



# CUSTOMER SERVICE REQUEST

CSR No.: **603633**  
 CALL DATE: April 11, 2025 4:51 pm  
 DUE BY: **May 9, 2025 4:51 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** CUB OR CUX VIOLATIONS

**CALLER COMMENT:** Commercial property, a restaurant, just opened 3/29. Per their CUP no outdoor speakers are allowed. They have about 8 that are playing during hours of operation.

**COMMENT:** Inspector Taguines referred this CSR to General See CSR 603879

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE
1064805	12904 W PALMS BLVD BEETHOVEN	OPEN NAR CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **603879**  
 CALL DATE: April 16, 2025 6:23 am  
 DUE BY: **April 30, 2025 6:23 am**  
 SOURCE: INTERNET  
 TAKEN BY: RYAN TAGUINES

GENERAL ENFORCEMENT  
 JOHN MATTILLO  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** MISCELLANEOUS COMPLAINTS  
**CALLER COMMENT:** Commercial property, a restaurant, just opened 3/29. Per their CUP no outdoor speakers are allowed. They have about 8 that are playing during hours of operation.

**COMMENT:**

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE
1064805	12904 W PALMS BLVD BEETHOVEN	OPEN NAR CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **603952**  
 CALL DATE: April 16, 2025 2:52 pm  
 DUE BY: **May 14, 2025 2:52 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: CUB OR CUX VIOLATIONS**

**CALLER COMMENT:** This business has been approved for 97 dining seat. ADM-2024-8010-RBPA The drawing shows a "market" area that never materialized and now is seating which according to a restaurant write up puts the seating at 140 or 141. On Monday, 4/14, I noticed another 12 seats were added on the sidewalk facing Palms Blvd. These extra seat are also not on the plan. The food is getting good reviews but the restaurant/bar is exceeding its approved capacity. Since they opened 3/29 they have a happy hour 4-5p with no food service available. This is licensed as a restaurant not a bar. They also have outdoor speakers which are on during hours of operation. Please enforce the city codes under which this restaurant was approved.

**COMMENT:** 18-APR-25 Inspector Taguines referred this to CITA-S see CSR 604060

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL





# CUSTOMER SERVICE REQUEST

CSR No.: **604278**  
 CALL DATE: April 21, 2025 3:17 pm  
 DUE BY: **May 19, 2025 3:17 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 JOHN MATTILLO  
 PRIORITY:3

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** MISCELLANEOUS COMPLAINTS  
**CALLER COMMENT:** The restaurant Beethoven Market is violating their CUP permit which permits them to serve 94 people and on a recent count I observed seating for approximately 203 people which were almost fully occupied. The restaurant is serving to 4 or 5 tables on the sidewalk along Palms Blvd, and serving alcohol on the sidewalk, I do not believe they have a permit for this and that this is a violation. There are many outdoor speakers which is a direct violation of their CUP.  
**COMMENT:** There is an open case on the property.  
**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS





# CUSTOMER SERVICE REQUEST

CSR No.: 604060  
CALL DATE: April 18, 2025 8:02 am  
DUE BY: May 16, 2025 8:02 am  
SOURCE: INTERNET  
TAKEN BY: RYAN TAGUINES

CITATIONS  
EUSEBIO GUZMAN  
PRIORITY:3

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK**

**CALLER COMMENT:** This business has been approved for 97 dining seat. ADM-2024-8010-RBPA The drawing shows a "market" area that never materialized and now is seating which according to a restaurant write up puts the seating at 140 or 141. On Monday, 4/14, I noticed another 12 seats were added on the sidewalk facing Palms Blvd. These extra seat are also not on the plan. The food is getting good reviews but the restaurant/bar is exceeding its approved capacity. Since they opened 3/29 they have a happy hour 4-5p with no food service available. This is licensed as a restaurant not a bar. They also have outdoor speakers which are on during hours of operation. Please enforce the city codes under which this restaurant was approved.

**COMMENT:** 23-APR-25  
Inspector Guzman was at the site in response to a customer service request. Inspector Guzman spoke to the onsite business manager Isa Roski [REDACTED] and was given access to the property. Inspector Guzman observed a deviation of the approved plot plan of ADM-2024-8010-RBPA with market portion of the plot plan being used for additional dining seats. Outdoor sidewalk seating approved by Al Fresco Permit. Onsite manager confirmed that the first hour of operation is only for the bar. Inspector informed of condition that requires food sales during operation. Speakers were also found at the outdoor dining areas. Notice of Code Violation will be issued. Photos taken.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
3921 CARPENTER CT  
STUDIO CITY, CA 91604  
Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883 RESTAURANT BEVERAGE PROGRAM

11/25/25





# CUSTOMER SERVICE REQUEST

CSR No.: **604582**  
 CALL DATE: April 25, 2025 12:41 pm  
 DUE BY: **May 23, 2025 12:41 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 JOHN MATTILLO  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** **BUILDING OR PROPERTY CONVERTED TO ANOTHER USE**

**CALLER COMMENT:** Beethoven Market has put the families in this neighborhood in danger and should have never been allowed to be a restaurant . Beethoven Market is extremely loud. They are playing music loudly on speakers that are located outside and pointing towards private residences. They are seating way over the 97 maximum capacity allowed by the business. We counted almost 200 people seated there. The lack of parking has caused a very dangerous traffic problem and we have witnessed a family almost getting run over by cars because drivers could not clearly because increased parked cars and traffic. I have seen customers leave the very intoxicated yelling screaming and fighting.

**COMMENT:** This CSR is duplicate to CSR 604436, which is under investigation.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL





# CUSTOMER SERVICE REQUEST

CSR No.: **604788**  
 CALL DATE: April 28, 2025 10:06 pm  
 DUE BY: **May 27, 2025 10:06 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

CITATIONS  
 EUSEBIO GUZMAN  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
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Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK**

**CALLER COMMENT:** Beethoven st and Palms Blvd have become extremely congested with parked cars for patrons and employees of the new Beethoven Market at 12904 Palms Blvd. With rush hour traffic combined with congested parking on both sides of both streets, an already dangerous intersection has become much more dangerous. The Waymo's are also blocking my driveway [REDACTED] for restaurant drop offs and pick ups at least 6 times every evening which often block my access to pull my car out of my driveway when I have to drive my kids someplace.

**COMMENT:** 29-APR-25  
 Refer to: Los Angeles Department of Transportation. The Service request is being referred to the Los Angeles Department of Transportation for further investigation due complaint of public parking spaces.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL





# CUSTOMER SERVICE REQUEST

CSR No.: **604436**  
 CALL DATE: April 23, 2025 2:54 pm  
 DUE BY: **May 21, 2025 2:54 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 JOHN MATTILLO  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
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CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
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Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** **BUILDING OR PROPERTY CONVERTED TO ANOTHER USE**

**CALLER COMMENT:** I am a residence within 100 feet of this business. The business in violation of exceeding its 97 seat capacity. I have counted 205. He has outdoor speakers which are playing loud music and not allowed per his CUP. Additionally, parking and traffic has become an urgent issue due to safety. This needs to be addressed asap before someone gets hurts. This is a complete nuisance to our neighborhood. Additionally, our alley is consistently blocked due to restaurant guests dropping off, picking up or trying to park. The corner of Beethoven and Palms is currently a very dangerous intersection during his business hours.

**COMMENT:** Duplicate complaint. Case open and Order issued by Citations.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
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# CUSTOMER SERVICE REQUEST

CSR No.: **605653**  
 CALL DATE: May 9, 2025 10:56 am  
 DUE BY: **June 9, 2025 10:56 am**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 JOHN MATTILLO  
 PRIORITY:1

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
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City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** **AL FRESCO - OUTDOOR DINING - GENERAL**  
**CALLER COMMENT:** We live next door to the Beethoven Market restaurant. Our main compilation is the high noise level from the outdoor seating area which is next to our front yard with no sound wall. There is also a strong grill odor coming into our house such that we have to keep the windows and doors closed on that side. We have lived here since 1998 and had no problems with it when it was just a market.  
**COMMENT:** This CSR is duplicate to CSR 604060. There is an open case, which is being handled by citations and an order has been issued. Case 1047239.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS





# CUSTOMER SERVICE REQUEST

CSR No.: 605717  
 CALL DATE: May 9, 2025 10:08 pm  
 DUE BY: June 9, 2025 10:08 pm  
 SOURCE: INTERNET  
 TAKEN BY:

CITATIONS  
 JAMES VORHIS  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK

**CALLER COMMENT:** There is excessive noise from the Beethoven Market. The patio is full and I can hear the people and music inside my home all evening. They are not supposed to have outdoor speakers and they are supposed to have an enclosure around the patio to block noise.

