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SECONDARY SUBMISSIONS

Appeal Responses: ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Please find below the project team's responses to the points asserted in the appellant's Appeal Justification document dated April 16, 2026 below.

Response to Appeal Point 1: Under CEQA, piecemealing refers to the improper practice of artificially dividing a single project into smaller, separate parts in order to avoid or minimize environmental review. Piecemealing occurs when a lead agency analyzes only a portion of a project rather than the whole of an action, thereby understating the project's true environmental impacts and circumventing the comprehensive review CEQA requires.

The City's findings do not analyze the project on a piecemeal basis for the purposes of CEQA or the CDP. The City's CDP findings begin on page 31 of the Letter of Determination (dated April 1, 2026) and address the project in its entirety several times. For instance, when making the finding that "The permitted development will not prejudice the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976 (page 34)," the City presents the consistency of the proposed project with both the Housing policies and standards of the Land Use Plan as well as the Commerce policies and standards of the Land Use Plan.

Additionally, Finding No. 11 of the City's Letter of Determination (page 38) states that "An appropriate environmental clearance under the California Environmental Quality Act has been granted." The City's criteria for finding the project categorically exempt detail exemption criteria pursuant to CEQA Guidelines Section 15301, CEQA Guidelines Section 15303, and CEQA Guidelines Section 15331. The exemption categories pertain to the requested Zone Variance for the on-site sale of beer and wine, the construction of a limited number of new, small facilities or structures (the single-family home and accessory dwelling unit), and the rehabilitation of the existing historic structure, respectively.

Response to Appeal Point 2: The City's reliance on the Howard Robinson and Associates (HRA) community character study is appropriate and consistent with established practices for evaluating visual compatibility under the Coastal Act. According to the study's methodology section, it utilized manual measurements confirmed with aerial imaging data from the Los Angeles Region Imagery Acquisition Consortium (LARIAC), which measures structures from the nearest flat surface (such as a driveway or walkway) to the highest point on their rooftops, excluding structures fewer than four feet in height. For properties developed on slopes or hillsides, the average surrounding natural grade of the property is used as the ground elevation height. While the appellants rely on building permit records from the Los Angeles Department of Building and Safety (LADBS), such records cannot be reliably located to verify the heights of surrounding structures in order to consistently ascertain comparative data upon which to base the visual impact analysis. Building records report the height that was authorized by LADBS, not the actual height of the building. Project team correspondence with the LARIAC Program Director and its contractor regarding height methodology has been submitted to the public record. Additionally, the proposed project is designed to be subordinate to its setting; at a height of 21 feet and an FAR of 1.26 to 1, the development is well below the maximum allowable height of 26 feet and the maximum allowable FAR of 3.00 to 1 for the site.

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Furthermore, when using the height data submitted by the appellants for structures with shared frontage along the project block, the project team still finds that the proposed residential structure is consistent with the pattern of development observed in the immediate vicinity. Of the eight (8)¹ distinct properties along the project's block with frontage on Paseo del Mar, six (6) were developed prior to the passage of the California Coastal Act. The six (6) structures developed pre-Coastal Act range in height from twelve (12) to 33 feet. They are all one story except for the three-story multifamily building constructed at 740 W Paseo del Mar which has a height of 33 feet (based on NavigateLA which uses LARIAC data).

Only two properties along the project's block have been developed since the passage of the California Coastal Act. They include a two-story multifamily building of approximately 28 feet in height (DBS records not available) constructed in 1989 at 746 W Paseo del Mar² and a two-story single-family home and ADU of 26 feet in height (based on LA DBS records) at 670 W Paseo del Mar. In total, at least three of the eight properties along the project's block are taller than the proposed project. Therefore, at a height of 21 feet, the proposed residential structure would not be out of scale with the development pattern observed within the neighborhood in terms of height. The available building permits referencing the stated heights above are included in the public record associated with the case file.

The residential structure maintains a front yard of 40'-8". About half of the depth is occupied by the existing historic Walker's Cafe. The historic cafe does not maintain a front yard setback. The residential structure also maintains a rear yard setback of 15 feet, consistent with the applicable requirements. The project's yards are clearly shown in the architectural plan on Sheet A1.04.

When analyzed in terms of lot coverage (the relationship between the footprint of a particular development, including all of its above-ground structures, and the total square footage of the lot that it occupies), the proposed development is consistent with the pattern observed on other properties along its blockface. The proposed project's residential structures would have a lot coverage of 33.2% (including the proposed garage), greatly below the lot coverage of the adjacent property to the east (690 W Paseo del Mar) which has a residential lot coverage of 42.06%. Even when the historic cafe structure is included in the lot coverage calculation, the total lot coverage of the subject site, along with its proposed residential development, is 45.19%. This is still generally consistent with the neighborhood with lot coverages that range from 12.12% (for the adjacent property to the west which includes only a 741.88-square foot garage) to 67.68% for the multifamily building located at 740 W Paseo del Mar. When excluding the adjacent property to the west which is only developed with a 741.88-square foot garage, the average lot coverage for developments along the project's block is 39.35%. This is greater than the residential lot coverage of 33.2% for the subject site's proposed structures and only slightly less than the total lot coverage proposed for the site when the historic cafe structure is included..

¹ Excluding the subject site.

² Alternate address: 741 W Shepard Street; Height data gathered from NavigateLA.

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Front setbacks along the block vary from six feet at 740 W Paseo del Mar to 60 feet at 680 W Paseo del Mar. (The property next door at 710 W Paseo del Mar currently has a front setback of 97 feet but only includes a garage at the back of the property with no residential structures.) The proposed 40-foot front yard setback for the subject property falls well within this range and is consistent with other front yards within the immediate vicinity.

Response to Appeal Point 3: It should be noted that the San Pedro Coastal Land Use Plan was never codified into the City of Los Angeles' municipal code and, therefore, can only be used as a guiding document, not as a set of development requirements for projects that fall within its geographic scope. However, the proposed project is compatible with the policies of the San Pedro Coastal Land Use Plan below:

Objective 1: To preserve and protect single-family residential areas from encroachment by other types of uses, including higher density residential development.

Objective 3: To designate changes in residential densities based on the relationship between neighborhood units, topography, nearness to highways, availability of commercial services, and adequacy of public facilities and at levels where it will not have significant adverse effects, either individually or cumulatively, on coastal access or coastal resources.

Objective 4. To recognize the existing sound housing stock as a valuable Community resource, the preservation of which can serve to reduce the high cost of housing associated with new construction.

Objective 5. To provide for the construction of new residential dwelling units necessary to meet the Community's forecasted housing needs.

Policy 6: The continuation of existing compatible land uses that are a recognized part of a neighborhood, although non-conforming with respect to zoning or the designation of the Plan map (such as "mom and pop" neighborhood markets), be permitted.

