

Mar Vista Community Council PLUM Committee Meeting

May 14, 2026

Beethoven Market
established **1949**



Re-opened
as restaurant
14 months ago!



ZA-2026-1432-CUB Request to allow the sale and dispensing of alcoholic beverages in conjunction with an existing restaurant.

BEETHOVEN MARKET

Spring 2026



COFFEE

Proudly serving Canyon Coffee
+1 for oat milk | +2.5 for pistachio brazil nut milk

Espresso	3.5
Americano	3.5
Cortado	4
Cappuccino	4.5
Latte	5
Drip Coffee	4



NIBBLES

Marinated Olives	6
herbs, citrus and fennel pollen	
Giardiniera	5
mixed pickled vegetables	
Focaccia	6
add whipped ricotta & avocado tree honey + 6	
add mortadella + 9	
add prosciutto + 12	

PIZZA

Margherita	17	
tomato, fior di latte and basil		
Pepperoni	22	
tomato and fior di latte		
Sausage & Tomato	25	
cherry tomatoes, pickled fresno chili and hot honey		
Mushroom	21	
roasted oyster mushrooms, fontina, black garlic and chives		
BBQ Chicken	25	
red onion, cilantro and smoked mozzarella		
Burrata	20	
tomato, basil and parmigiano		
Add ons:		
Anchovy +4	Balsamic +2	Parm +2
Pomodoro +2	Chili Oil +2	



APPETIZERS

Olive Ascolana	8	
crispy olives filled with chicken		
Meatballs	16	
crispy all beef meatballs with salsa verde (3 pieces)		
Suppli al Telefono	13	
crispy tomato rice balls filled with fior di latte cheese (3 pieces)		
Octopus	21	
california oak-grilled octopus, lima beans, escarole and preserved meyer lemon		
Grilled Prawn Skewers	27	
harissa and salsa verde		
Fiori di Zucca	19	
crispy zucchini blossoms filled with herbed goat cheese		
Tuna Carpaccio	20	
capers, red onion and lemon		

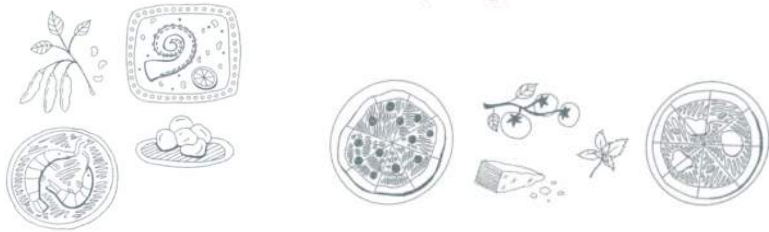
PASTA

Spaghetti Cacio e Pepe	15
pecorino and Malabar Coast black pepper	
Bucatini Arrabbiata	17
spicy tomato sauce and pecorino	
Mafaldine Bolognese	19
beef and pork ragu and parmigiano	
Vongole	26
linguine, littleneck clams and green garlic	
Mezzi Rigatoni Carbonara	18
hen eggs, guanciale, parmigiano and black pepper	
Linguine al Limone	17
butter, peperoncino and pecorino	
Agnolotti del Plin	24
spring peas, ricotta, asparagus and parmigiano	
Duck Pappardelle	28
duck ragu, thyme and parmigiano	
\$1 of every dish sold will be donated to Beethoven Elementary	



BEETHOVEN MARKET

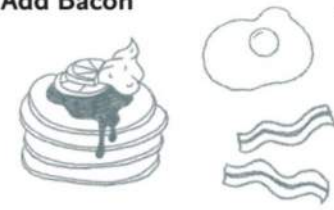
Spring 2026



BREAKFAST (ALL DAY)

- Breakfast Sandwich** 16
bacon, scrambled egg and american cheese
- Cacio e Pepe Scrambled Toast** 15
black pepper and pecorino
- Hashbrowns** 14
crème fraîche, chives and poached egg
- Eggs Any Style** 15
2 eggs, potatoes and sourdough toast
add 2pc bacon +4

- Yogurt & Granola** 11
whipped greek yogurt and toasted pistachio granola
- Lemon Ricotta Pancakes** 18
fruit compote and whipped cream
- Potatoes with Romesco** 9
- Add an Egg** 3
- Add Bacon** 6



NIBBLES (11AM-2PM)

- Focaccia** 6
add whipped ricotta & avocado tree honey + 6
add mortadella + 9
add prosciutto + 12
- Grilled Asparagus** 17
poached egg and prosciutto
- Grilled Brocolini** 10



LUNCH (11AM-2PM)

SALADS

- Caesar** 15
little gem lettuce, croutons and what my mother thinks is too much dressing
- Green Beans** 13
celery, fennel and almond pesto
- Kale Chicken** 20
quinoa, cherry tomatoes, currants, hazelnuts and dill yogurt dressing
- Panzanella** 18
spring vegetables, bocconcini and red wine vinaigrette
- Beet & Farro** 17
cucumber, fennel, ricotta salata and dill yogurt sauce



