



Case Summary & Documents

ZA Cards

Ordinance

Zoning Information

CPC Cards

Case Number:

ZA-2026-1432-CUB

Search

Case Number: ZA-2026-1432-CUB

Case Filed On: 03/24/2026

Accepted For Review On: N/A

Assigned Date: 04/07/2026

Staff Assigned: ESTHER AHN

Hearing Waived / Date Waived : No

Hearing Location:

Hearing Date: N/A

ZA Action:

ZA Action Date: N/A

End of Appeal Period: N/A

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
12904 W PALMS BLVD	Mar Vista	CD 11

[View All Addresses](#)

Approved Documents

Initial Submittal Documents

0 Approved Documents found for Case Number: ZA-2026-1432-CUB

No Approved Documents Found

Project Description:

A CUB to allow the sale and dispensing of alcoholic beverages in conjunction with an existing 1,762 sq. ft. existing restaurant.

Requested Entitlement:

A Conditional Use Permit Pursuant to LAMC 12.24 W 1, to allow the sale and dispensing of full line of alcoholic beverages for on-site consumption in conjunction with an existing 1, 762 sq. ft. neighborhood restaurant/ market with 89 interior seats and 998 sq. ft. outdoor patio. and a 750 sq. ft out door patio on the sidewalk with limited hours of operation from 7am - 11 pm daily.

Applicant:

Jeremy Adler [Company: 3rd Place, LLC/ Beethoven Market]

Representative:

Laurette Healey [Company: City Land Use, Inc.]

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HELPFUL LINKS

- [City of Los Angeles](#)
- [City Departments, Agencies, and Bureaus](#)
- [Community Resource Guide](#)
- [Site Map](#)



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible¹ AHS Eligible AB 2097 Eligible Housing Element Streamlining²

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

Waived Hearing Concurrent hearing Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address³: 12904 W Palms Blvd., 90066 Unit/Space Number: _____

Legal Description⁴ (Lot, Block, Tract): Lot 366, Block None, TR 7681

Assessor Parcel Number: 4245 006 035 Total Lot Area: 5,564.2 sq ft

¹ The Local Emergency Homelessness Crisis (Council File - 22-1545) ended on November 18, 2025, thereby ending the ED1, ministerial processing portion of the program. Projects that have not yet filed their formal Department of City Planning Application will no longer qualify to utilize ED1 provisions unless they also have an approved Housing Crisis Act (HCA) Vesting Preliminary application that is VALID AT THE TIME OF FILING.
² Housing Development Projects located on sites identified under ZI-2534 & ZI-2535 are eligible for Ministerial Approval if at least 20 percent of the units are reserved for lower-income households.
³ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).
⁴ Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

2. PROJECT DESCRIPTION

Present Use: Market and Restaurant

Proposed Use: Market and Restaurant with on-site alcohol sales

Project Name (if applicable): BEETHOVEN MARKET

Describe in detail the characteristics, scope and/or operation of the proposed project:

Continued operation of an existing 5,564.2 sq ft neighborhood market and restaurant with a Type 47 Alcohol License, offering a full line of alcoholic beverages for on-site consumption with limited hours of operation from 7am - 11pm daily.

Additional Information Attached:

YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|--|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial, oil wells) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|---|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____ square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Additions to existing buildings |
| <input type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Interior tenant improvement |
| <input type="checkbox"/> Removal of any street tree | <input checked="" type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input type="checkbox"/> Change of use and/or hours of operation |
| <input type="checkbox"/> Grading | <input checked="" type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route | <input type="checkbox"/> Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing _____ - Demolish(ed)⁵ _____ + Adding _____ = Total 0

Number of Affordable Units⁶: Existing _____ - Demolish(ed) _____ + Adding _____ = Total 0

Number of Market Rate Units: Existing _____ - Demolish(ed) _____ + Adding _____ = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

PARKING INFORMATION

Is the project utilizing AB 2097? YES NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 0 Required # of Parking Spaces: 0

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.⁷

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Preliminary Land Use Report (PLUR) to BOE? YES NO (if required)

Is the project required to dedicate land to the public right-of-way? YES NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

⁵ Number of units to be demolished and/or which have been demolished within the last five years.

⁶ As determined by the Los Angeles Housing Department.

⁷ Parking relief may also be available for projects requesting approval under LAMC Sections 12.22 A.37, 12.22 A.38, or 12.22 A.39 of Chapter 1 or Sections 9.2.1, 9.2.2, 9.2.3, 9.2.4, or 9.2.5 of Chapter 1A.

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36? YES NO

Authorizing Code Section: LAMC 12.24 W.1

Code Section from which relief is requested (if any): _____

Action Requested: A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,564.2 sq ft restaurant.

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: YES NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s): ADM-2024-8010-RBPA

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

Have you filed, or is there intent to file, a ministerial application with this project?

YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy) NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁸ Name: Jeremy Adler

Company/Firm: 3RD PLACE, LLC/ Beethoven Market

Address: 12904 W Palms Blvd

Unit/Space Number: _____

City: Los Angeles

State: CA

Zip Code: 90066

Telephone: (818) 269-3336

E-mail: jeremy@beethovenmarket.com

Are you in escrow to purchase the subject property?:

YES NO

PROPERTY OWNER OF RECORD

Same as applicant Different from applicant

Name (if different from applicant): Brenda Fabe Adler (Opa Market LLC)

Address: 3921 Carpenter Ct

Unit/Space Number: _____

City: Studio City

State: CA

Zip Code: 91604

Telephone: (818)762-5964

E-mail: _____

⁸ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An agent/representative is someone filing an application on behalf of a client.

AGENT / REPRESENTATIVE NAME: Laurette Healey/Marcia Davalos

Company/Firm: City Land Use, Inc.

Address: 15303 Ventura Blvd Unit/Space Number: Ste 900

City: Sherman Oaks State: CA Zip Code: 91403

Telephone: (310)968-7887 E-mail: laurette@citylanduse.com

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

Primary Contact for Project Information⁹

(Select only one. Email address and phone number required.)

Owner Applicant Agent/Representative Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁹ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature: Brenda Fabe Adler

Date: 3-10-2026

Print Name: Brenda Fabe Adler

Signature: _____

Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

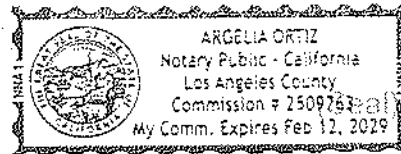
On MARCH 10, 2026 before me, ARGELIA ORTIZ NOTARY PUBLIC
03/10/26 AD (Insert Name of Notary Public and Title)

personally appeared ~~BRENDA FABE ADLER~~ BRENDA FABE ADLER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Argelia Ortiz
Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified. I understand that improper segmentation is a violation of CEQA and the LAMC Section 13B.11.1.I. and subject to all remedies available for a Code violation, including but not limited to monetary penalties.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand that CEQA requires the City to analyze the whole of the project including actions taken under ministerial permits and discretionary permits before approving the project and if my project requires discretionary and ministerial case processing under separate case numbers, that the ministerial application will not be approved until the CEQA determination or finding for the project is issued.
- e. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- f. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- g. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- h. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part.

Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- j. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- k. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____
Print Name: Jeremy Adler

Date: 3/16/26

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case No.: _____

Related Case Nos.: _____

Filed With: _____ Date Filed: _____

Accepted By: _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 12904 W Palms Blvd, Los Angeles, CA 90066

Assessor's Parcel Number: 4245006035

Major Cross Streets: Plams Blvd & Beethoven St

Community Plan: Palms - Mar Vista - Del Rey

2026 Fee Schedule Notice: All discretionary City Planning applications must submit this form and pay the required EAF Intake Fee. After submission, City Planning staff will determine the appropriate CEQA clearance, which may require additional information and/or fees depending on the level of environmental review.

OVERVIEW

The California Environmental Quality Act, also known as CEQA, was enacted by the State of California in 1970 to establish statewide regulations for the environmental review of discretionary projects. The CEQA review process is intended to foster transparency and integrity in public decision-making while ensuring land use decisions take into account the full impacts of development on natural and human environments. Before a discretionary project may be approved by the City, the Department must determine the appropriate level of CEQA review and conduct the corresponding type of environmental analysis.

Under CEQA, a project's potential impacts on the environment will fall into one of the following categories: Statutory Exemption (including the Sustainable Communities Project Exemption [SCPE]), Categorical Exemption (CE), Negative Declaration (ND), Mitigated Negative Declaration (MND), Sustainable Communities Environmental Assessment (SCEA), Sustainable Communities Environmental Impact Report (SCEIR), or Environmental Impact Report (EIR).

The purpose of this form is to assist Planning staff in determining the appropriate environmental clearance for a project. Unless otherwise specified on the pages that follow, provide all applicable information in narrative form or in a separate attachment to the Environmental Assessment Form (EAF). At any time, Planning staff may require additional documentation, studies, reports, and/or analysis to be submitted with this form or City Planning Application. Any missing, incomplete, or inconsistent information will cause delays in the processing of your application.

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>).

PROJECT DESCRIPTION

Describe the entire project scope and any related entitlement requests. Attach a separate sheet if necessary. The description must include and/or describe:

- All phases and plans for future expansion
- Total square footage for:
 - Existing Development
 - Proposed Demolition
 - Proposed Construction
 - Summary of gross and net new square footage
- All uses, building heights (stories/feet), land use and zoning, floor area ratio (FAR), density, trees or protected tree removals, excavation/grading activities, construction staging areas, haul routes, street vacations or off-site improvements, sustainability features, hours of operation, retaining walls, etc.

Consider using tables to compare square footages or other aspects of the project.

Project Description:

Continued operation of an existing 5,564.2 sq ft neighborhood market and restaurant with a Type 47 Alcohol License, offering a full line of alcoholic beverages for on-site consumption with limited hours of operation from 7am - 11 pm daily.

Additional Information Attached

YES NO

PROJECT & PROJECT SITE INFORMATION

ZONING/LAND USE

	Existing	Proposed
General Plan Land Use Designation	Neighborhood Commercial	N/A
Zoning	[Q]C1-1	N/A
Use (e.g., apartments, restaurant, retail)	Restaurant	Restaurant

PROJECT SITE

	Square Feet	Acres
Gross Lot Area		
Net Lot Area		

SLOPE²

Identify how much of the property is:

< 10% slope: _____ 10-15% slope: _____ > 15% slope: _____

*If slopes over 10% exist, a **Topographic Map** is required.*

PROJECT SIZE

Total square footage of the existing development:	
Square footage to be demolished:	
Square footage to be built:	
Net new square footage:	
Total gross square footage:	

PROPOSED USES

Residential square footage:	
Commercial square footage:	
Industrial square footage:	
Other square footage (indicate use):	

DWELLING UNITS

Number of residential units and type:	
Number of hotel guestrooms:	
Net new units or hotel guestrooms:	

² As defined in LAMC Section 12.03 of Chapter 1 or LAMC Division 14.2 (Glossary) of Chapter 1A, as applicable based on a property's subject zoning.

BUILDING HEIGHT

Total number of stories at or above ground: _____

Maximum height: _____

LOT COVERAGE

Indicate the percent of the total lot area that is proposed for:

Building footprint:	_____ %
Paving/hardscape:	_____ %

Permeable hardscape:	_____ %
Landscaping:	_____ %

EXISTING AND PROPOSED DEVELOPMENT

Does the project only involve a remodel or change of use of an existing interior space? YES NO

If YES, indicate the total size of the interior space: _____

Does the property contain any vacant structures? YES NO

If YES, describe and state how long it has been vacant: _____

Does the project propose the removal or demolition of any structures? YES NO

If YES, provide the number, type, age, and total square footage of structures to be removed: _____

Does the project propose to remove any residential dwellings? YES NO

If YES, indicate the number of units: _____

Does the project include a pool and/or hot tub? YES NO

If YES, provide the total number of gallons of water: _____

SENSITIVE USES

Is the project site located within 500 feet of any of the following sensitive uses: residences (single-family, apartments, or condominiums), transient lodgings, and/or retirement homes, long-term health care facilities, rehabilitation centers, and convalescent centers; hospitals; schools and childcare centers; parks and playgrounds; churches; auditoriums, concert halls, amphitheaters, and/or recording studios?

