

**City of Los Angeles
Department of City Planning**

Affidavit of Mailing

Case Number: ZA-2023-7218-ZV-CDP-MEL-HCA-2A

This Affidavit concerns (check one of the following):

- ☒ **Public Hearing**
- ☐ **Staff Report / Appeal Staff Report**
- ☐ **Determination / Letter of Decision (LOD)**

I, Jason Boone, certify that I am an employee of Centerpoint Radius Maps,
on 07-30-2026 mailed, postage prepaid, to the applicant
(Date)

and all parties required by the Municipal Code, as indicated below, on the case indicated above, a true copy of which is attached:

Public Hearing

Check Recipients Below:

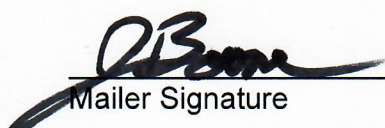
- ☒ Owner, Applicant and Representative
☐ Abutting Property Owners
☐ Abutting Property Owners and Tenants
☒ 500-foot Radius
☐ HPOZ or DRB Board
☒ Council Office No. 15
☒ Certified Neighborhood Council
Coastal San Pedro
☐ 100-foot Coastal Notice
☐ Group Coastal Notice
☐ State Coastal Commission
☐ Adjacent City/ies
☐ Los Angeles Unified School District
☐ Caltrans
☒ Other Interested parties

**Staff Report / Appeal /
Determination / Letter of Decision**

Check Recipients Below:

- ☐ Owner, Applicant and Representative
☐ Abutting Property Owners
☐ Abutting Property Owners and Tenants
☐ Persons who signed in at the hearing
☐ Persons who requested notice in writing
☐ Council Office No. _____
☐ Certified Neighborhood Council

☐ Department of Building and Safety
☐ Community Redevelopment Agency
☐ Other _____



Mailer Signature

PATRICE Y. LATTIMORE
CITY CLERK

RUBEN VIRAMONTES
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1040

clerk.lacity.org

July 31, 2026

ENV-2023-7220-CE
Council District 15

**NOTICE TO OWNER(S) AND OCCUPANT(S) WITHIN A 500-FOOT RADIUS, APPLICANT(S),
APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, August 25, 2026** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15301 (Class 1), 15303 (Class 3), and 15331 (Class 31), and related CEQA Findings; report from the Harbor Area Planning Commission (HAPC); and an appeal filed by Noel Gould, June Smith, Robin Rudisill, and Emma Rault, from the determination of the HAPC in: 1) Approving, pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.27 and 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, and 2) Approving, pursuant to LAMC Chapter 1 Section 12.27 and Chapter 1A Section 13.B.5.3, a Zone Variance to allow the on-site sale and consumption of beer and wine in the R1-1 XL Zone; for the continuation and rehabilitation of an existing 736 square-foot historic cafe, proposing 73 total seats with 27 indoor seats and 46 uncovered outdoor seats with on-site sale and consumption of beer and wine with the proposed hours of operation of 8:00 a.m. to 8:00 p.m. daily, and the demolition of an existing 1,118 square-foot garage, and the construction of a new, two-story 2,453 square-foot single-family dwelling with an attached 1,070 square-foot Accessory Dwelling Unit both measuring 21 feet in height, along with an attached two-car garage and one carport in the Dual Permit Jurisdiction Area of the Coastal Zone; for the property located at 700 West Paseo del Mar, subject to Conditions of Approval.

Applicant: Vartan Achabashian, Masis Holdings, LLC

Representative: Jesi Harris, Brian Silveira & Associates

Case No. ZA-2023-7218-ZV-CDP-MEL-HCA-2A

Related Cases: ZA-2023-7218-ZV-CDP-MEL-HCA-1A; ZA-2023-7218-ZV-CDP-MEL-HCA

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired,

please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **26-0975-S1** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Christine Saponara

