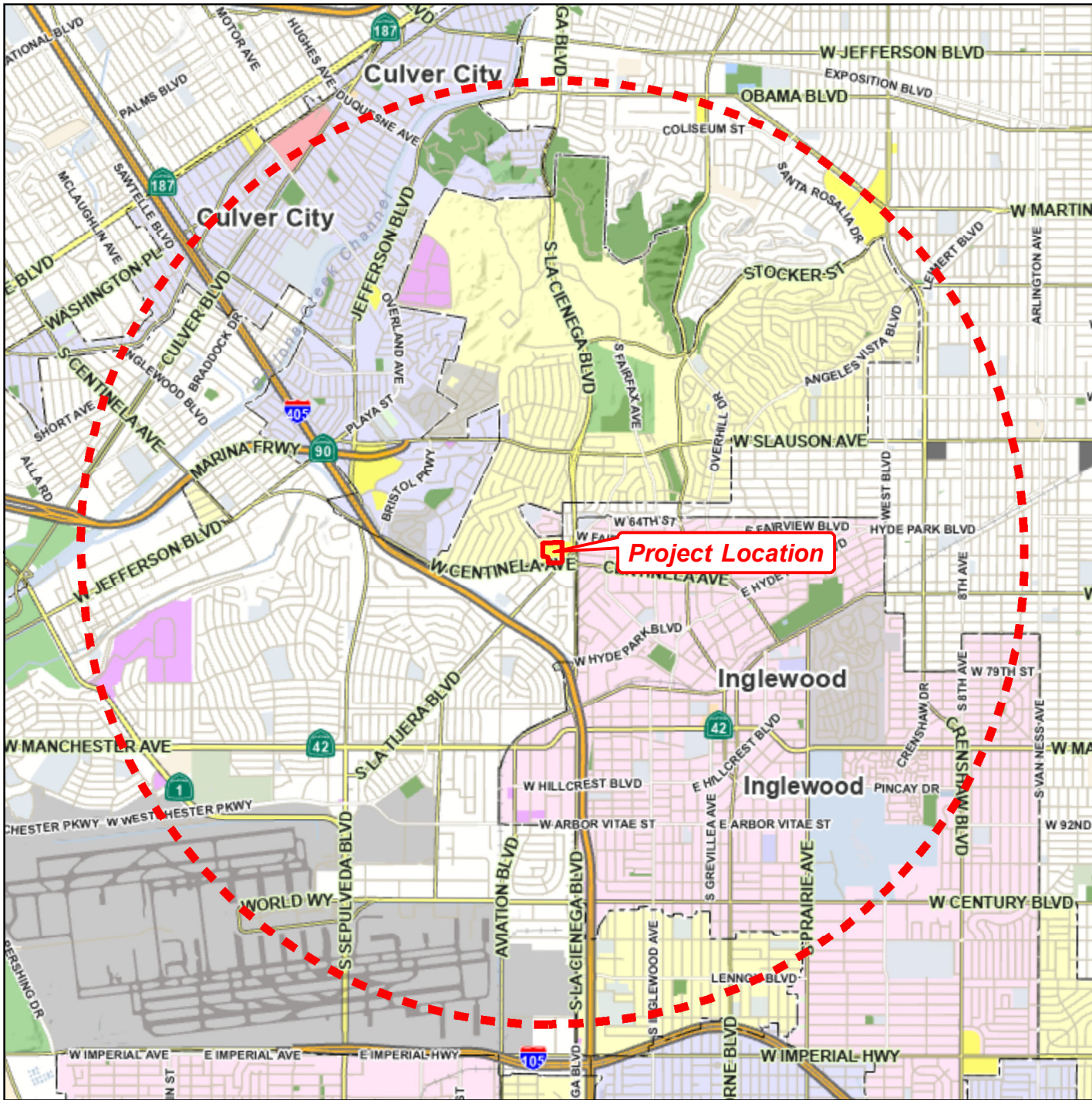
## 20-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2023-001348  
ALCOHOL CUP RPPL2023001889