YES NO

If YES, describe use and proximity:

HOURS OF OPERATION

The hours of operation of the proposed project:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

SPECIAL EVENTS

Will there be special events not normally associated with day-to-day operations (e.g., fundraisers, parties, parent-teacher nights, athletic events, graduations)?

YES NO

If YES, describe the number of events, type, duration, and frequency proposed:

TREES

Are there any protected and/or non-protected trees and shrubs³ on the project site and/or within the adjacent public right-of-way, that may be removed or impacted⁴ as a result of the project? YES NO

Existing number of trees onsite: _____

Existing number of protected trees/shrubs onsite: _____

Existing number of street trees adjacent to the project site: _____

*If a protected tree or shrub (as defined in [LAMC Chapter 4, Article 6, Section 46.00 \(Protected Trees and Shrub Regulations\)](#)) occurs onsite, or any trees will be removed, replaced, relocated, or impacted, a **Tree Report** is required. Refer to the **Tree Report Template (CP-4068)** for additional instructions. If NO, a **Tree Disclosure Statement (CP-4067)** is required.*

Tree Report Attached YES NO

Tree Disclosure Statement Attached YES NO

GRADING AND RETAINING WALLS

Activities that may contribute to Grading (Check all that apply)

Demolition of Existing Structures YES NO

Remodels YES NO

Accessory Dwelling Unit YES NO

Swimming Pool/Spa YES NO

Decks YES NO

Garages YES NO

Basements YES NO

Pool House/Cabanas YES NO

Tennis Court/Motor Court/Basketball Court YES NO

Carports YES NO

Bridges YES NO

Slope Repair/Stabilization YES NO

Retaining Walls YES NO

Other: _____

³ For a list of protected trees and shrubs, refer to the Tree Disclosure Statement ([CP-4067](#)).

⁴ Impacted means that grading or construction activity will be conducted within five feet of, or underneath, the tree's canopy.

Grading

Specify the total amount of soil being moved:

Grading for Cut:	cubic yards
Grading for Fill:	cubic yards
Total Grading:	cubic yards (including BHO-exempt grading)
Overexcavation/Recompaction:	cubic yards

If subject to the Baseline Hillside Ordinance (BHO) per LAMC Section 12.21 C.10 of Chapter 1, identify the following exemptions, where applicable:

Remedial Grading as defined in LAMC Section 12.03: _____ cubic yards
(Must be recommended in Geotechnical Report and *approved by* the LADBS Grading Division)

Cut and/or Fill for driveway: _____ cubic yards
(Maximum exemption is 500 cubic yards)

Cut and/or Fill for deepened foundation systems: _____ cubic yards

Fill resulting from Cut underneath the main building footprint: _____ cubic yards
(Maximum exemption cannot exceed 50% of said Cut)

Retaining Walls

Does the project include retaining walls?

YES NO

HAUL ROUTE⁵

Indicate the amount of soil to be exported and/or imported:

- Less than 1,000 cubic yards**
 1,000 cubic yards or more

Provide the following details only if the project is exporting/importing soil amount of 1,000 cubic yards or greater:

Soil Export Amount: _____ cubic yards (including a 25% swell factor)

Location of Disposal Site: _____

Soil Import Amount: _____ cubic yards

Location of Borrow Site: _____

⁵ Haul Route approval will be required if the project is located within a BOE Special Grading Area and is exporting / importing 1,000 cubic yards or greater. If the project includes a subdivision map, the Deputy Advisory Agency has the authority to act on the Haul Route; otherwise, a separate public hearing and approval will be required by the Board of Building and Safety Commissioners.

ENVIRONMENTAL CHECKLIST

Any technical study identified as required below shall be submitted at the time of case filing. Projects submitting an EIR may submit the technical studies at a later date.

AIR QUALITY

Does the proposed project include:

- 80 or more residential units? YES NO
- 75,000 sq. ft. or more of non-residential use? YES NO
- 20,000 or more cubic yards of soil export? YES NO

*If ANY of the three boxes are marked as YES, provide an **Air Quality Study**.*

BIOLOGICAL RESOURCES

Does the project propose any grading, new construction, or expansion of any building footprint? YES NO

*If NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.
If YES, continue below.*

- Will the project remove any vegetation? YES NO
- Will the project remove any protected trees or shrubs? YES NO
- Would the project alter or encroach upon any water resources? YES NO

*If all three boxes are marked as NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.*

*If any of the three boxes are marked as YES and the project is within a hillside area and/or coastal zone, provide a **Biologist's Statement of Biological Resources (CP-3613)**.*

*If any of the three boxes are marked as YES and the project is not within a hillside area and/or coastal zone, provide an **Owner's Declaration of Biological Resources (CP-3612)**.*

HISTORICAL RESOURCES

Identification of Historical Resources Listed or Eligible for Listing

Are there any resources on or adjacent to the project site that are listed or eligible for listing under federal, state, or local landmark or historic district programs? Properties may include buildings, structures, sites, objects, and components of districts. YES NO

*If YES, indicate which of the following apply, and skip to "**Analysis of Project Impacts**".*

- National Register of Historic Places: _____
- California Register of Historical Resources: _____
- City of Los Angeles Historic-Cultural Monument (HCM): _____
- Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Evaluation of Potential Historical Resources

Are there any properties on or adjacent to the project site that have been identified in a federal, State or local register? YES NO

If YES, indicate which: _____

Are there any properties on or adjacent to the project site that have been previously identified in a historic resources survey? YES NO

If YES, indicate which of the following apply and identify the name and/or address of the identified property and the geographic plan area in which the property is located: _____

- Identified in SurveyLA: _____
- Identified in CRA/LA Survey: _____
- Identified in Specific Plan: _____
- Identified in Other Geographic Overlay(s): _____

Does the Project Site contain any buildings over 45 years old that are not visible from the public right-of-way? YES NO

If YES to any of the above, provide a **Historical Resource Assessment Report**.

Analysis of Project Impacts

If there are any properties listed or evaluated eligible for listing in **Historical Resource Assessment Report** on or adjacent to the project site, provide the applicable document below:

- Historical Resource Technical Report (HRTR)** is required for projects involving the demolition, construction, rehabilitation, relocation, or alteration of an identified historical resource. An HRTR should be prepared in support of an EIR, SCEA, MND/ND, SCPE, and/or Class 32 CE.
- Secretary of the Interior’s Standards Compliance Memorandum** is required for projects involving the rehabilitation, relocation, or alteration of an identified historical resource seeking a Class 31 CE.

HAZARDS AND HAZARDOUS MATERIALS

Is the project site listed in any of the databases that compose the Cortese List of hazardous wastes and substances, maintained by the California Environmental Protection Agency (CalEPA)? These database resources can be located online at the following address: <https://calepa.ca.gov/SiteCleanup/CorteseList>.

Check all that apply.

- Department of Toxic Substances Control (DTSC): EnviroStor database
- State Water Board: GeoTracker database of leaking underground storage tank sites
- State Water Board: List of solid waste disposal sites with waste constituents above hazardous waste levels
- State Water Board: List of active Cease and Desist Orders and Cleanup and Abatement Orders
- DTSC: List of hazardous waste facilities subject to corrective action
- None of the Above

*If the project site is listed in ANY of the above databases, the project is ineligible for a CE, a **Phase I Environmental Site Assessment (ESA)** is required, and the project may incur other restrictions or requirements.*

Notwithstanding the checklist above, is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial / manufacturing use, or other similar type of use that may have resulted in site contamination?

YES **NO**

If YES, describe:

*If YES, provide a **Phase I Environmental Site Assessment (ESA)**.*

TRANSPORTATION

Is the project required, or voluntarily proposing, to make modifications to the public right-of-way (i.e., dedications and/or improvements, reconfigurations of the curb line)? YES NO

*If YES, complete Sections A, B, and C of **Attachment D: Plan Consistency Worksheet** of the [Transportation Assessment Guidelines](#). Review by the Department of Transportation (LADOT) will be required to determine if the project's proposed changes to the public right of way conflicts with any plans, programs, ordinances, or policies.*

Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way on a street designated as a Boulevard or Avenue, or on a collector or local street within 75 feet from the intersecting street? YES NO

*If YES, contact [LADOT](#) to initiate a **Transportation Engineering Design Review** by LADOT.*

A development project must also be screened to determine if a **Transportation Assessment** review by LADOT is required to analyze a potential increase in Vehicle Miles Traveled (VMT). Complete the **Transportation Study Assessment (CP13-2151.1)** to determine if the project needs to complete a VMT analysis.

If a Transportation Study Assessment ([CP13-2151.1](#)) has been completed, did the results indicate that a VMT analysis would be needed? YES NO
 NOT COMPLETED

MISCELLANEOUS

Does the property contain any easements, rights-of-ways, Covenant & Agreements, parking agreements, or other contracts which restrict full use of the property?

YES NO

If YES, describe:

Will the project require certification, authorization, clearance or issuance of a permit by any federal, State, county, or environmental control agency, such as the Coastal Commission, California Department of Fish and Wildlife, State Water Resources Board, South Coast Air Quality Management District, etc.?

YES NO

If YES, specify:

REQUESTED ENVIRONMENTAL CLEARANCE

CATEGORICAL EXEMPTION (CE)

Check all that apply below:

Check this box if you are requesting a CE and:

You do not meet any of the exceptions listed in Section 15300.2 of the State CEQA Guidelines.

Check this box if you are requesting a Class 1–30 or 33 CE.

Identify the Class of the CE which you are requesting: Class 1

Check this box if you are requesting a Class 31 CE and:

A Secretary of the Interior's Standards Compliance Memorandum is attached.

Check this box if you are requesting a Class 32 CE and:

- The Special Requirements for the Class 32 CE ([CP-7828](#)) have been reviewed;
- Written justifications identified in the Special Requirements ([CP-7828](#)) and any supporting documents and/or technical studies to support your position that the proposed project is eligible for the Class 32 CE and does not fall under any of the Exceptions pursuant to CEQA Section 15300.2 have been included; and
- This project would not result in any significant traffic, noise, air quality, or water quality impacts.

STATUTORY EXEMPTION

Check this box if you are requesting a Statutory Exemption.

Identify the Code and Section under which a Statutory Exemption is being requested: _____

NEGATIVE DECLARATION (ND) OR MITIGATED NEGATIVE DECLARATION (MND)

Check this box if you are requesting an ND or MND.

Is a consultant-prepared Initial Study attached? YES NO

PROJECT WITHIN THE SCOPE OF THE HOUSING ELEMENT PROGRAM EIR

Check this box if you have reviewed the Housing Element Project Checklist (Form: [CP-4089](#); Instructions: [CP-4091](#)) and believe that your project is within the scope of the Housing Element Program EIR.

Is a completed Housing Element Project Checklist Form attached? YES NO

ENVIRONMENTAL IMPACT REPORT (EIR)

Check this box if you are requesting an EIR. Note that a consultation with the Major Projects Unit is required prior to filing.

A consultation has been completed. YES NO

Date consultation completed: _____

SENATE BILL (SB) 375 CEQA STREAMLINING REQUEST

SB 375 introduced a series of streamlined CEQA environmental clearances for qualifying Transit Priority Projects (TPPs) pursuant to Public Resources Code (PRC) 21155, intended to encourage higher density infill development located near transit. The SB 375 clearances include Sustainable Communities Project Exemptions (SCPEs), Sustainable Communities Environmental Assessments (SCEAs), and Sustainable Communities Environmental Impact Reports (SCEIRs). Projects are eligible to seek one of these clearances if they meet the statutory requirements for TPPs **and** the qualifying requirements for the applicable environmental clearance.

- Check this box if you are requesting a SB 375 environmental clearance, and indicate below which type you are requesting (choose only one):**
- SCPE.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCPE pursuant to PRC Section 21155.1.
 - SCEA.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEA pursuant to PRC Section 21155.2(a) and 21155.2(b).
 - SCEIR.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEIR pursuant to PRC Sections 21155.2(a) and 21155.2(c).

Written justifications and any supporting documents and/or technical studies are required to support the position that the proposed Project is eligible for one of these three SB 375 CEQA streamlining clearances.