Height Standard (a): No building or structure shall be erected or enlarged within that portion of the Coastal Zone designated for residential use which exceeds two stories or a height of 26 feet as measured from the average existing natural grade to the highest point of the roof or parapet wall of the building, whichever is higher.

Parking Standard (a): Adequate on-site parking shall be provided by new development and where feasible in remodels in order to maintain and enhance public access to the coast.

Based upon the standards contained within the Los Angeles Municipal Code (Section 12.21. A.4.(a)), single-family dwellings are required to provide two onsite parking spaces. Additionally, ADUs are not required to provide any parking spaces when located within one-half mile of a public transit stop, including a bus stop. The project site is located

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one-tenth of a mile from the Shepard / Gaffey Metro route 246 bus stop. Therefore, the provided parking is consistent with the applicable code requirements.

Even if the San Pedro LUP Parking standard found in LUP Appendix D were applied to the project, three parking spaces would be required for the single-family home since it is proposed on a lot greater than 40 feet in width. The LUP is silent on the parking required for ADUs. Therefore, the provided parking is consistent with the LUP's parking requirements as well.

No additional floor area is proposed for Walker's Cafe, which is a registered Historic Cultural Monument. Per LAMC 12.21. A.4.(x), no new automobile or bicycle parking is required in connection with that use. Floor area, as defined within the LAMC Section 12.03, includes "The area in square feet confined within the exterior walls of a Building," but does not include "exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, *Outdoor Dining Areas*, and Basement storage areas."

Walker's Cafe is positioned to serve patrons to Point Fermin who will use the parking designated resources provided by the recreational facility as well as onstreet parking along Paseo del Mar and Gaffey Street to access the park and its associated coastal resources. The historic cafe is not intended to have a regional draw that would require it to provide onsite parking for its patrons but to serve as a refreshment area for park visitors and neighborhood locals.

The proposed residential structure will be solely accessible by its rear alley, with its automobile and pedestrian entrances oriented toward the rear of the site, consistent with the San Pedro Community Plan goal LU1.6 which encourages the use of "alleys as an alternative, safe, well maintained vehicular access to homes that reduces curb cuts, driveways, and associated pedestrian-automobile conflicts along sidewalks."

As stated above, very little development has occurred in the area since the passage of the California Coastal Act. Of the properties located along the block face of the subject property, only one new single family home has been built within the last sixty years. Like the subject project, that development, located at 670 W Paseo del Mar, includes a single-family dwelling and ADU. The residential structures at 670 W Paseo del Mar reach 26 feet in height and occupy 32.34% of their lot area. At 21 feet in height and 33.2% of residential lot coverage, the proposed project has less development impact than the most recently approved residential project in its immediate vicinity. Amongst two-story developments within the study area, the proposed project features the least floor area, is the shortest in height, and features the greatest front yard setback. As such, the project is consistent with Section 30251 of the Coastal Act.

The project site is not located seaward of any viewsite or turnout areas, nor does it obstruct any public views. Therefore, the project is compliant with this provision of the Community Plan.

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The project's consistency with the guiding provisions of the Land Use Plan are detailed above. The project would not prejudice the City in its preparation of a local coastal program as it is consistent with other Coastal-jurisdiction projects recently approved by the Coastal Commission in the area including the 26-foot tall, 3,695-square foot single-family dwelling at 1305 W Paseo del Mar; the 26-foot tall, 3,548-square foot single-family dwelling at 1307 W Paseo del Mar; and the 21-foot tall, 2,328-square foot single-family dwelling at 1355 W Paseo del Mar. In its staff report for the project located at 1307 W Paseo del Mar, the Coastal Commission found no substantial issue in regards to the 26-foot height of the residential dwelling. (Commission staff did recommend that substantial issue be found with respect to that project's consistency with the Coastal Act and the LUP policies related to geologic hazards and environmentally sensitive habitat areas as that development included the presence of the unpermitted stairways on the bluff face and soldier piles as a bluff protective device.) Accordingly, the proposed project's design has been guided by prior decisions of the California Coastal Commission.

The proposed development's consistency with the Secretary of the Interior's Standards for Rehabilitation are adequately detailed in the memorandum prepared by Historic Resources Group on April 26, 2024. Two of the ten Secretary of the Interior Standards for Rehabilitation speak to the guidelines for new construction and its relationship to historic materials, Standards no.s nine and ten. Standard no. nine says "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." Standard no. ten says "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

In regards to the new construction's compatibility with the historic resource on the site, the Historic Memorandum reads: "In accordance with National Park Service guidance for related new construction, the proposed residential building will be located at the rear of Walker's Café, 13'-6" from the north (rear) façade of the Walker's Café building. The height and mass of the proposed residential building will be located behind the Walker's Café building away from its primary south-facing façade. The residential building will be located at the rear of Walker's Café, maintaining a 13'-6" distance between the rear façade of the Walker's Café Building and the residential building's southern facade.

In this way, the Walker's Café building will retain its visual prominence from the public right-of-way along Paseo del Mar or Pt. Fermin Park. The proposed new residential building will also be compatible in design and materials with the Walker's Café building by utilizing simple rectangular massing and smooth stucco cladding.

Construction of the residential building would not destroy any historic materials, features, or spatial relationships that characterize Walkers Cafe. The new building will be differentiated from Walker's Cafe and would be compatible with the historic materials, features, size, scale and

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proportion, and massing of the Walker's Cafe building. Thus, the Project would comply with Standard 9."

It goes on to say "The proposed residential building will be constructed as a separate and distinct structure, physically separated from the Walker's Café building by over 13 feet. The new residential building could be removed in the future without impairment to Walker's Café and the essential form and integrity of Walker's Café would be retained. Thus, the project would comply with Standard 10."

Therefore, as evaluated in the Historic Memorandum prepared by Historic Resources Group, the new single-family home and ADU would not diminish the integrity and setting of the landmark on the project site.

Other homes in the area include roof decks including the single-family home and ADU located approximately 100 linear feet to the east at 670 Paseo del Mar and the single-family home approximately 750 feet to the northeast at 548 Shepard Street. Therefore, the inclusion of a roof deck is not out of character with the neighborhood. The applicant has agreed to include landscaping elements on the interior edges of the roof deck in order to honor the privacy of the adjacent properties.

Furthermore, none of the other properties in the neighborhood have the same condition as the subject property which includes a historic cafe structure in its front setback. The only way to grant open space areas for the enjoyment of the proposed homes' occupants is to allow roof decks on the proposed residential dwellings. Contrary to the appellant's claims, no roof access structures are intended for the proposed project. Stairs to access the roof decks are exterior and do not include roof access structures.

As stated above, the proposed project's amount of lot coverage is consistent with the surrounding neighborhood. The chart below shows the amount of lot coverage as a percentage of the total lot area for the surrounding sites.