(213) 978-1318

christine.saponara@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

OWNER & OCCUPANT LABELS
700 W PASEO DEL MAR
SAN PEDRO, CA 90731
500' RADIUS

1
MASIS HOLDINGS LLC
203 N SAN FERNANDO BLVD
BURBANK, CA 91502

2
JUNE B SMITH
3915 S CAROLINA ST
SAN PEDRO, CA 90731

3
DUSTEN R & MARY E SALINAS
730 W PASEO DEL MAR
SAN PEDRO, CA 90731

4
PICO APARTMENTS LLC
PO BOX 396
PACIFIC PALISADES, CA 90272

5
ARTHUR CORONA
750 W PASEO DEL MAR #100
SAN PEDRO, CA 90731

6
L A CITY
MAILING ADDRESS: N/A
APN: 7467-030-901, 031-900, 032-900,
7469-018-904, 030-900, 901

7
CRAIG A MAISACK
3834 W 180TH PL
TORRANCE, CA 90504

8
PATRICK T COTR RYAN
28328 PALOS VERDES DR E
RANCHO PALOS VERDES, CA 90275

9
VITO BOLOGNA
1219 S ALMA ST #1
SAN PEDRO, CA 90731

10
LMGS LLC
3125 DIANORA DR
RANCHO PALOS VERDES, CA 90275

11
PATRICK H BUCHER
751 W 40TH ST
SAN PEDRO, CA 90731

12
EILEEN CARTER
745 W 40TH ST
SAN PEDRO, CA 90731

13
VALERIE R GRIFFIN
765 W 26TH ST #301
SAN PEDRO, CA 90731

14
JAMES & LINDA HOWAT
727 W 40TH ST
SAN PEDRO, CA 90731

15
VICTORIA M CORRALES
721 W 40TH ST
SAN PEDRO, CA 90731

16
GERALD E DURSMA
711 W 40TH ST
SAN PEDRO, CA 90731

17
GIOVANNI & CARMELA FUNICIELLO
226 N WYCLIFF AVE
SAN PEDRO, CA 90732

18
ROBERT D & BARBARA C MILLING
677 W 40TH ST
SAN PEDRO, CA 90731

19
YILIN GAO
5731 KAREN AVE
CYPRESS, CA 90630

20
DOLORES J SHARP
669 W 40TH ST #2
SAN PEDRO, CA 90731

LESLIE M ALVARADO
113 LA BREA ST
OXNARD, CA 93035

22
JOSEPH R HOUCHE
669 W 40TH ST #4
SAN PEDRO, CA 90731

23
WILLIAM G & WILLIAM C CLARK
1473 SILVIUS AVE
SAN PEDRO, CA 90731

24
DAVID K CALLOWAY
4015 S CAROLINA ST
SAN PEDRO, CA 90731

25
RAYMOND G CRAGHILL
4021 S CAROLINA ST
SAN PEDRO, CA 90731

26
TERRAN BOYLAN
4029 S CAROLINA ST
SAN PEDRO, CA 90731

27
LINO & ROSAVELIA BANUELOS
2338 W 37TH ST
SAN PEDRO, CA 90731

28
BIANCA R LUGO
676 SHEPARD ST #1
SAN PEDRO, CA 90731

29
JESSICA M DUTTON
2626 PORTLAND ST
LOS ANGELES, CA 90007

30
TOLGA D INCE
676 SHEPARD ST #3
SAN PEDRO, CA 90731

31
GENNARO F CARTUSCIELLO
676 SHEPARD ST #4
SAN PEDRO, CA 90731

32
MARGARET R MILES
676 SHEPARD ST #5
SAN PEDRO, CA 90731

33
MUSHTAG & ANA M AHMAD
676 SHEPARD ST #6
SAN PEDRO, CA 90731

34
YOICHI HAMADA
676 SHEPARD ST #7
SAN PEDRO, CA 90731

35
ELIZABETH M CAPALIA
676 SHEPARD ST #8
SAN PEDRO, CA 90731

36
RICHARD J CHENOWETH
505 N BLACK ST
SILVER CITY, NM 88061

37
MARK S & BARBARA A MCGAHEY
28111 VIA DEL CERRO
SAN JUAN CAPISTRANO, CA 92675

38
RONNIE R VILLANUEVA
718 SHEPARD ST
SAN PEDRO, CA 90731

39
KENT D WATERS
1212 VIA DESCANSO
PALOS VERDES ESTATES, CA 90274

40
FRANCIS G MCDUGALL
725 SHEPARD ST
SAN PEDRO, CA 90731

41
CHRIS H HEVENER
719 SHEPARD ST
SAN PEDRO, CA 90731

42
LINDA RAGIN
2235 RIM RD
PALM SPRINGS, CA 92264

43
PARKS LEGACY PROPERTIES LLC
