

MOTION

At its meeting on June 2, 2026 (Letter of Determination date: June 30, 2026), the Harbor Area Planning Commission denied an appeal (Case No. ZA-2023-7218-ZV-CDP-MEL-HCA-1A), Item 5 on its Agenda), and thereby sustained the Zoning Administrator's determination dated April 1, 2026 which approved various land use entitlements (Coastal Development Permit; two Zone Variances; and a Mello Act Compliance Review).

Legitimate questions relative to the approval of the project have been expressed at the public hearing. Notwithstanding the Harbor Area Planning Commission determination in this matter, community members are entitled to a hearing on this issue and an opportunity for further vetting, thereby enabling all concerned stakeholders with the opportunity to express their views and concerns, as it relates to this land use application project in their neighborhood, for the continuation and rehabilitation of an existing 736 square foot historic café. The project site location is an approximately 6,138 square foot rectangular-shaped lot in the Single Family, Height District 1 Extra Limited (R1-1XL) Zone. The site has a land use designation of Low II Residential with a corresponding zone of R1. The site's zone is consistent with the land use designation. The height of the property is limited by the Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet.

Action is needed to assert jurisdiction over the above-described Harbor Area Planning Commission action to conduct further review to consider any further conditions of approval essential to maintaining the café's historic function, and reactivation as a neighborhood-serving destination, and to preserve the cultural integrity of this significant community landmark, and thereby allow more time for further public hearing to address community concerns.

I THEREFORE MOVE that pursuant to Section 245 of the Los Angeles City Charter, the Council assert jurisdiction over the June 2, 2026 (Letter of Determination date: June 30, 2026) Harbor Area Planning Commission action to deny an appeal (Case No. ZA-2023-7218-ZV-CDP-MEL-HCA-1A), Item 5 on its Agenda), and thereby sustained the Zoning Administrator's determination dated April 1, 2026 which approved various land use entitlements (Coastal Development Permit; two Zone Variances; and a Mello Act Compliance Review), for the continuation and rehabilitation of an existing 736 square-foot historic café with on-site sale and consumption of beer and wine, demolition of an existing garage, and the construction of a new, two-story single-family dwelling with an attached Accessory Dwelling Unit along with an attached two-car garage and one carport, for the property located at 700 West Paseo del Mar, within the San Pedro Community Plan Area.

I FURTHER MOVE that upon assertion of jurisdiction; this matter be referred to Committee for further review.

PRESENTED BY:


TIM McOSKER
Councilmember, 15th District

SECONDED BY:



ORIGINAL


July 1, 2026
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