**COMMENT:** 14-MAY-25  
Duplicate of Case Number: 1047239.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **606074**  
 CALL DATE: May 14, 2025 8:59 pm  
 DUE BY: **June 12, 2025 8:59 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

CITATIONS  
 EUSEBIO GUZMAN  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco
			Ordinance within
			Planning Overlay and/or
			the Coastal Zone
			(Ordinance 188073)
Zoning Information File	ZI-2512 Housing	Zoning Information File	ZI-2498 Local
	Element Sites		Emergency Temporary
			Regulations - Time
			Limits and Parking
			Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan:		
	Los Angeles Coastal		
	Transportation Corridor		

**PROBLEM:** ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK

**CALLER COMMENT:** The amount of noise from the customers dining at the Beethoven market is way too loud. It is keeping my kids from going to sleep. We can hear the customers loud and clear inside our house with the windows closed. This is a nuisance to the neighborhood.

**COMMENT:** 15-MAY-25  
 Duplicate of CSR Number: 604060. Inspector Guzman was at the site in response to a Customer Service Request. The Service Request was determined to be a duplicate to a previous investigation. CSR# 604060 Open Citations Case# 1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
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# CUSTOMER SERVICE REQUEST

CSR No.: **606931**  
 CALL DATE: May 27, 2025 10:49 am  
 DUE BY: **June 25, 2025 10:49 am**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 JOHN MATTILLO  
 PRIORITY:1

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** **AL FRESCO - OUTDOOR DINING - GENERAL**  
**CALLER COMMENT:** The restaurant continues to play music on the outdoor speakers which are not permitted. Additionally, they have kept the seat count of 205+ as of yesterday which exceeds their permitted seat count of 97. They have added outdoor seating on the sidewalk which is not permitted. This is all adding to excessive issues with noise and more importantly traffic safety. The owner is intentionally operating a business with multiple infractions to his RBP. How is he being held accountable by the city?  
**COMMENT:** This CSR is duplicate to CSR 605300. There is an open citations case and an order has been issued. Case 1047239.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
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# CUSTOMER SERVICE REQUEST

CSR No.: **608916**  
 CALL DATE: June 23, 2025 9:43 am  
 DUE BY: **July 22, 2025 9:43 am**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 RYAN BARNES  
 PRIORITY:1

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: AL FRESCO - OUTDOOR DINING - GENERAL**  
**CALLER COMMENT:** The restaurant continues to operate past the 11pm permitted hours. On Saturday night (June 21) at 11:10pm the restaurant was busy with a good amount of patrons at indoor and outdoor tables . How is this owner being held accountable for following his permit? He continues to operate with multiple infractions and the exceeded amount of seats he has added has caused incredibly dangerous and unsafe environment in our neighborhood.He has unpermitted seating on the sidewalk on Palms that does not follow ADA. His employees are taking breaks and eating meals in the alley sitting on buckets next to trash cans.The list is long.What is the city doing about this and why is it taking so long to hold him accountable?  
**COMMENT:** Duplicate of CSR Number: 604060. This CSR is duplicate to CSR 604060. There is an open case and an order has been issued. Case 1047239.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL





# CUSTOMER SERVICE REQUEST

CSR No.: **608918**  
 CALL DATE: June 23, 2025 9:48 am  
 DUE BY: **July 22, 2025 9:48 am**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 RYAN BARNES  
 PRIORITY:3

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** **DISABLED ACCESS ISSUES**  
**CALLER COMMENT:** The restaurant has added unpermitted seating on Palms Blvd. This has caused noise issues and is an ADA issue. When will he be forced to remove this?  
**COMMENT:** Duplicate of CSR Number: 604060. This CSR is duplicate to CSR 604060. There is an open case and an order has been issued. Case 1047239.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE

1047239

12904 W PALMS BLVD

OPEN CITATIONS CASE

1064805

12904 W PALMS BLVD BEETHOVEN

OPEN NAR CASE

RESOLUTION:  No Violation  Duplicate Complaint  Start a Case  Refer to:

APPROVED USE: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_ STORIES: \_\_\_\_\_ TOTAL DWELLING UNITS: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_ APPROXIMATE SIZE: \_\_\_\_\_ X

DWELLING UNITS IN VIOLATION: \_\_\_\_\_ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: \_\_\_\_\_

USES:  YARDS:  OTHER STRUCTURES:  HOME OCCUPATION:

HISTORICAL PRESERVATION OVERLAY ZONE:  RECYCLING CENTER:  CONSTRUCTION EQUIPMENT:

Multiple horizontal lines for notes or additional information.

INSPECTOR: \_\_\_\_\_ START TIME: \_\_\_\_\_ STOP TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

**CONFIDENTIAL CUSTOMER INFORMATION:**





# CUSTOMER SERVICE REQUEST

CSR No.: **608929**  
 CALL DATE: June 23, 2025 10:57 am  
 DUE BY: **July 22, 2025 10:57 am**  
 SOURCE: INTERNET  
 TAKEN BY:

CITATIONS  
 JAMES VORHIS  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK

**CALLER COMMENT:** The Beethoven Market restaurant was open on 6-21-25 past the approved hours of 11pm. Music was heard playing after hours from my residence and patrons were still in the establishment. Parking and traffic conditions continue to be a major issue daily and the number of patrons both inside the restaurant and dining on the side of the street far exceed the number of people permitted by the city.

**COMMENT:** 01-JUL-25  
Duplicate of Case # 1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS





# CUSTOMER SERVICE REQUEST

CSR No.: **605231**  
 CALL DATE: May 5, 2025 11:44 am  
 DUE BY: **June 3, 2025 11:44 am**  
 SOURCE: INTERNET  
 TAKEN BY:

CITATIONS  
 JAMES VORHIS  
 PRIORITY: **3**

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK  
**CALLER COMMENT:** The restaurant is permitted to run from 7am-11pm. On multiple nights this week they have had patrons on the patio and indoors past 11pm. Additionally, they continue to exceed the permitted 97 seat count which is currently at 205. Parking and traffic is a huge safety concern.  
**COMMENT:** 01-JUL-25  
 Duplicate of Case # 1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **610312**  
 CALL DATE: July 15, 2025 9:35 am  
 DUE BY: **August 12, 2025 9:35 am**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 RYAN BARNES  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: STORAGE OF ITEMS OUTDOORS**  
**CALLER COMMENT:** I in the 2 story house across the street I can see the dumpsters from inside my house. All 3 of their dumpsters are constantly overflowing with garbage and uncovered/open - with trash actively falling out of them and blowing into the street and consequently into our neighborhood. I'm especially concerned because Jeremy Adler's other restaurant, Cobi's, was shut down on June 17th for a vermin infestation. Given that history, and seeing the same issues at Beethoven Market make me very worried this will easily attract rats and other pests if it hasn't already. They violates many codes listed in Chapter 22.132 - STORAGE ENCLOSURE REQUIREMENTS FOR RECYCLING AND SOLID WASTE:  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT22PLZO\\_DIV6DEST\\_CH22.132STENRERESOWA](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV6DEST_CH22.132STENRERESOWA) Photos of violations here:  
[https://docs.google.com/document/d/1MPGr5x-oIvS3s\\_Lk8aBKNr4Ea8xxPro0MylPeIC2aEA/edit?usp=sharing](https://docs.google.com/document/d/1MPGr5x-oIvS3s_Lk8aBKNr4Ea8xxPro0MylPeIC2aEA/edit?usp=sharing)  
**COMMENT:** There is an open case on this property. Case 1047239.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25





# CUSTOMER SERVICE REQUEST

CSR No.: **610580**  
 CALL DATE: July 18, 2025 9:57 am  
 DUE BY: **August 15, 2025 9:57 am**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 RYAN BARNES  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** TRASH OR DEBRIS ON PRIVATE PROPERTY

**CALLER COMMENT:** The dumpsters at Beethoven Market are constantly left open, unlocked, uncovered, overflowing with trash, blocking the alleyway, and are viewable from a 2nd story neighbors house (I live across the street and can see them). This is attracting vermin and the smell is unbearable. Additionally it is contributing to trash overflow and blowing into our neighborhood.

