

(When required)

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PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of Los Angeles) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:
26-0975-S1

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

07/31/2026

Executed on: 07/31/2026
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



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DJ #: 4065777

NOTICE OF PUBLIC HEARING

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 Achababian, Masis Holdings, LLC
Representative: Jesi Harris, Brian Silveira & Associates
Case No. ZA-2023-7218-ZV-CDP-MEL-HCA-2A
Environmental No. ENV-2023-7220-CE
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: <http://www.lacouncilfile.com>. Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.
PATRICE Y. LATTIMORE, CITY CLERK
of the City of Los Angeles
7/31/26

DJ-4065777#