

DEPARTMENT OF
CITY PLANNING

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(213) 978-1300

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DEPUTY DIRECTOR

December 18, 2025

Applicant

Jeremy Adler
Beethoven Market
12904 W. Palms Boulevard
Los Angeles, CA 90066

Owner

Brenda Fabe Adler
Opa Market LLC
3921 Carpenter Court
Studio City, CA 91604

Case No. ADM-2024-8010-RBPA
CEQA: N/A
Location: 12904 West Palms Boulevard
& 12910 West Palms
Boulevard

Council District: 11 – Traci Park
Neighborhood

Council: Mar Vista

Community Plan Area: Palms – Mar Vista – Del Rey

Land Use Designation: Neighborhood Commercial

Zone: [Q]C1-1

Legal Description: Lot 366 of Tract 7681

TERMINATION OF RESTAURANT BEVERAGE PROGRAM AUTHORIZATION

The Department of City Planning has reviewed the operational and enforcement history of Beethoven Market located at 12904 West Palms Boulevard and has determined that the existing Restaurant Beverage Program (RBP) administrative authorization (Case No. ADM-2024-8010-RBPA) is hereby terminated, effective immediately. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.34(e)(5), the Director of Planning shall terminate an RBP authorization when three or more citations or verified Orders to Comply are issued to an establishment for violations of the development standards or operational requirements of LAMC Sections 12.22 A.34(a) through (e).

In accordance with this provision, the Department of City Planning has confirmed that Beethoven Market has received three citations. The Los Angeles Department of Building and Safety (LADBS) transmitted a memo to the Department of City Planning for revocation proceedings dated November 12, 2025, documenting the three citations issued in relation to Case No. ADM-2024-8010-RBPA. A complete summary of the citations and violations can be found in the attached LADBS memorandum.

Citations and Violations:

1. **Notice of Code Violation** (Notice No. A-6534627 – Issued May 12, 2025)
 - a. Violation of Condition A-2 of ADM-2024-8010-RBPA
 - b. Violation of Condition B-8 of ADM-2024-8010-RBPA
 - c. Violation of Condition E-6 of ADM-2024-8010-RBPA

2. **Order to Comply and Notice of Fee** (Order No. A-6576568 – Effective July 14, 2025)
 - a. Violation of Condition A-2 of ADM-2024-8010-RBPA
 - b. Violation of Condition B-8 of ADM-2024-8010-RBPA
 - c. Violation of Condition E-6 of ADM-2024-8010-RBPA
 - d. Violation of Condition A-10 of ADM-2024-8010-RBPA

3. **Supplemental Order to Comply** (Order No. A-6629602 – Effective September 15, 2025)
 - a. Violation of Condition B-4 of ADM-2024-8010-RBPA

Based on the citation records, the Department of City Planning finds that the criteria for termination under LAMC Section 12.22 A.34(e)(5) have been met. The on-site sale of alcoholic beverages at this location may not continue under the provisions of the Restaurant Beverage Program, and any continued alcohol service without valid City authorization may result in additional enforcement actions. Moreover, as of the date of this letter, no other valid City authorization for the sale or service of alcoholic beverages applies to the site, including a Conditional Use Permit per LAMC Section 12.24 W.1 and any kind of administrative authorization. Additionally, in accordance with the above-referenced code section, the business shall not be eligible to rely upon the administrative clearance process of LAMC Section 12.22 A.34 as an exception to LAMC Sections 12.21 A.10 or 12.24 W.1 for a period of five years commencing from the date of the third citation. Should the operator wish to seek authorization to sell or dispense alcoholic beverages, an approval of a discretionary Conditional Use Permit for Alcoholic Beverages must be obtained pursuant to LAMC Section 12.24 W.1.

If you have any questions regarding this notice or wish to discuss the appropriate next steps, please contact the Beverage and Entertainment Streamlining (BEST) unit at Planning.BES@lacity.org.