LA COUNTY  
PLANNING

**LOS ANGELES COUNTY**  
**Dept. of Regional Planning**  
**320 W. Temple Street**  
**Los Angeles, CA 90012**

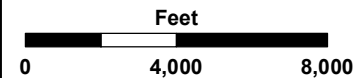
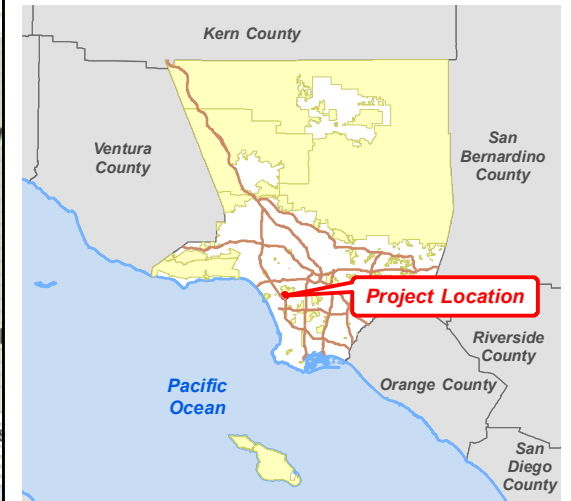




# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-001348  
ALCOHOL CUP RPPL2023001889



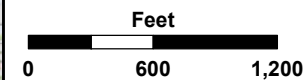
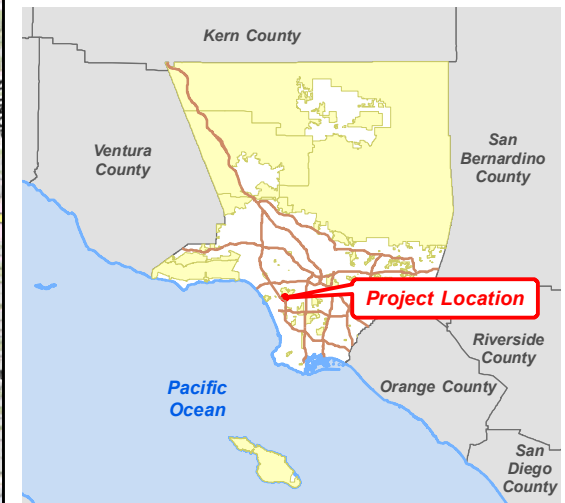
LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



**LOCATOR MAP**  
**PROJECT NO. PRJ2023-001348**  
**ALCOHOL CUP RPPL2023001889**

**PROJECT NO. PRJ2023-001348**  
**ALCOHOL CUP RPPL2023001889**

LA COUNTY  
PLANNING

**LOS ANGELES COUNTY**  
*Dept. of Regional Planning*  
320 W. Temple Street  
Los Angeles, CA 90012





# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-001348  
ALCOHOL CUP RPPL2023001889

