

Planning, Land Use and Mobility Committee



CASE REPORT

(ZA-2026-29-CUB)

The Boiling Crab

23397 W. Mulholland Dr.

Woodland Hills, 91364

The Applicant is requesting a CUB for the sales of a full line of alcoholic beverages for on-site consumption at a long-operating, 5,807 sf seafood restaurant with 178 indoor seats and two patios with 54 outdoor seats. The restaurant currently only offers beer and wine service, but wishes to provide full alcohol service to patrons on the two patios as well as inside the restaurant. There is no entertainment in the restaurant, and hours of operation are 10 AM to 11 PM daily. The restaurant has been operating at this location for over 5 years.

PLUM Presentations: May 21, 2026 Live: in-person (No Zoom broadcast)

Applicant: Taylor Vaughan, The Boiling Crab
5811 McFadden Ave
Huntington Beach, CA 92649
(714) 554-6181 bill@theboilingcrab.com

Representative: Steve Rawlings

Rawlings Consulting
26023 Jefferson Ave., Murrieta, CA 92562
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PLUM Case Leader: Martin Lipkin, martinlipkin@yahoo.com; Tel: (818) 999-4340

Project Description:

The restaurant occupies the northern-most space at the El Camino Shopping Center—along Mulholland where it separates Woodland Hills from Calabasas. There is a very large parking lot and automobile access is provided by multiple driveways on streets to the immediate West and North. There is no customer parking to the rear of the building.



The Boiling Crab Restaurant fronts onto a large shopping center parking lot. The two outdoor patios are fenced in, and the entire Center has a security staff.

The ownership of the restaurant is asking to expand their beer/wine beverage limitation to a full alcohol sales and service (drinks only) operation.

At this time, there are no other restaurants serving a full line of alcoholic beverages within 500 feet of this restaurant.

To consider:

The restaurant is located in a shopping center that serves a wide variety of customers and has not in the past caused public concern related to disorderly conduct or other negative issues. Predominant customers are families, small groups of adults and dating couples.

There appear to be only two potential issues observed:

First, the request is for outdoor service on the two patios that are on either side of the main entrance. While each of the two patios is separated from public space, the sidewalk and parking lot, the separation could present a problem related to adequately monitoring any issues that could arise from alcohol consumption. The chances of that happening seem remote, but it will be discussed with the applicant.

Second, the steel fences separating the two patios from public spaces like the sidewalk and the parking lot are relatively low, and don't appear to present a significant barrier to anyone who orders an alcoholic drink and attempts to pass it on to another (possibly under-age) person in the adjacent public areas. Again, while the possibilities are there, the probabilities of that becoming an on-going problem seem low.

PLUM Motion and Conditions/Recommendations:

Based on the on-going positive history of the Applicant at this location, the types of customers the restaurant attracts, and the fact that there have been few police incidents in this general area, there does not appear to be any reason for the City of Los Angeles or the State of California to deny granting a CUB for a full line of alcohol service inside and on the two front patios for this restaurant.

MOTION:

As pertaining to the Conditional Use Permit request for full alcohol service both inside and on the two front patios of the Boiling Crab Restaurant in the El Camino Shopping Center at 23397 W. Mulholland Dr., the Woodland Hills-Warner Center Neighborhood Council Board hereby finds that:

WHEREAS, the Boiling Crab Restaurant has been operating with a CUB for beer and wine service for a number of years without any significant issues related to their alcohol service; and

WHEREAS, The Boiling Crab Restaurant wishes to expand their alcohol service to a full-line of alcoholic beverages to better compliment their menu offerings and the patrons' dining experience; and

WHEREAS, providing full alcohol service to both front patios may create some minor issues of monitoring both patio locations at the same time, but can be addressed by management of the Boiling Crab both quickly and responsibly; and

WHEREAS, the El Camino Shopping Center does have security teams patrolling the center at all times the restaurant is operating; and

WHEREAS, all requirements from the State Beverage Commission and the LAPD for serving a full line of alcoholic beverages have been complied with,

THEREFORE, IT IS HEREBY RESOLVED that for the findings and recommendations stated herein, that application and plans submitted by The Boiling Crab Restaurant in the El Camino Shopping Center on 23397 W. Mulholland Dr., Woodland Hills, 91364, receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC).

The Planning, Land Use and Mobility Committee also recommends that the Board of the Woodland Hills –Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and recommendations to SUPPORT this motion presented on May 21, 2023.

Motion: Marty Lipkin
Second: August Steurer

VOTE:	YES	NO	ABSTAIN	INELIGIBLE
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