Sarah Molina-Pearson, Principal City Planner
Department of City Planning
City of Los Angeles

SMP:JB:TM

cc: Los Angeles Police Department
Department of Building and Safety
California Department of Alcoholic Beverage Control
Council District 11



Department of City Planning

201 North Figueroa Street, Room 525, Los Angeles, CA 90012

Restaurant Beverage Program Administrative Clearance



Case No. ADM-2024-8010-RBPA
RBP Category: General

Zoning:
Assessor Parcel No.:4245006035

Restaurant Name: Beethoven Market
Restaurant Address: 12904 W PALMS BLVD
Restaurant Owner:
Restaurant Operator:
ABC License Type: 47
ABC License No.: (Status: Pending)

Application:

Pursuant to LAMC 12.22.A.34, an application for the sale and dispensing of a full line of alcoholic beverages in conjunction with a restaurant including:

Seating Floor Area: 3194 square feet indoors, 0 square feet outdoor (covered)

Outdoor Seating Areas: square feet uncovered area on site, 0 square feet public right-of-way

Number of seats: 65 indoor, 32 outdoor on site, 0 outdoor public right-of-way

Administrative Clearance:

The Beverage and Entertainment Streamlined Unit has reviewed the application for the sale and dispensing of a full line of alcoholic beverages the Restaurant Beverage Program pursuant to LAMC 12.22.A.34, and has determined that the above Restaurant complies with all the standards of the program. Failure to comply with the standards may result in termination from the program. A change of owner, operator, ABC license type, seating, and/or floor area requires filing an application for a new Administrative Clearance and this Administrative Clearance will terminate.

Note: This Administrative Clearance is not a permit or license. All permits and licenses must be obtained from the proper public agency.

Planning Department Staff: RICARDO MARTINEZ	Date: 01/28/2025
Signature: <i>Ricardo Martinez</i>	

Plans Approved

as required by
City Los Angeles
Zoning Administrator

ADM-2024-8010-RBPA

Case No.

Ricardo Martinez

Signature

01/28/2025

Date

RETAIL	RETAIL
MARKET NA	MARKET 500 S.F.
DINING AREAS	DINING AREAS
INTERIOR DINING 65 SEATS	INTERIOR DINING 1300 S.F.
PATIO DINING 32 SEATS	SIDE WALK DINING 1000 S.F.
97 SEATS	NEW DINING / RETAIL TOTAL: 2300
SEATS	AREA



PROGRESS SET	5/21/22
SUBMITTAL SET	6/30/22
TO ENGINEERS	7/10/22
FOR SUBMITTING	8/17/22
PC CORRECTIONS	9/17/22
PC CORRECTIONS	1/22/23
FINAL DESIGN	2/14/23
RBP (ALCOHOL)	11/26/24

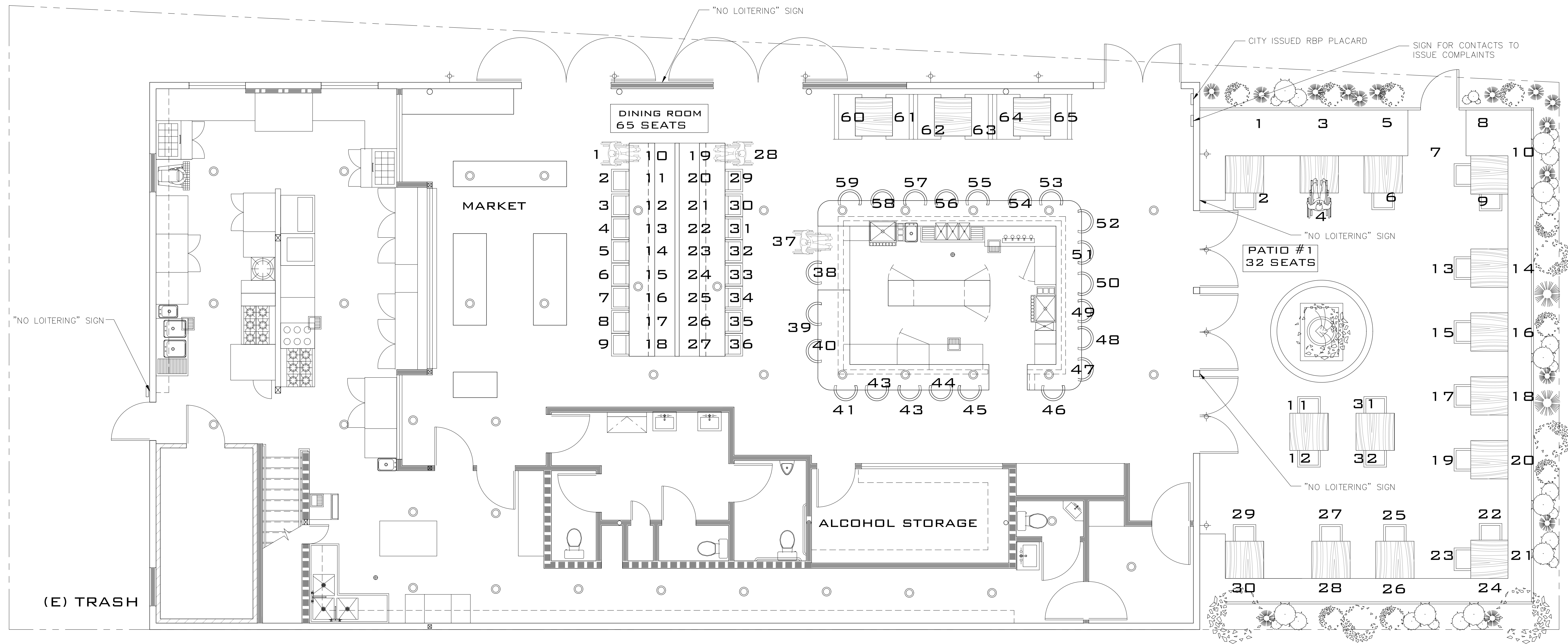
BEETHOVEN MARKET
12904 PALMS BLVD.
LOS ANGELES, CA. 90066