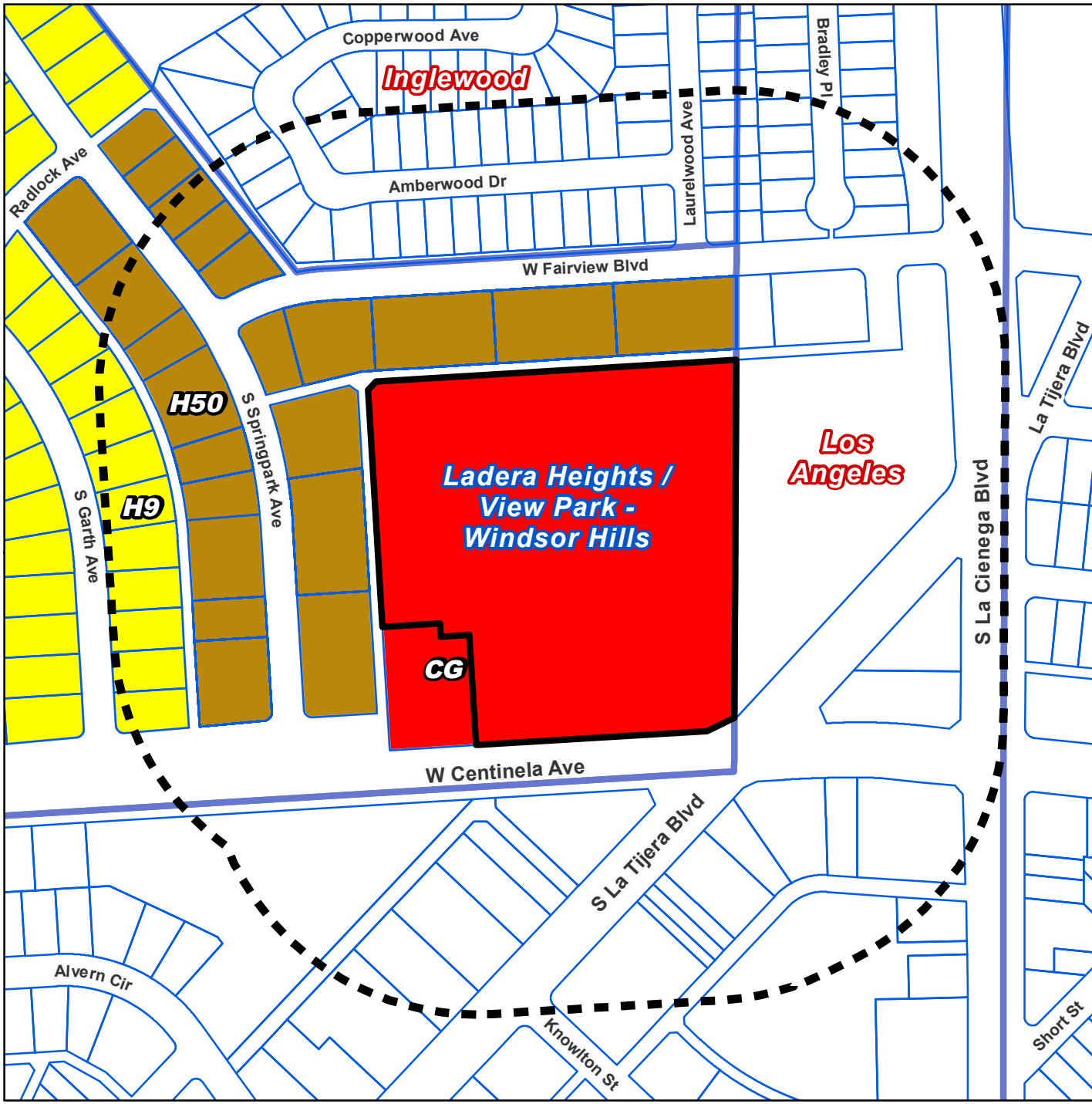
Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024

Feet  
0 100 200



LA COUNTY  
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LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012






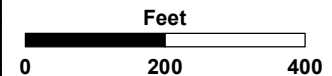
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001348

ALCOHOL CUP RPPL2023001889

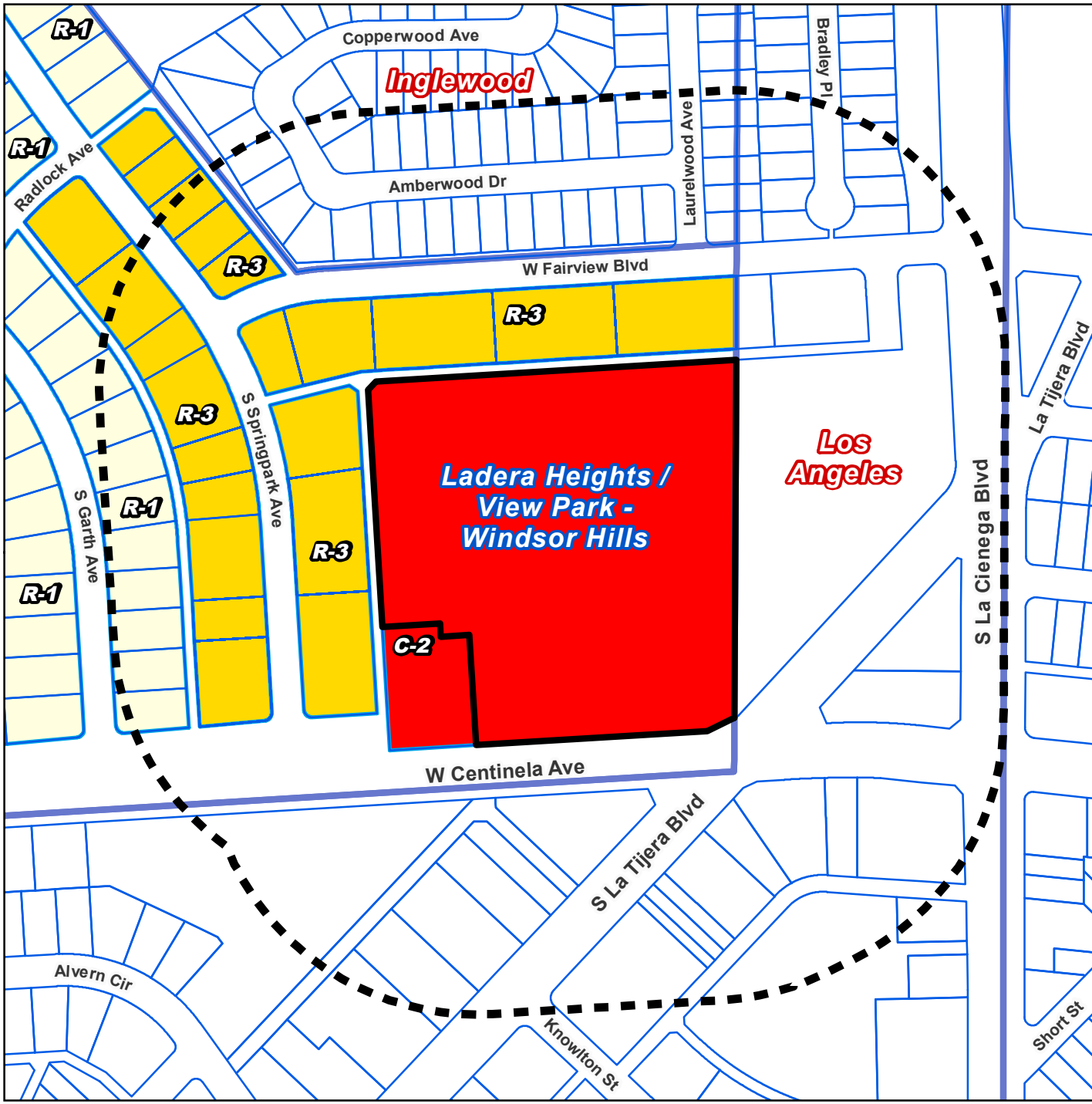
-  H9 - Residential 9
-  H50 - Residential 50
-  CG - General Commercial



