



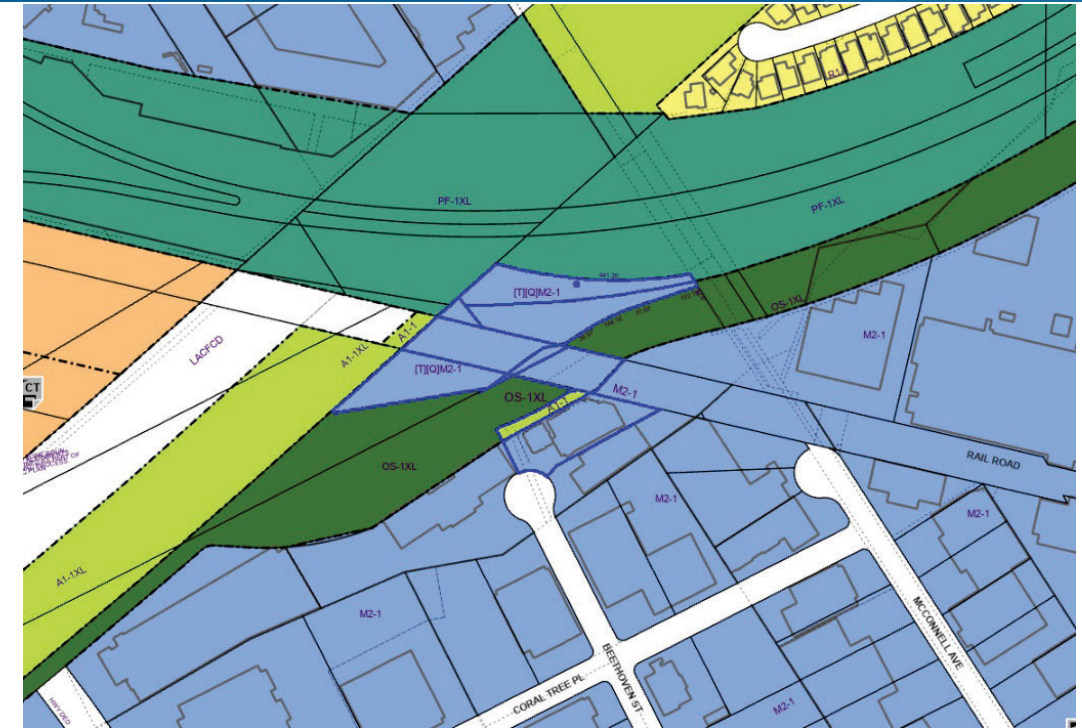
Department of City Planning

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



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Wednesday, December 10, 2025
10:00 a.m.

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: 845 7476 2656 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84574762656>
Enter Meeting ID: 845 7476 2656 and Passcode: 850831

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Private Street to provide legal frontage and street access via a proposed private access bridge

Project Located at:

5000 South Beethoven Street

Hearing Conducted by:

Deputy Advisory Agency

Project Address

5000 South Beethoven Street (5297, 5298, and 5300 South Beethoven Street), 90066

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Proposed Project

A Private Street to provide legal frontage and street access for the parcels at 5000 South Beethoven Street in conjunction with the construction, use, and maintenance of a new private access bridge over Centinela Creek, connecting the parcels to the existing public roadway system via Beethoven Street.

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency will consider:

1. Based on the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, Case No. MND-97-0348-ZC-GPA-HD-SPR adopted on September 9, 1998; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum, Case No. ENV-2023-6735-MND-REC1, dated August 2025, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or Negative Declaration is required for approval of the project.

2. Pursuant to Chapter 1, Article 8 of the Los Angeles Municipal Code ("LAMC"), a Private Street approval to provide a legal frontage and street access for the parcels at 5000 South Beethoven Street.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

PS-1464

Environmental Case Number(s):

MND-97-348-ZC-GPA-HD-SPR
ENV-2023-6735-MND-REC1

Related Case Number(s):

97-407-ZC-GPA and 97-416-HD

Overlay(s):

Los Angeles Coastal Transportation Corridor
Specific Plan

Zone:

[T][Q]M2-1; M2-1 and A1-1

Land Use Designation:

Light Industrial; Light Manufacturing and Open
Space

Community Plan Area:

Palms - Mar Vista - Del Rey

Council District:

11 - Park

Assigned Staff Contact Information:

Kenton Trinh, City Planner
kenton.trinh@lacity.org
(213) 482-7092
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Applicant:

Ilan Israely, 5000 Beethoven LLC

Representative:

Athena Novak, AHN & Associates

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