**COMMENT:** There is an open citations case on this property. The complaint will be closed as a duplicate and forwarded to citations.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS





# CUSTOMER SERVICE REQUEST

CSR No.: **610639**  
 CALL DATE: July 18, 2025 11:10 pm  
 DUE BY: **August 15, 2025 11:10 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** RESTAURANT BEVERAGE PROGRAM

**CALLER COMMENT:** Beethoven Market is serving patrons indoor and outdoor past 11:00pm which is outside their permitted hours of operation. See attached video for documentation with date and time:  
[https://drive.google.com/file/d/1M8CCffeDE6zTZ4Mq3avdDst9q9QR3Zd6/view?usp=drive\\_link](https://drive.google.com/file/d/1M8CCffeDE6zTZ4Mq3avdDst9q9QR3Zd6/view?usp=drive_link)

**COMMENT:** 30-JUL-25 Inspector Taguines will close this as a duplicate request. See open Case 1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE

1064805

12904 W PALMS BLVD BEETHOVEN

OPEN NAR CASE

RESOLUTION:  No Violation  Duplicate Complaint  Start a Case  Refer to:

APPROVED USE: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_ STORIES: \_\_\_\_\_ TOTAL DWELLING UNITS: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_ APPROXIMATE SIZE: \_\_\_\_\_ X

DWELLING UNITS IN VIOLATION: \_\_\_\_\_ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: \_\_\_\_\_

USES:  YARDS:  OTHER STRUCTURES:  HOME OCCUPATION:

HISTORICAL PRESERVATION OVERLAY ZONE:  RECYCLING CENTER:  CONSTRUCTION EQUIPMENT:

Multiple horizontal lines for notes or additional information.

INSPECTOR: \_\_\_\_\_ START TIME: \_\_\_\_\_ STOP TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

**CONFIDENTIAL CUSTOMER INFORMATION:**





# CUSTOMER SERVICE REQUEST

CSR No.: **610581**  
 CALL DATE: July 18, 2025 10:05 am  
 DUE BY: **August 15, 2025 10:05 am**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** RESTAURANT BEVERAGE PROGRAM  
**CALLER COMMENT:** There are outdoor speakers on the building which is prohibited. Additionally they are playing music on them which is also prohibited according to Jeremy Adler's RBP Permit.  
**COMMENT:** 30-JUL-25 Inspector Taguines will close this as a duplicate request. See open Case 1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE
1064805	12904 W PALMS BLVD BEETHOVEN	OPEN NAR CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **610578**  
 CALL DATE: July 18, 2025 9:40 am  
 DUE BY: **August 15, 2025 9:40 am**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** RESTAURANT BEVERAGE PROGRAM

**CALLER COMMENT:** The business owner continues to operate with multiple infractions to his RBP. Last night, outdoor speakers (not permitted) played way past 10pm. There is no phone number listed not he website to contact them directly. The owner does not respond in the 24 hours that is mandated. There is illegal seating added to the street on Palms that is blocking the sidewalk which does not allow for strollers or wheelchairs to get through. Major ADA issue.

**COMMENT:** 30-JUL-25 Inspector Taguines will close this as a duplicate request. See open Case 1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS





# CUSTOMER SERVICE REQUEST

CSR No.: **604789**  
 CALL DATE: April 28, 2025 10:06 pm  
 DUE BY: **May 27, 2025 10:06 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: AL FRESCO - OUTDOOR DINING - NOISE**

**CALLER COMMENT:** The RBP Covenant and Agreement for the Beethoven Market states music or speakers are prohibited in outdoor areas (12.22.b8) They have at least 4 outdoor speakers mounted on the outside of the building playing music in the patio every night they are open. The RBP Covenant and Agreement also states that "entertainment... shall be limited to indoor ambient music at a low volume that is not audible outside the building." (12.22.b9-10)The music from inside the restaurant is excessively loud and audible outside. I spoke to the manager for the 2nd time tonight (4/28/24 @ 9:20pm) about the volume of the music. The mair patio on the Beethoven side of the building also has seating for at least 40 people and the patio on the Palms side of the building has at least 12 seats. Most of these seats are full each night. There are no walls separating these patios from our homes. The noise from the customers is extremely disruptive. Per RBP covenant and agreement 12.22.b4i, a wall is required.

**COMMENT:** Tchang working in ARU will close as duplicate CSR. See case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25





# CUSTOMER SERVICE REQUEST

CSR No.: **605299**  
 CALL DATE: May 5, 2025 8:18 pm  
 DUE BY: **June 3, 2025 8:18 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - NOISE

**CALLER COMMENT:** Again, the restaurant has been playing music from speakers on the patio. It is 8:15 pm now. The music has been on for all of their opening hours. I just asked them to turn the music off since I can hear it in my house. Per the covenant and agreement section 12.22.A.34.b.8, Music Or speakers are prohibited in all outdoor areas.

**COMMENT:** 3 OR MORE COMPLAINTS ON THIS ADDRESS. PLEASE VERIFY SUITE OR UNIT NUMBER

Tchang working in ARU will close as duplicate CSR. See case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
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# CUSTOMER SERVICE REQUEST

CSR No.: **608136**  
 CALL DATE: June 9, 2025 8:45 pm  
 DUE BY: **July 9, 2025 8:45 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - NOISE  
**CALLER COMMENT:** The noise from the patio is excessive. I can hear the crowd inside my home. The patio is supposed to have a barrier to prevent noise from traveling. The patio is full with almost 50 customers at 8:44pm on a Monday night. This is extremely disruptive and against the rules of the permit.  
**COMMENT:** 3 OR MORE COMPLAINTS ON THIS ADDRESS. PLEASE VERIFY SUITE OR UNIT NUMBER  
 Tchang working in ARU will close as duplicate CSR. See case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **603636**  
 CALL DATE: April 11, 2025 6:02 pm  
 DUE BY: **May 9, 2025 6:02 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - NOISE

**CALLER COMMENT:** The restaurant continues to play music on it's outdoor speakers which is not permitted per his permit. They are not allowed to play any outdoor music.

**COMMENT:** Tchang working in ARU will close as duplicate CSR. See case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE
1064805	12904 W PALMS BLVD BEETHOVEN	OPEN NAR CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **610567**  
 CALL DATE: July 17, 2025 10:22 pm  
 DUE BY: **August 14, 2025 10:22 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - NOISE

**CALLER COMMENT:** Loud, outdoor music is currently playing at the Beethoven Market at 10:15 pm. Outdoor music is against the requirements of the RPB. The music and customer noise is loud enough to carry into my home.

**COMMENT:** 3 OR MORE COMPLAINTS ON THIS ADDRESS. PLEASE VERIFY SUITE OR UNIT NUMBER

Tchang working in ARU will close as duplicate CSR. See case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE

1047239

12904 W PALMS BLVD

OPEN CITATIONS CASE

1064805

12904 W PALMS BLVD BEETHOVEN

OPEN NAR CASE

RESOLUTION:  No Violation  Duplicate Complaint  Start a Case  Refer to:

APPROVED USE: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_ STORIES: \_\_\_\_\_ TOTAL DWELLING UNITS: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_ APPROXIMATE SIZE: \_\_\_\_\_ X

DWELLING UNITS IN VIOLATION: \_\_\_\_\_ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: \_\_\_\_\_

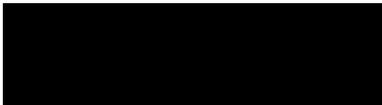
USES:  YARDS:  OTHER STRUCTURES:  HOME OCCUPATION:

HISTORICAL PRESERVATION OVERLAY ZONE:  RECYCLING CENTER:  CONSTRUCTION EQUIPMENT:

Multiple horizontal lines for notes or additional information.

INSPECTOR: \_\_\_\_\_ START TIME: \_\_\_\_\_ STOP TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

**CONFIDENTIAL CUSTOMER INFORMATION:**





# CUSTOMER SERVICE REQUEST

CSR No.: **604786**  
 CALL DATE: April 28, 2025 9:59 pm  
 DUE BY: **May 27, 2025 9:59 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - NOISE

**CALLER COMMENT:** The RBP Covenant and Agreement for the Beethoven Market states music or speakers are prohibited in outdoor areas (12.22.b8) They have at least 4 outdoor speakers mounted on the outside of the building playing music in the patio every night they are open. The RBP Covenant and Agreement also states that "entertainment... shall be limited to indoor ambient music at a low volume that is not audible outside the building." (12.22.b9-10)The music from inside the restaurant is excessively loud and audible outside. I spoke to the manager for the 2nd time tonight (4/28/24 @ 9:20pm) about the volume of the music. The mair patio on the Beethoven side of the building also has seating for at least 40 people and the patio on the Palms side of the building has at least 12 seats. Most of these seats are full each night. There are no walls separating these patios from our homes. The noise from the customers is extremely disruptive. Per RBP covenant and agreement 12.22.b4i, a wall is required.

