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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