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Los Angeles, CA 90012








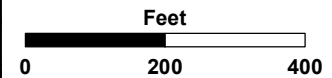
# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001348

ALCOHOL CUP RPPL2023001889

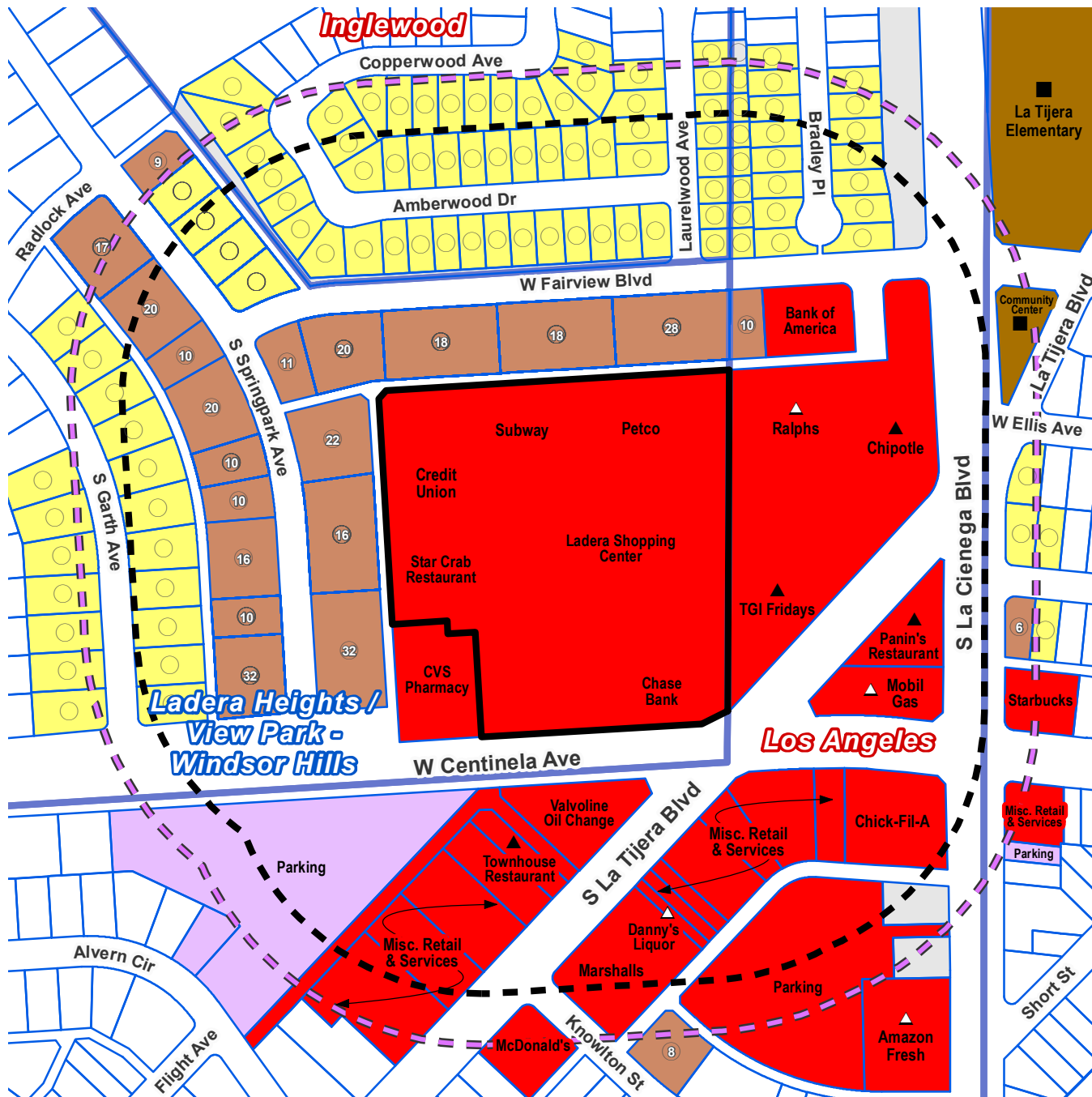
-  R-1 - Single-Family Residence
-  R-3-()U - Limited Density Multiple Residence
-  C-2 - Neighborhood Business