With the exception of 710 W Paseo del Mar, which is only developed with a 741.88-square foot garage at the rear of the property, lot coverages for the surrounding neighborhood range from 18.69% to 48.09%, consistent with the proposed project's 33.20% residential lot coverage (45.19% when the cafe is included in the lot coverage calculation).

Address	SFD or MF	Year Built	DBS Height	No. of Stories	Building Footprint ³	Lot Size ⁴	Lot Coverage		
720 W PDM	SFD	1916	17	1	2009.33	6499.011	30.92%		
730 W PDM	SFD	1921	17	1	2324.32	6510.664	35.70%		
690 W PDM	SFD	1929	18	1	2581.85	6138.44	42.06%		

³ Building footprint data gathered from NavigateLA.

⁴ Lot size data gathered from ZIMAS.

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680 W PDM	SFD	1946	13	1	1147.54	6138.402	18.69%		
710 W PDM ⁵	-	1951	12	1	741.88	6120.199	12.12%		
740 W PDM	MF	1962	33.7	3	4406.43	6510.681	67.68%		
741 W SHEPARD, 746 W PDM ⁶	MF	1989	27.8	2	7890.04	16407.62 5	48.09%		
670 W PDM	SFD + ADU	2005	26	2	4189.36	12,952.50	32.34%		
700 W PDM	SFD + ADU	2027	21	2	2038	6138.461	33.20%	45.19%	with Cafe

Response to Appeal Point 4: The appellants claim that the residential structure is incompatible with the onsite historic resource and incompliant with the Secretary of the Interior’s Standards for Rehabilitation but fail to substantiate these claims with any studies or conclusions from a qualified historian meeting the Secretary of the Interior Professional Qualifications Standards. Their claims about the relationship between the new construction and the historic resource only rise to the level of opinionated conjecture. The City’s finding that “The proposed rehabilitation has been reviewed by the Office of Historic Resources and found consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, as documented in the April 26, 2024 memorandum prepared by Historic Resources Group,” is based on the Historic Memorandum prepared by a qualified architectural historian.

Further, the appellants’ claim that the memorandum prepared by Historic Resources Group only refers to the rehabilitation of the cafe and does not refer to the new build or total project is incorrect. The memorandum refers to the total project, including the relationship between the new construction and existing historic building, many times throughout the document.

Response to Appeal Point 5: Although the operational viability of the cafe is not a required finding for the approval of the proposed project, it should be noted that the property owner is going to great lengths in order to further the rehabilitation and continued function of Walker’s Cafe. The owner/applicant is pursuing the following measures to assure the successful operation of the historic cafe:

- (1) Hiring an ADA consultant and an ABC consultant in order to inform the physical rehabilitation efforts associated with refurbishing the cafe structure in compliance with current ADA health code standards as much as possible while still maintaining internal and external elements germane to its historic designation.

⁵ 710 W Paseo del Mar only includes a 741.88-square foot garage and no associated residential floor area.

⁶ Height records for 730 Paseo del Mar, 740 Paseo del Mar, and 741 W Shepard not available through LADBS; height information gathered through NavigateLA

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- (2) Proposing the construction of a single-family residential dwelling along with an accessory dwelling unit to help support the financial feasibility of rehabilitating and operating the historic cafe.
- (3) Proposing the addition of an outdoor rear seating area as well as seating in the public right-of-way in front of the building to increase the cafe's financial operational viability.

The efforts to rehabilitate and operate Walker's Cafe are consistent with California Coastal Act provisions, specifically Section 30213, which requires that "lower-cost visitor and recreational facilities be protected, encouraged, and, where feasible, provided to ensure equitable access to the coast for all income levels."

It is also worth noting that, as a condition of the project's approval, the Zoning Administrator has specified that no expansion of the cafe's existing floor area is authorized. Therefore, the appellant's assertion that the rear seating area prevents the cafe's expansion is immaterial. A floor plan showing the proposed locations of the residential and commercial trash locations is included in the public record. Deliveries to the cafe will happen in the existing driveway along the eastern edge of the property.

Response to Appeal Point 6: As a historic use that is not expanding its floor area (based upon the definition of floor area found in LAMC Section 12.03), the cafe is not required to propose additional parking. Walker's Cafe is intended to be a small, intimate, convenient location for refreshments for local community members and visitors to the local coastal resources including Point Fermin Park. As stated above, the Land Use Plan was never codified into the Los Angeles Municipal Code and, therefore, can only be used as a guiding document, not as a set of development requirements for projects that fall within its geographic scope. The LAMC provides the basis for evaluating the project's consistency with applicable requirements and regulations and, under the provisions of the LAMC, uncovered outdoor dining areas are not considered floor area and, therefore, do not require the provision of parking associated with floor area.

The applicant team is in agreement that alcohol service be excluded from the seating proposed in the public right-of-way and that this become a condition of the project's approval.

Response to Appeal Point 7: The appellants' claim that the development lacks a front and rear yard is untrue. The front yard setback for the single-family dwelling is 40'-8" although, given the positioning of the historic structure, it is mostly occupied by the cafe and its proposed rear seating area. The single-family dwelling also observes a rear yard setback of 15 feet, as required by the applicable regulations.

The appellants also claim that emergency egress would be constrained although they provide no detailed or expert analysis to support this assertion. Based on the regulations within the California Building Code Section 1020, the minimum corridor width for most occupancies is 44 inches. For occupancy loads of less than fifty occupants, the minimum corridor width is 36 inches. The occupant load of the rear area, which is an area of 681 square feet, is 45.4

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occupants (the occupant load factor for an assembly with tables and chairs is 15 net square feet per person). Therefore, the required minimum egress pathway is 36 inches. The existing paved driveway along the east side of the property maintains a width of ten feet - more than three times the size of the egress pathway required for the outdoor seating area proposed behind the cafe.

As stated above, the historic cafe has never maintained parking associated with its use. The current owner's intent to operate it as a locally-serving location for refreshments directed toward the local community and visitors to the nearby coastal resources is consistent with Coastal Act Section 30213, which requires that "lower-cost visitor and recreational facilities be protected, encouraged, and, where feasible, provided to ensure equitable access to the coast for all income levels." Based on the cafe's small footprint and positioning in an area where visitors are already parking to visit nearby coastal resources, it is reasonable to expect that its patrons will combine their trip with a visit to Point Fermin Park, the Point Fermin Lighthouse, and/or Sunken City (which is currently closed).

The consultant team visited the area surrounding the subject site on Sunday, May 10, 2026 between 1:30pm and 3pm in order to observe the parking behavior and supply in the vicinity. Based on the consultant team's observations, the immediately surrounding streets have the capacity for a total of 157 parked vehicles in both marked and unmarked spaces. Of those 157 spaces, 122 were occupied, leaving capacity for an additional 35 vehicles during the mid-day weekend inventory (which also happened to be Mothers' Day, bringing a particularly high amount of visitors). Additional seasonal parking supply is provided in a City-owned parking lot on the northwest corner of Shepard and Gaffey Streets. A complete inventory of the parking supply surveyed on Sunday, May 10, 2026 has been submitted to the public record.