NEW MARKET & RESTAURANT
BEETHOVEN MARKET
12904 PALMS BLVD.
LOS ANGELES, CA. 90066
 PROPERTY OWNER:
JEREMY ADLER

FLOOR PLAN

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

X-2



FLOOR PLAN 1/4" = 1'-0"

Beethoven Market

12904 Palms Blvd.
Los Angeles, Ca. 90066

OWNER:
Jeremy Adler
12904 Palms Blvd.
Los Angeles, Ca. 90066

Designer/Project
Management
Newman Building Designs
11844 South Park Ave.
Los Angeles, Ca. 90066
(310) 384-9473
newmanbuildingdesigns@gmail.com
CONTACT:
Eric Newman

SCOPE OF WORK:
Tenant Improvements

CHANGE OF USE FROM
RETAIL MARKET TO
RESTAURANT

CONDITIONAL USE
PERMIT FOR
BEVERAGES

TYPE OF
CONSTRUCTION:
TYPE V
NON - SPRINKLERED

(E) OCCUPANCY:
RETAIL (M)
NEW OCCUPANCY:
RESTAURANT (A2)

LOT SIZE: 5564 S.F.

Legal description:

TRACK: TR 7681
APN: 4245006035
BLOCK NONE
LOT 366

(E) BUILDING:
number of stories: 2
(E) 1st FLOOR: 3194 S.F.
(E) 2nd FLOOR: 925 S.F.

REQUIRED PARKING

dining
 $\frac{\text{AREA}}{\text{PARKING RATIO}} = \frac{1762}{100} = 18 \text{ SPACES REQUIRED}$

KITCHENS
 $\frac{\text{AREA}}{\text{PARKING RATIO}} = \frac{1432}{500} = 3 \text{ SPACES REQUIRED}$

There is no onsite parking currently and none required for the following reasons:

1. The project in Subarea D and The specific plan page 34 states:
D. Within Subarea D, no additional parking shall be required for any change of use within a building existing as of the effective date of the last amendment to the Specific Plan, provided the new use is a permitted use within the Specific Plan and any existing on-site parking is maintained or reduced in accordance with this Section.

2. Additional parking is not required due to the change of use at this time because of COVID and the city council's declaration. Please see webpage:
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-0380-51>
Passed by City Council Wednesday 5/27/20 Council File: 20-0380-51

Suspend any requirement that a property owner or business provide additional parking in connection with a change of use in an existing structure, where such change of use occurs during the 12 months after the expiration of the Coronavirus COVID-19 Emergency Declaration.



PROGRESS SET	5/21/22
SUBMITTAL SET	6/30/22
TO ENGINEERS	7/10/22
FOR SUBMITTING	8/17/22
PC CORRECTIONS	9/17/22
PC CORRECTIONS	1/22/23
FINAL DESIGN	2/14/23
RBP (ALCOHOL)	11/26/24

PROJECT INFORMATION

PARKING ANALYSIS

Plans Approved

as required by

City Los Angeles

Zoning Administrator

ADM-2024-8010-RBPA

Case No.