PASTA

- Spaghetti Cacio e Pepe** 15
pecorino and Malabar Coast black pepper
- Mafaldine Bolognese** 19
beef and pork ragu and parmigiano
- Linguine al Limone** 17
butter, pepperoncino and pecorino
- Mezzi Rigatoni Carbonara** 17
half rigatoni with hen eggs, pecorino, guanciale, and black pepper
- Bucatini all'Amatriciana** 17
guanciale, pomodoro and pecorino
- Cavatelli Verde** 18
P&B sausage, brocolini, basil pesto and breadcrumbs



PIZZA

- Margherita** 17
tomato, fior di latte and basil
 - Pepperoni** 22
tomato and fior di latte
 - Sausage & Tomato** 25
cherry tomatoes, pickled fresno chili and hot honey
 - Mushroom** 21
roasted oyster mushrooms, fontina, black garlic and chives
 - BBQ Chicken** 25
red onion, cilantro and smoked mozzarella
 - Burrata** 20
tomato, basil and parmigiano
- Add ons:**
- Anchovy +4 Balsamic +2 Parm +2
 - Pomodoro +2 Chili Oil +2





**Vacant Yard used for
Unpermitted Parking**

Permitted Outdoor Dining



CITY OF LOS ANGELES
CALIFORNIA



CERTIFICATE OF OCCUPANCY

OWNER KAPLAN, STEVEN J CO TR KAPLAN LEVINE FAMILY TRUST AND KAPLAN, MARK 10119 MCCONNELL PL LOS ANGELES CA 90064	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.	
	CERTIFICATE: BY: DAVID TSAU	Issued-Valid DATE: 12/13/2024

SITE IDENTIFICATION
ADDRESS: 12904 W PALMS BLVD 90066

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB	CO MAP REF #	PARCEL PIN	APN
TR 7681		366		M B 83-73/74	114B149 873	4245-006-035

This certifies that, so far as ascertained or made known to the undersigned, the vacant land above address(es) complies with the applicable construction requirements (Chapter 9) and the Municipal Code for the use and occupancy group in which it is classified and is subject to the following conditions:

CHANGE OF USE FROM MARKET TO RESTAURANT.

COMMENT CHANGE OF USE FROM MARKET TO RESTAURANT. LIMIT THE HOURS OF OPERATION FROM 7am to 11pm.

LIMIT THE HOURS OF OPERATION FROM 7am to 11pm.

USE	PRIMARY	OTHER
	Restaurant	(-) None

PERMITS
22016-10000-26901

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	0 Sqft	
Height (ZC)	0 Feet	23.3 Feet
Type V-B Construction		
Wood (Plywood, OSB, etc.) Shearwall		
A2 Occ. Group	3194 Sqft	3194 Sqft
A2 Occ. Load	129 Max Occ.	129 Max Occ.
M Occ. Group	-3194 Sqft	0 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	0 Stalls
Total Provided Parking for Site	0 Stalls	

