

PRIVATE STREET NO. 1464 (stamped map dated July 31, 2024)

HEARING DATE: December 10, 2025

PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

REQUEST

Based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. MND-97-348-ZC-GPA-HD-SPR, adopted on September 9, 1998; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum, No. ENV-2023-6735-MND-REC1, dated August 2025, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or Negative Declaration is required for approval of the project.

Pursuant to Chapter 1, Article 8, of the Los Angeles Municipal Code (LAMC), a Private Street, PS-1464 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.

ADDRESSES

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

PROPERTY OWNER/APPLICANT

Ilan Israely
5000 Beethoven LLC
5300 Beethoven Street
Los Angeles, CA 90066

REPRESENTATIVE

Athena Novak
AHN & Associates
4924 Balboa Boulevard
Encino, CA 91316

RELEVANT PERMITS OR CASES

ON-SITE:

Permit Application No. 23020-10000-01877: On September 26, 2023, the applicant filed a building permit application with the Department of Building and Safety for the construction of a new 70-foot-long by 28-foot-wide bridge and 12-foot-wide walkway

on grade with concrete. The application is pending the approval of the Private Street.

Ordinance No. 172,217 – On October 28, 1998, the ordinance for the Zone Change from A1-1 to [T][Q]M2-1 became effective.

Case Nos. CPC-1997-407-ZC-GPA and CPC-1997-416-HD – On April 9, 1998, the City Planning Commission approved a Zone Change from OS-1-XL, M2-1, and [T][Q]M2-1 to [T][Q]M2-1 and General Plan Amendment from Open Space, High Medium, and Light Manufacturing/Industrial to Light Manufacturing/Industrial for a proposed 90,000 square-foot two-story, 45-foot-tall, manufacturing/industrial building with 180 parking spaces.

OFF-SITE:

There are no previous or existing permits or cases relevant to this subdivision.

PUBLIC RESPONSES

At the writing of this staff report, there have been four letters of concern submitted. The letters of concern involve the request to revoke the permit for the construction of the proposed bridge.

GENERAL COMMENTS

The project site is a relatively level, irregular shaped property comprised of nine parcels totaling 157,142 square feet or 3.61 acres of lot area. The project site is located within the Palms – Mar Vista – Del Rey Community Plan area and zoned M2-1, A1-1, and [T][Q]M2-1 with land use designations of Light Manufacturing, Open Space, and Light Industrial. The project site is located within a Methane Zone, a Liquefaction Zone, and the Los Angeles Coastal Transportation Corridor Specific Plan. The project site is located outside of the Flood Zone.

The project site is currently bifurcated into two portions by Centinela Creek, a flood control channel. Centinela Creek runs in an east-west direction, separating the project site into a northern and a southern portion. The southern portion, comprised of two parcels, is developed with an office building and surface parking lot to remain. The southern portion abuts Beethoven Street to the southwest. The northern portion, comprised of seven parcels, is vacant and undeveloped. The northern portion is located across Centinela Creek and does not have legal frontage or street access. There are no Protected Trees on either portions of the project site. There is one on-site non-Protected Tree on the southern portion that will be removed.

The proposed project involves a Private Street to provide legal frontage and street access for the parcels at the northern portion of the project site in conjunction with the construction, use, and maintenance of a new private access bridge over Centinela Creek, connecting the northern portion to the southern portion and existing public roadway system via Beethoven Street. The project site received a building permit for and is

currently under construction with a new 70-foot-long by 28-foot-wide bridge and 12-foot-wide walkway on grade with concrete. However, the application and Certificate of Occupancy is pending the approval of the Private Street.

Street(s):

Beethoven Street, a Local Street - Standard, is designated a right-of-way width of 60 feet and designated roadway width of 36 feet. Beethoven Street has an actual right-of-way width of approximately 60 feet and actual roadway width of approximately 40 feet and is improved with asphalt roadway, gutters, curbs, sidewalks, and streetlights. Beethoven Street terminates in a cul-de-sac abutting parcels at 5301 and 5341, 5298 and 5300, and 5304 and 5306 South Beethoven Street.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Reports that the Private Street layout is satisfactory as submitted and recommends approval subject to conditions pertaining to dedications and improvements along Beethoven Street in a memo dated July 11, 2023. See recommended conditions in **Draft Private Street Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: A clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated April 18, 2023, have been satisfied. See recommended conditions in **Draft Private Street Report with Conditions** under department.

DEPARTMENT OF TRANSPORTATION: No comments were available at the writing of the staff report.

FIRE DEPARTMENT: Recommends that the project be subject to conditions stated in the memo dated April 25, 2023. See recommended conditions in **Draft Private Street Report with Conditions** under department.

LOS ANGELES UNIFIED SCHOOL DISTRICT: No comments were available at the writing of the staff report.

DEPARTMENT OF WATER AND POWER: Reports that this tract can be supplied with water from the municipal system subject to LADWP's Water Services Organization's rules and requirements.