Note that requesting a SCPE, SCEA, or SCEIR, or other environmental clearance does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

PROPERTY OWNER

Name: _____

Company: _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

APPLICANT (if not Property Owner)

Name: _____

Company: _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

APPLICANT'S REPRESENTATIVE

Name: _____

Company: _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

ENVIRONMENTAL CONSULTANT (if applicable)

Name: _____

Company: _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

APPLICANT/CONSULTANT'S AFFIDAVIT

**Affidavit must be signed and notarized by the Property Owner and Consultant (if applicable).
Notarized signatures shall also be required each time a revised EAF is submitted.**

PROPERTY OWNER

I,

(Print Name)

Signature

CONSULTANT/AGENT

I,

(Print Name)

Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

REQUIRED SUBMITTAL MATERIALS

The following materials are required when submitting an EAF. All materials should reflect the entire Project, not just the area in need of the entitlement request. The required submittal materials are in addition to those required for any case/application with which the EAF is being filed. Materials shall be consistent with, or duplicates of, what is being submitted for the related application.

The City of Los Angeles may determine at a later point in time, consistent with CEQA Section 15060, that additional technical studies or reports may be required, including but not limited to shade/shadow studies, air quality studies, biological and species-specific resource reports, cultural resources assessments, energy assessments, geology and soils reports, greenhouse gas studies, phase I and phase II environmental site assessments, soils management plans, noise studies, transportation reports, etc.

- Duplicate Copy of Application Materials:** Provide one duplicate hard copy of the following materials required as part of the main application. Refer to the DCP Application Filing Instructions ([CP13-7810](#)), Parcel Map Filings Instructions ([CP13-1801](#)), or Tract Map Filing Instructions ([CP-6110](#)), as applicable.
 - Application Form (e.g., DCP Application Form [[CP13-7771.1](#)] and/or Subdivider’s Statement [[CP-6111](#)], as applicable)
 - One set of 11” x 17” reduced size Project Plans (e.g., Plot/Site Plan, Elevations, Landscape Plan) and/or Subdivision Map, as applicable
 - Vicinity Map
 - Index Map and Color Photographs
 - Referral Forms, as applicable
- Topographic Map:** Provide one copy of a Topographic Map if slopes over 10% exist on the project site. If the site is over 50 acres, 1” = 200’ scale is acceptable.
- Geology & Soils Report:** Provide one copy of the full report, including all appendices, grading plans (including the location and amounts of cut and/or fill, and export/import amounts), site plan and elevations illustrating any proposed retaining walls; and receipt from LADBS showing payment for report review. If available, the Geology and Soils Report Approval Letter from the LADBS - Grading Division shall be required at the time of filing.
- Electronic Copy of EAF Materials:** Provide an electronic copy of all EAF materials on a USB flash drive. Save each item as individual PDFs and label accordingly (e.g., “EAF.pdf”, “Haul Route Application.pdf”, “Tree Report.pdf”, “Project Plans.pdf”, “Photos.pdf”). No individual file should exceed 70 MB in size.

IV.B. Core Findings

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.



The subject property consists of a single lot (approximately 5,564.2 square feet in area) located on the northeast corner

of the intersection of Palms Boulevard (running east-west) and Beethoven Street (running north-south) in the Mar Vista Neighborhood of Los Angeles. The building itself was originally constructed in 1949 as a one-story neighborhood market in the residential heart of the Mar Vista Neighborhood. The property is zoned (Q) C1-1 (Neighborhood Commercial), which allows small-scale restaurant and retail uses.

On December 13, 2024, the Certificate of Occupancy was changed to allow a restaurant use for the 3,194-square-foot Market located at 12904 Palms. No parking is required. The restaurant is categorized as A-2 Occupancy with an interior maximum of 129 occupants. A 935-square-foot Private Dining Patio is compliant with the conditions of the Al Fresco Outdoor dining permit on private property, which does not require enclosure, a sound-mitigation wall, designated seating, or parking.

Permit No. 4848 for Al Fresco Sidewalk provides sidewalk seating for 18 patrons and is located on the westerly side of the restaurant along Palms Blvd.

A small retail component is located inside the restaurant, offering a curated selection of limited grocery items such as milk, bread, eggs, and butter, to continue serving as a public convenience for the neighborhood.

The limited hours of operation, from 7 AM through 11 PM, are consistent with the tradition of serving small-scale neighborhood needs and enhancing the Beethoven Market as a multi-functional community hub combining retail convenience with a full-service restaurant. By offering a "Full Line of Alcoholic Beverages" (Type 47 license) alongside its 7:00 AM – 11:00 PM food service, the establishment provides an opportune, all-day dining destination within walking distance of the immediate neighborhood.

Integrated Enhancement & Community Benefit:

- **"Third Place" Identity:** Beethoven Restaurant's identity as a "Third Place"—a social environment separate from home and work—supports the Palms-Mar Vista-Del Rey Community Plan's goal of promoting focal neighborhood gathering places.
- **Vibrant Walkability:** The design features large French doors and an indoor-outdoor flow that encourages pedestrian orientation in a walkable area, earning a score of 60.
- **Essential Service:** By offering a curated selection of limited grocery necessities alongside a Type 47 full-service restaurant from 7:00 AM to 11:00 PM, the establishment provides public convenience within walking distance of the immediate residential neighborhood.
- **Overwhelming Local Support:**

During the fall of 2025, more than 1300 residents of the Mar Vista Community signed a petition in support of the new restaurant. Beethoven Market is identified by the green dot on the map; blue dots identify the respondent's addresses, and the Mar Vista Community Plan area is outlined in black.



- A Community Outreach meeting was held at the invitation of the Applicant on February 5, 2026, at the local IHOP (4070 Lincoln Blvd, Mar Vista) from 6:30 to 8:30 PM to gather important community input that has informed the Applicant of certain voluntary improvements that will be discussed in greater detail in **Section I.V.C. "Supplemental Findings"**.
- An Agenda for this meeting is attached to these Findings and marked (**Exhibit A**).

2. The project's features will be compatible with and not adversely affect adjacent properties.

The Q condition for this location limits commercial activity to "neighborhood serving" uses, excluding more intensive commercial uses such as bars or nightclubs with live

entertainment. Based on the Palms-Mar Vista-Del Rey Community Plan and related ordinances, a landscape buffer of evergreen screening is situated along the stationary planter wall at the property line of the northern and western Al Fresco Private Dining Patio.

Neighborhood Compatibility & Proactive Mitigation:

- **Operational Oversight:** The establishment's operations are designed for compatibility with the surrounding neighborhood:
- **Controlled Hours:** Closing daily at 11:00 PM minimizes late-night noise and disruption for nearby residents.
- **Managed Seating:** All seats (indoor and outdoor) are located on private property.
- **Alcohol Service Oversight:** Alcohol service is an accessory to primary food and market operations and is strictly managed by STAR-Trained employees of Beethoven Market.
- **Electronic Age Verification:** An electronic age verification device shall be retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed at each point-of-sale location. This device will be maintained in operational condition, and all employees are instructed in its use. At least one on-duty manager with authority over the facility's activities shall be on the premises at all times, and the facility is open for business. The on-duty manager's responsibilities shall include monitoring the premises to ensure compliance with all applicable State laws, Municipal Code requirements, and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use. Every effort shall be made to manage the facility to discourage disruptive activity on the subject premises and in any exterior area over which the building owner exercises control, to ensure that no activities associated with problems such as loitering or vandalism occur on nearby residential properties.
- **Voluntary Sound Mitigation:** *While both the Restaurant Beverage Ordinance (RBO) and the Al Fresco Ordinance (AFO) explicitly exempt Beethoven's Private Outdoor Dining Patio from structural enclosure requirements and a sound wall.* However, in January 2026, the Applicant voluntarily applied for a building permit (Permit No. 26016-10000-02794) to install a permanent sound-attenuating wall with partial acoustic dampening to absorb ambient dining noise.



- **Professional Valet Program:** The Certificate of Occupancy requires no parking. However, in response to community requests, the operator is voluntarily applying for an LADOT Valet Parking Operator (VPO) Permit to prevent "spillover" parking and noise from car doors or idling on residential Beethoven Street.
- **Managed Waste:** Permit No. 26020-30000-00106 for a Trash Enclosure was approved by the Department of Building and Safety for construction at the rear of the building. The Applicant intends to construct the Trash Enclosure together with the Sound Attenuation Wall and Al Fresco Patio covering as soon as all permits are issued.
- **Commercial loading and passenger drop-off zone:** A request to install an on-street commercial loading zone and passenger drop-off zone on Palms Blvd has been initiated with the Department of Transportation.



RBP Revocation in Error

Sound Mitigation. The Al Fresco outdoor dining on private property permit allows patrons to dine on its private patio in the north section of the restaurant along Beethoven Street. Though an R-1 zone parcel lies immediately adjacent to the restaurant, both the Restaurant Beverage Ordinance (RBO) and the Al Fresco Ordinance (AFO) exempt the sound-mitigation requirements, such as full enclosure of the dining patio and a sound wall buffer, that would otherwise apply.

Parking. The Certificate of Occupancy issued in 2024 for its current restaurant use does not require parking for the restaurant's interior seating. The Al Fresco Permits for the Outdoor dining patio or the Al Fresco Sidewalk seating do not require parking.

A critical misunderstanding of the amendments made by the Al Fresco Ordinance (AFO) to the Restaurant Beverage Ordinance (RBO) contributed to the City's RPB Department erroneously revoking the restaurant's alcohol permit (Case No. 2024-8010-RPBA) on December 18, 2025.

Al Fresco Ordinance Exemptions

Legal Exemption: Under the current [Al Fresco Ordinance](#) (Ordinance No. 188164), the project is exempt from standard requirements for a fully enclosed patio structure and the installation of a sound wall, despite the property's proximity to an R-1 zoned residence. The ordinance was specifically designed to provide relief from these structural burdens to preserve the open-air character of local commercial corridors.

The City issued the RBP Department approval letter on January 28, 2025, subject to compliance with the RBO standards stated in the Covenant executed with the City and recorded with the County on January 17, 2025. However, the City's Covenant template listing the applicable standards was dated May 25, 2002, and had effectively expired, and did not include amendments to the RBO made by the newer AFO that exempted the enclosure for Outdoor Dining Areas and sound wall for Al Fresco Dining patios adjacent to residential zones.

Yet the RBP approval letter dated January 28, 2025, includes the City-stamped and approved site and floor plans, which do not show any enclosed building along the length of the Outdoor Dining Area adjacent to the R1 zone. These plans comply with the RBO and AFO. The recorded Covenant, derived from an expired Template dated May 25, 2002, does not.

Despite its error, a third order to comply was erroneously issued on September 15, 2025, based on non-compliance with a full patio enclosure, without taking into account the amendments made by the AFO.

The City Planning Commission

"Furthermore, to maintain consistency and provide clarity, the Al Fresco Ordinance makes surgical amendments to Section 12.22 A.34, the general version of the RBP.

*These changes include exemptions from certain operational standards that restrict the location of outdoor dining areas, **such as the requirement of a wholly enclosed building between an outdoor dining area and a residential or agricultural zone**, and the limitation of outdoor dining areas to the ground floor only. **In addition, outdoor seating will not be counted toward the maximum 150-seat allowance. RBP-participating restaurants will no longer be required to reapply for a new RBP Administrative Clearance if they add or expand their outdoor dining areas pursuant to Section 12.21 A.24. These targeted modifications to the RBP provisions will maintain consistency between the RBP and Al Fresco program and provide clarity as to how alcohol service may be provided in outdoor dining areas when a restaurant in an RBP general-designated geography has an RBP Administrative Clearance.**"*

The Al Fresco Dining Patio was and remains compliant with the requirements of the Al Fresco Ordinance, and no further sound-mitigating action is required. However, as previously mentioned, the Applicant has applied to voluntarily build a sound-mitigating buffer wall between the adjacent residential property and the restaurant, complemented by a partial sound buffer, which will be discussed in greater detail in **Section I.V.C "Supplemental Findings"**.

Loading Zone

The Market's original loading zone is located at the rear of the building, abutting an alleyway that serves the rear garage entrances for residential properties along Beethoven Street. Though the restaurant is not obligated to establish a new loading zone, the Applicant has voluntarily applied to LADOT for an on-street commercial and passenger drop-off zone to provide a designated drop-off location for patrons arriving by drive-share.