17036 AVALON BLVD
CARSON, CA 90746

44
ADELINA B CRANE
4115 S CAROLINA ST
SAN PEDRO, CA 90731

45
TERESA G GOSS
2189 VALLECITO DR
SAN PEDRO, CA 90732

46
GARY S & JANICE M KANE
4121 S CAROLINA ST
SAN PEDRO, CA 90731

47
JERRY J GAMEROZ
16150 CYPRESS POINT DR
CHINO HILLS, CA 91709

48
SUDO ENTERPRISES CO LTD CORP
19210 S VERMONT AVE #215
GARDENA, CA 90248

49
MICHAEL A & SUSAN G DAVIS
4020 S CAROLINA ST
SAN PEDRO, CA 90731

50
NANCY DRUMMOND
4026 S CAROLINA ST
SAN PEDRO, CA 90731

51
MAURO & CHARLA MARTINEZ
6963 GROVESPRING DR
RANCHO PALOS VERDES, CA 90275

52
MATTHEW BJAZEVICH
605 SHEPARD ST
SAN PEDRO, CA 90731

53
LEROY T HUBATY
1740 PALACIOS DR
SAN PEDRO, CA 90732

54
FRANCESCA M INEZ
4112 S CAROLINA ST
SAN PEDRO, CA 90731

55
CASPIAN OLIAI
3957 EAST BLVD
LOS ANGELES, CA 90066

56
GHADA YOUNG
PO BOX 6067
SAN PEDRO, CA 90734

57
WENDY MACGILLIVRAY
439 N LELAND AVE
SAN PEDRO, CA 90732

58
GRAHAM K ROBERTSON
670 W PASEO DEL MAR
SAN PEDRO, CA 90731

59
WILLIAM GERHARDT
24455 DOBBS RD
BEND, OR 97701

60

THOMAS E ROBINSON
13106 SAN FELIPE ST
LA MIRADA, CA 90638

COUNCIL DISTRICT 15
OFFICE OF TIM MCOSKER
200 N SPRING ST #475
LOS ANGELES, CA 90012

COASTAL SAN PEDRO
NEIGHBORHOOD COUNCIL
1840 S GAFFEY ST
SAN PEDRO, CA 90731

OWNER / APPLICANT
VARTAN ACHABAHIAN
MASIS HOLDINGS LLC
203 N SAN FERNANDO BLVD
BURBANK, CA 91502

REPRESENTATIVE
JESI HARRIS
BRIAN SILVEIRA & ASSOCIATES
PO BOX 291, 313 GRAND BLVD
VENICE, CA 90291

1
OCCUPANT
700 W PASEO DEL MAR
SAN PEDRO, CA 90731

2
OCCUPANT
724 W PASEO DEL MAR
SAN PEDRO, CA 90731

2
OCCUPANT
728 W PASEO DEL MAR
SAN PEDRO, CA 90731

4
OCCUPANT
740 W PASEO DEL MAR #1
SAN PEDRO, CA 90731

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OCCUPANT
740 W PASEO DEL MAR #2
SAN PEDRO, CA 90731

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740 W PASEO DEL MAR #3
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740 W PASEO DEL MAR #4
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740 W PASEO DEL MAR #7
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740 W PASEO DEL MAR #8
SAN PEDRO, CA 90731

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OCCUPANT
750 W PASEO DEL MAR #101
SAN PEDRO, CA 90731

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750 W PASEO DEL MAR #102
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750 W PASEO DEL MAR #103
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750 W PASEO DEL MAR #105
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750 W PASEO DEL MAR #106
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750 W PASEO DEL MAR #201
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750 W PASEO DEL MAR #202
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750 W PASEO DEL MAR #205
SAN PEDRO, CA 90731

