COUNTY CLERK'S USE

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State LCI if the project requires discretionary approval from a state agency. (State LCI, 1400 Tenth St, Rm 113 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State)	COUNCIL DISTRICT
Los Angeles Department of City Planning, 200 N. Spring Street, Los Angeles, CA 90012	11 – Park

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)	CASE NO. PS-1464-1A CEQA No. MND-97-348-ZC-GPA-HD-SPR, ENV-2023-6735-MND-REC1
Beethoven Private Street	

PROJECT APPLICANT

Ilan Israely, 5000 Beethoven LLC

PROJECT DESCRIPTION AND LOCATION

Location: 5000, 5927, 5298 and 5300 South Beethoven Street

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

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY

CONTACT PERSON	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER
Kenton Trinh		(213) 482-7092

This is to advise that on November 9, 2026, the City of Los Angeles' decision to approve the above described project became final, and the following determinations were made: Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration No. MND-97-0348-ZC-GPA-HD-SPR adopted on September 9, 1998; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum No. ENV- 2023-6735-MND-REC1 dated October 2025, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project; Granted the appeal in part; Denied the appeal in part; and sustained the Advisory Agency's Determination dated April 24, 2026; Approved, pursuant to Chapter 1 Article 8 of the Los Angeles Municipal Code, a Private Street approval to provide a legal frontage and street access for the parcels at 5000 South Beethoven Street in the Palms – Mar Vista – Del Rey Community Plan, as shown on the map stamp-dated December 9, 2025; Adopted the attached Modified Conditions of Approval; and Adopted the attached Amended Findings.

SIGNIFICANT EFFECT	☐ Project **will** have a significant effect on the environment. ☒ Project **will not** have a significant effect on the environment.
MITIGATION MEASURES	☒ Mitigation measures **were** made a condition of project approval. ☐ Mitigation measures **were not** made a condition of project approval.
MITIGATION REPORTING / MONITORING	☐ A mitigation reporting or monitoring plan **was** adopted for the project. ☒ A mitigation reporting or monitoring plan **was not** adopted for the project.
OVERRIDING CONSIDERATION	☐ Statement of Overriding Considerations **was** adopted. ☐ Statement of Overriding Considerations **was not** adopted. ☒ Statement of Overriding Considerations **was not** required.
ENVIRONMENTAL IMPACT REPORT	☐ An Environmental Impact Report **was** prepared and certified and findings **were** made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Department of City Planning. ☒ An Environmental Impact Report **was not** prepared for the project.
NEGATIVE DECLARATION	☒ A Negative Declaration or Mitigated Negative Declaration **was** prepared for the project and may be examined at the Department of City Planning. ☐ A Negative Declaration or Mitigated Negative Declaration **was not** prepared for the project.
SUSTAINABLE COMMUNITIES ENVIRONMENTAL	☐ A Sustainable Communities Environmental Assessment **was** prepared for the project and may be examined at the Department of City Planning.

10/7/2026

ASSESSMENT	☒ A Sustainable Communities Environmental Assessment **was not** prepared for the project.	
SIGNATURE (Lead Agency)	TITLE City Planner	DATE OF PREPARATION November 13, 2026
SIGNATURE (Office of Land Use and Climate Innovation if applicable)	TITLE	DATE
DISTRIBUTION: County Clerk, Administrative Record, Responsible State Agency (if applicable), Office of Land Use and Climate Innovation (if applicable)		

MND-97-348-2C-GPA-HD-SPR
ENV-2023-6735-MND-REC1
Kenton Trinh