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Los Angeles, CA 90012





# EXISTING LAND USE

## 600-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001348

ALCOHOL CUP RPPL2023001889

△ Offsite Alcohol Consumption

▲ Onsite Alcohol Consumption

■ Sensitive Use

600-ft ABC Radius

500-ft Standard Radius

### Existing Land Use (Assessor Use Codes)

Commercial

Institutional

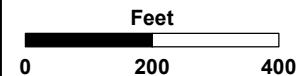
Miscellaneous

Residential - Single Unit\*

Residential - Multi-Unit\*

Vacant

\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.

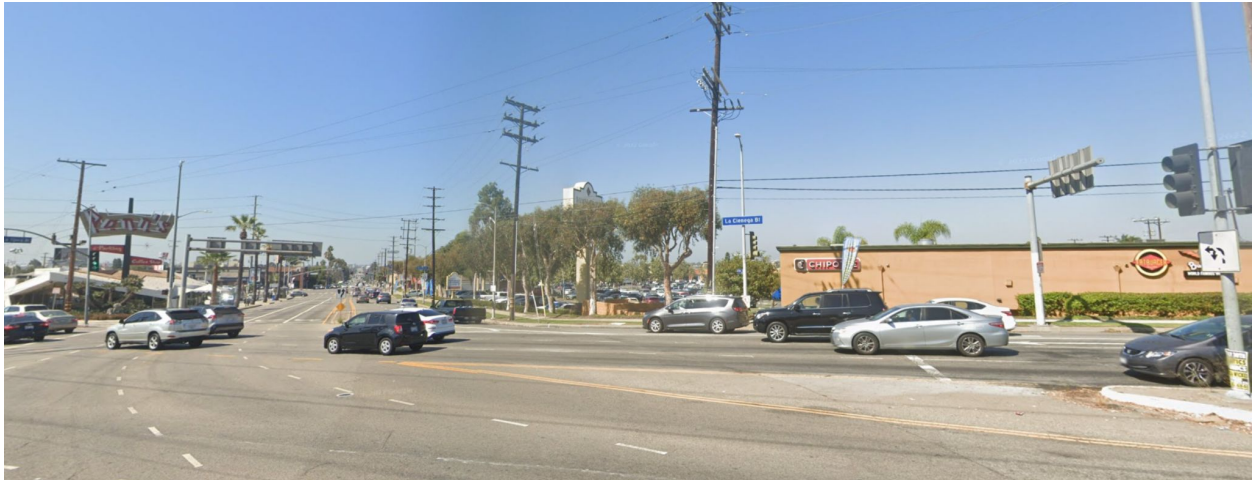


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Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012







