

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: June 18, 2025

HEARING DATE: July 1, 2025 AGENDA ITEM: 3

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

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

Item No. 3 is 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 Star Crab, an existing restaurant in the C-2 (Neighborhood Business) Zone, pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).

PUBLIC HEARING - MAY 6, 2025

During the public hearing on May 6, 2025, the Hearing Officer reported that she conducted a site visit and observed that the interior layout differed from the floor plan in the Exhibit "A." Specifically, the three tables with six chairs each and the bench seating did not match the floor plan. The Hearing Officer mentioned that it was unclear whether the current configuration exceeded the previously approved maximum occupancy load of 45 persons.

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

The Hearing Officer directed the Agent to consult with the Department of Public Works' Building and Safety Division ("Building and Safety") as needed. The Hearing Officer then continued the hearing to July 1, 2025.

PROJECT UPDATE

On May 21, 2025, the Agent confirmed that the three tables with six chairs each and the bench seating discussed during the May 6, 2025, public hearing were removed. The Agent provided photographs demonstrating that the current seating arrangement matched the floor plan in the "Exhibit A."

On June 11, 2025, Staff conducted a site visit and confirmed that the existing tables and chairs are consistent with the layout shown in the floor plan in the "Exhibit A". Additionally, Staff shared the floor plan with Building and Safety staff for further review. Building and Safety staff confirmed that the floor plan in the "Exhibit A" did not require any changes to the previously approved maximum occupancy load.

Report
Reviewed By: *Melissa Reyes* for Elsa M. Rodriguez
Elsa M. Rodriguez, Acting Supervising Regional Planner

Report
Approved By: *Melissa Reyes* for Mitch Glaser
Mitch Glaser, Assistant Deputy Director

Attachment:
1) Photographs