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OCCUPANT
750 W PASEO DEL MAR #206
SAN PEDRO, CA 90731

6
BELMONT SHORE MODEL RAILROAD
CLUB
3601 S GAFFEY ST, BLDG 824
SAN PEDRO, CA 90731

7
OCCUPANT
736 SHEPARD ST #1
SAN PEDRO, CA 90731

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OCCUPANT
736 SHEPARD ST #2
SAN PEDRO, CA 90731

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4034 S GAFFEY ST
SAN PEDRO, CA 90731

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4032 S GAFFEY ST
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4018 S GAFFEY ST
SAN PEDRO, CA 90731

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4020 S GAFFEY ST
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4020 1/2 S GAFFEY ST
SAN PEDRO, CA 90731

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SAN PEDRO, CA 90731

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SAN PEDRO, CA 90731

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4014 S GAFFEY ST #1
SAN PEDRO, CA 90731

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4014 S GAFFEY ST #6
SAN PEDRO, CA 90731

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OCCUPANT
741 W 40TH ST
SAN PEDRO, CA 90731

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OCCUPANT
705 W 40TH ST #1
SAN PEDRO, CA 90731

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669 W 40TH ST #1
SAN PEDRO, CA 90731

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669 W 40TH ST #3
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4005 S CAROLINA ST #1
SAN PEDRO, CA 90731

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SAN PEDRO, CA 90731

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4035 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
658 SHEPARD ST
SAN PEDRO, CA 90731

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OCCUPANT
676 SHEPARD ST #2
SAN PEDRO, CA 90731

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OCCUPANT
702 SHEPARD ST
SAN PEDRO, CA 90731

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704 SHEPARD ST
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706 SHEPARD ST
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710 SHEPARD ST
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726 SHEPARD ST
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726 1/2 SHEPARD ST
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732 SHEPARD ST
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727 SHEPARD ST
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713 SHEPARD ST
SAN PEDRO, CA 90731

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OCCUPANT
705 SHEPARD ST
SAN PEDRO, CA 90731

42
OCCUPANT
705 SHEPARD ST A
SAN PEDRO, CA 90731

42
OCCUPANT
677 SHEPARD ST
SAN PEDRO, CA 90731

42
OCCUPANT
677 SHEPARD ST A
SAN PEDRO, CA 90731

42
OCCUPANT
677 SHEPARD ST B
SAN PEDRO, CA 90731

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OCCUPANT
675 SHEPARD ST
SAN PEDRO, CA 90731

42
OCCUPANT
4105 S CAROLINA PL
SAN PEDRO, CA 90731

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OCCUPANT
4115 S CAROLINA PL
SAN PEDRO, CA 90731

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OCCUPANT
4125 S CAROLINA PL
SAN PEDRO, CA 90731

43
OCCUPANT
641 SHEPARD ST
SAN PEDRO, CA 90731

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OCCUPANT
643 SHEPARD ST
SAN PEDRO, CA 90731

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OCCUPANT
645 SHEPARD ST
SAN PEDRO, CA 90731

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OCCUPANT
647 SHEPARD ST
SAN PEDRO, CA 90731

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OCCUPANT
4101 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4103 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4114 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4116 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4120 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4122 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4127 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4129 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4000 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4002 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4004 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4006 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4008 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4010 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
615 W 40TH ST
SAN PEDRO, CA 90731

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OCCUPANT
619 W 40TH ST
SAN PEDRO, CA 90731

51
OCCUPANT
608 SHEPARD ST
SAN PEDRO, CA 90731

53
OCCUPANT
4104 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4116 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4118 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4120 S CAROLINA ST
SAN PEDRO, CA 90731

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OCCUPANT
4122 S CAROLINA ST
SAN PEDRO, CA 90731

58
OCCUPANT
668 W PASEO DEL MAR
SAN PEDRO, CA 90731

59
OCCUPANT
680 W PASEO DEL MAR
SAN PEDRO, CA 90731

60
OCCUPANT
690 W PASEO DEL MAR
SAN PEDRO, CA 90731