**View to the W of subject site along Centinela Ave at La Tijera**



**View of eastern edge of subject site plaza to the NE, at La Tijera / Centinela intersection**



**View of subject plaza site to the NW along Centinela Ave**

**INFORMATION AND INSTRUCTIONS -****SECTION 23958.4 B&P**

## Instructions

- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

## 1. APPLICANT'S NAME

CALIFORNIA SAEWOOD COMPANY

## 2. PREMISES ADDRESS (Street number and name, city, zip code)

5383 W. Centinela Ave., Los Angeles, CA 90045-2003

## 3. LICENSE TYPE

41

## 4. TYPE OF BUSINESS

- ☒ Full Service Restaurant    ☐ Hofbrau/Cafeteria    ☐ Cocktail Lounge    ☐ Private Club  
☐ Deli or Specialty Restaurant    ☐ Comedy Club    ☐ Night Club    ☐ Veterans Club  
☐ Cafe/Coffee Shop    ☐ Brew Pub    ☐ Tavern: Beer    ☐ Fraternal Club  
☐ Bed & Breakfast:    ☐ Theater    ☐ Tavern: Beer & Wine    ☐ Wine Tasting Room  
☐ Wine only    ☐ All
- ☐ Supermarket    ☐ Membership Store    ☐ Service Station    ☐ Swap Meet/Flea Market  
☐ Liquor Store    ☐ Department Store    ☐ Convenience Market    ☐ Drive-in Dairy  
☐ Drug/Variety Store    ☐ Florist/Gift Shop    ☐ Convenience Market w/Gasoline  
☐ Other - describe:

## 5. COUNTY POPULATION

10,044,458

## 6. TOTAL NUMBER OF LICENSES IN COUNTY

☐ On-Sale    ☐ Off-Sale

## 7. RATIO OF LICENSES TO POPULATION IN COUNTY

 944    ☒ On-Sale    ☐ Off-Sale

## 8. CENSUS TRACT NUMBER

7030.02

## 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

7

☒ On-Sale    ☐ Off-Sale

## 10. NO. OF LICENSES EXISTING IN CENSUS TRACT

0

☒ On-Sale    ☐ Off-Sale

## 11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- ☒ Yes, the number of existing licenses exceeds the number allowed  
☐ No, the number of existing licenses is lower than the number allowed

## 12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- ☐ Yes (Go to Item #13)    ☐ No (Go to Item #20)

## 13. CRIME REPORTING DISTRICT NUMBER

2766

## 14. TOTAL NUMBER OF REPORTING DISTRICTS

543

## 15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

37,731

## 16. AVERAGE NO. OF OFFENSES PER DISTRICT

69.5

## 17. 120% OF AVERAGE NUMBER OF OFFENSES

83.4

## 18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

252

## 19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- ☒ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17  
☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

## 20. CHECK THE BOX THAT APPLIES (check only one box)

- ☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- ☒ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- ☐ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

**FOR DEPARTMENT USE ONLY**

PREPARED BY (Name of Department Employee)

M. Stancu



21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

23. DATE SIGNED

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

☐ Yes ☐ No ☐ See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

28. CITY/COUNTY OFFICIAL PHONE NUMBER

30. DATE SIGNED	
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# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

## HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



**Subject:** Conditional Use Permit (CUP) Consultation for Sale of Alcohol  
**Project No.:** PRJ2023-001348-(2)  
**Permit No.:** CUP RPPL2023001889  
**Establishment:** Star Crab (existing seafood restaurant)  
**Location:** 5383 W Centinela Ave, Ladera Heights (unincorporated LA County)  
**Description:** A request for a Conditional Use Permit for the sale of beer and wine (Type 41 License) for on-site consumption at an existing restaurant.

**(1) Summary of service calls and crime history for the project site over the last five years:**

The Sheriff's Department has responded to six calls for service at 5383 W Centinela Ave, Ladera Heights in the past five years; one call for a trespasser, four alarm calls, and one robbery where two suspects stole the cash register and ran from the location. Attached is the CFS report of the calls for your review.

**(2) Comments/recommended conditions:**

All calls for service have been routine in nature. This establishment has not been a problem.