Valet Parking Service

The restaurant has no parking requirement or a requirement for a Valet Parking Service. However, the Applicant is in the process of applying for a LADOT Valet Parking Operator (VPO) Permit to voluntarily provide valet services on the non-metered buffer street "Little Palms," which runs parallel to the larger Palms Blvd. No residential homes are facing Little

Palms. The voluntary valet program will be discussed in greater detail in **Section I.V.C. "Supplemental Findings"**.

3. The project substantially conforms with the purpose and intent of the General Plan/Community Plan.

The restaurant located at 12904 Palms Blvd, currently operating as [Beethoven Market](#), aligns with the [Palms-Mar Vista-Del Rey Community Plan](#) by serving as a neighborhood-oriented commercial use that repurposes an existing historic structure.

A. Land Use and Zoning Alignment

The property is zoned LAC1 (Limited Commercial) and is situated at the corner of Palms Blvd and Beethoven St. This designation is intended for neighborhood-serving commercial services.

- **Implementation:** By operating in a building that has housed a market since 1949, the restaurant adheres to the plan goals of maintaining neighborhood character and promoting "physical improvement of commercial buildings... which promote a healthy commercial environment."

B. Conformance with Community Goals

The [Community Plan](#) highlights several "Opportunities" and "Policies" that the restaurant reflects:

- **Neighborhood Gathering Place:** The plan aims to promote commercial centers as "focal neighborhood gathering places." Beethoven Market's branding as a "Third Place"—a local hangout separate from home and work—directly mirrors this objective.
- **Pedestrian Orientation:** The design features large French doors and an indoor-outdoor flow to encourage walkability in a "Walkable" area (Walk Score of 60).

IV.C. Supplemental Findings

A. Supplemental Finding: Community Sensitivity & Parking Mitigation

The restaurant at 12904 Palms Blvd conforms to the [Palms-Mar Vista-Del Rey Community Plan](#) objective of "minimizing the impact of commercial development on adjacent residential neighborhoods" through the voluntary implementation of a professional valet program.

- **Proactive Mitigation:** Although the restaurant currently requires **zero additional parking spaces** under existing zoning and use credits, the operator is in the process

of securing a [LADOT Valet Parking Operator \(VPO\) Permit](#). This permit prevents "spillover" parking on nearby residential streets like Beethoven St and Tuller Ave, and the noise of car doors and idling on residential Beethoven Street.

- **Traffic Management:** By utilizing an [LADOT-approved Valet Route Plan](#), patrons disembark at a [Passenger Loading Zone](#) rather than circling the block, thereby reducing local traffic circulation and carbon emissions.
- **Pedestrian Safety:** The presence of [LAPD-permitted valet attendants](#) provides "eyes on the street" and active curb management, ensuring the sidewalk remains clear for neighbors and improving overall safety in the Palms Blvd corridor.
- **Good Neighbor Policy:** By absorbing the [startup costs and operational overhead](#) associated with a VPO permit, the Applicant is prioritizing neighborhood harmony over the minimum requirements of the law.

B. Supplemental Findings: Voluntary Sound Mitigation & Enhanced Neighborhood Compatibility

The project at 12904 Palms Blvd further conforms to the [Palms-Mar Vista-Del Rey Community Plan](#) goal of "minimizing the impact of commercial development on adjacent residential neighborhoods" through the voluntary installation of noise shielding.

- **Exceeding Standard Requirements:** While the [Al Fresco Ordinance](#) explicitly exempts this outdoor patio from requiring a fully enclosed structure or a sound wall, the Applicant has voluntarily applied to install a **permanent sound-attenuating wall** along the property line adjacent to the R-1 residential zone. This measure is designed to absorb ambient dining noise.
- **Acoustic Canopy:** The Applicant is voluntarily installing a **partial patio covering** over the primary outdoor seating area. While providing weather protection during inclement weather, this structure also serves as a secondary acoustic buffer. The underside will utilize acoustic-dampening finishes to prevent sound from reflecting upward and outward, rather than allowing it to travel toward the perimeter.
- **Sensitivity to Residential Interface:** By electing to build these structures—despite the added architectural and [LADBS permitting costs](#)—the operator demonstrates a high degree of sensitivity to the "Small-Scale Commercial" character of the area. These features ensure that the "Third Place" gathering environment of the [Beethoven Market](#) does not infringe upon the quiet enjoyment of the adjacent homes.

- **Integrated Mitigation Strategy:** These structural improvements complement the previously proposed [LADOT Valet Parking Plan](#), creating a comprehensive mitigation strategy that addresses both acoustic and traffic impacts simultaneously.

C. Supplemental Finding: Concentration of Alcohol Uses

Finding: The approval of alcohol service at 12904 Palms Blvd will not result in an undue concentration of such uses; rather, it will provide a necessary **complementary amenity** that supports the [Palms-Mar Vista-Del Rey Community Plan's](#) vision for a vibrant, walkable commercial corridor.

Justification:

- **Synergy, Not Saturation:** While there are other ABC licenses in the general vicinity, the subject location is unique in its **bona fide eating place** (Type 41/47) status. Unlike high-turnover bars or "off-site" liquor stores, this establishment functions as a neighborhood "Third Place." It serves to anchor the corner of Palms and Beethoven, providing a safe, supervised, and social environment that discourages the loitering often associated with traditional alcohol-only venues. The modestly priced menu meets local demand for "family-dining" options that let residents stay in their own neighborhood, thereby reducing vehicle miles traveled (VMT).
- **Public Convenience and Necessity:** The [Community Plan](#) encourages "a range of commercial uses to meet the needs of the community." Beethoven Market, open for less than a year as of this writing, will soon be open for breakfast, lunch, and dinner. Once established, the Applicant will introduce a curated selection of unique market offerings not available at nearby stores, such as organic local produce, specific ethnic ingredients, or high-end artisanal goods, to improve the community's access to fresh, raw ingredients used in its dishes.
- **Self-Imposed Operational Rigor:** The operator's sensitivity to the residential interface is proven by voluntarily proposing a **sound-attenuating wall** and an [LADOT-approved valet program](#). These measures ensure that the "concentration" of use does not translate into a concentration of impacts. The valet service, in particular, ensures that patrons do not compete for residential street parking, a common concern in high-density commercial areas.
- **Evolution of a Historic Site:** This location has served the community as [Beethoven Market](#) since 1949. Transitioning this legacy into a modern dining destination with alcohol service is a natural evolution of the site. It preserves the historic

commercial "hub" of the block while elevating service standards to meet contemporary community expectations.

D. Supplemental Finding: Crime Prevention through Environmental Design

The restaurant at 12904 Palms Blvd can serve as a powerful catalyst for local safety by transitioning from a passive retail space to an active, well-managed "community anchor."

By implementing Crime Prevention Through Environmental Design (CPTED) principles and professional operational standards, the owner can reduce the "fear of crime" and actual criminal opportunities in this specific corner of Mar Vista.

1. Natural Surveillance ("Eyes on the Street")

The most significant safety benefit a restaurant provides is the consistent presence of staff, which acts as a natural deterrent to illicit activity.

- **Indoor-Outdoor Visibility:** By using the [Al Fresco Ordinance](#) to create an open, transparent patio, the restaurant provides [natural surveillance](#) of the sidewalk and street.
- **Active Staff Presence:** Professional [valet attendants](#) and managers stationed near the entrance provide a "capable guardian" effect, discouraging loitering or vehicle break-ins on Palms Blvd and Beethoven St.

2. Territorial Reinforcement

A well-maintained business signals that an area is "owned" and cared for, which discourages vandalism and graffiti.

- **Blight Remediation:** Constant [maintenance](#) of the historic building (removing trash, fixing broken lights, and instant graffiti removal) signals to potential offenders that the site is under active management.

3. Enhanced Lighting & Technology

- **Strategic Illumination:** The restaurant installed [high-quality LED lighting](#) that fully illuminates the building exterior and the sidewalk without causing glare for the R-1 neighbors.
- **Security Integration:** [Visible Security Cameras](#) that cover the valet zone and patio not only protect the business but also provide a "halo effect" of safety for residents walking their dogs or returning home at night.

- **Safe Haven:** Well-lit, staffed neighborhood restaurants often act as "Safe Havens" for pedestrians who may feel unsafe or need assistance while walking in the area.

E. Supplemental Finding: Crime Statistics and Active Guardianship

The proposed restaurant and [valet operation](#) at 12906 Palms Blvd directly supports the documented downward trend in local crime by introducing "Natural Surveillance" and "Active Guardianship" to a corner that has historically lacked consistent nighttime activity.

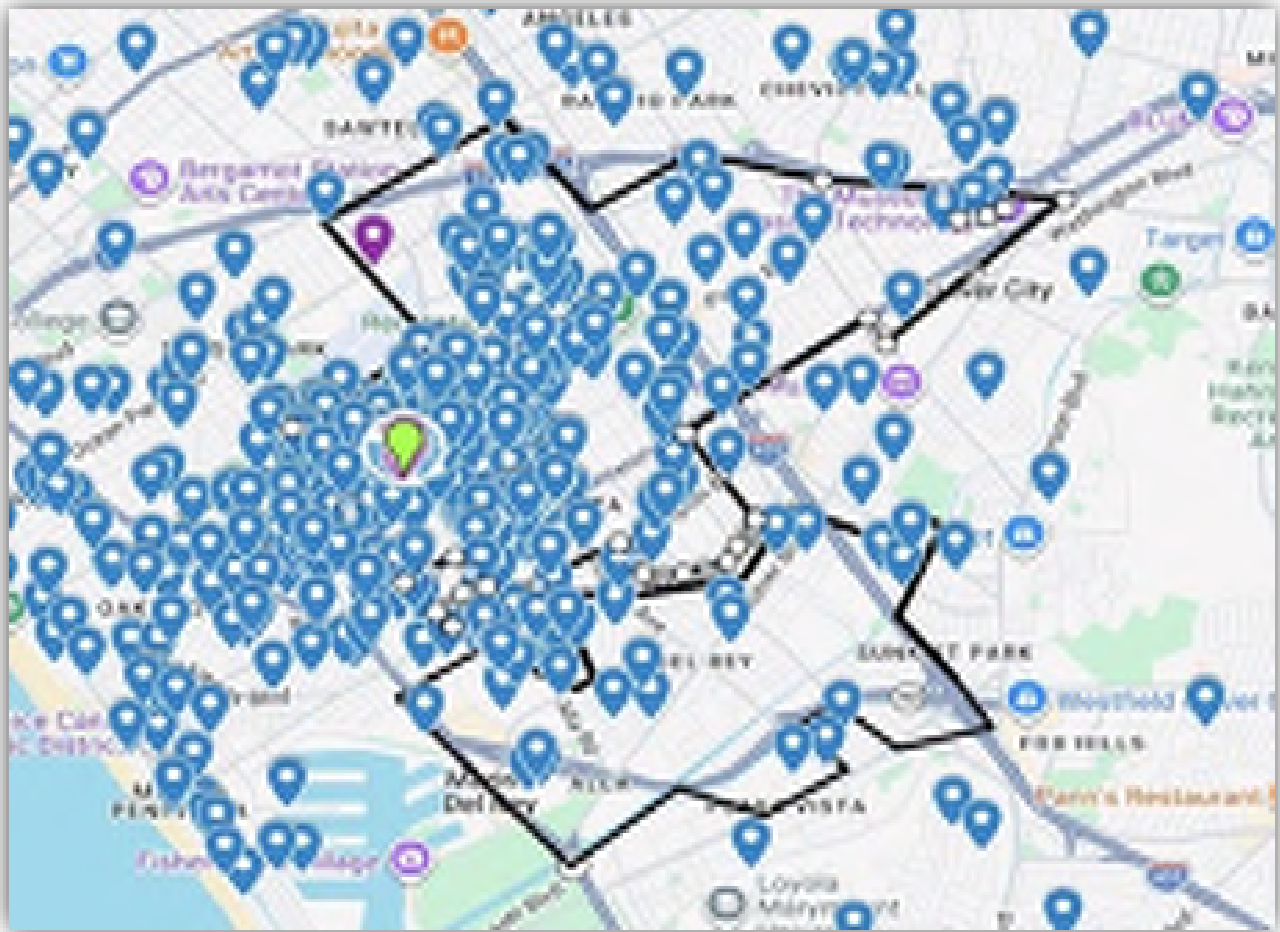
- **Eliminating the Nighttime "Activity Gap":** Historically, this corner has had minimal activity after traditional retail hours. By operating until 10:00 PM or 11:00 PM, the restaurant provides "eyes on the street" during the exact window when residential blocks are most vulnerable to property crimes like [Grand Theft Auto](#) and package theft.
- **Local Crime Trends (2025–2026)**