A2 Occ. Load **129 Max Occ.**
Parking Req'd for Bldg **0 Stalls**



DEPARTMENT OF BUILDING AND SAFETY

APPROVAL
 CERTIFICATE NUMBER 254204

AREA KEY

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

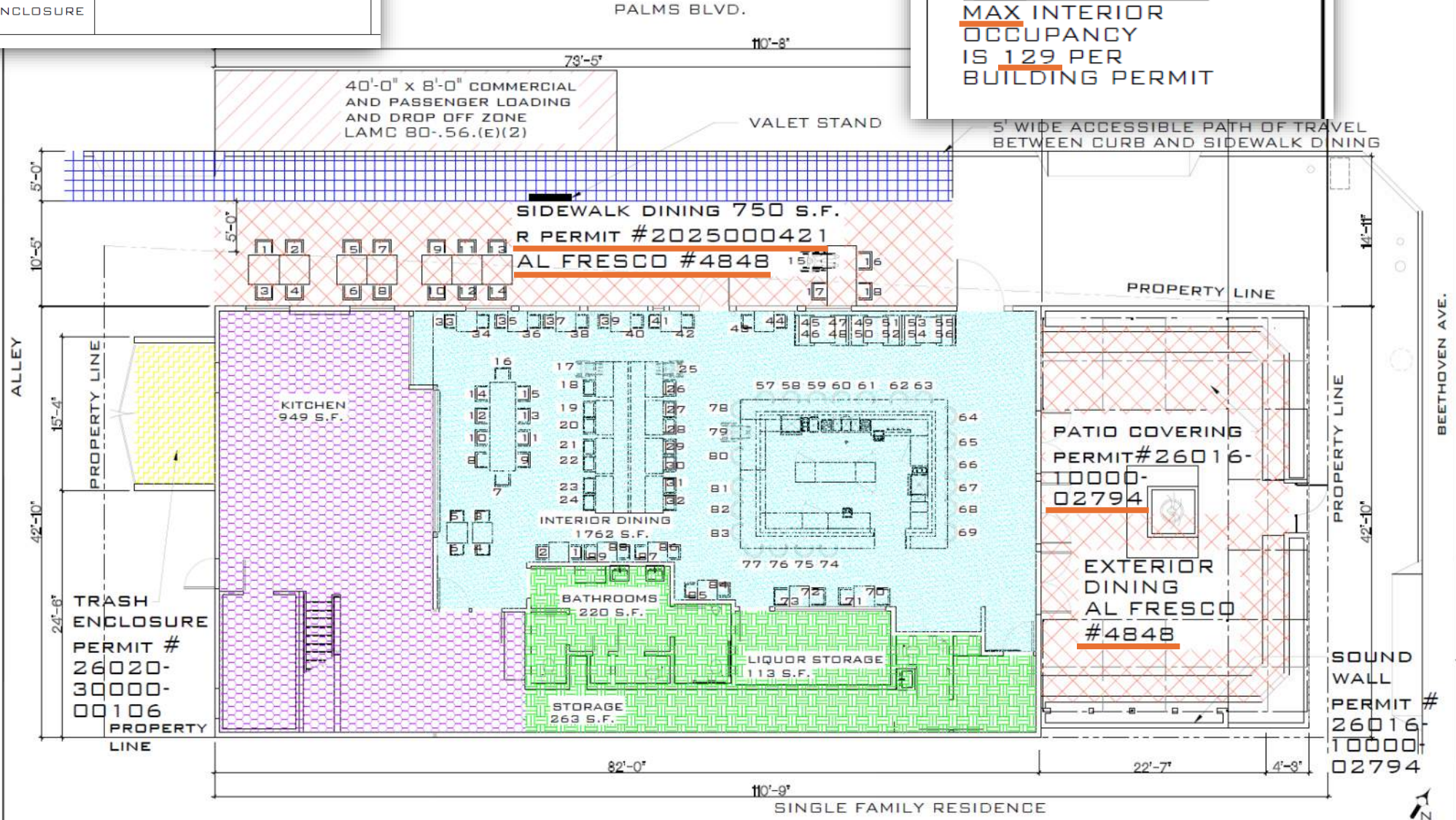
LEGEND

-  LOADING
ZONE
-  ACCESSIBLE PATH
OF TRAVEL

OCCUPANCY

89 INTERIOR SEATS
8 WAIT STAFF
5 KICHEN STAFF
102 TOTAL

MAX INTERIOR
OCCUPANCY
IS 129 PER
BUILDING PERMIT



PALMS BLVD.

110'-8"

73'-5"

VALET STAND

5' WIDE ACCESSIBLE PATH OF TRAVEL
BETWEEN CURB AND SIDEWALK DINING

SIDEWALK DINING 750 S.F.
R PERMIT #2025000421
AL FRESCO #4848

PROPERTY LINE

ALLEY

PROPERTY LINE

KITCHEN
949 S.F.

INTERIOR DINING
1762 S.F.

BATHROOMS
220 S.F.

LIQUOR STORAGE
113 S.F.

STORAGE
263 S.F.

PATIO COVERING
PERMIT #26016-
10000-
02794

EXTERIOR
DINING
AL FRESCO
#4848

SOUND
WALL
PERMIT #
26016-
10000-
02794

BEEHOVEN AVE.

TRASH
ENCLOSURE
PERMIT #
26020-
30000-
00106
PROPERTY
LINE

5'-0"
10'-5"

15'-4"
42'-10"

24'-6"

82'-0"

110'-9"

22'-7"

4'-3"

SINGLE FAMILY RESIDENCE

SEATING / FLOOR PLAN

1/4" = 1'-0"

Sidewalk

The applicant self-certified and agree to the following:

- Restaurant / Business Owner has a minimum \$300,000 liability insurance policy and a valid City of Los Angeles business license.
- A 5-foot wide pedestrian access route shall be maintained for pedestrian access, generally utilizing the most passable portion of the sidewalk.
- I understand that alcoholic beverages may only be served in the public right-of-way with the approval from the Department of City Planning and the California Department of Alcohol and Beverage Control.

Private Property

The applicant self-certified and agree to the following:

- Operation must match the character and mode of the existing establishment in regards to alcohol service
- All shade structures or canopies shall only be overhead, without any vertical sides, and shall not exceed 400 square feet in size. Shade structures or canopies larger than 400 square feet shall require permits from the Los Angeles Fire and Building and Safety Departments. Full enclosures are prohibited. Exception: The aggregate area of multiple canopies placed side by side with a fire break clearance of 12 feet between each canopy may exceed 400 square feet total without requiring permits
- All alcohol that is served shall be delivered to tables by employees
- All patrons shall be seated



DATE ISSUED: 03/17/2023

A copy of this certificate must be displayed on site, adjacent to the temporary outdoor dining area, and visible from the public right-of-way.