**(3) Overall recommendation:**

☒ Sheriff recommends approval of this CUP.

☐ Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

Keith C. Harrison, Captain  
Marina Del Rey Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 06/01/19 To 06/01/24

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 06/27/19						
C	B	P	5383 CENTINELA AV, LAD "FLAMBOILER"	69	INF STS A MB/30S, 5'9", WEARING BLU SHIRT, GRAY PANTS, BRO SHOES IS TRESPASSING ON THE PROPERTY. INF HAS ACTIVE 602 ON DP AND WOULD LIKE DEPS ASSISTANCE. NO WEAPONS SEEN	
C	B	P	5383 CENTINELA AV, LAD "FLAMBOILER"	69	INF STS A MB/30S, 5'9", WEARING BLU SHIRT, GRAY PANTS, BRO SHOES IS TRESPASSING ON THE PROPERTY. INF HAS ACTIVE 602 ON DP AND WOULD LIKE DEPS ASSISTANCE. NO WEAPONS SEEN	DP GPA UTL
Incident Date: 10/08/22						
C	B	P	5383 CENTINELA AV, LAD "STAR CRAB"	40	2 MB/A'S STOLE CASH REGISTER AND RAN TOWARDS CVS ON FOOT DP'S WEARING BLACK HOODIES	927C FOR DP'S
C	B	P	5383 CENTINELA AV, LAD "STAR CRAB"	40	2 MB/A'S STOLE CASH REGISTER AND RAN TOWARDS CVS ON FOOT DP'S WEARING BLACK HOODIES	X-273 AS NEEDED
C	B	P	5383 CENTINELA AV, LAD "STAR CRAB"	40	2 MB/A'S STOLE CASH REGISTER AND RAN TOWARDS CVS ON FOOT DP'S WEARING BLACK HOODIES	X-273 AS NEEDED
C	B	P	5383 CENTINELA AV, LAD "STAR CRAB"	40	2 MB/A'S STOLE CASH REGISTER AND RAN TOWARDS CVS ON FOOT DP'S WEARING BLACK HOODIES	SEE URN FOR FURTHER
C	B	P	5383 CENTINELA AV, LAD "STAR CRAB"	40	2 MB/A'S STOLE CASH REGISTER AND RAN TOWARDS CVS ON FOOT DP'S WEARING BLACK HOODIES	X-273
Incident Date: 06/13/23						
C	D	R	5383 CENTINELA AV, LAD STAR CRAB	55	C/FRONT DOOR, NM, NV, CRIME AT LOC	C/LOC AND CHECKED DOORS AND LOC. NO EV OF ALL SECURE
Incident Date: 08/10/23						
C	D	R	5383 CENTINELA AV, LAD "STAR CRAB"	16	C/FRONT DOOR, N/M, N/V	X-274 AS NEEDED, C4
C	D	R	5383 CENTINELA AV, LAD "STAR CRAB"	16	C/FRONT DOOR, N/M, N/V	CHECK LOC. DOORS AND WINDOWS WERE SECURE. NO EV OF 459

Report RAPS\_300  
Regional Allocation of Police Services  
Location Inquiry from 06/01/19 To 06/01/24

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
Incident Date: 08/31/23						
C	D	R	5383 CENTINELA AV,LAD "STAR CRAB"	22	C/FRT DR & INT, NM (EMPLOYEES POSSIBLY ON SITE W/O CODE	X-274 AS NEEDED
C	D	R	5383 CENTINELA AV,LAD "STAR CRAB"	22	C/FRT DR & INT, NM (EMPLOYEES POSSIBLY ON SITE W/O CODE	NO BWC, HAND BY 274A, SE CLEAR
C	D	R	5383 CENTINELA AV,LAD "STAR CRAB"	22	C/FRT DR & INT, NM (EMPLOYEES POSSIBLY ON SITE W/O CODE	CK LOC RE 459A LOC CK SECURE US FOODS DELIVERY DRIVERHAD B/O ALARM CODE
Incident Date: 10/05/23						
C	D	R	5383 CENTINELA AV,LAD "STAR CRAB"	13	INT PER DOORS MOTION NM NV	CHK LOC SEC. NO EV OF 459
C	D	R	5383 CENTINELA AV,LAD "STAR CRAB"	13	INT PER DOORS MOTION NM NV	NNR CODE 4 PRIOR TO ARRIVAL, NO BWC