**COMMENT:** Tchang working in ARU will close as duplicate CSR. See case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25





# CUSTOMER SERVICE REQUEST

CSR No.: **604273**  
 CALL DATE: April 21, 2025 3:07 pm  
 DUE BY: **May 19, 2025 3:07 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 JOHN TCHANG  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** CUB OR CUX VIOLATIONS  
**CALLER COMMENT:** Beethoven Marketplace - in violation of RBP permit by exceeding occupancy on application and the presence of exterior speakers on the building which are also a violation.  
**COMMENT:** Tchang working in ARU will close as duplicate CSR. See case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE
1064805	12904 W PALMS BLVD BEETHOVEN	OPEN NAR CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **613149**  
 CALL DATE: August 25, 2025 9:34 pm  
 DUE BY: **September 23, 2025 9:34**  
 SOURCE: INTERNET  
 TAKEN BY:

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - NOISE  
**CALLER COMMENT:** The noise level from the Beethoven Market restaurant is extremely excessive. I can hear it inside of my house and it is keeping my children awake.  
**COMMENT:** 3 OR MORE COMPLAINTS ON THIS ADDRESS. PLEASE VERIFY SUITE OR UNIT NUMBER

Tchang working in ARU will close as duplicate CSR. See case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS





# CUSTOMER SERVICE REQUEST

CSR No.: **605300**  
 CALL DATE: May 5, 2025 8:18 pm  
 DUE BY: **June 3, 2025 8:18 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - NOISE

**CALLER COMMENT:** Again, the restaurant has been playing music from speakers on the patio. It is 8:15 pm now. The music has been on for all of their opening hours. I just asked them to turn the music off since I can hear it in my house. Per the covenant and agreement section 12.22.A.34.b.8, Music Or speakers are prohibited in all outdoor areas.

**COMMENT:** 3 OR MORE COMPLAINTS ON THIS ADDRESS. PLEASE VERIFY SUITE OR UNIT NUMBER

Tchang working in ARU will close as duplicate CSR. See case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
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# CUSTOMER SERVICE REQUEST

CSR No.: **612663**  
 CALL DATE: August 18, 2025 4:11 pm  
 DUE BY: **September 16, 2025 4:11 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 JOHN TCHANG  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: RESTAURANT BEVERAGE PROGRAM**

**CALLER COMMENT:** Planning is submitting this Customer Service Request to report a violation of LAMC Section 12.22 A.34(b) (4)(i) under the Restaurant Beverage Program for Beethoven Market at 12904 Palms Blvd. The applicant had submitted an application requesting a full line of alcoholic beverages for on-site consumption in conjunction with the restaurant, Beethoven Market. The applicant indicated that the requirement for a wholly enclosed building, at least eight feet in height above grade and extending at least the full length of the outdoor dining area, located between the outdoor dining area and an A or R zoned lot, had been met per LAMC Section 12.22 A.34(b)(4)(i). Upon further review of the site plan and existing conditions, it has been determined that the front outdoor dining area directly adjoins a residentially zoned lot without any wholly enclosed building acting as a separation, as required by code. We are requesting that LADBS conduct an inspection of the prop property to verify the violation

**COMMENT:** Tchang working in ARU will close as duplicate CSR and merge this CSR with case #1047239

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25





# CUSTOMER SERVICE REQUEST

CSR No.: **613958**  
 CALL DATE: September 5, 2025 11:26 pm  
 DUE BY: **October 3, 2025 11:26 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

CITATIONS  
 JAMES VORHIS  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK  
**CALLER COMMENT:** There are workers doing work on the roof of the building including using power tools after 11:00pm tonight.  
**COMMENT:** CSR sent to ARU for follow up. See #614035. Referred to LAPD for after hours noise per 41.40 LAMC-Construction before 7:00 a.m. or after 9:00 p.m., Mon-Fri, or before 8:00 a.m. or after 6:00 p.m., 41.57 LAMC-Loud and raucous noise anytime from sound making or sound amplifying device in his/her control. 112.04 LAMC-Powered equipment and other devices before 7:00 a.m. and after 10:00 p.m. 116.01 LAMC-Loud, unnecessary, and unusual noise anytime.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
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# CUSTOMER SERVICE REQUEST

CSR No.: **613960**  
 CALL DATE: September 5, 2025 11:32 pm  
 DUE BY: **October 3, 2025 11:32 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 RYAN BARNES  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - GENERAL

**CALLER COMMENT:** The outdoor dining patio is directly next to an R zoned lot. Per the RBP Covenant and Agreement dated January 12, 2025, the patio is supposed to have a fully enclosed building of at least 8 feet tall separating the patio from the R zoned lot. There is no such separation on the north side of the patio, causing excessive noise in the neighborhood.

**COMMENT:** This CSR is duplicate to CSR 613960. There is an open citations case on this property and an order has been issued. Case 1047239.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS





# CUSTOMER SERVICE REQUEST

CSR No.: **614374**  
 CALL DATE: September 11, 2025 6:01 p  
 DUE BY: **October 9, 2025 6:01 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** RESTAURANT BEVERAGE PROGRAM  
**CALLER COMMENT:** Beethoven Market has been making excessive noise late after hours causing disturbances to neighbors.  
**COMMENT:** Referred to LAPD for after hours noise per 41.40 LAMC-Construction before 7:00 a.m. or after 9:00 p.m., Mon-Fri, or before 8:00 a.m. or after 6:00 p.m., 41.57 LAMC-Loud and raucous noise anytime from sound making or sound amplifying device in his/her control. 112.04 LAMC-Powered equipment and other devices before 7:00 a.m. and after 10:00 p.m. 116.01 LAMC-Loud, unnecessary, and unusual noise anytime.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE

1047239

12904 W PALMS BLVD

OPEN CITATIONS CASE

1064805

12904 W PALMS BLVD BEETHOVEN

OPEN NAR CASE

RESOLUTION:  No Violation  Duplicate Complaint  Start a Case  Refer to:

APPROVED USE: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_ STORIES: \_\_\_\_\_ TOTAL DWELLING UNITS: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_ APPROXIMATE SIZE: \_\_\_\_\_ X

DWELLING UNITS IN VIOLATION: \_\_\_\_\_ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: \_\_\_\_\_

USES:  YARDS:  OTHER STRUCTURES:  HOME OCCUPATION:

HISTORICAL PRESERVATION OVERLAY ZONE:  RECYCLING CENTER:  CONSTRUCTION EQUIPMENT:

Multiple horizontal lines for notes or additional information.

INSPECTOR: \_\_\_\_\_ START TIME: \_\_\_\_\_ STOP TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

**CONFIDENTIAL CUSTOMER INFORMATION:**





# CUSTOMER SERVICE REQUEST

CSR No.: **613989**  
 CALL DATE: September 6, 2025 4:06 pm  
 DUE BY: **October 3, 2025 4:06 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** **RESTAURANT BEVERAGE PROGRAM**

**CALLER COMMENT:** The business continues to operate with multiple infractions to its RBP including remaining open after the allowed 11pm hour. Owner was doing construction on the rooftop at 12:30am this morning creating noise and when asked to stop, he refused. There is unpermitted seating on Palms. When is the city going to deal with this?

**COMMENT:** Referred to LAPD for after hours noise per 41.40 LAMC-Construction before 7:00 a.m. or after 9:00 p.m., Mon-Fri, or before 8:00 a.m. or after 6:00 p.m., 41.57 LAMC-Loud and raucous noise anytime from sound making or sound amplifying device in his/her control. 112.04 LAMC-Powered equipment and other devices before 7:00 a.m. and after 10:00 p.m. 116.01 LAMC-Loud, unnecessary, and unusual noise anytime.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL





# CUSTOMER SERVICE REQUEST

CSR No.: **614035**  
 CALL DATE: September 8, 2025 7:49 am  
 DUE BY: **September 11, 2025 7:49 :**  
 SOURCE: INTERNET  
 TAKEN BY: JAMES VORHIS

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - NOISE  
**CALLER COMMENT:** There are workers doing work on the roof of the building including using power tools after 11:00pm tonight.  
**COMMENT:** Referred to LAPD

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE
1064805	12904 W PALMS BLVD BEETHOVEN	OPEN NAR CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **613959**  
 CALL DATE: September 5, 2025 11:27 pm  
 DUE BY: **October 3, 2025 11:27 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

AL FRESCO NOISE  
 JOHN TCHANG  
 PRIORITY:1

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** AL FRESCO - OUTDOOR DINING - NOISE

**CALLER COMMENT:** The outdoor noise from the patio is unacceptable. There are more seats on the patio than the permitted 32 seats, and the noise is carrying into my house until 11:00pm.