Valid Through: July 1, 2026

CITY OF LOS ANGELES



Temporary Use Authority for Outdoor Dining on:

Sidewalks Private Property

Beethoven

(Restaurant Name)

Beethoven

(Address)

Jeremy

Adler

+18182693336

(Contact Name and Phone Number)

JA

4848

(Signature)

(Application Number)

Key Conditions of Authorization:

- A continuous 5-foot pedestrian access route is provided, generally utilizing the most passable portion of the sidewalk.
- The outdoor dining area shall comply with requirements and guidelines from the City of Los Angeles, Los Angeles County Public Health, and all others as applicable.
- Alcoholic beverages may only be served with the approval from the Department of City Planning and the California Department of Alcohol and Beverage Control.



Temporary vs. Permanent AI Fresco Simplified Comparison Chart

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



	Temporary AI Fresco Program	Permanent AI Fresco Ordinance
<u>Duration</u> of Outdoor Dining Approvals	Temporarily authorized under the Covid-19 emergency declaration	<u>Permanent</u>
<u>Limits on size</u> of private property outdoor dining area	None	<u>None</u>
Limits on number of private property <u>parking spaces</u> that can be converted to outdoor dining	None	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
<u>Hours</u> for outdoor dining areas	Until 10:30pm if next to residential, otherwise none	<u>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</u>
Expanding existing alcohol permit into outdoor dining areas	Free, online process	Free for existing AI 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
<u>Private events</u> in outdoor dining areas	Not permitted	Permitted
<u>Background music</u> in outdoor dining areas	Not permitted	Only permitted via a discretionary Conditional Use Permit
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 No enclosure or sound wall .

Niles J. Buckner

Sound Engineer & Audio Designer

Mobile: 310-614-4195

To Whom It May Concern,

My name is Niles Buckner, and I am a sound engineer and audio designer specializing in sound reinforcement and venue sound dampening. I also serve as a consultant in this field.

At the request of Beethoven Market, I conducted a sound evaluation at:

Beethoven Market

12904 Palms Blvd.

Los Angeles, CA 90066

Decibel readings were taken along the exterior perimeter of the property in accordance with Los Angeles Municipal Code Section 12.08.390, which states that a “C”-weighted reading should not exceed 55–60 dBA for exterior dining areas based on conversational levels.

Measurements were recorded at two locations on the north side of the property and one location on the east side of the dining patio. The readings taken at both north-side locations were below the required maximum levels. The east-side dining area readings also remained within the allowable noise limits.

In my professional opinion, the elevated noise levels observed during testing were attributable to street traffic rather than restaurant operations.

Based on my evaluation, the elevated noise levels observed during testing were attributable to street traffic rather than restaurant operations.

Please feel free to contact me at 310-614-4195.

Regards,
Niles J. Buckner

Professional Sound Evaluation

In my professional opinion, traffic noise consistently exceeded the City’s ambient noise floor by approximately 10 dBA when vehicles passed the property, and by as much as 20 dBA when larger vehicles traveled through the area.

Based on my evaluation, there are no noise violations occurring on or within the property. The elevated noise levels observed during testing were attributable to street traffic rather than restaurant operations.

Neighborhood Outreach



Jan 21, 2026 – Community Call to listen to neighbor concerns
Continuation of neighbor correspondence through emails



Feb 5, 2026 - In-Person Neighbor Meeting to clarify existing permitted Uses and explore voluntary solutions for additional parking, sound, alley access, Ride Share, etc.