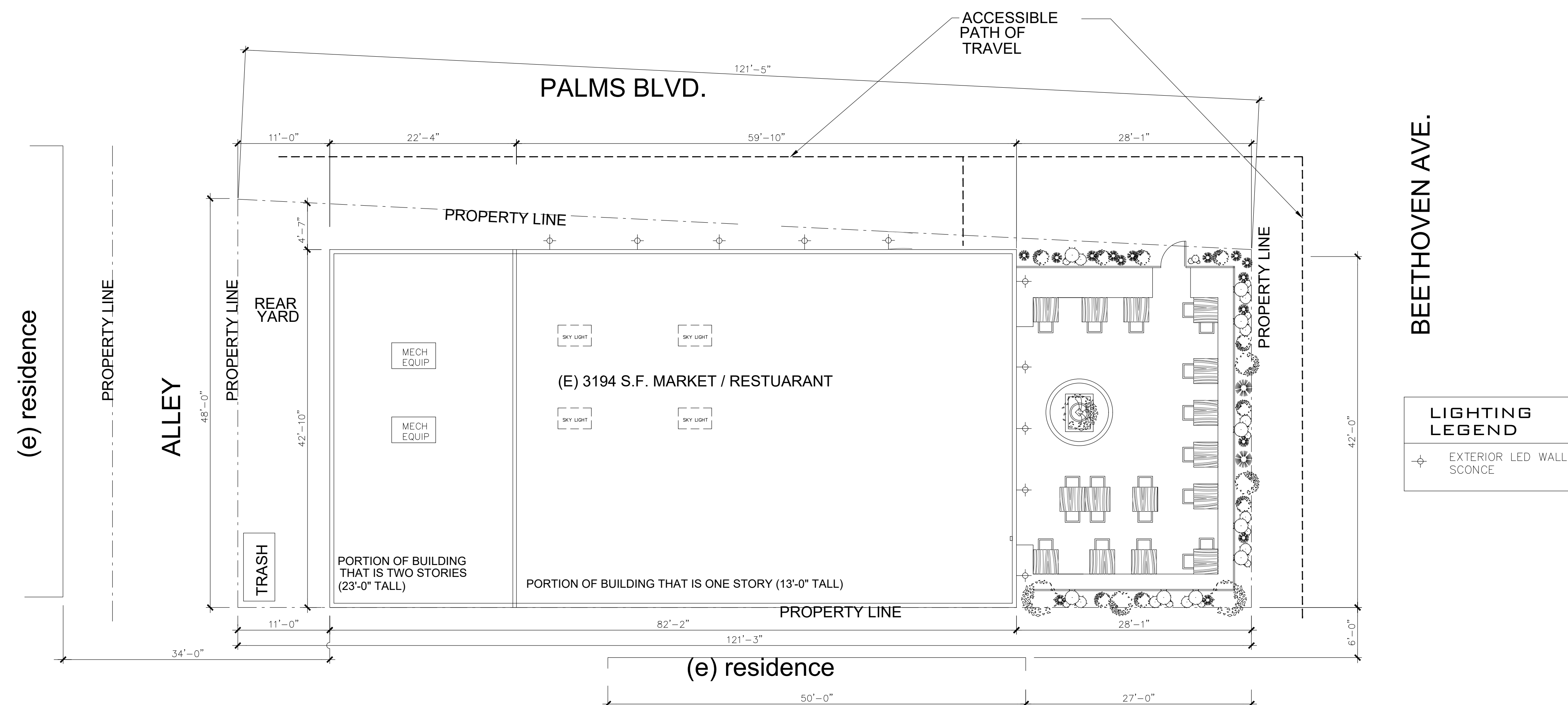
Ricardo Martinez

Signature

01/28/2025

Date

BEETHOVEN MARKET
12904 PALMS BLVD.
LOS ANGELES, CA. 90066



NEW MARKET &
RESTAURANT
BEETHOVEN MARKET
12904 PALMS BLVD.
LOS ANGELES, CA. 90066
PROPERTY OWNER:
JEREMY ADLER

SITE PLAN

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

X-1

ROOF AND SITE PLAN SCALE 1/8"=1'-0" 1

This page is part of your document - DO NOT DISCARD



20250038018



Pages:
0010

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/17/25 AT 01:21PM

FEEES :	46.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	121.00



LEADSHEET



202501170620019

00025168923



015100139

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

When Recorded Mail to: BEETHOVEN MARKET

Name: JEREMY ADLER

Address: 12904 Palms Blvd

LA, CA 90066

01/17/2025



20250038018

Space Above This Line Reserved For Recorder's Use

COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description, if the property has a complex legal description attach the legal description on a separate page(s)):