**COMMENT:** 3 OR MORE COMPLAINTS ON THIS ADDRESS. PLEASE VERIFY SUITE OR UNIT NUMBER  
 9/25/25 Tchang reviewed CSR. This will be closed as a duplicate CSR. The issue is being address in case #1047239.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE

1047239

12904 W PALMS BLVD

OPEN CITATIONS CASE

1064805

12904 W PALMS BLVD BEETHOVEN

OPEN NAR CASE

RESOLUTION:  No Violation  Duplicate Complaint  Start a Case  Refer to:

APPROVED USE: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_ STORIES: \_\_\_\_\_ TOTAL DWELLING UNITS: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_ APPROXIMATE SIZE: \_\_\_\_\_ X

DWELLING UNITS IN VIOLATION: \_\_\_\_\_ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: \_\_\_\_\_

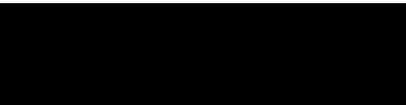
USES:  YARDS:  OTHER STRUCTURES:  HOME OCCUPATION:

HISTORICAL PRESERVATION OVERLAY ZONE:  RECYCLING CENTER:  CONSTRUCTION EQUIPMENT:

Multiple horizontal lines for notes or additional information.

INSPECTOR: \_\_\_\_\_ START TIME: \_\_\_\_\_ STOP TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

**CONFIDENTIAL CUSTOMER INFORMATION:**





# CUSTOMER SERVICE REQUEST

CSR No.: **616671**  
 CALL DATE: October 17, 2025 5:30 pm  
 DUE BY: **October 31, 2025 5:30 pm**  
 SOURCE: CITY PLANNING DEPARTMENT  
 TAKEN BY: MIKE WANG

NUISANCE ABATEMENT REVOCATION  
 MIKE WANG  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066 BEETHOVEN

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: CUB OR CUX VIOLATIONS**  
**CALLER COMMENT: ADM-2024-8010-RBPA: All conditions**  
**COMMENT: Senior Inspector Rude and Inspector Wang were at the site for a CUB compliance inspection and in response to a Customer Service Request for MVIP. MVIP case will be created to track MVIP inspections. See case #1047239 for violations and order to comply.**

**SITE OWNER: OPA MIKE LLC C/O BRENDA FABE ADLER**  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **617074**  
 CALL DATE: October 24, 2025 10:28 am  
 DUE BY: **November 24, 2025 10:28**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 RYAN BARNES  
 PRIORITY:2

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** CONSTRUCTION DONE WITHOUT PERMITS OR INSPECTIONS  
**CALLER COMMENT:** Per Section 4 (i) of the RBP issued to Beethoven Market, the building of Beethoven Market calls for a wholly enclosed building at least 8' high which extends the entire length of the outdoor dining area, however, the business has instead put up a green tarp that has the company's (EcoBARRIER) corporate advertising in extremely large font facing the private yard of a private R1 residence. In addition, per the installation instructions of the green tarp manufacturer, the business has incorrectly installed the green tarp and has illegally secured the tarp to the fence of the private residence. In addition, the customers of the business continue to block the alley way which causes an extremely dangerous traffic situation for an already dangerous intersection.  
**COMMENT:** This CSR describes issues that occur after hours. The complaint has been referred to citations. CSR 617201.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL





# CUSTOMER SERVICE REQUEST

CSR No.: 617201  
 CALL DATE: October 27, 2025 7:16 am  
 DUE BY: November 25, 2025 7:16 :  
 SOURCE: INTERNET  
 TAKEN BY: RYAN BARNES

CITATIONS  
 JAMES VORHIS  
 PRIORITY:3

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK

**CALLER COMMENT:** Per Section 4 (i) of the RBP issued to Beethoven Market, the building of Beethoven Market calls for a wholly enclosed building at least 8' high which extends the entire length of the outdoor dining area , however, the business has instead put up a green tarp that has the company's (EcoBARRIER) corporate advertising in extremely large font facing the private yard of a private R1 residence. In addition, per the installation instructions of the green tarp manufacturer, the business has incorrectly installed the green tarp and has illegally secured the tarp to the fence of the private residence. In addition, the customers of the business continue to block the alley way which causes an extremely dangerous traffic situation for an already dangerous intersection.

**COMMENT:** 27-OCT-25  
Duplicate see open case.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
3921 CARPENTER CT  
STUDIO CITY, CA 91604  
Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL





# CUSTOMER SERVICE REQUEST

CSR No.: **617396**  
 CALL DATE: October 30, 2025 8:51 am  
 DUE BY: **December 2, 2025 8:51 ar**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 RYAN BARNES  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** MISCELLANEOUS COMPLAINTS  
**CALLER COMMENT:** regarding al fresco permit (issued in 2023) no signage as required, no occupancy load posted, no 5' of walkway open while al fresco dining is in use. Beethoven Market 12904 Palms Blvd Noise, the north and east side of the building are all French doors, which are open during dining operations allowing the inside noise to leach out to the street.

**COMMENT:** This CSR describes an offhour issue. The complaint has been referred to citations. CSR 617417

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE

1047239

12904 W PALMS BLVD

OPEN CITATIONS CASE

1064805

12904 W PALMS BLVD BEETHOVEN

OPEN NAR CASE

RESOLUTION:  No Violation  Duplicate Complaint  Start a Case  Refer to:

APPROVED USE: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_ STORIES: \_\_\_\_\_ TOTAL DWELLING UNITS: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_ APPROXIMATE SIZE: \_\_\_\_\_ X

DWELLING UNITS IN VIOLATION: \_\_\_\_\_ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: \_\_\_\_\_

USES:  YARDS:  OTHER STRUCTURES:  HOME OCCUPATION:

HISTORICAL PRESERVATION OVERLAY ZONE:  RECYCLING CENTER:  CONSTRUCTION EQUIPMENT:

Multiple horizontal lines for notes or additional information.

INSPECTOR: \_\_\_\_\_ START TIME: \_\_\_\_\_ STOP TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

**CONFIDENTIAL CUSTOMER INFORMATION:**





# CUSTOMER SERVICE REQUEST

CSR No.: 617417  
 CALL DATE: October 30, 2025 11:27 am  
 DUE BY: December 2, 2025 11:27 am  
 SOURCE: INTERNET  
 TAKEN BY: RYAN BARNES

CITATIONS  
 JAMES VORHIS  
 PRIORITY:3

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK

**CALLER COMMENT:** regarding al fresco permit (issued in 2023) no signage as required, no occupancy load posted, no 5' of walkway open while al fresco dining is in use. Beethoven Market 12904 Palms Blvd Noise, the north and east side of the building are all French doors, which are open during dining operations allowing the inside noise to leach out to the street.

**COMMENT:** 10-NOV-25  
Duplicate of CSR Number: . See open case.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS





# CUSTOMER SERVICE REQUEST

CSR No.: **619510**  
 CALL DATE: December 8, 2025 10:45 am  
 DUE BY: **January 7, 2026 10:45 am**  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 RYAN BARNES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** CONSTRUCTION DONE WITHOUT PERMITS OR INSPECTIONS  
**CALLER COMMENT:** The restaurant, Beethoven Market, has installed awnings over the sidewalk dining area on Palms. Per the "L.A. Al Fresco Sidewalk and On-Street Dining" permit manual, "Existing or proposed awnings hanging above the sidewalk dining area will require a LADBS building permit". Per the LABDS permits that have been issued for Beethoven Market at 12904 W PALMS BLVD 90066, no such permit has been issued or applied for. This is another concerning issue with this business.  
**COMMENT:** There is an open case on this property. The complaint will be referred to citations to address the allegation of unpermitted awnings. Case 1047239.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
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# CUSTOMER SERVICE REQUEST

CSR No.: **619534**  
 CALL DATE: December 8, 2025 1:28 pm  
 DUE BY: **January 7, 2026 1:28 pm**  
 SOURCE: INTERNET  
 TAKEN BY: RYAN BARNES

CITATIONS  
 JAMES VORHIS  
 PRIORITY:3

CASE #:

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEK**

**CALLER COMMENT:** The restaurant, Beethoven Market, has installed awnings over the sidewalk dining area on Palms. Per the "L.A. Al Fresco Sidewalk and On-Street Dining" permit manual, "Existing or proposed awnings hanging above the sidewalk dining area will require a LADBS building permit". Per the LABDS permits that have been issued for Beethoven Market at 12904 W PALMS BLVD 90066, no such permit has been issued or applied for. This is another concerning issue with this business.

**COMMENT:** 11-DEC-25 There is an open citations case on this property. The complaint has been referred to citations. CSR 619534. Case 1047239.  
Duplicate of CSR Number: . See open code enforcement case.

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL





# CUSTOMER SERVICE REQUEST

CSR No.: **618883**  
 CALL DATE: November 25, 2025 12:02 p  
 DUE BY: **December 26, 2025 12:02 p**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: RESTAURANT BEVERAGE PROGRAM**

**CALLER COMMENT:** The restaurant is installing permanent awnings on the Palms side of the building where they are not permitted to have seating. They continue to operate in a manner that is a complete nuisance to the neighborhood and in violation of their RPB.

