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Council and Public Services Division
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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:

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For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

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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.