



**Department of City Planning**  
263 West Olive Avenue #193  
Burbank, CA 91502

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知  
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



📞 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



## Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知  
공청회통지 • Abiso ng Pagdinig sa Publiko  
Հանրային լսումների մասին ծանուցագիր



Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



**Thursday, March 20, 2025**  
9:30 a.m.

**For the continued use of an existing cafe, the on-site sale and consumption of alcohol, and the construction of a new SFD with an attached ADU.**

**Site Address:**  
700 West Paseo del Mar

**Hearing Conducted by:**  
Associate Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

**Options to Participate:**

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: **823 9425 8309 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/82394258309>  
Enter Meeting ID: 823 9425 8309 and Passcode: 979669

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

### Site Address

700 West Paseo del Mar, San Pedro, CA 90731

Dirección del Sitio  
사이트 주소 • 網站地址  
Address ng Lugar  
Գտնվելու վայրի հասցե

### Current Use

Uso Actual  
현 사용처 • 使用現狀  
Kasalukuyang Gamit  
Ընթացիկ օգտագործումը

The proposed project is for the continuation and rehabilitation of an existing 736 square-foot designated historic cafe, as well as a Conditional Use Permit to allow the on-site sale and consumption of alcohol. The proposed hours of operation are daily from 8 A.M. to 8 P.M. The cafe will maintain a building height of one (1) story and 12 feet 10 inches. The proposed project is also for the demolition of an existing 1,118 square-foot storage shed, and for the construction of a new, two-story, 2,453 square-foot single-family dwelling with an attached 1,070 square-foot ADU, along with an attached two-car garage and one (1) carport at the rear for a total residential floor area of 3,523 square feet, and a total floor area of 4,259 square feet with the addition of the historic cafe. The proposed building will have a height of 21 feet as measured from the average existing natural grade. The project is located in the R1-1XL zone within the Calvo Exclusion Area and Dual Permit Jurisdiction of the California Coastal Zone. No trees will be removed. Grading in the amount of 42 cubic yards cut and export is proposed.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate Zoning Administrator will consider:

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15301 (Class 1), Section 15303 (Class 3) and Section 15331 (Class 31), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Section 15300.2 applies.
2. Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, A Coastal Development Permit for the proposed project located within the Calvo Exclusion Area and Dual Permit Jurisdiction of the California Coastal Zone.
3. Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.24.X.27, A Conditional Use Permit to allow the continued use of an existing historic cafe in the R1-1XL Zone.
4. Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.24.W.1, A Conditional Use Permit for Beverages to allow the on-site sale and consumption of alcohol in an existing cafe in the R1-1XL Zone.
5. Pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedure, a Mello Act Compliance Review for the construction of two (2) new residential units in the California Coastal Zone.

## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

**Case Number(s):**  
ZA-2023-7218-CDP-CU-CUB-MEL-HCA

**Environmental Case Number(s):**  
ENV-2023-7220-CE

**Related Case Number(s):**  
N/A

**Overlay(s):**  
San Pedro Specific Plan

**Zone:**  
R1-1XL

**Land Use Designation:**  
Low II Residential

**Community Plan Area:**  
San Pedro

**Council District:**  
15 - McOsker

**Assigned Staff Contact Information:**

**Property Owner:**  
Vartan Achabahian, Masis Holdings, LLC

Monica Taimoori, Planning Assistant  
monica.taimoori@lacity.org  
(213) 682-6372  
200 North Spring Street, Room 720/721  
Los Angeles, CA 90012

**Business Owner / Operator:**  
Elisa Paster, Rand Paster and Nelson, LLP

## Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

