

|                              |   |                         |
|------------------------------|---|-------------------------|
| IN THE MATTER OF THE         | * | BEFORE THE ALCOHOLIC    |
| APPLICATION OF KAMRAN        | * |                         |
| SARLAK AND KAMRAN ASSADI     | * | BEVERAGE HEARING BOARD  |
| ON BEHALF OF CENTRE PARK     | * |                         |
| VIEW, INC. T/A LUNA DEL SEA  | * | FOR                     |
| STEAK & SEAFOOD RESTAURANT   | * |                         |
| FOR A NEW CLASS B BEER, WINE | * | HOWARD COUNTY, MARYLAND |
| AND LIQUOR 7-DAY ON/OFF      | * |                         |
| SALE LICENSE                 | * | Case No.: 26-17         |
|                              | * |                         |

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**DECISION AND ORDER**

The Board of License Commissioners for Howard County, Maryland (the “Liquor Board”), pursuant to Rule 1.02(A) of the Liquor Board Rules and Regulations, has delegated the authority to hear and decide cases to the Alcoholic Beverage Hearing Board for Howard County, Maryland (the “Hearing Board”).

On June 23, 2026, the Hearing Board heard the application of Kamran Sarlak and Kamran Assadi (the “Applicants”), on behalf of Centre Park View, Inc. t/a Luna Del Sea Steak & Seafood Restaurant (“Luna Del Sea Steak & Seafood Restaurant”), for a new Class B Beer, Wine, and Liquor, 7-Day on/off sale License for a 5,735 sq. ft. restaurant with a 624 sq. ft. exterior located at 8808 Centre Park Drive, Columbia, MD 21045.

The hearing was properly advertised, and the property posted pursuant to the Alcoholic Beverages Article of the Annotated Code of Maryland. The Applicants were represented by Melvin Kodenski, Esquire and there were no protestants who appeared in opposition to the application.

All the documents on file were incorporated into the record by reference.

### **PROFFER**

Mr. Kodenski stated that this new restaurant will be taking over the space previously occupied by The Periodic Table which has closed. Mr. Kodenski stated that Mr. Kamran Assadi has been in the restaurant industry for over 40 years, that he has owned Luna Del Sea Steak & Seafood Bistro in Baltimore for 25 years and prior to that he worked at Mo's Seafood. Mr. Kodenski stated that Mr. Kamran Sarlak has worked in the hospitality business for over 40 years and that both Applicants are familiar with the Howard County Liquor Board Rules and Regulations.

### **SUMMARY OF TESTIMONY**

Kamran Assadi, 50% interest holder and proposed licensee, was sworn in and testified before the Hearing Board. Mr. Assadi stated that he is Alcohol Awareness Certified and that he plans to add Italian, vegetarian and gluten free dishes to their steak and seafood menu for the Columbia location. Mr. Assadi stated that he plans to hire 16 to 20 employees for the front of house and 8 to 10 employees for the back of house, depending on the day and if there are any events taking place. Mr. Assadi stated that all employees will be Alcohol Awareness Certified and trained in alcohol service and checking IDs. Mr. Assadi stated that alcohol sales will be about 30% of the total gross sales, that either himself or Mr. Sarlak will always be on-site, and that he will work during lunch and dinner service. Mr. Assadi stated that Mr. Sarlak will be the immediate person in charge, that he lives about 10 minutes from the restaurant, and that he will be the one to open and close the restaurant. Mr. Assadi stated that he failed to disclose a 2009 Probation Before Judgement and DUI charge in Question 7 of the application. Mr. Assadi stated that he was in a car accident, that he was behind a car going slow and then he hit a jersey wall. Mr. Assadi stated that he has had no other accidents or issues and that he made a mistake on the application by not

disclosing the incident because his lawyer at the time told him it would be expunged. Mr. Assadi stated that he failed to disclose a sale to minor violation in 2018 at Luna Del Sea Steak & Seafood Bistro in Question 8 of the application. Mr. Assadi stated that the violation was committed by an employee that resigned the next day. Mr. Assadi stated that it was the only time in 25 years that the restaurant ever had an issue. Mr. Assadi stated that he has a general manager and assistant managers and that he has opened over 40 restaurants as a consultant.

Pursuant to Rule 6.13 of the Liquor Board Rules and Regulations, the Applicants waived their right to request the Liquor Board to hear the case.