Legal Description LOT: 366; BLOCK: NONE; TRACT: TR 7681

Site Address 12904 W Palms Blvd

That in consideration of the Approval of Case No. ADM-2024-8010-RBPA by the Department of City Planning, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the Department of City Planning of said City that to the extent of our interest, I (we) acknowledge and will comply with Conditions Nos. 1 through all of paragraphs a-e of CP-7846 (see attached). A EXHIBIT

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

Brenda Fabe Adler

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Dated this _____ day of _____, 20_____.

FOR CITY PLANNING USE ONLY

Case Number: ADM-2024-8010-RBPA Condition Number(s): E.2

and/or Ordinance Number: 18-7402

Approved for Recording by the Undersigned on this Date: 01/08/2025

Print Name: Ricardo Martinez Signature: Ricardo Martinez

THIS PAGE FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE SECTION 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 VENTURA Ventura)

On January 12 2025 before me, John Enriquez, Notary Public
Here Insert Name and Title of the Officer

Personally appeared Brenda Louise Fabe Adler
Name(s) of Signer(s)

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 of 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 [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above



Restaurant Beverage Program - General

Section 12.22 A.34(e)(2) of Chapter 1 of the Los Angeles Municipal Code (LAMC) requires the following: Prior to the administrative clearance, the owner and operator shall execute and record a covenant and agreement acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns.

Accordingly, the Covenant and Agreement incorporates the provisions of LAMC Section 12.22 A.34, restated here:

Section 12.22 A.34 of Chapter I of the Los Angeles Municipal Code (LAMC). Restaurant Beverage Program. In the CR, C1, C1.5, C2, C4, C5, CM, M1, M2, and M3 Zones, the sale or dispensing of alcoholic beverages for consumption on the premises shall be allowed administratively without obtaining a conditional use approval as otherwise required by Section 12.21 A.10 of this Code if all of the following requirements and standards are met:


a. Eligibility Criteria.

1. The restaurant is located within an area mapped and adopted by City Council Resolution for the Restaurant Beverage Program. The City Council shall have the ability to establish and subsequently modify the area by the adoption of resolutions based on a finding that the establishment or modification is in conformity with public necessity, convenience, general welfare and good zoning practice.
2. The restaurant shall be maintained as a bona fide eating place with an operational kitchen where food is prepared on-site and with a full menu containing an assortment of foods. Food service is available at all times during operating hours. The restaurant provides seating and dispenses food and refreshments for consumption on the premises and not solely for the purpose of food takeout or delivery.
3. The restaurant shall operate under a Type 41 or Type 47 license as issued by the California Department of Alcoholic Beverage Control.
4. If the restaurant or property has been the subject of nuisance abatement or revocation, it shall be eligible for the Restaurant Beverage Program upon conclusion of those proceedings only if the proceeding(s) did not result in the revocation of any permit or require any corrective conditions.
5. The restaurant shall have between a minimum of 10 patron seats and a maximum of 150 patron seats, including any outdoor seating.

6. The restaurant has obtained the necessary approvals to operate any outdoor seating, including but not limited to revocable permits issued by the Bureau of Engineering, Department of Public Works.
7. The restaurant is not a Drive-Through Fast Food Establishment, as defined in the LAMC.
8. The restaurant is not located in a Hotel, as defined in the LAMC.
9. The restaurant is not part of any multiple-tenant entitlement pursuant to Sections 12.24 W.1 and 12.24 W.18(a) of the LAMC.
10. Daily hours of operation shall be limited to the hours between 7:00 a.m. and 11:00 p.m. for both indoor and outdoor areas. There shall be no after-hours use of the restaurant, other than for routine clean-up and maintenance.
11. All food and beverages, except for takeout or delivery orders, shall be delivered to tables by an employee.
12. Pool tables and billiard tables are prohibited.
13. Dancing and Adult Entertainment pursuant to LAMC Sections 12.24 W.18 and 12.70 are prohibited.
14. There shall be no minimum drink purchase required of patrons.
15. There shall be no charge for admission.
16. The restaurant shall not organize or participate in organized events where participants or customers pre-purchase tickets or tokens to be exchanged for alcoholic beverages at the restaurant.
17. All service of alcoholic beverages shall be conducted by an employee.
18. The restaurant shall not sell distilled spirits by the bottle, or wine or champagne bottles that exceed 750 milliliters.
19. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
20. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
21. There shall be no age limitation restricting access to any portion of the restaurant.
22. The restaurant has a business tax registration certificate issued by the City of Los Angeles.

b. Development Standards and Operations.