Response to Appeal Point 8: The Zoning Administrator's decision was guided by several previous decisions of the California Coastal Commission including the above-named project at 1355 W. Paseo del Mar (Application No. 5-18-0999) which is a 21-foot tall 2,328 square foot single-family home (similar in height and square footage to the proposed primary residence at the subject site); a project at 1307 W. Paseo del Mar (Application No. A-5-SNP-19-0154/5-20-0152) which is a 26-foot tall 3,548-square foot single family home with a 1,124-square foot roof deck and rear yard deck; and a project at 1305 Paseo del Mar (Application No. A-5-SNP-19-0136/5-20-0153). Furthermore, the Coastal Commission also approved a project at 670 W. Paseo del Mar (Application No. 5-03-351) which is a 26-foot tall (22.5 feet tall in the Coastal application) single-family residence with a roof deck and an accessory dwelling unit on top of a detached four-car garage. All of these projects are similar (or greater) in height and square footage to the proposed project which includes the construction of a 21-foot tall 3,523-square foot single-family home with an attached 1,070-square foot accessory dwelling unit and two roof decks (one for each proposed residence).

Response to Appeal Point 9 (Other Miscellaneous Findings): The site contains an existing 1,118-square foot garage that will be demolished in order to build the proposed new single-family dwelling and accessory dwelling unit. Based on the 1928 building permit

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application, the building was permitted as a garage. The garage has not been used as a dwelling unit and, therefore, does not require an affordable replacement dwelling unit according to the *Interim Administrative Procedures for Complying with the Mello Act in Coastal Zone Portions of the City of Los Angeles* (the Mello Act IAP).

As is stated in the project's Letter of Determination issued by the Zoning Administrator on April 1, 2026, "Pursuant to Part 2.4.2 of the Interim Administrative Procedures, developments which consist of nine or fewer Residential Units are Small New Housing Developments and are categorically exempt from the Inclusionary Residential Unit requirement. Therefore, the proposed development of two new Residential Units is found to be categorically exempt from the Inclusionary Residential Unit requirement for New Housing Developments."

Even if the garage was once used as a dwelling unit (for which there is no evidence), it certainly has not been used as a dwelling unit within the past year. According to the Mello Act IAP, "A Residential Unit shall not be classified as an Affordable Existing Residential Unit if it has been unoccupied for more than 365 consecutive days prior to the Application's filing." Therefore, the Letter of Determination's conclusion that an affordable replacement unit is not required for the proposed residential development is correct.

The project is eligible for three CEQA exemptions including: a Class 1 exemption (for modifications to existing facilities), a Class 3 exemption (for the construction of small structures), and a Class 31 exemption (for the rehabilitation and restoration of historical resources). Under CEQA Guidelines Section 15300.2., "these exemptions are considered to apply [in] all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies." Specifically, "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code."

The site is not included on any map or list compiled pursuant to Section 65962.5 of the Government Code. Furthermore, a Geotechnical Investigation was completed by Applied Soil Technology, Inc. and their findings and recommendations documented in a report dated January 5, 2024. No indications of soil contamination are documented in their report. It should be noted that there is no evidence of an inspection pit currently existing within the garage. A conclusion that the garage was used for vehicle maintenance is conjectural. Therefore, there is no evidence to support the appellants' contention that there are soil contaminants dispersed within the ground of the subject site.

Conclusion:

Given the responses above, the 700 Paseo del Mar project team requests that the Harbor Area Planning Commission affirm the findings made by the Zoning Administrator regarding Planning Case No. ZA-2023-7218-ZV-CDP-MEL-HCA and deny the appeal in its entirety.

Brian Silveira & Associates



Support For Walker' Cafe Restoration Project - 700 W. Paseo del Mar, San Pedro Case No. ZA-2023-7218-ZV-CDP-MEL-HCA

Bonnie Keilbach <capebonnie@gmail.com>

Sat, May 23, 2026 at 3:43 PM

To: apcharbor@lacity.org, monica.taimoori@lacity.org, councilmember.mcosker@lacity.org, Cecilia.Lamas@lacity.org

Dear Members of the Harbor Area Planning Commission,

I am writing in support of the currently approved Walker's Café project and respectfully urge the Harbor Area Planning Commission to deny the appeal and allow the project to move forward as approved.

Like many members of the San Pedro community, I strongly support the restoration and reopening of the historic Walker's Café. However, I also recognize the financial reality that restoring and operating a historic property of this age and condition requires a financially sustainable plan.

In my view, the currently approved proposal provides the most realistic path toward restoring Walker's Café and keeping it operational long-term.

The project thoughtfully combines:

- Restoration and preservation of the historic café
- Continued public use of Walker's Café
- Cleanup and rehabilitation of a long-vacant property
- Construction of a modest residence and ADU behind the café to help offset the significant costs associated with restoring and maintaining the property

Without the residential component, I am concerned there may not be a financially viable way to fully restore and sustain the café over time.

With the exception of one or two neighbors, the immediate neighbors appear to support the project. Allowing the property to continue languishing in its current condition only increases the likelihood of vandalism, graffiti, and other illicit activity. We already have several vacant lots in the community that attract these problems instead of contributing positively to the neighborhood.

The residents proposed for this property would serve as unofficial stewards of both the café and surrounding area by maintaining an active presence and reporting unlawful or unsafe activity.

I appreciate that the current owners have invested substantial time and resources into stabilizing, cleaning, and preserving the property while working through years of public review and City Planning oversight. From what I understand, they have listened to concerns, incorporated community feedback, and made meaningful revisions and concessions in an effort to balance historic preservation, neighborhood compatibility, and economic feasibility.

I also understand that the project has already undergone extensive review related to historic preservation, neighborhood compatibility, coastal regulations, and environmental requirements. After years of vacancy and deterioration, I believe it is time to allow this project to move forward.

Supporting the restoration of Walker's Café requires supporting a realistic plan that makes that restoration possible. In my opinion, the currently approved proposal achieves that balance.

For these reasons, I respectfully ask the Harbor Area Planning Commission to deny the appeal and uphold the approved Walker's Café project as proposed.

Thank you for your time and consideration.

Sincerely,

Bonnie Keilbach
Resident and Member
Coastal San Pedro Neighborhood Council

May 28, 2026

Harbor Area Planning Commission
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laconservancy.org

**Re: 700 West Paseo del Mar (Walker's Café)
ZA-2023-7218-ZV-CDP-MEL-HCA-1A**

Dear Harbor Area Planning Commissioners,

I am writing on behalf of the Los Angeles Conservancy regarding the development planned at 700 W. Paseo del Mar in San Pedro, directly behind Walker's Cafe (HCM #1267). We are concerned that the plans, as currently proposed, are putting the future of this landmarked legacy business at serious risk. We submitted a similar letter to the Zoning Administrator last year, but have the positions and asks of the Commission, so I am resubmitting it for your consideration.

