

CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND RELATED CEQA FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the Zone Variances appeal for the property located at 700 West Paseo del Mar.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1), 15303 (Class 3), and 15331 (Class 31), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical-resources applies.
2. ADOPT the FINDINGS of the Harbor Area Planning Commission as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Noel Gould, June Smith, Robin Rudisill, and Emma Rault, and THEREBY SUSTAIN the determination of the Harbor Area Planning Commission 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, as modified by the PLUM Committee on August 25, 2026, to include two new conditions, and to add Condition Nos. 7k, 7l, 7m, 7o, 7p, and 7q, attached to the Council file.

Applicant: Vartan Achabashian, 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

Fiscal Impact Statement: None submitted by the Harbor Area Planning Commission. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For if Amended: Coastal San Pedro Neighborhood Council

TIME LIMIT FILE - SEPTEMBER 28, 2026

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 22, 2026)

Summary:

At a regular meeting held on August 25, 2026, the PLUM Committee considered a report from the Harbor Area Planning Commission and the Zone Variances appeal regarding the property located at 700 West Paseo del Mar. Department of City Planning staff provided an overview of the matter. Councilmember McOsker presented the Committee with recommended modifications to the Conditions of Approval. After an opportunity from public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and sustain the Harbor Area Planning Commission's determination to approve the Zone Variances, and the Conditions of Approval, as modified by the PLUM Committee to include two new conditions, and to add Condition Nos. 7k, 7l, 7m, 7o, 7p, and 7q, which are attached to the Council file. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-