**COMMENT:**

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE

1064805

12904 W PALMS BLVD BEETHOVEN

OPEN NAR CASE

RESOLUTION:  No Violation  Duplicate Complaint  Start a Case  Refer to:

APPROVED USE: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_ STORIES: \_\_\_\_\_ TOTAL DWELLING UNITS: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_ APPROXIMATE SIZE: \_\_\_\_\_ X

DWELLING UNITS IN VIOLATION: \_\_\_\_\_ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: \_\_\_\_\_

USES:  YARDS:  OTHER STRUCTURES:  HOME OCCUPATION:

HISTORICAL PRESERVATION OVERLAY ZONE:  RECYCLING CENTER:  CONSTRUCTION EQUIPMENT:

Multiple horizontal lines for notes or additional information.

INSPECTOR: \_\_\_\_\_ START TIME: \_\_\_\_\_ STOP TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

**CONFIDENTIAL CUSTOMER INFORMATION:**





# CUSTOMER SERVICE REQUEST

CSR No.: **618354**  
 CALL DATE: November 17, 2025 8:19 a  
 DUE BY: **December 17, 2025 8:19 a**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** RESTAURANT BEVERAGE PROGRAM

**CALLER COMMENT:** The business continues to operate in violation of its RPB. The occupancy exceeds the 97 allowance. There is outdoor seating on Palms that is not permitted. The retainer wall that is to separate from the residences next doors has not been installed. The business continues to be a nuisance and safety issue to our neighborhood. This is becoming increasingly difficult to live with. What is the city doing about it?

**COMMENT:**

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **619989**  
 CALL DATE: December 15, 2025 2:33 pm  
 DUE BY: **January 14, 2026 2:33 pm**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM:** RESTAURANT BEVERAGE PROGRAM  
**CALLER COMMENT:** The restaurant is promoting full buyouts for private events which goes against their RPB. This is marketed on their website and their Instagram page.

**COMMENT:**

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS
1046399	12904 W PALMS BLVD	CLOSED GENERAL CASE
1047239	12904 W PALMS BLVD	OPEN CITATIONS CASE
1064805	12904 W PALMS BLVD BEETHOVEN	OPEN NAR CASE





# CUSTOMER SERVICE REQUEST

CSR No.: **620308**  
 CALL DATE: December 22, 2025 7:42 am  
 DUE BY: **January 22, 2026 7:42 am**  
 SOURCE: INTERNET  
 TAKEN BY:

NUISANCE ABATEMENT REVOCATION  
 RYAN TAGUINES  
 PRIORITY:2

**CASE #:**

## 12904 W PALMS BLVD 90066

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

**PROBLEM: RESTAURANT BEVERAGE PROGRAM**

**CALLER COMMENT:** Per Case Number ADM-2024-8010-RBPA, Beethoven Market's RBP (Restaurant Beverage Program) has been terminated as of 12-18-25. This business continues to sell alcohol. We have documented this and continue to see large amounts of inebriated individuals exiting this establishment until past 11:00 pm. This neighborhood is being tormented by this business and needs to be held accountable. Beethoven Market has been operating as an illegal business since the day it has been opened.

**COMMENT:**

**SITE OWNER:** OPA MIKE LLC C/O BRENDA FABE ADLER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 114B149 873**

618883	RESTAURANT BEVERAGE PROGRAM	11/25/25
620308	RESTAURANT BEVERAGE PROGRAM	12/22/25
618354	RESTAURANT BEVERAGE PROGRAM	11/17/25
619989	RESTAURANT BEVERAGE PROGRAM	12/15/25

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

**EXISTING CASE(S) ON THIS PARCEL**

<u>CASE #</u>	<u>ADDRESS</u>	<u>CASE TYPE AND STATUS</u>
315058	12904 W PALMS BLVD	CLOSED BILLBOARDS CAS





# CASE SUMMARY REPORT

CASE No.: 1046399      ASSIGNED INSPECTOR: JOHN MATTILLO  
CASE TYPE: GENERAL  
CASE GROUP: GENERAL ENFORCEMENT SOUTH      SOURCE: CSR

## 12904 W PALMS BLVD

APN: 4245-006-035	ZONE: C1		
LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

### SITE INFORMATION

Approved Use:	Present Use:	No. of Stories: -	Type of Construction:
Dwelling units: -	Approximate Size: - X -		

### CONTACTS

OPA MIKE LLC C/O BRENDA FABE ADLER, OWNER  
3921 CARPENTER CT  
STUDIO CITY, CA 91604  
Contact ID: AC2718736

### SERVICE REQUESTS

CSR #: 603879    Received: April 16, 2025    Problem: MISCELLANEOUS COMPLAINTS  
Inspected: April 17, 2025    By: JOHN MATTILLO  
Comments:

### ORDER DETAILS

**Order Type:**      **Order #:**    **Effective Date:**    **Compliance Date:**    **Issued By:**

Investigation Fee:      Franchise Tax Board:

### **Order Comments:**

### NOTES

04/17/2025 INSPECTION - Sr Inspector John Mattillo at site on a Customer Service Request regarding outdoor music violation CUB, Inspector observed 2 outdoor speakers. The Beethoven Market which is a restaurant was closed. It opens up 5pm daily. Inspector will research CUB. - JOHN MATTILLO

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04/30/2025 CASE EVALUATION DONE - Citations have an open case on the property. Close General Code Enforcement Case. - JOHN MATTILLO

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# CASE SUMMARY REPORT

CASE No.: 1047239 ASSIGNED INSPECTOR: RYAN TAGUINES  
 CASE TYPE: CITATIONS  
 CASE GROUP: CITATIONS SOUTH SOURCE: CSR

## 12904 W PALMS BLVD

APN: 4245-006-035 ZONE: C1

LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

### SITE INFORMATION

Approved Use: Present Use: No. of Stories: - Type of Construction:  
 Dwelling units: - Approximate Size: - X -

### CONTACTS

OPA MIKE LLC C/O BRENDA FABE ADLER, OWNER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

OPA MIKE LLC, OWNER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2832666

3RD PLACE LLC AND JEREMY ADLER, OTHER  
 12904 PALMS BLVD  
 LOS ANGELES, CA 90066  
 Contact ID: AC2834650

### SERVICE REQUESTS

CSR #: 604060 Received: April 18, 2025 Problem: ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS

Inspected: April 23, 2025 By: EUSEBIO GUZMAN

Comments: 23-APR-25

Inspector Guzman was at the site in response to a customer service request. Inspector Guzman spoke to the onsite business manager Isa Roski 310-776-0487 and was given access to the property. Inspector Guzman observed a deviation of the approved plot plan of ADM-2024-8010-RBPA with market portion of the plot plan being used for additional dining seats. Outdoor sidewalk seating approved by Al Fresco Permit. Onsite manager confirmed that the first hour of operation is only for the bar. Inspector informed of condition that requires food sales during operation. Speakers were also found at the outdoor dining areas. Notice of Code Violation will be issued. Photos taken.

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**ORDER DETAILS**

<b>Order Type:</b>	<b>Order #:</b>	<b>Effective Date:</b>	<b>Compliance Date:</b>	<b>Issued By:</b>
ORDER TO COMPLY-SUPPLEMENTAL	6629602	9/15/25	10/15/25	RYAN TAGUINES

Investigation Fee: N      Franchise Tax Board: N      N

**Order Comments:**

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<b>Order Type:</b>	<b>Order #:</b>	<b>Effective Date:</b>	<b>Compliance Date:</b>	<b>Issued By:</b>
ORDER TO COMPLY-WRITTEN	6576568	7/14/25	8/13/25	EUSEBIO GUZMAN

Investigation Fee: N      Franchise Tax Board: N

**Order Comments:**

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<b>Order Type:</b>	<b>Order #:</b>	<b>Effective Date:</b>	<b>Compliance Date:</b>	<b>Issued By:</b>
NOTICE OF CODE VIOLATION	6534627	5/12/25	6/11/25	EUSEBIO GUZMAN

Investigation Fee: N      Franchise Tax Board: N

**Order Comments:**

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**VIOLATIONS:**

Violation of condition No. A-2 of City Planning Agreement  
ADM-2024-8010-RBPA

Inspection Date: April 23, 2025

Section(s): 12.29, 12.22A.34, and 12.21A.1.(a)

Remedy: As per condition No.A-2, The restaurant shall be maintained as a bona fide eating place with an operational kitchen where food is prepared onsite and with a full menu containing an assortment of foods. Food service is available at all times during operating hours.

Comment: No food service during the first hour of operation and only serving beverages.