1. There shall be no shared seating between the restaurant and other restaurants.
2. The restaurant shall only use fixed bars that are depicted on floor plans. Portable bars are prohibited.
3. Where booth or group seating is provided, no walls or partitions separating the booth or seating area from the main dining room shall be installed which exceed 48 inches in height above the surface on which occupants' feet are intended to rest. Where a private dining or banquet room is provided, a minimum of 50 percent of the vertical surface area of that portion, extending up to six feet above the floor, of any wall or partition separating the private dining or banquet room from the main dining room shall be fully transparent and ensure the occupants are visible to persons looking into the private dining or banquet room.
4. For properties abutting or across an alley from an A or R zoned lot:
 - i. a wholly enclosed building, at least eight feet in height above grade and extending at least the full length of the outdoor dining area, shall be located between the outdoor dining area and an A or R zoned lot that may or may not be separated by an alley. This requirement shall not apply to outdoor dining permitted on a public sidewalk by a revocable permit issued by the Bureau of Engineering, Department of Public Works; and
 - ii. outdoor seating shall be limited to the ground floor only.
5. Outdoor food and beverage service shall be limited to seated patrons.
6. Live entertainment, karaoke, or disc jockeys on the premises are prohibited.
7. Television monitors or screens are prohibited in all outdoor areas.
8. Music or speakers are prohibited in all outdoor areas.
9. Entertainment in conjunction with the restaurant shall be limited to indoor ambient music at a low volume that is not audible outside of the building.
10. Any music, sound or noise which is under the control of the restaurant shall comply with Sections 112.06 or 116.01 of the LAMC (citywide noise regulations). A City representative from a department authorized to inspect for compliance with noise regulations may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds the level allowed by the citywide noise regulations, the owner/operator shall be notified and shall be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design, and implement noise control measures within the property, such as noise barriers, sound absorbers, or buffer zones.

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11. A City-issued placard pursuant to this section issued by the Department of City Planning shall be posted by the restaurant in an area clearly visible to the public, indicating that the restaurant is subject to the requirements and restrictions of the Restaurant Beverage Program.
 12. A copy of this ordinance shall be retained on the premises at all times and produced upon request by the Los Angeles Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.
 13. No more than 50 percent of the entire restaurant may be closed to the public for private events at a given time.
 14. Any portion of the restaurant used for private events shall be subject to all the same development standards and operations, including hours of operation, stated herein.
 15. A telephone number and email address shall be provided for complaints or concerns regarding the operation of the restaurant. The phone number and email address shall be provided on the restaurant's website or, if there is no website, on its social media pages. The phone number and email address also shall be posted on a sign at least 8.5 × 11 inches in size, which shall be updated to reflect any changes, at the following locations:
 - i. Entry, visible to pedestrians; and
 - ii. Customer service desk, front desk or near the reception area.
 16. The restaurant shall respond to complaints within 24 hours. The restaurant shall maintain a log of all calls and emails, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of Building and Safety upon request.

c. Security.

1. Within the restaurant, the interior shall be adequately illuminated so as to make discernible all objects and persons, or have a minimum average surface illumination of 2.0 footcandles (21.5 lx).
2. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx). Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
3. A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days.

d. Monitoring.