Based on the evidence presented at the hearing, the Alcoholic Beverage Hearing Board makes the following Findings of Fact and Conclusions of Law:

#### **FINDINGS OF FACT**

1. The Hearing Board finds that Kamran Sarlak and Kamran Assadi (the “Applicants”), on behalf of Centre Park View, Inc. t/a Luna Del Sea Steak & Seafood Restaurant (“Luna Del Sea Steak & Seafood Restaurant”), have applied for a new Class B Beer, Wine, and Liquor, 7-Day on/off sale License for a 5,735 sq. ft. restaurant with a 624 sq. ft. exterior located at 8808 Centre Park Drive, Columbia, MD 21045.

2. The Hearing Board finds that the Applicants are fit and proper persons to hold an alcoholic beverage license.

3. The Hearing Board finds that Kamran Sarlak, the resident agent applicant, meets the requirements of Rules 1.10(S), 1.10(T), and 2.06 of the Liquor Board Rules and Regulations concerning resident agent qualifications.

4. The Hearing Board finds that the granting of the application is necessary for the accommodation of the public.

5. The Hearing Board finds that the granting of the application will not unduly disturb the peace and safety of the residents of the neighborhood.

### **CONCLUSIONS OF LAW**

1. The Hearing Board concludes that Kamran Sarlak and Kamran Assadi (the “Applicants”), on behalf of Centre Park View, Inc. t/a Luna Del Sea Steak & Seafood Restaurant (“Luna Del Sea Steak & Seafood Restaurant”), have applied for a new Class B Beer, Wine, and Liquor, 7-Day on/off sale License for a 5,735 sq. ft. restaurant with a 624 sq. ft. exterior located at 8808 Centre Park Drive, Columbia, MD 21045.

2. The Hearing Board concludes that the Applicants are fit and proper persons to hold an alcoholic beverage license.

3. The Hearing Board concludes that Kamran Sarlak, the resident agent applicant, meets the requirements of Rules 1.10(S), 1.10(T), and 2.06 of the Liquor Board Rules and Regulations concerning resident agent qualifications.

4. The Hearing Board concludes that the granting of the application is necessary for the accommodation of the public.

5. The Hearing Board concludes that the granting of the application will not unduly disturb the peace and safety of the residents of the neighborhood.

### **ORDER**

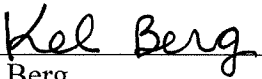
For the foregoing reasons, it is this 15<sup>th</sup> day of July, 2026, by the Alcoholic Beverage Hearing Board of Howard County **ORDERED** that the application of Kamran Sarlak and Kamran Assadi (the “Applicants”), on behalf of Centre Park View, Inc. t/a Luna Del Sea Steak & Seafood Restaurant (“Luna Del Sea Steak & Seafood Restaurant”), for a new Class B Beer, Wine, and Liquor, 7-Day on/off sale License for a 5,735 sq. ft. restaurant with a 624 sq.

ft. exterior located at 8808 Centre Park Drive, Columbia, MD 21045, be and the same is hereby **GRANTED**, subject to the following conditions:

- (a) That the Applicants comply with all State and County laws and regulations;
- (b) That the Applicants satisfy any requirements necessary to obtain the license by December 23, 2026 unless that deadline is extended by the Hearing Board upon good cause shown; and
- (c) That the Applicants submit an amended application, correcting the inaccuracies in Question 7 and Question 8; and
- (d) Failure to comply with these conditions shall render this Proposed Decision and Order null and void.

**ATTEST:**

**ALCOHOLIC BEVERAGE HEARING  
BOARD OF HOWARD COUNTY,  
MARYLAND**

  
\_\_\_\_\_  
Kel Berg  
Board Administrator

\_\_\_\_\_/S/\_\_\_\_\_  
Steven Chen, Chairperson

\_\_\_\_\_/S/\_\_\_\_\_  
Steve Hunt, Vice-Chairperson

**REVIEWED BY HOWARD COUNTY  
OFFICE OF LAW  
GARY W. KUC  
COUNTY SOLICITOR**

\_\_\_\_\_/S/\_\_\_\_\_  
Ed Coleman, Member

  
\_\_\_\_\_  
Hyunjae Shin, Esquire  
Senior Assistant County Solicitor

\_\_\_\_\_/ABSENT\_\_\_\_\_  
Beth Johnson, Member

\_\_\_\_\_/S/\_\_\_\_\_  
Claire Kim, Member