According to recent [Mar Vista Community Council reports](#), the area has seen significant safety improvements:

- **Overall Reduction:** Total crime in the Mar Vista area decreased by **20%** in 2025 compared to 2024.
- **Property Crimes:** Burglaries—a primary concern in previous years—dropped significantly, from 300 in 2023 to 180 in 2025.
- **Vehicle Theft:** Stolen vehicle reports (Grand Theft Auto) fell by **26%** in 2025. Catalytic converter thefts also decreased by 26% year over year.
- **Violent Crime:** Mar Vista maintains a [high safety index \(72–75\)](#), with violent offenses remaining significantly lower than the Los Angeles city average. In January 2026, the entire MVCC area recorded only 5 violent crimes out of 80 reported incidents.
- **Safety Ranking:** In 2026, Mar Vista was ranked as [safer than 88% of Los Angeles neighborhoods](#)
- **Crime Comparison: Managed vs. Unmanaged Use:**

Security Feature	Previous Market Use	Managed Restaurant
Nighttime Activity	None (Closed early)	Consistent (5:30 PM – 11:00 PM)
Sidewalk Presence	Unmonitored	Uniformed Valet Attendants
Lighting Levels	Standard Street Lights	Enhanced LED Security Lighting
Natural Surveillance	Closed shutters/windows	Well-lit "Safe Haven"

Exhibit A



Neighbor Meeting Agenda

Thursday, Feb 5, 2026
6:30 – 8:30 PM
IHOP - 4070 Lincoln Blvd

1. Patio Enclosure/Sound Mitigation Plan
2. Permitted Uses
3. Permitted Occupancy Capacity
4. Permitted Hours of Operation
5. Parking Management Plan
6. Sidewalk Al Fresco Privacy Buffer
7. Next Steps

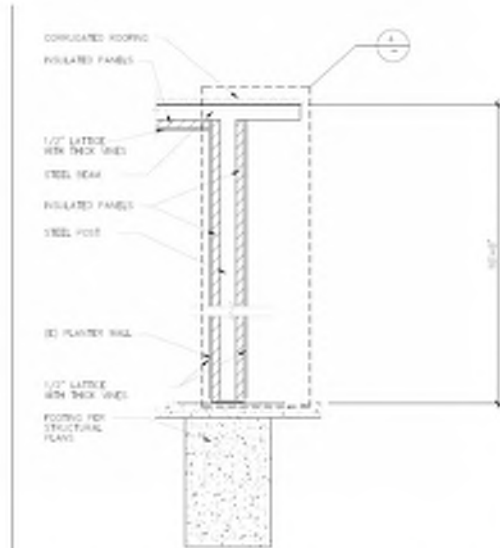
Patio Enclosure

Design Elements

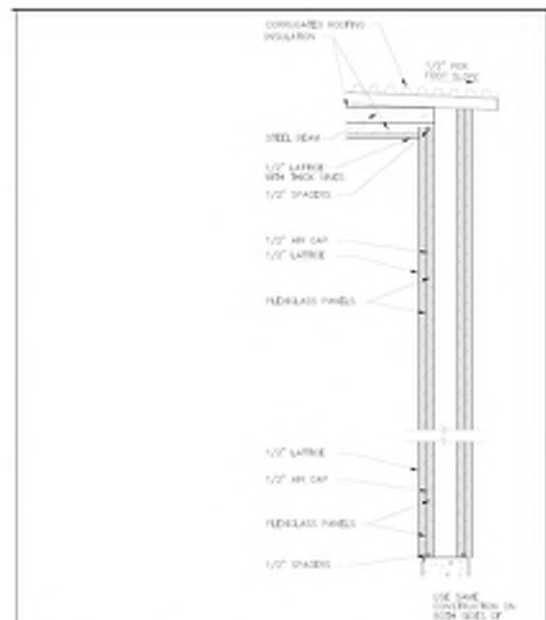


Sound Mitigation

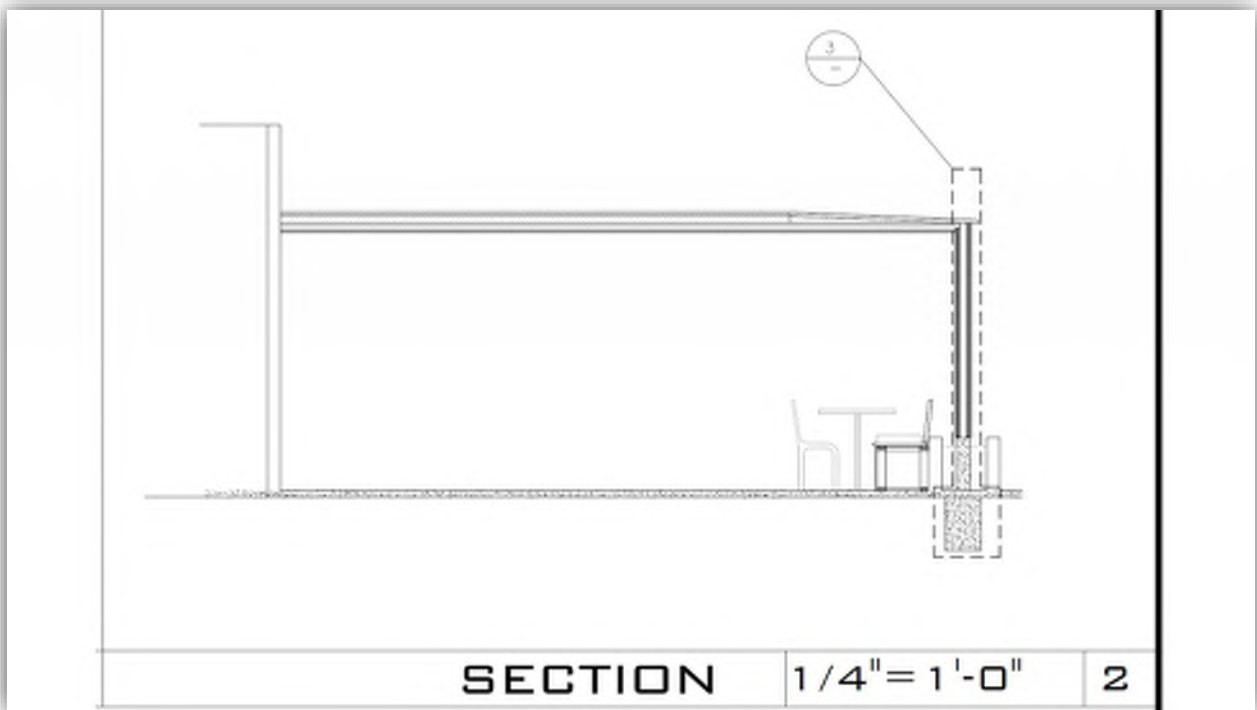
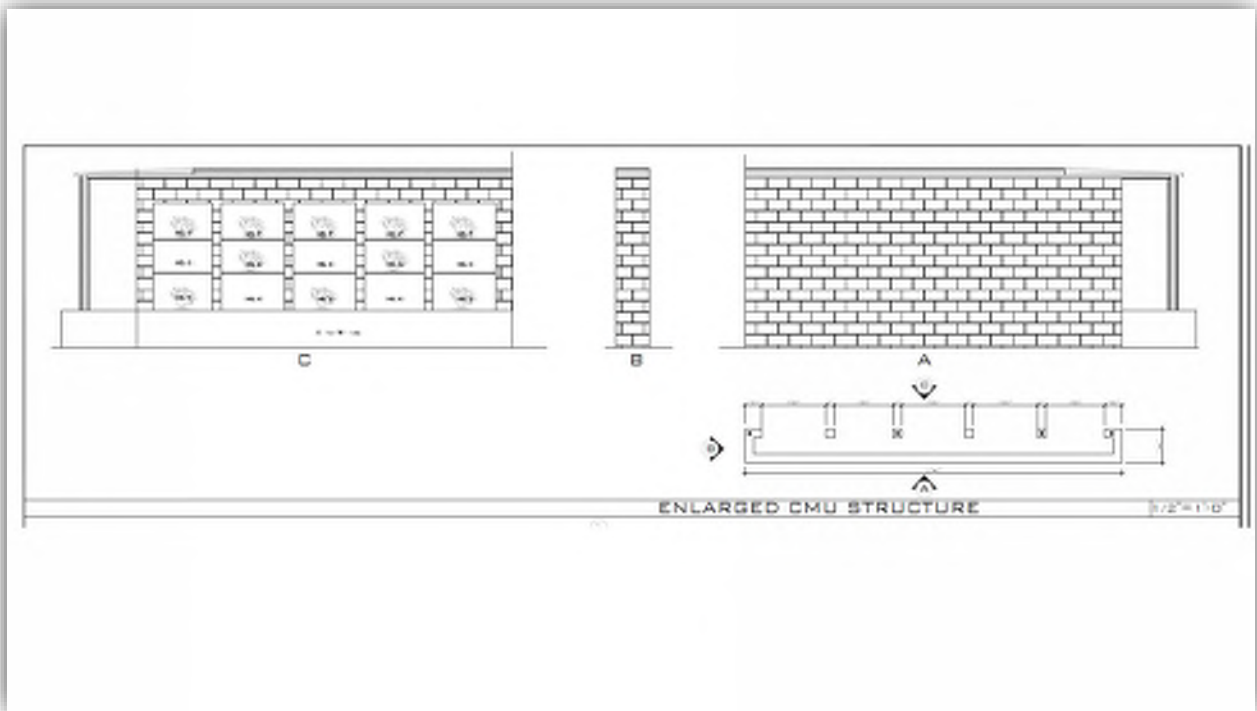
Sound Wall and Patio Enclosure and Roof



SOUND WALL 1" = 1'-0"



SOUND WALL 1 1/2" = 1'-0" 4



AL Fresco

Regulations



Temporary vs. Permanent AL Fresco Simplified Comparison Chart

NOTE: Refer to the AL Fresco Ordinance ([CCE 20-1074-S4](#)) for more details.



	Temporary AL Fresco Program	Permanent AL Fresco Ordinance
Duration of Outdoor Dining Approvals	Temporarily authorized under the Covid-19 emergency declaration	Permanent
Limits on size of private property outdoor dining area	None	None Commercial Property - LAMC permits building to property line.
Limits on number of private property parking spaces that can be converted to outdoor dining	None No parking requirement	At least one parking space must be provided, unless the restaurant contains 3,000 square feet or less of floor area; the outdoor dining area is 1,000 square feet or less; or as otherwise prohibited by state or federal law No parking requirement
Hours for outdoor dining areas	Until 10:30pm if next to residential, otherwise none	No later than 10:30 p.m. on Sundays-Thursdays and 11:00 p.m. on Fridays-Saturdays, if abutting or across an alley from a residential zone
Expanding existing alcohol permit into outdoor dining areas	Free, online process	Free for existing AL Fresco authorizations; ~\$400 for new outdoor dining with alcohol service; online process
Alcohol Operating Conditions	All alcohol to be delivered by employee to tables, patrons seated, no fixed or temporary bar installations in outdoor dining areas	All alcohol to be delivered by employee to tables, patrons seated, only fixed or portable bars not used as a point of sale are permitted
Private events in outdoor dining areas	Not permitted Not permitted RBP	Permitted Not Permitted RBP
Background music in outdoor dining areas	Not permitted	Only permitted via a discretionary Conditional Use Permit Not Permitted RBP
Outdoor dining locations	Generally unrestricted on private property	Generally unrestricted on private property outside of required yards and setbacks
Relationship to Other Zoning Regulations	Temporarily supersedes other regulations	Permanently supersedes other regulations Exempt from RBP, Parking, CUB, and Noise



Improvements

- Sidewalk dining privacy screen and sound buffer
- Loading Zone and Ride Share Zone
- Trash Enclosure
- Parking Attendant Stand

Parking Attendant – Ride Share – Loading Zone



Palms Blvd

Preferred Residential Parking Permits (PPD)

<https://ladot.lacity.gov/projects/parking-ia>

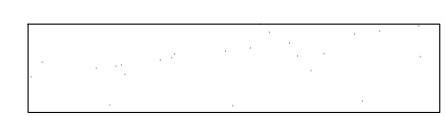



Key Details About Residential Permits:

- **Purpose:** To prevent non-residents from parking in residential areas, particularly in areas with high-density, high-traffic, or nearby commercial sites.
- **Requirements:** Requires proof of residency (e.g., driver's license, utility bill) and a vehicle registration matching the address within the designated district.
- **Types:** Annual, visitor, and guest permits are commonly available.
- **Application & Cost:** Applications are often processed online or in person at local transportation offices (e.g., LA Dept of Transportation) and must be renewed annually.
- **Restrictions:** Permits do not exempt drivers from parking tickets like street cleaning, red zones, or temporary construction restrictions.

