

TO CITY CLERK FOR PLACEMENT ON REGULAR COUNCIL AGENDA TO BE POSTED #57

MOTION

At its meeting on August 5, 2026 (**Letter of Determination date: August 26, 2026**), the West Los Angeles Area Planning Commission denied an appeal filed by *Defend Ballona Wetlands* in the matter of Case No. PS-1464-1A, Item 5 on its Agenda, for the property located at 5000, 5927, 5298, and 5300 South Beethoven Street. This denial sustained the Advisory Agency's determination dated April 24, 2026 which (1) found the project was assessed in Mitigated Negative Declaration No. MND-97-0348-ZC-GPA-HD-SPR adopted on September 9, 1998, nearly 30 years ago; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum No. ENV-2023-6735-MND-REC1 dated October 2025 and; (2) approved 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.

Notwithstanding the West Los Angeles Area Planning Commission determination in this matter, action is needed to assert jurisdiction over the above-described West Los Angeles Area Planning Commission determination to conduct further vetting to consider the merits of this proposed project, and thereby allow more time for further public hearing to address community members' concerns, and further hearing on this issue. The additional public hearing will provide all interested stakeholders more time to understand the totality of the proposed development project, thereby providing everyone with the opportunity to express their views and concerns, as it relates to this land use application project in their neighborhood.

I THEREFORE MOVE that pursuant to City Charter Section 245, the City Council assert jurisdiction over the West Los Angeles Area Planning Commission's August 5, 2026 (**Letter of Determination date: August 26, 2026**), action denying the appeal filed by *Defend Ballona Wetlands* and sustaining the Advisory Agency's determination in the matter of Case No. PS-1464-1A, Item 5 on its Agenda, for the property located at 5000, 5927, 5298, and 5300 South Beethoven Street.

I FURTHER MOVE that upon assertion of jurisdiction in the matter of Case No. PS-1464-1A, for the property located at 5000, 5927, 5298, and 5300 South Beethoven Street, that it be **VETOED** and **REMANDED** to the West Los Angeles Area Planning Commission for further review and additional factual inquiry about whether the future end use intended to utilize the proposed private street remains the intended development of an industrial/manufacturing use building, as approved by the City Council in Case Nos. CPC-97-407-ZC-GPA and CPC-97-416-HD as this intended use is a fundamental assumption upon which the proposed private street findings were evaluated and made.

PRESENTED BY: Traci Park
TRACI PARK
Councilwoman, 11th District

SECONDED BY: Heather Sull

BB
AUG 28 2026

ORIGINAL