

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
ZA-2023-7218-ZV-CDP-MEL-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-7220-CE

PROJECT TITLE

700 West Paseo del Mar

COUNCIL DISTRICT

15 - McOsker

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

700 West Paseo del Mar☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The project is for the continuation and rehabilitation of an existing 736 square-foot historic café, the on-site sale and consumption of beer and wine, 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 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 foot with the addition of the historic café. 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.

NAME OF APPLICANT / OWNER:

Vartan Achahabian, Masis Holdings, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Monica Taimoori

(AREA CODE) TELEPHONE NUMBER

(213) 682-6372

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **Section 15301 (Class 1), Section 15303 (Class 3), Section 15331 (Class 31)**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)) _____

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

The project is exempt because it involves the continuation and rehabilitation of an existing non-conforming historic café in conjunction with the on-site sale of beer and wine and the development of up to two (2) dwelling units. None of the exceptions to the Categorical Exemption under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area or within the Santa Monica Mountains Zone, as analyzed in ZIMAS Parcel Report (dated August 2023), the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most adjacent lots are developed with single-family dwellings and multi-family structures, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the San Pedro Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential and commercial uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is identified as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as 2A-2023-7218-2V-CDP-MEL-HCA

Monica Taimoori Monica Taimoori

Department Representative

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Monica Taimoori *Monica Taimoori*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Coastal Development Permit, Zone Variance, Mello Act Compliance Review

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

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Monica Taimoori Monica Taimoori
Department Representative