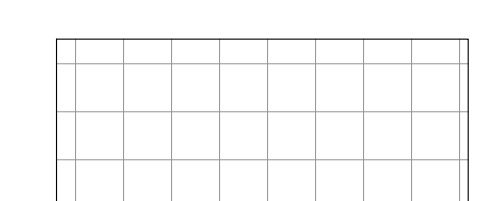
LADOT Valet Zone Program

- Program
- Completed Application Packet
 - Contract between valet operator and business served
 - Valet Route Plan
 - LAPD Permit Approval
 - LAPD Police Commission Review
 - LADOT Approval & Installation of Zone
 - Online Payment of Application Fee

AREA KEY

-  INTERIOR DINING
-  EXTERIOR DINING
-  KITCHEN
-  OTHER USES (BATHROOMS, STORAGE, ETC.)

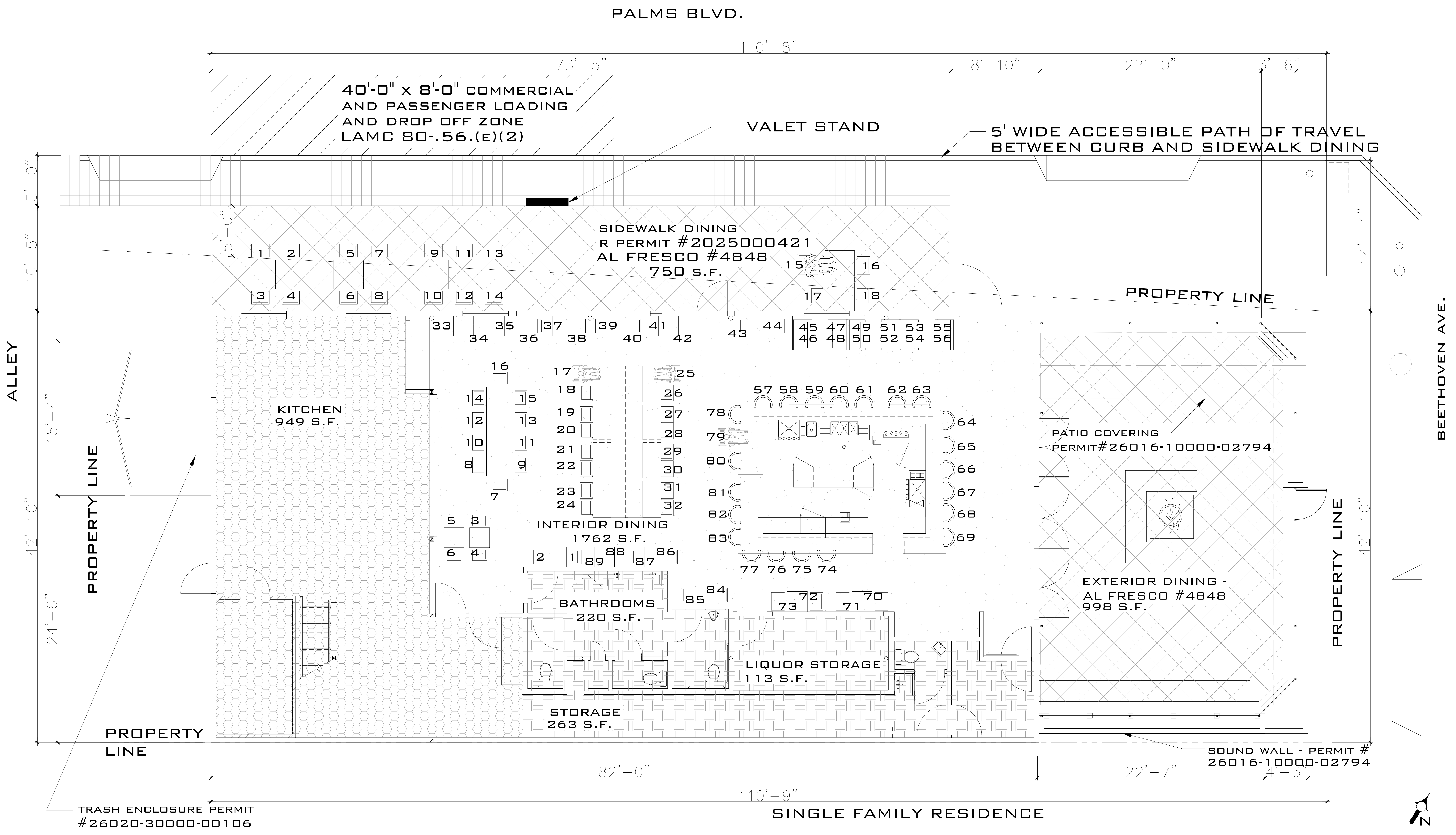
LEGEND

-  LOADING ZONE
-  ACCESSIBLE PATH OF TRAVEL

OCCUPANCY

89 INTERIOR SEATS
 8 WAIT STAFF
 5 KITCHEN STAFF
102 TOTAL

MAX INTERIOR OCCUPANCY IS 129 PER BUILDING PERMIT



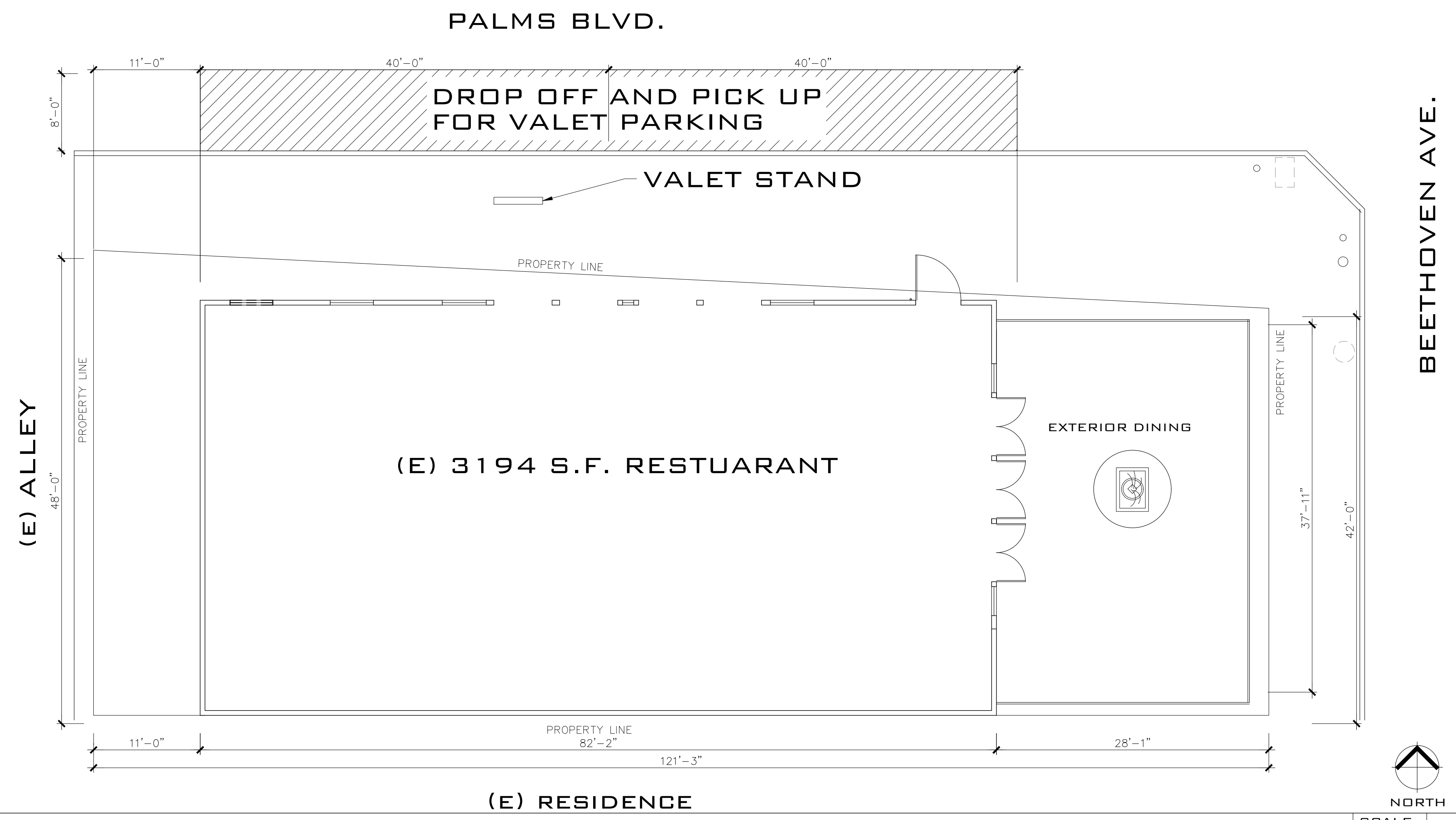
NEW CUB FOR:
BEETHOVEN MARKET
 12904 PALMS BLVD.
 LOS ANGELES, CA. 90066