BUREAU OF STREET LIGHTING: Recommends that the project be subject to conditions stated in the memo dated April 17, 2023. See recommended conditions in **Draft Private Street Report with Conditions** under department.

BUREAU OF SANITATION: Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer lines serving the subject tract and found easement(s)

within the property. Any proposed development in close proximity to the easement(s) must secure Department of Public Works approval. See recommended condition in **Draft Private Street Report with Conditions**.

ENVIRONMENTAL CLEARANCE

See **Draft Private Street Report with Conditions** for the incorporation of mitigation measures as enforceable conditions of approval to reduce impacts to a less than significant level.

STAFF RECOMMENDATIONS

The Planning Department staff recommends approval of Parcel Map No. 1464 subject to the standard conditions and the additional conditions in the Draft Private Street Report with Conditions.

Prepared by:

Kenton Trinh

Kenton Trinh
City Planner
(213) 482-7092

Note: Recommendation does not constitute a decision. Changes may be made by the Director of Planning at the time of the public hearing.

DRAFT PRIVATE STREET REPORT WITH CONDITIONS

The Advisory Agency found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project was assessed in Mitigation Negative Declaration, 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, 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 the approval of the project. Pursuant to Chapter 1, Article 8, of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Private Street No. 1464, providing legal frontage and access for the legal lots at 5000 South Beethoven Street, as shown on the map stamp-dated July 31, 2024, in the Palms – Mar Vista – Del Rey Community Plan. The Deputy to the Director of Planning will advise the Department of Building and Safety with a Letter of Completion that the necessary permits may be issued pursuant to this approval following receipt of satisfactory evidence of compliance with the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to guyen.phan@lacity.org.

1. That a minimum 39-foot and 40-foot variable width private street easement be provided from the terminus of Beethoven Street to the subject site, including a turnaround area, at a location and in an alignment satisfactory to the City Engineer.
2. That the necessary documents be submitted to verify that the Los Angeles County Flood Control District (LACFCD) granted easement for the proposed Private Street to cross over Centinela Creek satisfactory to BOE WLA District.
3. That the necessary documents be submitted to verify that LACFCD permits the construction of the proposed bridge structure over Centinela Creek satisfactory to BOE WLA District.
4. That the necessary documents be submitted to verify that the US Army Corps of Engineers permits the construction of the proposed bridge structure over Centinela Creek satisfactory to BOE WLA District.
5. That the necessary documents be submitted to verify that the CA Department of Fish and Wildlife permits the construction of the proposed bridge structure over Centinela Creek satisfactory to BOE WLA District.
6. That the necessary documents be submitted to verify environmental clearance for all applicable permits satisfactory to the City Engineer.

7. That any necessary street, sewer, and drainage easements be dedicated to the satisfaction of the City Engineer. The need for these easements is to be identified by BOE WLA District.
8. That the owners of the property record a covenant and agreement stating that they will maintain the Private Street free and clear of obstructions and in safe conditions for vehicular use at all times.
9. That the Private Street be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (Private Street Regulations).
10. That a copy of the private street easement be submitted to BOE PCM for approval. An additional copy shall be submitted to BOE WLA District. (Recent title policy should be submitted as evidence for the private street easements).
11. That prior to release by the Deputy to the Director, proposed names for the Private Street shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.
12. That a covenant and agreement be recorded stating that no building permit shall be obtained prior to the completion of the bridge structure over Centinela Creek, and that no construction may commence prior to the establishment of physical access to the parcel of land located at 5000 Beethoven Street.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

13. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 or Laura.Duong@lacity.org to schedule an appointment.

14. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Clarify what is Exhibit "B" provide on map package. This is not matching with PS-1464 sheet PS-1.

- b. On sheet PS-1, clearly identify the boundary of the proposed private street with respect to the parcels involved (the parcel to receive the easement and the parcels granting the easement).
- c. Clearly show the boundary of the parcel the private street is proposed to serve (1 parcel) and the parcels that are granting the easement (3 parcels) and label them accordingly.
- d. Provide City Planning PMEX approval for lot cut done after 7/29/1962 on the parcels within the parcel being served by the private street or obtain a City Planning Certificate of Compliance approval.
- e. Proposed Private Street shall comply with both Fire Department and Bureau of Engineering conditions.

DEPARTMENT OF TRANSPORTATION

15. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

16. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

- e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- j. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- l. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- m. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application.
- n. For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 x 21.
- o. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- p. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior

to building permit application sign-off.

- q. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- r. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- s. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- t. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- u. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- v. Standard cut-corners will be used on all turns.
- w. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code.
- x. The Fire Department has no objection to the Street Name changes. We request the following agencies be notified immediately with updated Street Name changes to reduce the possibility of delayed emergency responses.
 - a. Fire Communications and Dispatch Systems Support Section (213) 576-8940 and (213) 576-8941
 - b. Data Control Assistant, Melani Pipo (213) 576-8951
 - c. GIS Maps & Graphics James Zambrao (213) 978-3429 or (213) 978-3420

DEPARTMENT OF WATER AND POWER

- 17. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

18. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

19. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found potential problems to their structure or potential maintenance problem, as stated in the memo dated November 19, 2025. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

20. Prior to the issuance of the Letter of Completion, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to project approved in Case Nos. CPC-1997-407-ZC-GPA and CPC-1997-416-HD.
 - b. That the subdivider shall comply with [Q] Conditions per Ordinance No. 172,217.
 - c. That the subdivider shall comply with the Los Angeles Coastal Transportation Corridor Specific Plan prior to the issuance of a building or grading permit.
 - d. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or

otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the

right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.

- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be constructed under permit in conformity with plans and specifications approved by the City Engineer or that the construction be suitably guaranteed satisfactory to the City Engineer. (All following conditions should be cleared by BOE WLA District):

- (a) After submittal of hydrology and hydraulic calculations and drainage plans, for review by the City Engineer, private and/or public drainage facilities may be required satisfactory to the City Engineer.
- (b) Improve the Private Street adjoining the terminus of Beethoven Street (Public Street) and to the subject site by construction of concrete curbs, concrete gutters, a 20- foot wide roadway and a minimum 5-foot wide concrete sidewalk within the property shown as 5300 Beethoven Street, a 28-foot roadway within the bridge structure, and suitable improvement of the turning area all within the subject site satisfactory to the City Engineer.
- (c) Construct the on-site sewers to serve the parcel if necessary.
- (d) Construct any necessary retaining walls and guardrails as required by the City Engineer.

NOTES:

The private street approval shall be void unless all conditions of approval are completed or fulfilled within three (3) years from the date of approval, except that grading and improvement condition shall be considered as fulfilled if the required work is begun during that time limit and diligently carried on to completion. The time limit for completing or fulfilling the conditions of approval may be extended by the Director or, upon appeal, by the Board for a period not exceeding three (3) years.

FINDINGS OF FACT (CEQA)

The Deputy Advisory Agency found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. MND-97-348-ZC-GPA-HD-SPR, adopted on September 9, 1998; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum, No. ENV-2023-6735-MND-REC1, dated August 2025, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

FINDINGS OF FACT (LAMC)

In connection with the approval of Private Street No. 1464, the Advisory Agency of the City of Los Angeles, pursuant to Section 18.02 of the Los Angeles Municipal Code (Private Street Regulations), makes the prescribed findings as follows:

- (a) THERE EXISTS ADEQUATE AND SAFE VEHICULAR ACCESS TO THE PROPERTY FROM A PUBLIC STREET OVER A PRIVATE STREET FOR POLICE, FIRE, SANITATION AND PUBLIC SERVICE VEHICLES.

The proposed Private Street has been reviewed by the City Engineer which requires a minimum 39-foot and 40-foot variable width private street easement be

provided from the terminus of Beethoven Street to the project site, including a turnaround area, at a location and in an alignment satisfactory to the City Engineer. The private street also has been reviewed by the Fire Department which recommends that the project be subject to conditions stated in the memo dated April 25, 2023. All conditions will be incorporated in the conditions of approval to assure adequate and safe vehicular access to the property.

- (b) AN ADEQUATE WATER SUPPLY IS AVAILABLE TO THE PREMISES FOR DOMESTIC AND FIRE FIGHTING PURPOSES.

The Department of Water and Power and Fire Department have reviewed the proposed project and deemed the water supply adequate provided their conditions of approval are satisfied.

- (c) AN APPROVED METHOD OF SEWER DISPOSAL IS AVAILABLE.

Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found easements contained within the property. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

- (d) THE LOT OR BUILDING SITE IS OR WILL BE GRADED AND ENGINEERED IN ACCORDANCE WITH THE GRADING REGULATIONS OF THE CITY OF LOS ANGELES AS SET FORTH IN ARTICLE I OF CHAPTER 3 OF THIS CODE.

Condition No. 13 has been imposed to assure that the site is graded in conformance with the recommendation of the Geotechnical Section of the Bureau of Engineering and the Grading Division of the Department of Building and Safety.

- (e) ANY PROPOSED NAME OF A PRIVATE STREET HAS BEEN OR SHALL BE APPROVED BY THE CITY ENGINEER APPLYING THE STANDARDS SET FORTH IN SUBDIVISION 6 OF SUBSECTION A OF SECTION 17.52 OF THIS CODE.

Condition No. 11 of this approval requires that prior to the release by the Director of Planning, proposed names for the private street shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the

Los Angeles Municipal Code (LAMC).

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

QR Code to
Online Appeal
Filing

IN PERSON APPEAL FILINGS



QR Code to Forms
for In-Person
Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
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Metro DSC	201 N. Figueroa St 4th Floor (213) 482- Los Angeles, CA 7077 90012	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 (818) 374- Van Nuys, CA 5050 91401	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor (213) 978- Los Angeles, CA 1465 90044	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal
for Case Condition
Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

PRIVATE STREET NO. 1464

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VINCENT P. BERTONI, AICP
Advisory Agency

ARIEL JONES
Deputy Advisory Agency

VPD: AJ:JO:KT