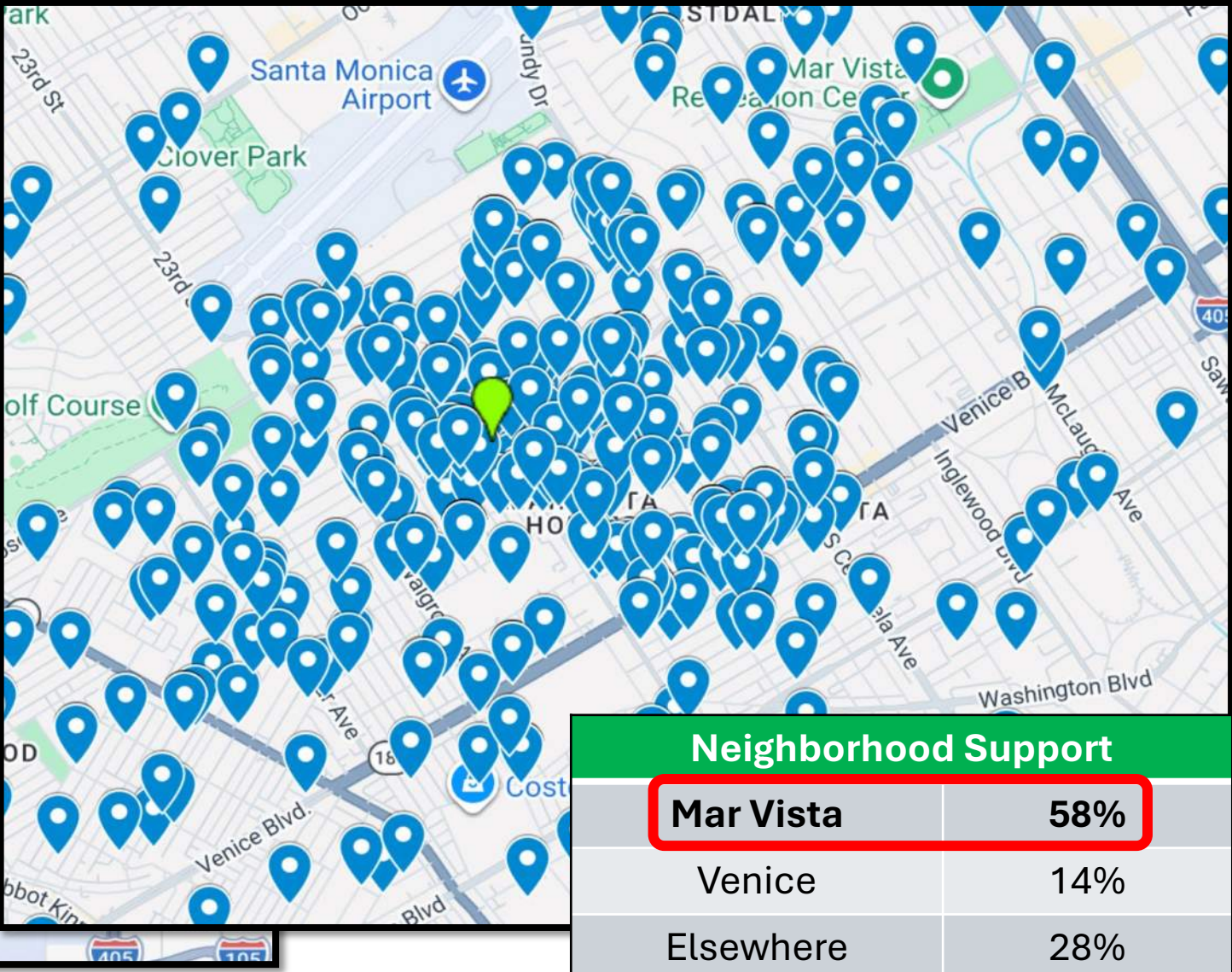
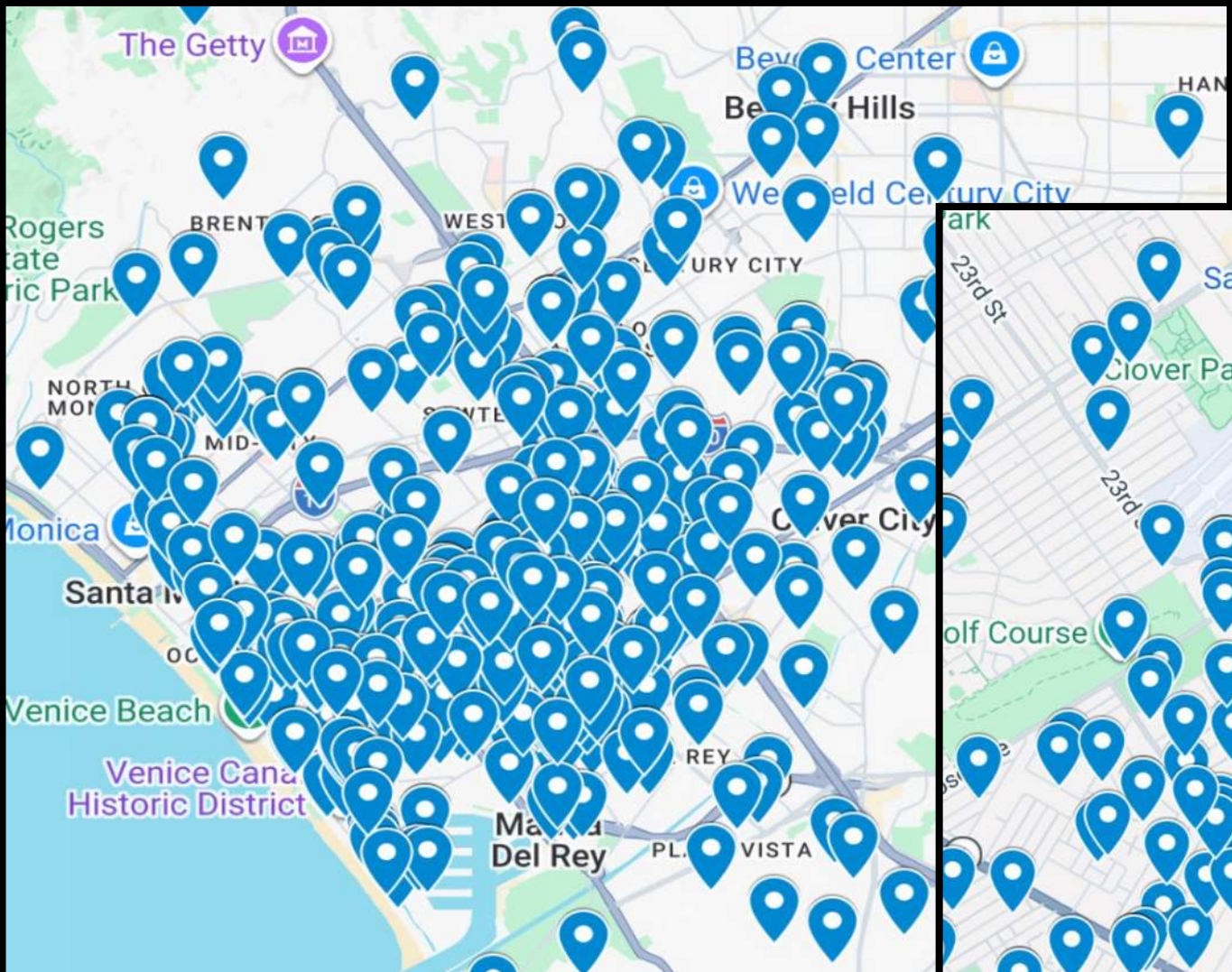