Walker's Cafe is the oldest surviving restaurant in San Pedro and one of the oldest in all of Los Angeles. In 2022, the Conservancy supported neighborhood advocates in their designation of the property as a Historic-Cultural Monument. This designation was crucial for the preservation of the building, which was home to a beloved legacy business. Our position as well as the community's has always been consistent – we would like to see a new restaurant operator adopt the space while allowing for new construction in the rear of the property.

Unfortunately, we are concerned by the scale and siting of the proposed project. It is apparent that the desire to maximize the residential capacity of the site outweighs the focus on the needs of the commercial space. Small businesses, and restaurants in particular, have loading, refrigeration, and waste disposal needs that are sometimes in odds with adjacent residential uses. A good mixed-use development accommodates the needs and builds synergies between two different programs. This proposal does not do that.



Instead it limits and potentially forecloses business' opportunities to grow or expand and places too much emphasis on a backdoor patio that is very close to the adjacent residential balcony. It is puzzling that the project plans have even considered a rear patio at this site, where back of house uses appear more appropriate, instead of taking full advantage of the L.A. Al Fresco Ordinance and placing the outdoor dining on-street to maximize the assets of the location.

The neighborhood and supporters of Walker's Café have provided strong input on how to improve the project. We ask you to take into account the needs of the Walker's Café space to remain viable in rendering a decision. As the Zoning Administrator, you are able to impose so-called Q conditions. To protect the future of this landmarked community treasure, we ask you to, at a minimum, impose the following crucial conditions to any approval of the project:

- 1) A substantially reduced footprint for the house in the back so the cafe has enough space to operate.
- 2) A Q condition stating the historic cafe at this location must remain operational.
- 3) Finally, we ask that a building permit for the house in the back be granted only once substantial progress has been made on the restoration of the cafe.

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 member households throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Sincerely,



Andrew Salimian
Director of Advocacy





Support for Walker's Café Restoration Project

Paula Brillson <paulabrillson@gmail.com>

Fri, May 22, 2026 at 1:09 PM

To: apcharbor@lacity.org, monica.taimoori@lacity.org, councilmember.mcosker@lacity.org, Cecilia.Lamas@lacity.org

RE: Support for Walker's Café Restoration Project

[700 W. Paseo del Mar, San Pedro](#)

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

Dear members of the Harbor Area Planning Commission,

I am writing in support of the currently approved Walker's Café project and respectfully request that the Harbor Area Planning Commission deny the appeal and allow the project to move forward.

I strongly support the restoration and reopening of historic Walker's Café. However,

In my view, the currently approved proposal that includes a residential component, provides the most realistic path toward actually restoring Walker's Café and keeping it operational long-term.

The project thoughtfully combines:

- Restoration and preservation of the historic café
- Continued public use of Walker's Café
- Cleanup and rehabilitation of an empty property
- Construction of a modest residence and ADU behind the café to help offset the significant costs associated with restoring and maintaining the property

I appreciate that the current owners have invested substantial time and resources into stabilizing, cleaning, and preserving the property while working through years of public review and City Planning oversight. From what I understand, they have listened to concerns, incorporated community feedback, and made meaningful revisions and concessions to the project in an effort to balance historic preservation, neighborhood compatibility, and economic feasibility.

I also understand the project has already undergone extensive review related to historic preservation, neighborhood compatibility, coastal regulations, and environmental requirements. After years of vacancy and deterioration, I believe it is time to allow this project to move forward.

Particularly in light of the upcoming 2028 Olympics, this project will improve the aesthetics of the community and finally restore historical building which the opposers would seemingly rather maintain as an eyesore rather than to allow the community to enjoy the benefits this project proposes.

For these reasons, I respectfully ask the Harbor Area Planning Commission to deny the appeal and uphold the approved Walker's Café project as proposed.

Thank you for your time and consideration.

Sincerely,

Paula Brillson & Scott Barth

Owners & Residents

[721 W. 27th St. #2](#)

[San Pedro, CA 90731](#)

**8+ CONSTITUENTS SUBMITTED THE FOLLOWING
STATEMENT TO THE CPC@LACITY.ORG INBOX FOR THE
CITY PLANNING COMMISSION'S CONSIDERATION:**

Item 05:

ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Walker's Cafe – ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Email Message:

Dear members of the Harbor Area Planning Commission,

My name is [ADD NAME] and I have been a resident of [San Pedro OR Los Angeles -
PLEASE SPECIFY] for [X] years.

I am a loyal supporter of the currently shuttered legacy business Walker's Cafe (HCM #1267). I am writing to express my serious concern about the development planned at 700 W. Paseo del Mar, San Pedro 90731, directly behind the landmarked cafe, and to ask you to rein the project in for the benefit of the landmark's viability.

Walker's Cafe is the oldest surviving restaurant in San Pedro and one of the oldest in all of Los Angeles. Founded in 1946 by a Navy veteran and his wife, it's a vital piece of San Pedro's military history and social fabric. It was a community hub for nearly eighty years, featured in iconic LA movies like CHINATOWN, and drew fans from all over the world. It obtained landmark designation in 2022 as a result of a grassroots campaign with over three thousand supporters.

Since purchasing the property in March 2022, Prospect Group has been alarmingly unwilling to hear the community's concerns about the size of the proposed residential development and to prioritize reopening the cafe. They damaged a historic resource through extensive illegal construction and demolition, and have refused to meet with numerous interested restaurant tenants.

Over time, it has become clear that Prospect Group's first and foremost priority is to build a large house on the parcel rather

than reopen an iconic legacy business. The cafe is being completely boxed in and robbed of essential space it needs to remain a viable business.

Our priority, as a community, is not with any residential development of the site, but with Walker's Cafe resuming operations. To protect the future of this landmarked community treasure, we ask for the following crucial conditions:

- 1) A substantially reduced footprint for the house in the back so the cafe has enough space to operate.
- 2) A special planning condition, or "Q condition," stating that the historic cafe at this location must remain operational.
- 3) Finally, we ask that no building permit for the house be granted until significant progress has been made on the restoration and revival of the cafe.

This will ensure that, no matter what else happens with the parcel, generations to come will be able to enjoy a cup of coffee and a bite to eat at this iconic establishment.

Thank you for your consideration.

