

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.

Recommendation for Council action:

NOTE and FILE the Charter Section 245 Motion, as it is mooted by the decision on the appeal in Item No. 15 on the PLUM Committee meeting of August 25, 2026, Council file No. 26-0975-S1.

[On August 11, 2026 the City Council adopted Motion (McOsker – Hutt), pursuant to Charter Section 245, asserting jurisdiction over the June 30, 2026 action of the Harbor Area Planning Commission.]

Applicant: Vartan Achabashian, Masis Holdings, LLC

Representative: Jesi Harris, Brian Silveira & Associates

Case No. ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Environmental No. ENV-2023-7220-CE

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: None submitted

TIME LIMIT FILE - SEPTEMBER 1, 2026

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 1, 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 provided comments on the matter. After an opportunity from public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to note and file the Charter Section 245 Motion, as it is mooted by the decision on the appeal in Item No. 15 on the PLUM Committee meeting of August 25, 2026, Council file No. 26-0975-S1. 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-