Permit Required: N      Date Compliance Obtained: NO COMPLIANCE TO DATE

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Violation of condition No. B-8 of City Planning Agreement  
ADM-2024-8010-RBPA

Inspection Date: April 23, 2025

Section(s): 12.29, 12.22A.34, and 12.21A.1.(a)

Remedy: As per condition No.B-8, Music or speakers are prohibited in all outdoor areas.

Comment: Unapproved speakers at outdoor areas

Permit Required: N      Date Compliance Obtained: NO COMPLIANCE TO DATE

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Violation of condition No. E-6 of City Planning Agreement  
ADM-2024-8010-RBPA

Inspection Date: April 23, 2025

Section(s): 12.29, 12.22A.34, and 12.21A.1.(a)

Remedy: As per condition No.E-6, The owner or operator of the restaurant shall reapply for the administrative clearance if there is a modification to the floor plan, including, but not limited to, floor area or number of seats, or a modification to outdoor seating.

Comment: Deviation from plot plan approved by City Planning. Market section on plot plan replaced by dining seats. Have all changes approved by City planning or revert site to approved condition.

Permit Required: N      Date Compliance Obtained: NO COMPLIANCE TO DATE

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Violation of condition No. A-10 of City Planning Agreement  
ADM-2024-8010-RBPA

Inspection Date: June 25, 2025

Section(s): 12.29, 12.22A.34, and 12.21A.1.(a)

Remedy: As per condition No.A-10, Daily hours of operation shall be limited to the hours between 7:00 am and 11:00 pm for both indoor and outdoor areas. There shall be no after-hours use of the restaurant other than for routine clean-up and maintenance.

Permit Required: N

Date Compliance Obtained: NO COMPLIANCE TO DATE

Violation of condition No. B-4 of City Planning Agreement

ADM-2024-8010-RBPA

Inspection Date: August 27, 2025

Section(s): 12.29, 12.21A.1.(a)

Remedy: As per condition B-4. For properties abutting or across an alley from an A or R zoned lot, 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.

Comment: Remove and discontinue all outdoor dining or return to Planning for new Administrative Clearance. Contact [planning.best@lacity.org](mailto:planning.best@lacity.org), (213) 202-5456

Permit Required: N

Date Compliance Obtained: NO COMPLIANCE TO DATE

## NOTES

04/23/2025 INSPECTION - 23-APR-25

Inspector Guzman was at the site in response to a customer service request. Inspector Guzman spoke to the onsite business manager Isa Roski [REDACTED] and was given access to the property. Inspector Guzman observed a deviation of the approved plot plan of ADM-2024-8010-RBPA with market portion of the plot plan being used for additional dining seats. Outdoor sidewalk seating approved by Al Fresco Permit. Onsite manager confirmed that the first hour of operation is only for the bar. Inspector informed of condition that requires food sales during operation. Speakers were also found at the outdoor dining areas. Notice of Code Violation will be issued. Photos taken. - EUSEBIO GUZMAN

04/30/2025 CASE EVALUATION DONE - Notice of Code Violation printed and placed in supervisor inbox for review and approval. - EUSEBIO GUZMAN

05/01/2025 ORDER REVIEW - SUPERVISOR ORDER REVIEW APPROVED - JAMES VORHIS

05/06/2025 CASE EVALUATION DONE - NOCV #A-6534627, Eff:5/12/25, was mailed out. - FAITH MAULUPE

05/12/2025 EMAIL CORRESPONDENCE SENT - Email to CD11 council:

James Vorhis <[james.h.vorhis@lacity.org](mailto:james.h.vorhis@lacity.org)>

Mon, May 12, 1:35?PM

to Eusebio, Matthew, John, Jeff

Hello,

My partner and I just reviewed the case today. We received a complaint and addressed the issues with an order and owner contact. Now we have received multiple new alleged violations. We are addressing the new issues and will continue owner contact and monitoring the site. - JAMES VORHIS

05/14/2025 CASE EVALUATION DONE - Inspectors Vorhis and Guzman have reviewed this case due to multiple complaints from neighboring properties and city council. All of the alleged violations have been addressed and we are monitoring the timeline. An after hours inspection is scheduled. - JAMES VORHIS

05/15/2025 CASE EVALUATION DONE - complaint information for ADM-2024-8010-RBPA was placed in the tracker due to the amount of registered CSRs. - MARK RUDE

05/28/2025 EMAIL CORRESPONDENCE RECEIVED - eric newman <[newmanbuildingdesigns@gmail.com](mailto:newmanbuildingdesigns@gmail.com)>

May 19, 2025, 2:26?PM (9 days ago)

to me

I am emailing today because of a notice that my client received. The notice has a compliance date of June 11, 2025. We can certainly take care of almost all of the items listed on the notice by the due date, however, one item could take a bit longer.

The items listed on the notice are:

1. Food must be served with alcohol.

-This has already been addressed. Management has been reminded and there will not be a time when only alcohol is served.

2. Unapproved speakers.

-The speakers are being removed. This will be finished by the compliance date.

3. Market section of plan has been replaced with seating.

- I have called and emailed city planning. I will do everything I can to get all of the changes approved by city planning before the compliance date. I am writing today mainly to ask your advice / approval for a potential extension on the compliance date. If my city planner is able to finish my request in time, great. However, it is very possible that it will take longer to get the revised layout approved than June 11th.

Please let me know your thoughts on my solutions. I am free to talk on the phone anytime, so please reach out if that is easy. If it is easiest to email me that is fine too.

Thanks,  
Eric  
Notice of Code Violation #1047249  
Eric Newman - EUSEBIO GUZMAN

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06/25/2025 INSPECTION - Inspector Guzman was at the site for a compliance inspection. Inspector Guzman observed from the public walkway that the unapproved speakers remain in the outdoor dining areas. Order to Comply will be issued. Photo taken. - EUSEBIO GUZMAN

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06/27/2025 EMAIL CORRESPONDENCE SENT - Email to CD11 council:  
James Vorhis <james.h.vorhis@lacity.org>  
3:03?PM (0 minutes ago)  
to Claudio, Matthew, Eusebio, Juan, Jeff, me

Hello,

We are aware of the compliance dates and taking our next steps in the enforcement process. A new order to comply will be sent out shortly that will address all of the issues including the conditional use, noise and the permitted hours of operation. If the compliance has not been met the next step would be a city attorney hearing and then a criminal filing request. - JAMES VORHIS

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06/30/2025 ORDER TO COMPLY ISSUED - Order to Comply printed and place in supervisor inbox for review and approval. - EUSEBIO GUZMAN

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06/30/2025 ORDER REVIEW - SUPERVISOR ORDER REVIEW APPROVED - JAMES VORHIS

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07/01/2025 OTC - OTC #A-6576568, Eff:7/14/25, was mailed out. - FAITH MAULUPE

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07/09/2025 EMAIL CORRESPONDENCE SENT - Email sent to CD11 council:  
James Vorhis <james.h.vorhis@lacity.org>  
7:19?AM (0 minutes ago)  
to Juan, Matthew, Eusebio, Jeff, Claudio, me

Hello,

Our order was mailed for 12904 w. Palms blvd. and has a compliance date of 8-13-25. We have made contact with the owner and they are working on compliance to correct the violations. A new inspection will be scheduled after the compliance date. - JAMES VORHIS

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07/11/2025 CVIF SENT TO FS - Code violation inspection fee sent to Financial Services. Order Number 6576568 -

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07/21/2025 LEGAL LIAISON REVIEW - Returned call and left message CD11 Jeff.khau@lacity.org 213-887-5644 Emailed and provided a copy of the order to comply. - JAMES VORHIS

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07/21/2025 LEGAL LIAISON REVIEW - Possible new violation of trash. An additional inspection will be scheduled. - JAMES VORHIS

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07/25/2025 INSPECTION - Inspector Guzman and Vorhis were at the site for an after hours compliance inspection due to complaints of business operating outside of the allowed hours of operation. Inspectors spoke to onsite employees Robert and Tilly who provided access to the property. At the time of inspection, Inspectors did not observed operation of business outside the allowed hours of operation. Unapproved outdoor speakers remain. Unapproved changes to the approved floor plan also remain. Photos taken. - EUSEBIO GUZMAN

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08/14/2025 MAILED NON-COMPLIANCE WARNING - Mailed noncompliance warning letter -- FMAULUPE - FAITH MAULUPE

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08/27/2025 PHONE MESSAGE RECEIVED - Eric Newman [REDACTED] - JAMES VORHIS

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08/27/2025 LEGAL LIAISON REVIEW - Inspector Guzman spoke to permit expeditor Eric Newman [REDACTED] regarding the Notice of Noncompliance warning letter. Inspector informed him that it is a waring and not an invoice. Inspector also informed Mr.Newman to forward his email chains with City Planning as well as the City Planning Case Number to show they are in the process of obtaining a new City Planning approved floor plan. - EUSEBIO GUZMAN