March 24, 2026 – CUB Application Filed (Filing fee = \$33,877.36)



May 14, 2026 – TODAY Mar Vista PLUM Committee Agendized

January 2026 Community Outreach



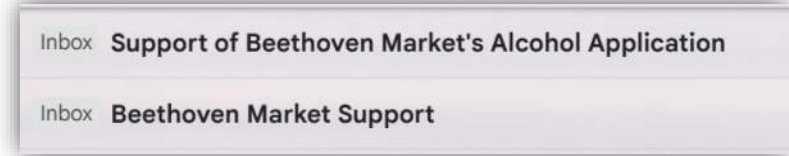
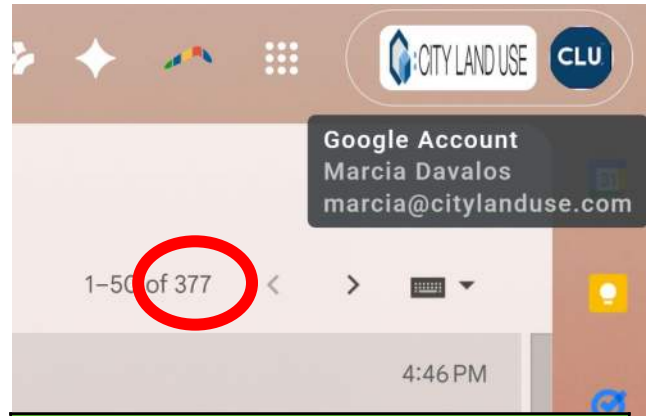
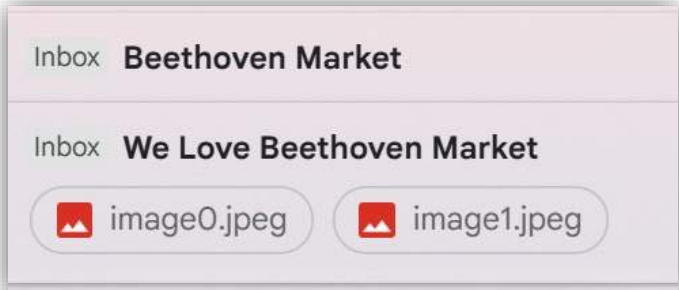
Community Support

Support	2,500+	99%
Oppose	<15	<0.5%

Neighborhood Support

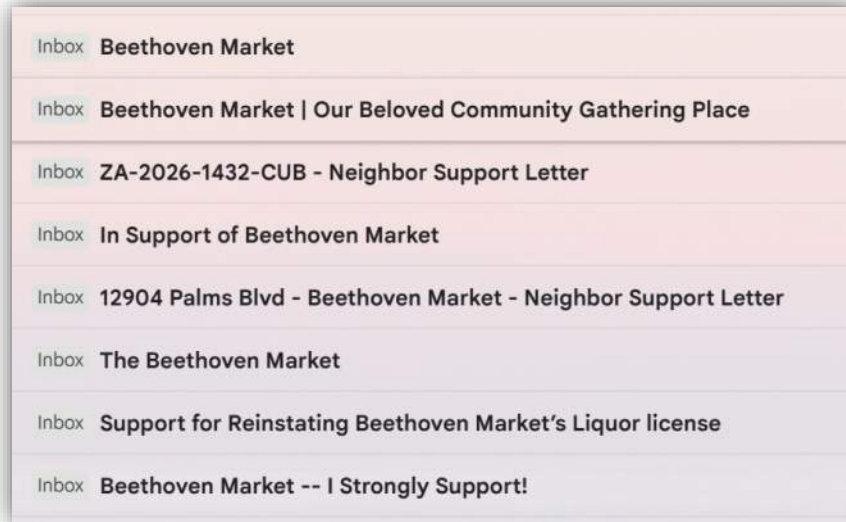
Mar Vista	58%
Venice	14%
Elsewhere	28%

MAY E-mail Blast – COMMUNITY RESPONSE!