DAY OF HEARING SUBMISSIONS



Walker's Cafe in CHINATOWN

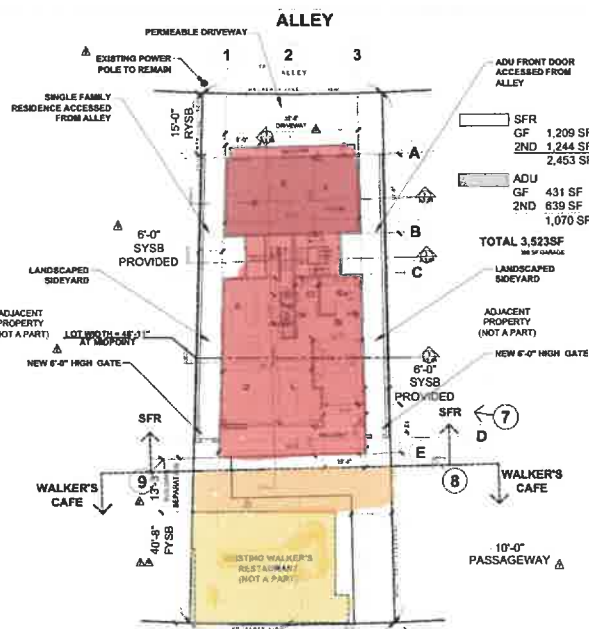


Walker's Cafe in PERRY MASON



ZA-2023-7218-ZV-CDP-MEL-HCA-1A
 Harbor Area Planning Commission
 Tuesday June 2, 2026
 Agenda Item #5

Walker's Cafe – ZA-2023-7218-ZV-CDP-MEL-HCA-1A
 Harbor Area Planning Commission meeting, Tuesday June 2, 2026
 Agenda Item #5



**RECEIVED
CITY OF LOS ANGELES**

JUN 02 2026

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**

FILE COPY

Walker's Cafe square footage: 736 sf

Space behind Walker's Cafe in current plans: 13 feet 3 inches (filled with patio seating)

House west of property (724-728 W. Paseo del Mar): 1,429 sf

House east of property (690 W. Paseo del Mar): 2,051 sf

	Date	Square footage for residential component
Plans first presented to Cultural Heritage Commission	17 August 2023	3,544 sf
Plans first presented to Coastal Neighborhood Council subcommittee	4 October 2023	
Plans first submitted to City Planning	27 October 2023	3,486 sf
Plans resubmitted to City Planning	July-November 2024	3,523 sf
Unchanged plans presented to full Coastal Neighborhood Council	8 March 2025	
Current plans	26 May 2026	3,523 sf

CAUSE FOR CONCERN: INTERESTED CAFE TENANTS PUSHED AWAY

"I was matchmaking [Prospect Group PR manager Silva Harapetian] with businesses [like], 'I can put you in touch [with] Yellow Paper Burger, like, some of the top indie burger guys and, you know, Instagram stars.' And I lined up people and **I did that outreach to Silva multiple times. And she—they still have not toured Walker's Café. I feel it was a disingenuous effort to be showing operators because they couldn't take the tour.**"

– Damian Sullivan, Coastal San Pedro Neighborhood Council meeting, 3/5/2025

Hello Team

Joshua Knight here. I was introduced to this team and CC'd because I was extremely interested in the building and is historical Presents for my cafe. I own Coffee Parlor in Long Beach. @copalb on Instagram. It's a very special building that deserves the right tenant.

After negotiations I backed off trying to lease the building. I believe the owners really want nothing to do with Walkers and are more focused on building a 2 unit apartment in the back. The 12k they are asking for in rent is more than Ridiculous for a 750 square-foot building (\$16 sq ft). The whole property has

- Joshua Knight, email to City officials, 7/18/2022

COMPARATIVE PROJECT: TRANI'S THE MAJESTIC INSIDE HARBOR HOUSE





In Support of Walker's

Adriana Martinez Wehmeyer <adrianawehmeyer@gmail.com>

Tue, Jun 2, 2026 at 1:09 PM

To: apcharbor@lacity.org, monica.taimoori@lacity.org, councilmember.mcosker@lacity.org, Cecilia.Lamas@lacity.org

Dear members of the Harbor Area Planning Commission,

As a homeowner and nine year resident of Pt. Fermin, I am writing to indicate my support for the redevelopment of Walker's Café by the Prospect Group. My husband and I lived in one of the Linkletter cottages on Shepard Street only several hundred feet from the property from 2017-2023. Over the course of those six years, we witnessed the closure of Walkers and its increasing dilapidation, accelerated by the squatters allowed to reside in the back garage for years, hoarding junk, blocking the alley with trash for even emergency vehicles to pass, verbally assaulting neighbors, and running into surrounding structures with their vehicles. We were thrilled when the property was cleaned up and sold, and excited for the progress proposed by the new owners.

I was disappointed to hear of the efforts to prevent the owners from fulfilling their intended plans to restore the café in accordance with its new historic designation while offsetting those costs by building a modest rental. The zoning is residential, making the duplex a reasonable proposition which the owners are legally entitled to build given the R1 zoning. From my understanding, what the owners are seeking community support for is to apply for a commercial zoning variance to let Walker's to reopen. The business had been grandfathered in and since that clause does not transfer with a property sale, the owners would have to obtain rezoning to enable commercial use on residentially zoned property.

But PFNC has framed the project as its reverse, as if the owners are trying to build a home on commercial property when in fact, they are trying to allow for a business to operate on residential property. As a result, people who are pro Walker's are being misinformed to believe that opposing this project prevents the single-family unit/ADU when in fact voting against this project is withholding community support for the rezoning that would enable Walker's to reopen. The housing will be allowed regardless. In my perspective, our community is fortunate that someone with the means has plans to conserve this institution, and from a business standpoint, it is realistic that additional income would be required to make this project profitable and therefore sustainable. Any developer would have to grapple with the same math.

Conversely, the new owners could decide to preserve the historical building and privatize it. Given the pushback, it would be an easier option for them to simply restore the building and not bother with the business. That alternative becomes increasingly likely without community support. The decision to deny the new owners is not representative of the majority of stakeholders or the spirit of this community. I request that you allow the owners to move forward with this project.

Sincerely,

Adriana Martinez Wehmeyer



Pro walkers cafe

Richard Wehmeyer <rhuthless@yahoo.com>
To: apcharbor@lacity.org

Tue, Jun 2, 2026 at 1:39 PM

Dear members of the Harbor Area Planning Commission,

My name is Jeremy Wehmeyer. I've lived in Coastal San Pedro for the past nine years, six of which were on Shepard Street directly behind Walker's Cafe. I am writing to lend my support for the Walker's project as is and to urge the Commission to deny the appeal and to move forward as approved.

The former owners allowed the property to be illegally inhabited by drug users who terrorized the neighborhood for years and hoarded junk in the yard and our shared alley to the point that it became a public health issue attracting vermin.

The current owners have proposed a reasonable plan to reopen the cafe in a way that would understandably allow them to recoup the costs for what would otherwise be an unsustainable business without the added income from the proposed rentals.