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08/27/2025 CASE EVALUATION DONE - Tchang spoke with Inspector Guzman and inform him that ARU group will be taking over this case. Direct all contact and issue to the ARU section. - JOHN TCHANG

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08/27/2025 INSPECTION - Inspector Tchang and Franchini on site for compliance inspection on property. Met with manager Chelsea Bangasser [REDACTED] and head chef. Inform them that we were on site for the order to comply and review new complaints on the property. Observed speakers have been removed from exterior and only exist in the interior at an ambient level. The layout violation remains as table still exist in the shelf area. Potential new violation exterior seating on public right of way next to entry and missing fence/enclosure adjacent at the exterior next to an R zone. Supplemental order to be issued. Will discuss with Senior on how to proceed. - JOHN TCHANG

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09/04/2025 CASE EVALUATION DONE - Inspector Taguines added additional information in Contacts tab. Operator that holds ABC License 3rd Place LLC and Jeremy Adler 12904 Palms Blvd Los Angeles, CA 90066 - RYAN TAGUINES

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09/08/2025 CASE EVALUATION DONE - Referred new CSR to ARU. - JAMES VORHIS

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09/10/2025 ORDER REVIEW - SUPERVISOR ORDER REVIEW APPROVED - MARK RUDE

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09/10/2025 OTC - OTC supplemental #6629602 effective 9/15/2025 mailed today - PAMELA CHOI

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10/08/2025 INSPECTION - Inspector Rubio and Inspector Wang were at site in response to a Customer Service Request and met with the manager. Inspectors were unable to gain access to the roof to verify complaint of possible construction due to roof access required access through the kitchen and restaurant was in the middle of dinner service. Manager requested inspectors return during daytime to gain access. Inspectors also observed patio and sidewalk were still in use for outdoor dining. A tarp was installed between the outdoor patio and the adjacent residential property. Restaurant has an issued Al Fresco permit for patio and sidewalk valid until January. Inspectors also observed alcohol sales with bar in use. Property has an temporary permit from ABC valid until October 16, 2025. - MIKE WANG

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10/15/2025 MAILED NON-COMPLIANCE WARNING - Mailed noncompliance warning letter -- PPCHOI - PAMELA CHOI

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10/17/2025 INSPECTION - Senior Inspector Rude and Inspector Wang were at the site for a CUB compliance inspection and in response to a Customer Service Request for MVIP. A case was created to track MVIP inspections, see case 1064805. Inspectors observed approximately 20 diners inside the restaurant and another approximately 17 diners on the outside patio at 11:15pm, outside of the allowed operating time of the RBP 7am to 11pm. - MIKE WANG

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12/19/2025 PHONE CONVERSATION - Inspector Taguines spoke with Eric Newman [REDACTED] regarding a letter he received from the planning department. Mr Newman stated that an RBP termination letter had been received. Inspector Taguines explained this was a planning department issue and for contact to be made to [REDACTED] - RYAN TAGUINES

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12/30/2025 PHONE CONVERSATION - Inspector Guzman spoke to Naithram Singh [REDACTED] with the Dept of Alcoholic Beverage Control regarding the open order on the property. Inspector Guzman referred Mr Singh to Inspector Taguines and Sr Inspector Rude regarding the information on the open case on the property. - EUSEBIO GUZMAN

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# CASE SUMMARY REPORT

CASE No.: 1064805 ASSIGNED INSPECTOR: RYAN TAGUINES  
 CASE TYPE: NUISANCE ABATEMENT REVOCATION  
 CASE GROUP: NUISANCE ABATEMENT REVOCATION SOURCE: CSR

## 12904 W PALMS BLVD BEETHOVEN

APN: 4245-006-035 ZONE: C1

LAPD Bureau	WEST	LAPD Division	PACIFIC
LAPD Reporting District	1434	Area Planning Commission	West Los Angeles
LADBS Branch Office	WLA	Council District	11
Certified Neighborhood Council	Mar Vista	Community Plan Area	Palms - Mar Vista - Del Rey
Census Tract	2721.00	District Map	114B149
Energy Zone	6	Hillside Grading Area	YES
Near Source Zone Distance	4.2	Thomas Brothers Map Grid	672-A3
CNAP area	2	Low to moderate income %	27.05%
City Planning Cases	CPC-1984-226-SP	City Planning Cases	CPC-2018-7547-CPU
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1992-446-HD
City Planning Cases	CPC-1992-318-ZC	City Planning Cases	CPC-2014-1456-SP
Ordinance	ORD-129279	Ordinance	ORD-183497
Ordinance	ORD-168999	Ordinance	ORD-186104
Ordinance	ORD-169327	Yard Case	YD-10886-YV
Zoning Administrator's Case	ZA-2002-3287-CU	Zoning Information File	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
Zoning Information File	ZI-2512 Housing Element Sites	Zoning Information File	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information File	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor		

### SITE INFORMATION

Approved Use: Present Use: No. of Stories: - Type of Construction:  
 No. of units: - Approximate Size: - X -

### CONTACTS

OPA MIKE LLC C/O BRENDA FABE ADLER, OWNER  
 3921 CARPENTER CT  
 STUDIO CITY, CA 91604  
 Contact ID: AC2718736

### SERVICE REQUESTS

CSR #: 616671 Received: October 17, 2025 Problem: CUB OR CUX VIOLATIONS  
 Inspected: October 17, 2025 By: MIKE WANG  
 Comments: Senior Inspector Rude and Inspector Wang were at the site for a CUB compliance inspection and in response to a Customer Service Request for MVIP. MVIP case will be created to track MVIP inspections. See case #1047239 for violations and order to comply.

### ORDER DETAILS

**Order Type:** **Order #:** **Effective Date:** **Compliance Date:** **Issued By:**

Investigation Fee: Franchise Tax Board:

### **Order Comments:**

**NAR CONDITIONAL VIOLATION!**

**NO CONDITIONAL VIOLATIONS ARE CURRENTLY LISTED FOR CASE 1064805**

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**NOTES**

10/17/2025 INSPECTION - Senior Inspector Rude and Inspector Wang were at the site for a CUB compliance inspection and in response to a Customer Service Request for MVIP. MVIP case will be created to track MVIP inspections. See case #1047239 for violations and order to comply. - MIKE WANG

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10/21/2009 RESEARCH OF ANY TYPE - After research done by L.A.D.B.S. files, no permit found - DAVID JONES

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08/23/2010 RESEARCH OF ANY TYPE - Ladbs research found no permit for this sign. - LUIS ALVAREZ

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10/05/2012 INSPECTION - Inspector Jones was at the site for an additional periodic survey. The Inspection revealed no changes from the previous survey. Inspector Jones observed a LAMAR OUTDOOR ADVERTISING wall sign with a single face located on the SouthWest side of the building. 0 photos were taken. - DAVID JONES

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05/16/2016 INSPECTION - Inspector Graham was at the site for an additional periodic survey. The Inspection revealed no changes from the previous survey. Inspector Graham observed a LAMAR OUTDOOR ADVERTISING wall sign with a single face located on the SouthWest side of the building. 1 photos were taken. - BRAD GRAHAM

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01/18/2018 INSPECTION - Inspector Crowder was at the site for an additional periodic survey. The Inspection revealed changes from the previous survey. Inspector Crowder observed a LAMAR OUTDOOR ADVERTISING wall sign with a single face located on the Northwest side of the building. 1 photos were taken. - TIM CROWDER

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05/24/2019 INSPECTION - Inspector Vasquez was at the site for an additional periodic survey. The Inspection revealed changes from the previous survey. Inspector Vasquez observed a LAMAR OUTDOOR ADVERTISING wall sign with a single face located on the Northwest side of the building. 1 photos were taken. - RAUL VASQUEZ

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11/22/2022 INSPECTION - Inspector Lee was at the site for an additional periodic survey. The Inspection revealed no changes from the previous survey. Inspector Lee observed a LAMAR OUTDOOR ADVERTISING wall sign with a single face located on the Northwest side of the building. 1 photos were taken. - DAVID LEE

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06/18/2024 INSPECTION - Inspector Lee was at the site for an additional periodic survey. Inspector Lee observed billboard / off-site advertisement sign was removed. Sign constructed and demolished without permits. Case forwarded to supervisor for case closure. - DAVID LEE

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06/20/2024 CASE CLOSURE/RESOLUTN. PROCESS - OK to close case. - MICAH WILLIAMS

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06/20/2024 SUPERVISOR CASE RESOLUTION - SUPERVISOR RESOLUTION REVIEW APPROVED - MICAH WILLIAMS

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