As of 5:00pm today...

Support	377
Oppose	2



Improvements

Sound Wall @ Next Door

Privacy Screen and Sound Buffer @ Sidewalk Dining

Loading Zone and Ride Share Zone

Parking Attendant Stand

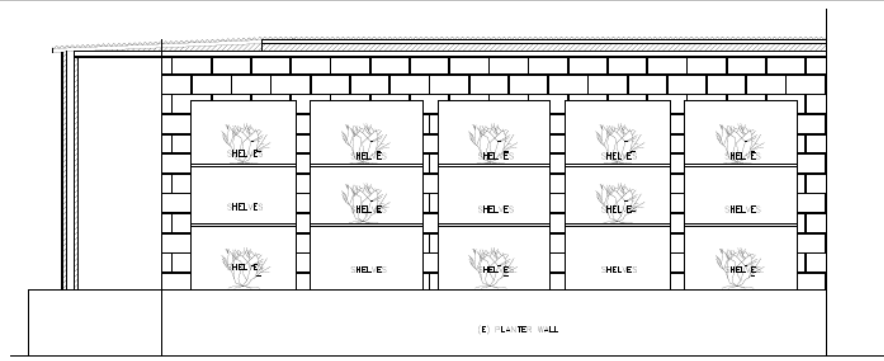
Trash Enclosure



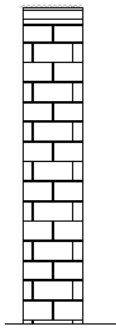
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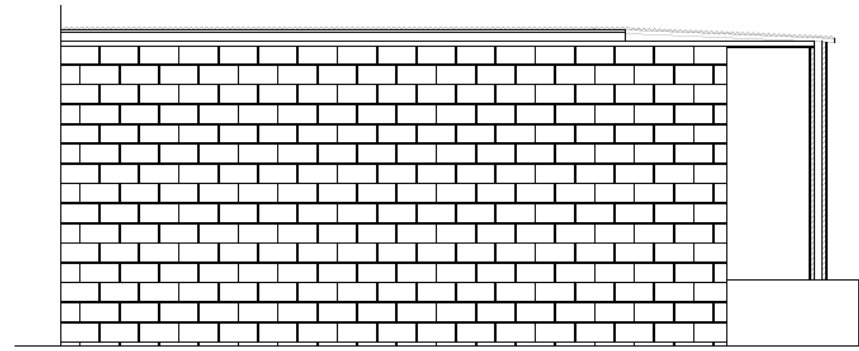
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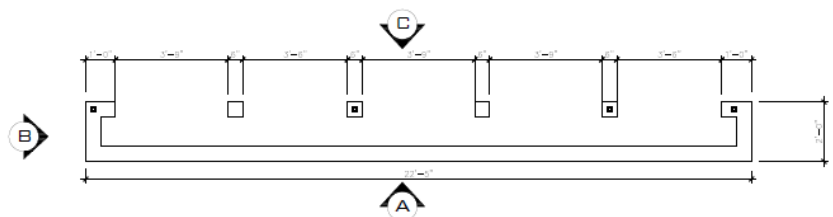
C