1. The restaurant shall maintain the premises and adjoining rights-of-way free of debris and litter.
2. The restaurant shall monitor both patron and employee conduct on the premises and within the parking areas under its control to prevent behavior that adversely affects or detracts from the quality of life for adjoining residents, property owners, and businesses.
3. The restaurant shall take all reasonable steps to ensure that the conditions and activities on the premises and within the parking areas under its control do not adversely affect or detract from the quality of life for the adjoining residents, property owners, and businesses. For purposes of this subparagraph, reasonable steps include, but are not limited to:
 - i. Requesting that those persons engaging in conduct that constitutes a nuisance cease such conduct, unless the owner or operator has reasonable cause to believe such request may jeopardize personal safety;
 - ii. Contacting the Los Angeles Police Department or other law enforcement agency if the owner or operator's attempts to abate the nuisance conduct have been unsuccessful, or if the owner or operator has reasonable cause to believe such attempts may jeopardize personal safety; and
 - iii. Taking timely preventive actions to address conditions that facilitate loitering and other nuisance activity on the premises, such as removing furniture from areas adjacent to the entry of the restaurant, or prohibiting persons from using any portion of the premises for the installation or operation of a temporary business or other use.
4. Within 24 hours of its occurrence, all graffiti on the property under the restaurant's control shall be removed or painted over to match the color of the surface to which it is applied.
5. All trash and recycling bins under control of the restaurant shall be kept closed and locked at all times when they are not in use, and shall be maintained such that they do not overflow.
6. Loitering is prohibited in all areas under the control of the restaurant. A "No Loitering or Public Drinking" sign that is a minimum of 4 x 6 inches shall be posted outside next to every exit.
7. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

8. The restaurant shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
9. A minimum of one on-duty manager with authority over the activities within the restaurant shall be on the premises at all times that the restaurant is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the California Department of Alcoholic Beverage Control. The restaurant shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control.
10. Within the first six months of the Restaurant Beverage Program administrative clearance, all employees involved with the sale of alcohol shall enroll in a training program as required by the California Department of Alcoholic Beverage Control and/or the Los Angeles Police Department, such as the California Department of Alcoholic Beverage Control "Responsible Beverage Service" (RBS) training program. Upon completion of such training, the restaurant shall request the Los Angeles Police Department or California Department of Alcoholic Beverage Control to issue a letter identifying which employees completed the training. Said letter shall be maintained on the premises and shall be made available to the City upon request. All required training shall be conducted for all new hires within three months of their employment.

e. Administration.

1. Upon submission of an application for the Restaurant Beverage Program administrative clearance, the applicant shall pay the fees required per LAMC Section 19.04 for: Administrative Clearance - Restaurant Beverage Program; Monitoring Restaurant Beverage Program Compliance; and Inspection and Field Compliance Review of Operations. The applicant must also submit the following with the application:
 - i. A floor plan and site plan to the Department of City Planning demonstrating compliance with the requirements and standards pursuant to Section 12.22 A.34 of the LAMC;
 - ii. A revocable permit from the Bureau of Engineering, Department of Public Works is required for any outdoor dining area located in the public right-of-way. A copy of the approved revocable permit, including a plan and any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right-of-way as permitted by this administrative clearance.
2. Prior to the administrative clearance, the owner and operator shall execute and record a covenant and agreement acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns.

3. The City shall have the authority to conduct inspections to verify compliance with any and all of the requirements and standards pursuant to Section 12.22 A.34 of this Code. Upon payment of fees pursuant to Section 19.04, the applicant is subject to the following:
 - i. Within the first 24 months of the administrative clearance, an inspector will conduct a site visit to assess compliance with, or violations of, any of the provisions of Section 12.22 A.34. A second inspection shall take place within 36 months of the first inspection.
 - ii. The owner and operator shall be notified in writing of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective actions taken by the City.
4. The City Council District office, the Los Angeles Police Department, and the Certified Neighborhood Council within which the restaurant is located shall be notified at the time an application for the Restaurant Beverage Program, pursuant to LAMC Section 12.22 A.34, is filed. If the restaurant is not within the boundaries of a Neighborhood Council, then notification to only the applicable Council District office shall be sufficient.
5. If three citations for violating the Restaurant Beverage Program, LAMC Section 12.22 A.34 (a) through (e), are issued to the restaurant in any two-year period, the existing administrative clearance shall terminate and the restaurant shall not be eligible to rely on the exception to Section 12.21 A.10 or Section 12.24 W.1 of the LAMC provided by Section 12.22 A.34 for five years commencing on the date of the third citation.
 - i. A citation shall include citations issued by the Los Angeles Police Department or Orders to Comply issued by the Department of Building and Safety.
 - ii. The California Department of Alcoholic Beverage Control shall be notified by the Los Angeles Police Department or other enforcement agency of the issued citations.
6. The owner or the operator of the restaurant shall reapply for the administrative clearance if there is:
 - i. a change in State alcohol license type;
 - ii. a modification to the floor plan, including, but not limited to, floor area or number of seats, or a modification to outdoor seating; or
 - iii. a change in the ownership or the operator of the restaurant.