Most of the opposition has come from folks outside of our community who were not directly impacted by the years-long squatting and hoarding and who would not directly benefit from the new project. Pt. Fermin deserves this cafe and the wishes of its residents should be respected.

In the meantime, the property continues to sit and be repeatedly trespassed upon and defaced. This is unfair to both the new owners and the surrounding neighborhood. I strongly support the approval of this project. Your attention to this matter is greatly appreciated.

Respectfully,

Jeremy Wehmeyer

TO: Harbor Area Planning Commission
City of Los Angeles Planning Department
apcharbor@lacity.org
monica.taimoori@lacity.org
councilmember.mcosker@lacity.org
Cecilia.Lamas@lacity.org

Support for Walker's Café Restoration Project

700 W. Paseo del Mar, San Pedro
Case No. ZA-2023-7218-ZV-CDP-MEL-HCA

Dear members of the Harbor Area Planning Commission,

My name is Robert Campbell. I have been a resident of Coastal San Pedro for 25 years, and live close by to the Walker's Café location. I served as an elected member and Treasurer of the Coastal San Pedro Neighborhood Council.

I am writing in support of the currently approved Walker's Café project and respectfully urge the Harbor Area Planning Commission **to deny the appeal and allow the project to move forward as approved.**

Like many members of the San Pedro community, I strongly support the restoration and reopening of historic Walker's Café. This property was allowed to fall into a blighted condition by its previous owner. The surrounding community continues to be harmed by the selfish and hateful actions of a handful of opportunistic individuals who are attempting to obstruct the rehabilitation of this site, apparently motivated by factors that have nothing to do with the merits of this project or the interests of the neighborhood. I am STRONGLY SUPPORTIVE of the proposal by the current owners for sustainable development on this site and believe that the project is beneficial to our community and in-scale to the neighborhood. Please allow it to proceed.

In my view, the currently approved proposal provides the most realistic path toward actually restoring Walker's Café and keeping it operational long-term.

The project thoughtfully combines:

- Restoration and preservation of the historic café
- Continued public use of Walker's Café
- Cleanup and rehabilitation of an empty property
- Construction of a modest residence and ADU behind the café to help offset the significant costs associated with restoring and maintaining the property

Without the residential component, there is not a financially viable way to fully restore and sustain the café over time.

The unfortunate fact is that a small handful of people who do not represent the community or speak for most neighbors of Walkers, for reasons having nothing to do with the merits of the project, have asserted specious objections and regulatory barriers in an attempt to obstruct and delay it. It is incumbent on responsible government to avoid incentivizing this type of regulatory process abuse, and therefore we must not allow their objection or appeal to stand. The project should be allowed to proceed.

The current owners have invested substantial time and resources into stabilizing, cleaning, and preserving the property while working through years of neglect by the previous owner, as well as public review and City Planning oversight. The current owners took over a blighted site that had been left a shambles. Since purchasing it, the new owners have solicited and listened to community concerns, incorporated the feedback of neighbors (even the small number of vexatious malcontents who have tried to hold this project hostage), and made meaningful revisions and concessions to the project along the way in an effort to balance historic preservation, neighborhood compatibility, and economic feasibility.

This project has already undergone extensive review related to historic preservation, neighborhood compatibility, coastal regulations, and environmental requirements, beyond any reasonable level of review for such a property. Enough is enough. It is time to allow this project to move forward NOW!

Supporting the restoration of Walker's Café requires supporting a realistic plan to make that restoration possible. In my opinion, the currently approved proposal achieves that balance.

For these reasons, I respectfully ask the Harbor Area Planning Commission to reject the appeal and uphold the approved Walker's Café project as proposed.

Sincerely,



Robert Campbell
25+ year resident and Former Treasurer, Coastal San Pedro Neighborhood Council
rcampbell76@gmail.com



May 20, 2026

Monica Taimoori, Planning Assistant
City of Los Angeles
Office of City Planning
monica.taimoori@lacity.org

Re: Opposition to Appeal of Walker's Café, 700 Paseo del Mar, San Pedro

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

Dear Ms. Taimoori,

The San Pedro Chamber of Commerce writes in strong support of the approved plans for the renovation of the historic Walker's Café, and the construction of a single-family dwelling with an attached Accessory Dwelling Unit (ADU) at 700 Paseo del Mar, and we are in firm opposition to the appeal filed against this project. We respectfully urge the City to deny the appeal and allow this important project to move forward.

This project represents a meaningful and carefully considered investment in our community. The restoration of one of San Pedro's most treasured landmarks, combined with the creation of new housing opportunities, reflects exactly the kind of thoughtful development the neighborhood needs. The proposed 3,523-square-foot dwelling and attached ADU are appropriately scaled and compatible with the surrounding neighborhood, and fully consistent with the City's broader housing goals.

The continuation of Walker's Café's commercial restaurant use, including the return of outdoor dining and on-sale alcohol service, will enhance the visitor experience at Point Fermin and serve as a meaningful economic driver for local businesses and the broader San Pedro community. Walker's Café has long been a cherished gathering place and an enduring symbol of our maritime and coastal heritage. Its revitalization will restore the site's vibrancy and reestablish it as a welcoming destination for residents and visitors alike.

The appeal of this approval is without merit and, if successful, would delay or defeat a project that honors San Pedro's history, supports local commerce, and adds much-needed housing to our community. The Chamber strongly believes that the approvals granted are appropriate.

The San Pedro Chamber of Commerce respectfully urges the City to deny the appeal and affirm the approval of the Walker's Café project: ZA-2023-7218-ZV-CDP-MEL-HCA. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Elise Swanson".

Elise Swanson
President & CEO
San Pedro Chamber of Commerce
(310) 832-7272



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

Doug Epperhart
President
Dean Pentcheff
Vice President
Sheryl Akerblom
Treasurer

1840 S Gaffey St., Box 34 • San Pedro, CA 90731 • cspnclive@gmail.com

October 28, 2025

Monica Taimoori, Planning Assistant
Office of City Planning
monica.taimoori@lacity.org

Re: Recommending approval, with conditions, of permits for development at 700 Paseo del Mar, San Pedro, Walker's Café (HCM #1267), ZA-2023-7218-CDP-CU-CUB-MEL-HCA

Resolved, The Coastal San Pedro Neighborhood Council recommends approval of the Walker's Café portion of the application with the following conditions:

- 1) That the alcohol service area be confined to seats inside Walker's and in the area on the property behind Walker's. It's neither appropriate, nor compliant with LAMC ordinances, to have sidewalk alcohol service, also while taking over the public right of way, in a residential neighborhood across from a park frequented by families with children.
- 2) The proposed seating in back be reduced from 44 seats to 30 seats. The proposed refrigeration and dry goods pantry are small, and the current plans leave no room for expansion of these areas or the kitchen if needed. We want Walker's to succeed.

