



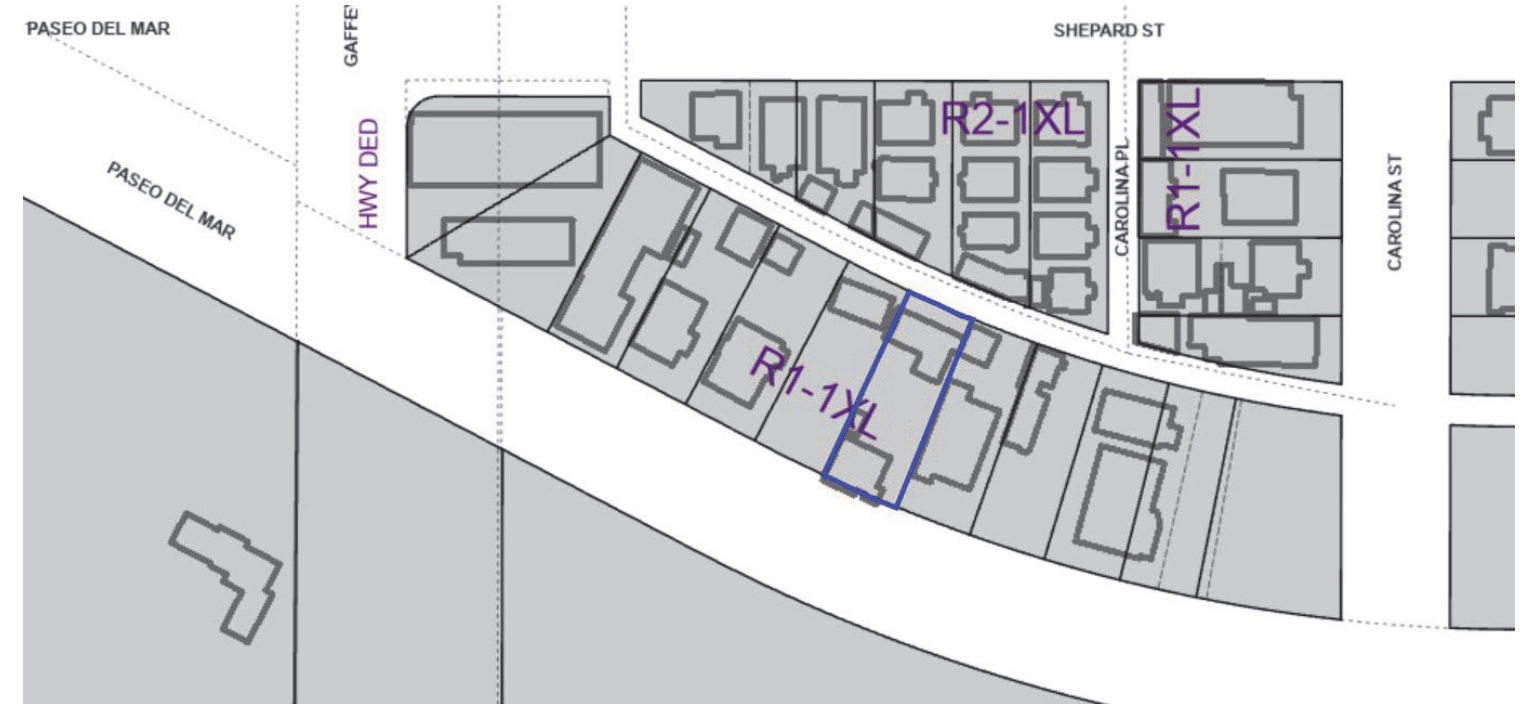
Department of City Planning
200 North Spring Street,
Room 720/721
Los Angeles, CA 90012

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



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Thursday, October 30, 2025
9:30 a.m.

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

Project Located at:
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: **847 5032 1672 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84750321672>
Enter Meeting ID: 847 5032 1672 and Passcode: 673849

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. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

700 West Paseo del Mar, San Pedro, CA 90731

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The proposed project is for the continuation and rehabilitation of an existing 736 square-foot designated historic cafe with the proposed hours of operation from 8 A.M. to 8 P.M. daily, as well as the on-site sale and consumption of beer and wine. The cafe proposes a total of 73 seats, with 27 indoor seats and 46 uncovered outdoor seats (16 seats in public right-of-way and 30 seats in rear patio). 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 garage and for the construction of a new, two-story, 2,453 square-foot single-family dwelling with one (1) new balcony and roof deck, an attached 1,070 square-foot ADU with one (1) new balcony and roof deck, 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 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) Chapter 1A Section 13.B.5.3, a Zone Variance to allow the continued use of an existing non-conforming historic cafe in the R1-1XL Zone.
3. Pursuant to the Los Angeles Municipal Code (LAMC) Chapter 1A Section 13.B.5.3, a Zone Variance to allow the on-site sale and consumption of beer and wine in the R1-1XL Zone.
4. Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for the proposed project located within the Dual Permit Jurisdiction of the California Coastal 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-ZV-CDP-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:

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

Applicant:

Vartan Achabashian, Masis Holdings, LLC

Representative:

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 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 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.