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

JAN 17 2025

Deane C. Lynn
REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

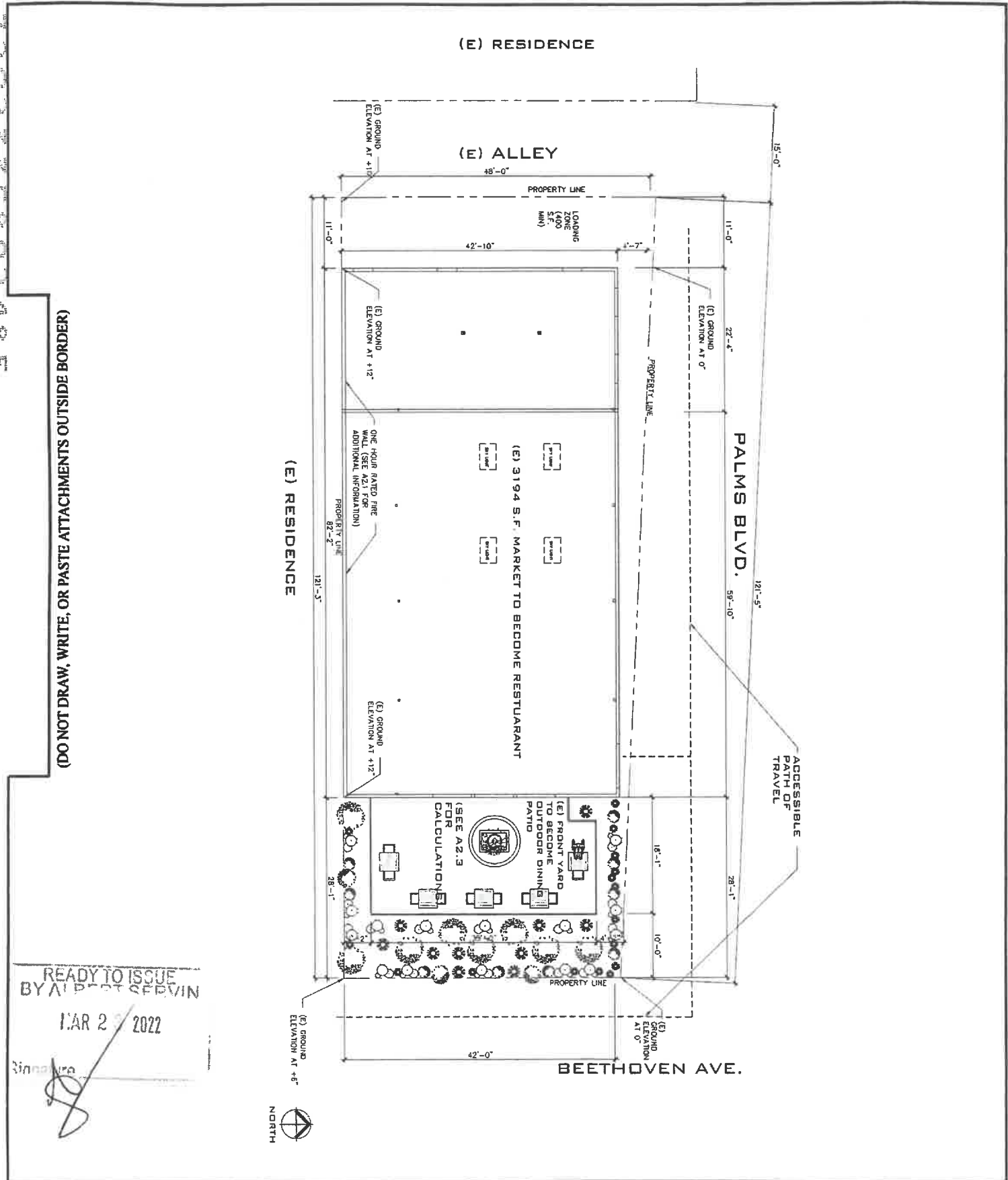


Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B22LA17828FO
Initiating Office: METRO
Printed on: 09/11/22 18:14:04

PLOT PLAN ATTACHMENT



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

READY TO ISSUE
BY ALBERT PERVIN

MAR 2 2022

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