CUB FOR A RESTAURANT
 BEETHOVEN MARKET
 12904 PALMS BLVD.
 LOS ANGELES, CA. 90066
 OWNER:
 JEREMY ADLER

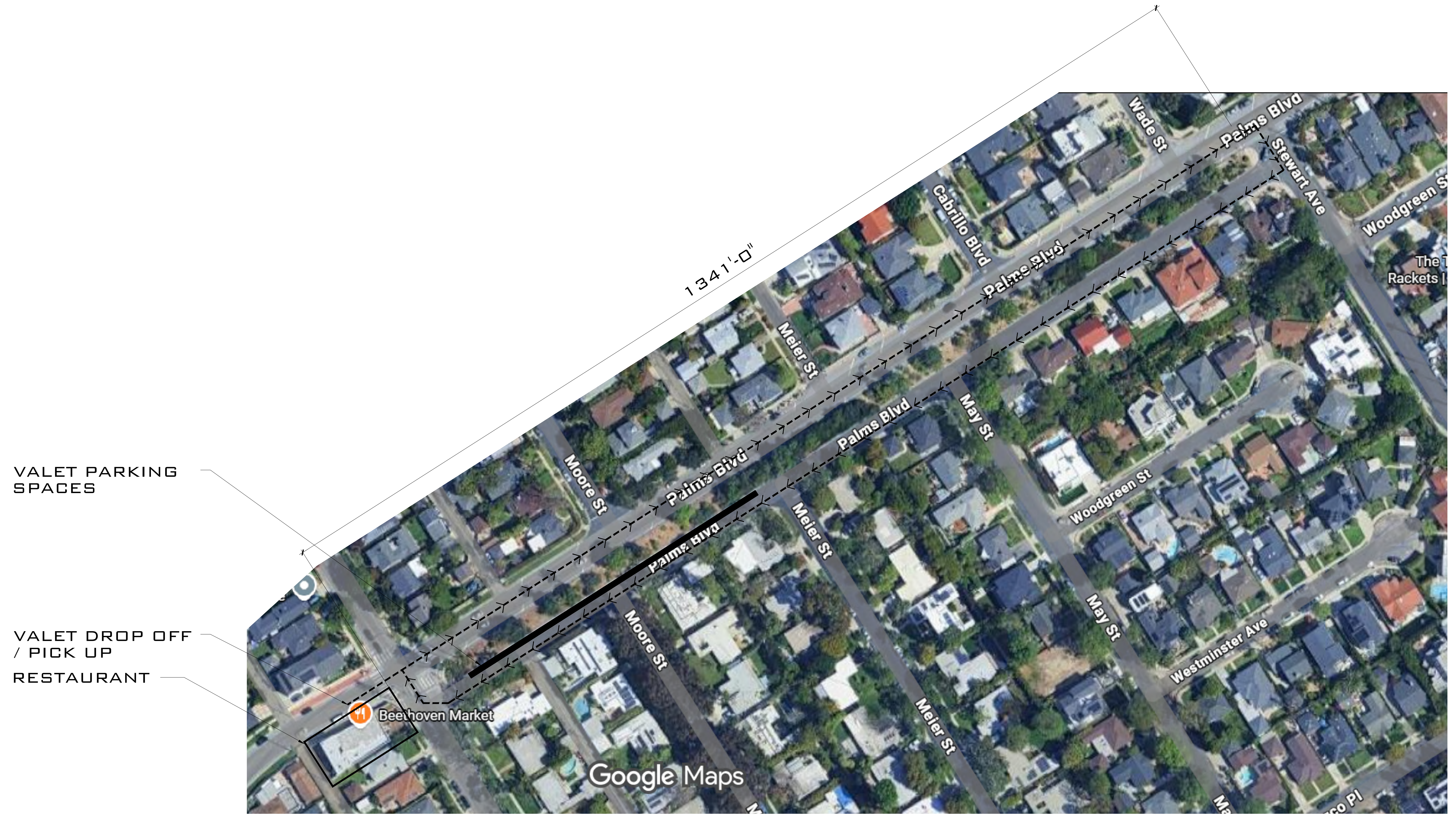
FLOOR PLAN

Date _____ Scale Per Plan _____
 Drawn _____ Job _____
 Sheet _____

CUB 2



LOADING ZONES SITE PLAN SCALE 1/8"=1'-0" 2



VALET PATH OF TRAVEL

**NEW CUB FOR:
BEETHOVEN MARKET**
12904 PALMS BLVD.
LOS ANGELES, CA. 90066

CUB FOR A RESTAURANT
BEETHOVEN MARKET
12904 PALMS BLVD.
LOS ANGELES, CA. 90066
OWNER:
JEREMY ADLER

LOADING ZONES
SITE PLAN &
VALET PATH OF
TRAVEL

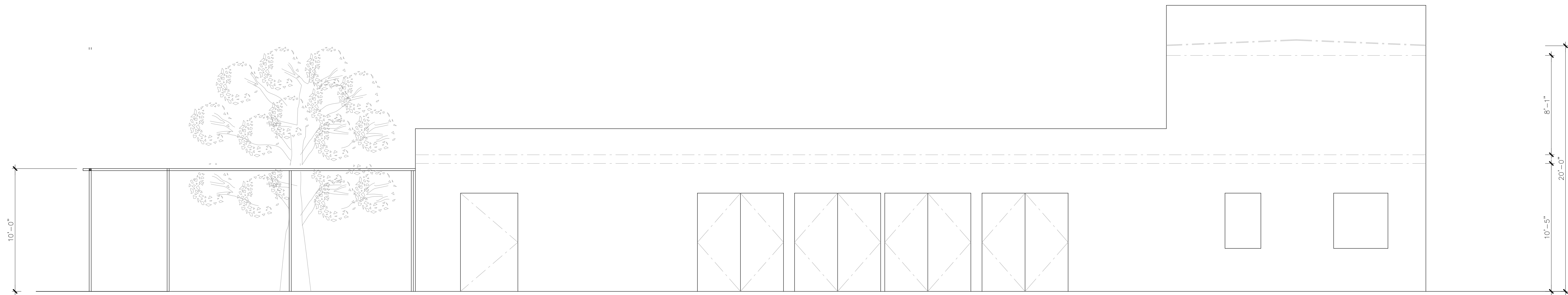
Date	Scale	Per Plan
Drawn	Job	
Sheet		

CUB 3



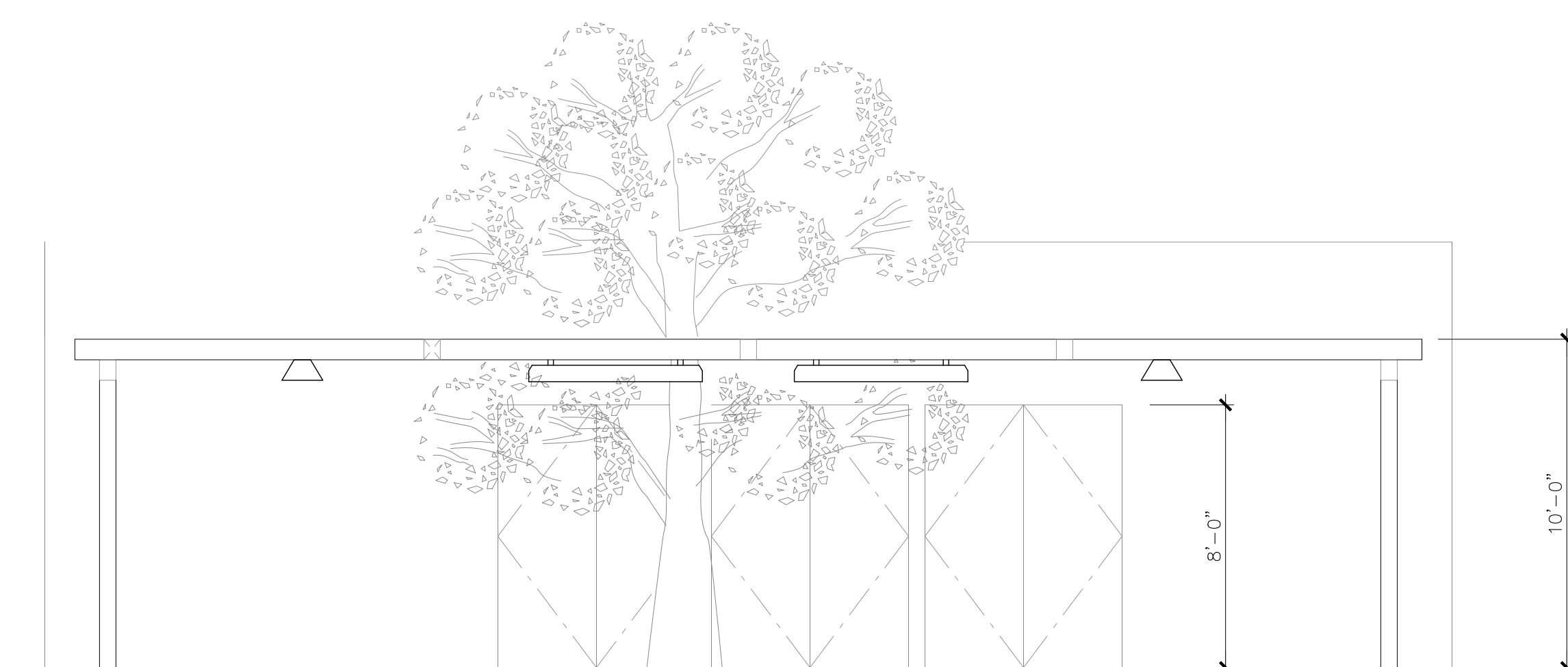
SOUTH ELEVATION

SCALE
1/4" = 1'-0" 3



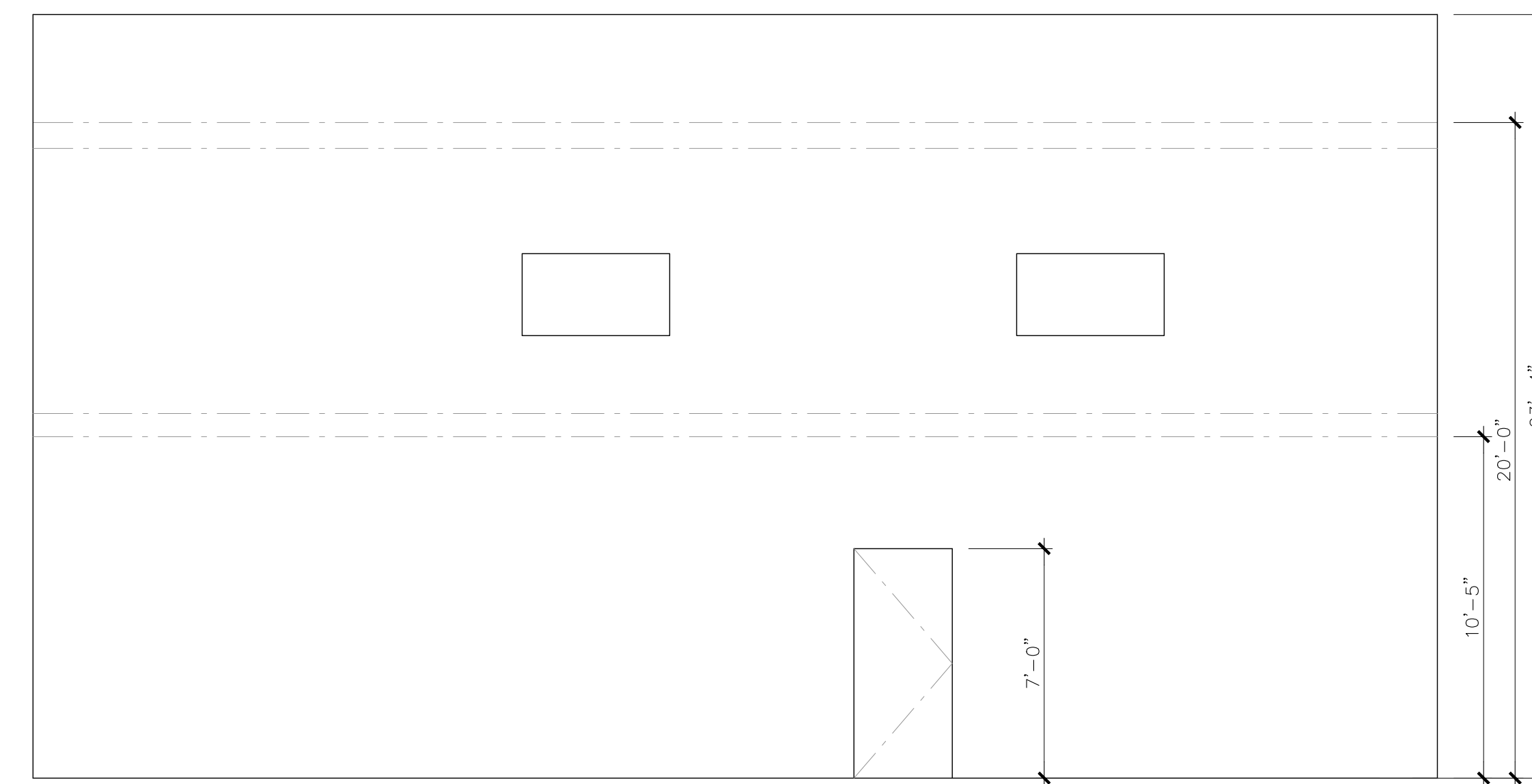
NORTH ELEVATION

SCALE
1/4" = 1'-0" 2



EAST ELEVATION

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



WEST ELEVATION

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

NEW CUB FOR:
BEETHOVEN MARKET
12904 PALMS BLVD.
LOS ANGELES, CA. 90066

CUB FOR A
RESTAURANT
BEETHOVEN MARKET
12904 PALMS BLVD.
LOS ANGELES, CA. 90066

OWNER:
JEREMY ADLER

ELEVATIONS

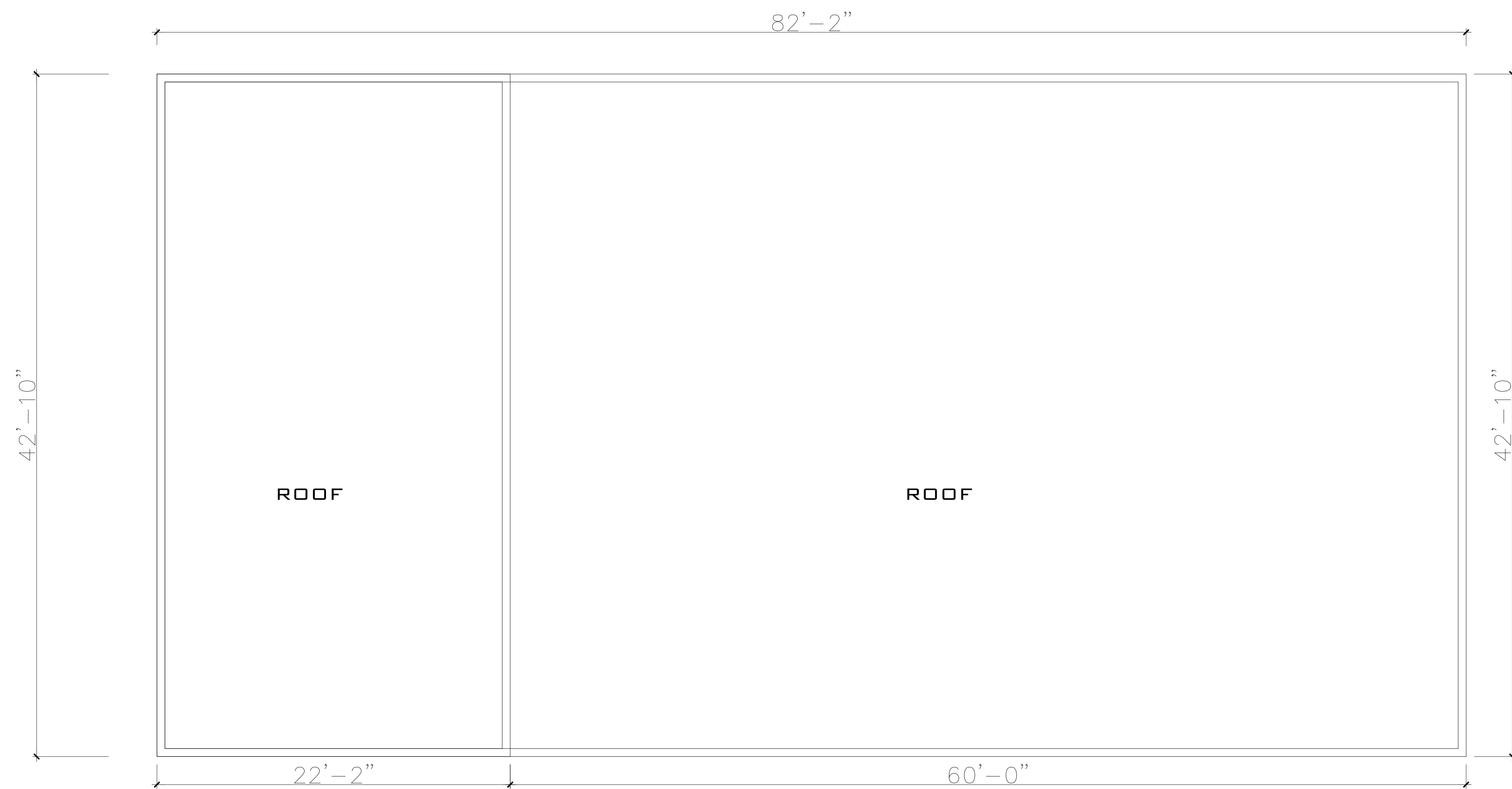
Date _____ Scale Per Plan
