



PROJECT NUMBER PRJ2023-001348-(2)
HEARING DATE May 6, 2025
REQUESTED ENTITLEMENT(S)
 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
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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 known as 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
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ASSESSORS PARCEL NUMBER(S) 4102-001-032	SITE AREA 9.6 Acres
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GENERAL PLAN / LOCAL PLAN General Plan 2035	ZONED DISTRICT Baldwin Hills	PLANNING AREA Westside
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LAND USE DESIGNATION General Commercial (CG)	ZONE C-2 (Neighborhood Business)
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PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT N/A
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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
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