B

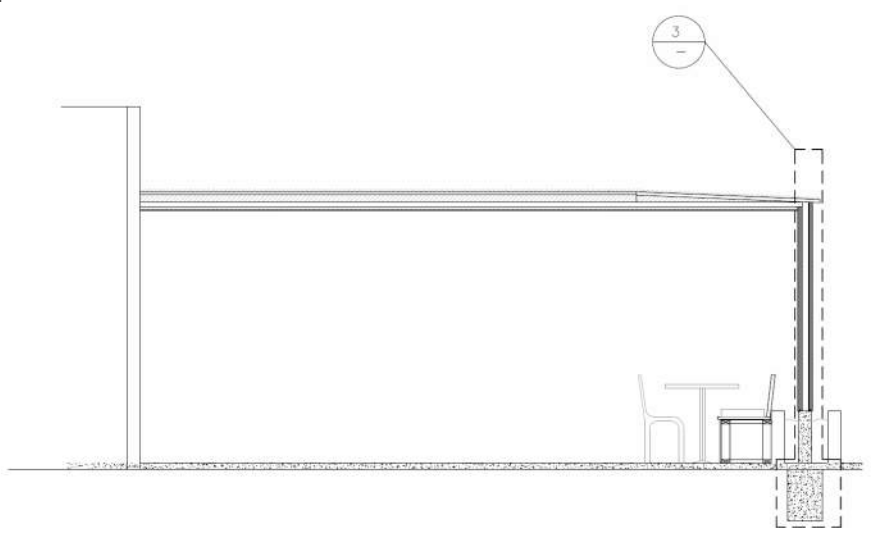


A



ENLARGED CMU STRUCTURE

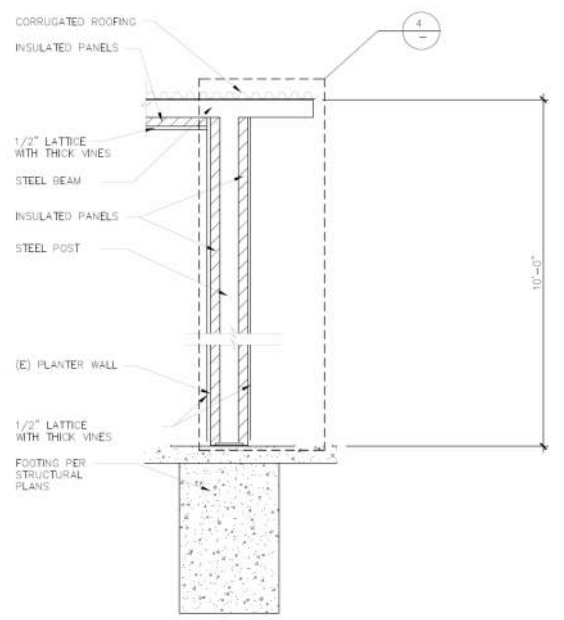
1/2" = 1'-0"



SECTION

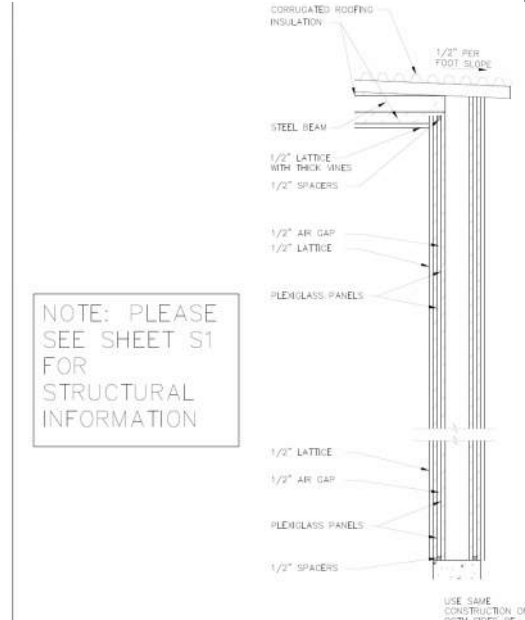
1/4" = 1'-0"

2



SOUND WALL

1" = 1'-0"



NOTE: PLEASE SEE SHEET S1 FOR STRUCTURAL INFORMATION

SOUND WALL

1 1/2" = 1'-0"

4

Parking Attendant – Ride Share – Loading Zone - Trash Enclosure



Palms Blvd

The LAPD is therefore currently NOT OPPOSED to the issuance of a CUP for the applicant,

May 6, 2026

LOS ANGELES POLICE DEPARTMENT



Karen Bass
Mayor

P.O. Box 30158
Los Angeles, CA 90030
Telephone: (310) 482-6310
TDD: (310) 482-6419
Ref #: 6.2

JIM MCDONNELL
Chief of Police

May 6, 2026

Estineh Mailian, Interim Chief Zoning Administrator
Office of Zoning Administration
City of Los Angeles
200 North Spring Street, 7th Floor
Los Angeles, California 90012

**NOT ORIGINAL
COPY**

Dear Ms. Mailian:

The Los Angeles Police Department (LAPD), Pacific Area received correspondence from Jeremy Adler, for applicant "3rd Place, LLC/ Beethoven Market," (ZA-2026-1432-CUB) doing business out of 12904 West Palms Boulevard, Los Angeles, California. They have petitioned to sell and dispense a full line of alcoholic beverages (for on-site consumption), in conjunction with their 5,564.2 square foot restaurant.

After reviewing the Land Use Permit Application, meeting with the Applicant, and conducting an on-site inspection of the property, the LAPD has developed a set of recommended conditions which will help to ensure public safety and limit exposure to nuisance activity while at the same time allow the Applicant to successfully operate a viable business.

The LAPD is therefore currently NOT OPPOSED to the issuance of a CUP for the applicant, and respectfully request the attached conditions be considered when devising the Conditional Use Permit.

Thank you for your cooperation in this matter. If further information is needed, please contact Sergeant I Kyle Korinek, Pacific Area Vice, at (310) 482-6418.

Respectfully,

JIM MCDONNELL
Chief of Police

ERIC C. EPPOLITO, Captain
Area Commanding Officer
Pacific Area Community Police Station