Drawn _____ Job _____
Sheet _____

CUB 4



2ND LEVEL FLOOR PLAN

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"



**NEW CUB FOR:
BEETHOVEN MARKET
12904 PALMS BLVD.
LOS ANGELES, CA. 90066**

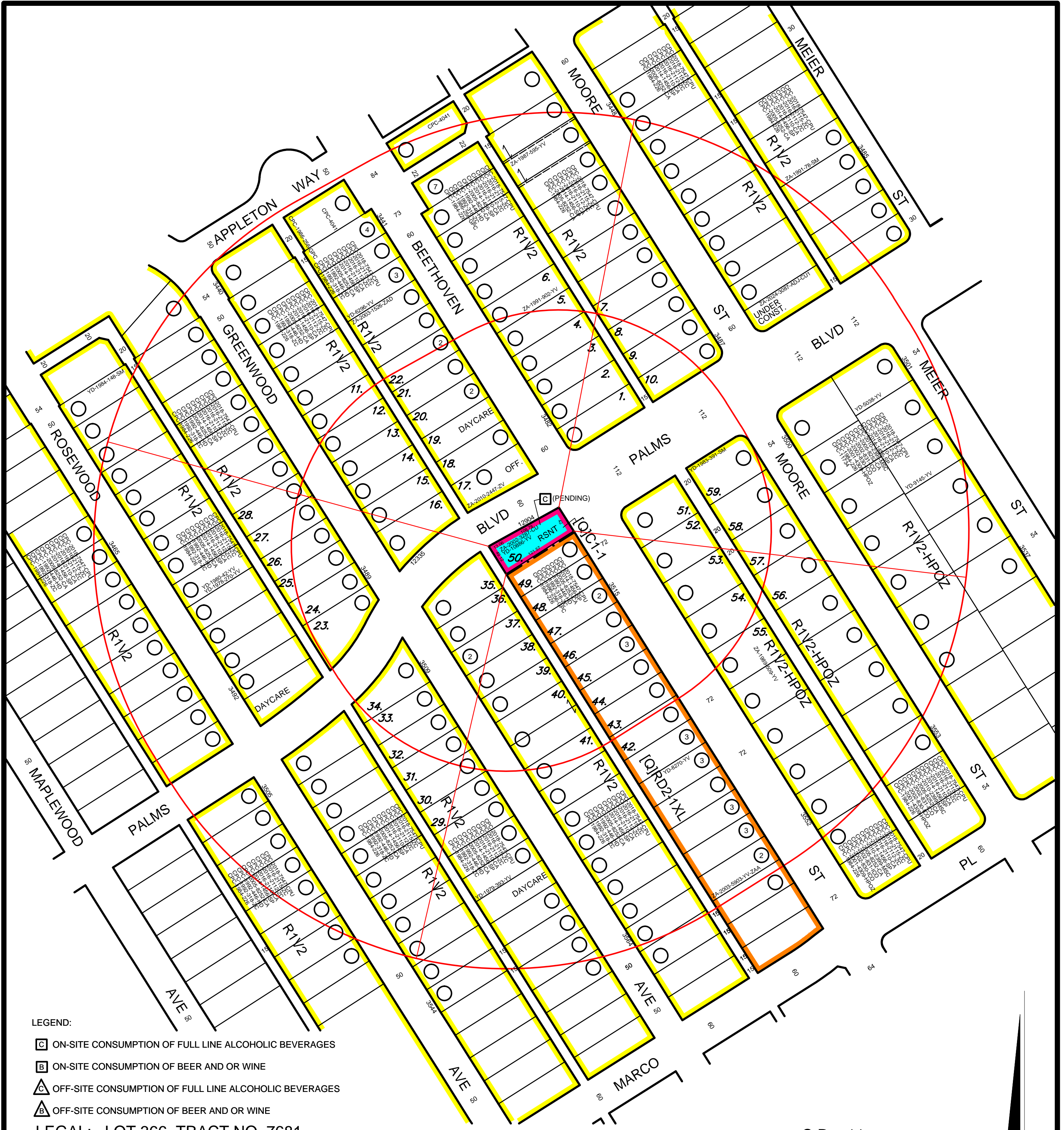
CUB FOR A
RESTAURANT
BEETHOVEN MARKET
12904 PALMS BLVD.
LOS ANGELES, CA. 90066

OWNER:
JEREMY ADLER

**ROOF AND
SECOND LEVEL
FLOOR PLAN**

Date Scale Per Plan
Drawn Job
Sheet

CUB 5



- LEGEND:
- C ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - B ON-SITE CONSUMPTION OF BEER AND OR WINE
 - △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - △ OFF-SITE CONSUMPTION OF BEER AND OR WINE

LEGAL: LOT 366, TRACT NO. 7681.

CONDITIONAL USE - ALCOHOL

C.D. 11
 C.T. 2721.00
 P.A. PALMS-MAR VISTA-
 DEL REY

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080
 GCMAPPING@RADIUSMAPS.COM

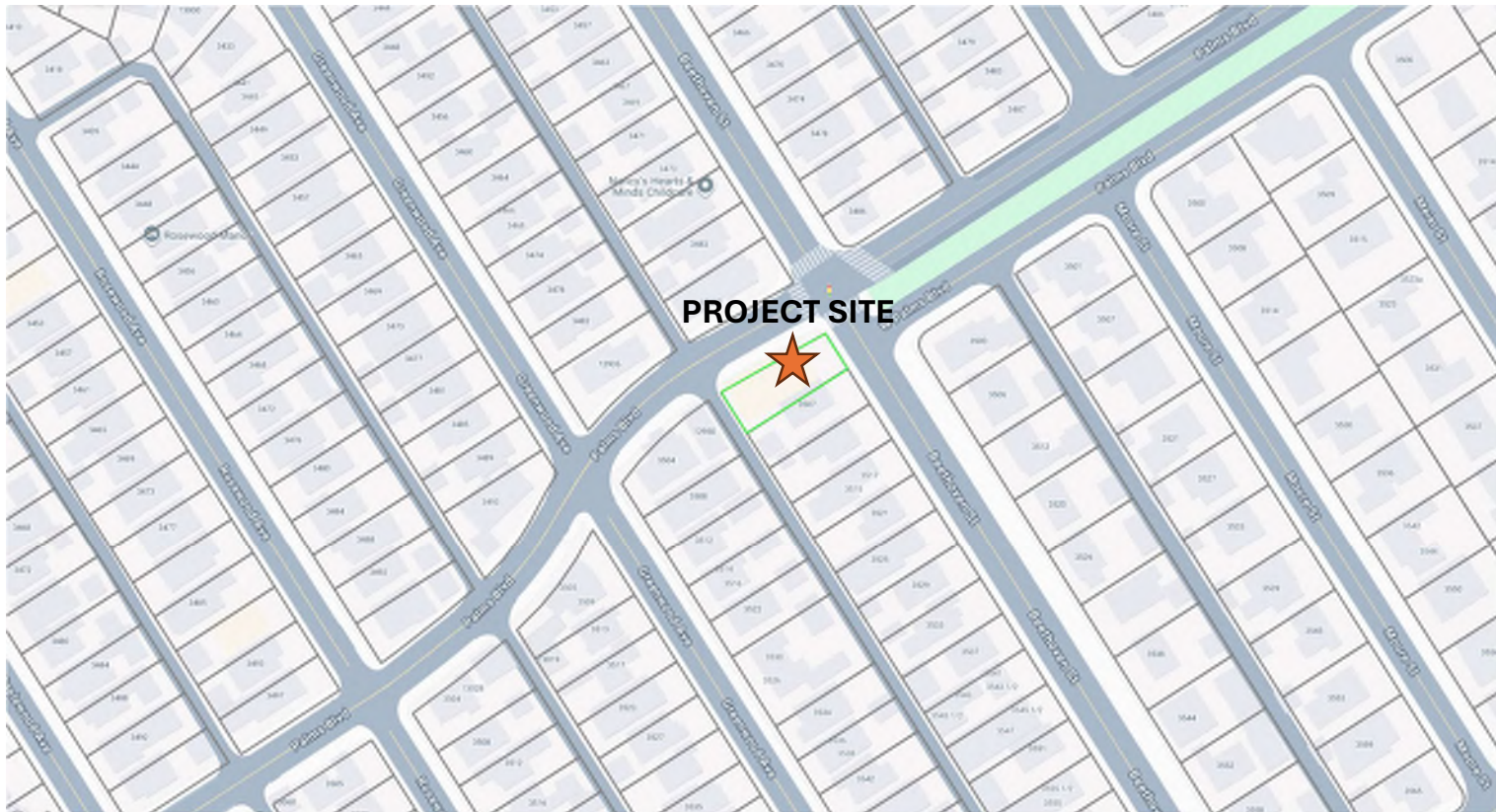
SITE ADDRESS:
 12904 W. PALMS BLVD.

 0.13 NET AC.

CASE NO.
 DATE: 03-17-2026
 SCALE: 1" = 100'
 USES FIELD
 D.M. 114 B 149
 T.B. PAGE: 672 GRID: A-3

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD, ALHAMBRA CA 91803
(626) 441-1080 – gcmapping@radiusmaps.com

SITE : 12904 W. PALMS BLVD.



VICINITY MAP