Further Resolved, Coastal San Pedro Neighborhood Council recommends approval of the housing portion of the project and strongly encourages the applicant to design a residence/ADU combination that is smaller and more in line with the character, mass, and scale of the surrounding community.

Please contact Robin Rudisill, Chair of the Coastal San Pedro Neighborhood Council Planning, Land Use & Transportation Committee, at 310-721-2343 should you have any questions related to this letter and motion.

Sincerely,

Doug Epperhart, President
On behalf of the Coastal San Pedro Neighborhood Council Board

cc:
Tim McOsker, Los Angeles City Councilmember, CD15
Councilmember.McOsker@lacity.org
Pamela Thornton, Planning Director, CD-15

pamela.thornton@lacity.org

Drew Leach, San Pedro Field Deputy, CD-15

drew.leach@lacity.org

Elise Swanson, President, San Pedro Chamber of Commerce

eswanson@sanpedrochamber.com

Elisa Paster, Managing Partner, Rand Paster Nelson

Elisa@rpnllp.com

Olivia Joncich, Senior Planner, Rand Paster Nelson

olivia@rpnllp.com

**37+ CONSTITUENTS SUBMITTED THE FOLLOWING
STATEMENT TO THE CPC@LACITY.ORG INBOX FOR THE
CITY PLANNING COMMISSION'S CONSIDERATION:**

Item 05:

ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Walker's Cafe – ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Email Message:

Dear members of the Harbor Area Planning Commission,

My name is [ADD NAME] and I have been a resident of [San Pedro OR Los Angeles - PLEASE SPECIFY] for [X] years.

I am a loyal supporter of the currently shuttered legacy business Walker's Cafe (HCM #1267). I am writing to express my serious concern about the development planned at 700 W. Paseo del Mar, San Pedro 90731, directly behind the landmarked cafe, and to ask you to rein the project in for the benefit of the landmark's viability.

Walker's Cafe is the oldest surviving restaurant in San Pedro and one of the oldest in all of Los Angeles. Founded in 1946 by a Navy veteran and his wife, it's a vital piece of San Pedro's military history and social fabric. It was a community hub for nearly eighty years, featured in iconic LA movies like CHINATOWN, and drew fans from all over the world. It obtained landmark designation in 2022 as a result of a grassroots campaign with over three thousand supporters.

Since purchasing the property in March 2022, Prospect Group has been alarmingly unwilling to hear the community's concerns about the size of the proposed residential development and to prioritize reopening the cafe. They damaged a historic resource through extensive illegal construction and demolition, and have refused to meet with numerous interested restaurant tenants.

Over time, it has become clear that Prospect Group's first and foremost priority is to build a large house on the parcel rather

than reopen an iconic legacy business. The cafe is being completely boxed in and robbed of essential space it needs to remain a viable business.

Our priority, as a community, is not with any residential development of the site, but with Walker's Cafe resuming operations. To protect the future of this landmarked community treasure, we ask for the following crucial conditions:

- 1) A substantially reduced footprint for the house in the back so the cafe has enough space to operate.
- 2) A special planning condition, or "Q condition," stating that the historic cafe at this location must remain operational.
- 3) Finally, we ask that no building permit for the house be granted until significant progress has been made on the restoration and revival of the cafe.

This will ensure that, no matter what else happens with the parcel, generations to come will be able to enjoy a cup of coffee and a bite to eat at this iconic establishment.

Thank you for your consideration.

SIAN LIN WINSHIP

May 31, 2026

Harbor Area Planning Commission

apcharbor@lacity.org; monica.taimoori@lacity.org, councilmember.mccosker@lacity.org; ceclia.Lamas@lacity.org

Re: Walker's Café – ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Dear Members of the Harbor Area Planning Commission,

As a preservation consultant and adjunct professor in Heritage Conservation at the USC School of Architecture, I urge the Commission to consider the importance of protecting the San Pedro community's heritage in city's treatment of Walker's Calfe, designated Historic Cultural Monument #1245. This is a place with a longstanding history and importance in the community as well as for those outside the San Pedro area who historically visited the cafe.

The goal of heritage conservation is not stasis; it is managed change. The Secretary of the Interior provides clear guidelines for how this change must be managed. Any change must be clearly discernable as not providing a false sense of history and it must be compatible with the protected resource. While no one on earth would ever confuse the proposed project as original to Walker's Café, the residential design fails whole heartedly on the issue of compatibility.

The most important aspect of compatibility is the size and massing of any addition. The proposed residence for the parcel completely overwhelms the designated historic resource. Not only is this visually impactful, but the café is completely being boxed-in and the essential space it needs for operations has been negatively impacted.

Anyone with eyes can see what is happening here. Despite saying all the right things initially, Prospect Group has been playing the long game on development of this parcel. They have eschewed any opportunities to return Walker's to being a viable business, and in so doing, perpetuated the deterioration of the building.

However, preservation does not rely on condition of a building. The Secretary of the Interior's Standards are clear: the building must retain integrity of location, design, setting, materials, workmanship, feeling, and association. Walker's Cafe retains all of these. The proposed project will completely compromise the integrity of setting.

Although I do not live in San Pedro, Walker's Café has always been a draw for me to the area. I am not alone. Places matter. I strongly urge the Commissioners to deny a building permit for this project until a project in compliance with the Secretary of the Interior's Standards can be designed and serious negotiations with a café tenant commence. You cannot and should not deny the existing regulations that protect a valuable community gathering place like Walker's Café.

Sian Winship

President, Society of Architectural Historians/So. Cal. Chapter
Adjunct Professor, Heritage Conservation Program, USC

PRESERVATION CONSULTANT
2146 WESTRIDGE ROAD, LOS ANGELES, CALIFORNIA 90049
TELEPHONE: (310) 560-6436 •

EMAIL: SIANWINSHIP@GMAIL.COM



TIM McOSKER
Councilmember, 15th District

June 2, 2026

Harbor Area Planning Commission
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 621
Los Angeles, CA 90012

RE: Appeal of ZA-2023-7218-ZV-CDP-MEL-HCA-1A
Walker's Café – 700 Paseo del Mar, San Pedro

Dear Commissioners:

As the representative of the 15th Council District, I submit this letter expressing my support for the Walker's Café project, conditioned upon the inclusion of protections that ensure the long-term restoration, activation, and continued operation of the historic café. Walker's Café is an important cultural touchstone in our community, and its Historic-Cultural Monument (HCM) designation carries both symbolic and practical significance for future stewardship of the site.

I respectfully submit the following comments and request the inclusion of the following conditions for consideration for the project at 700 Paseo del Mar (Walkers Café) under Case No. ZA-2023-7218-ZV-CDP-MEL-HCA-1A:

1. The property owner shall strive to operate or retain tenants who can provide continuous operation of the historic café as a restaurant consistent with its Historic Cultural Monument Designation. If the café is temporarily closed for economic or other reasons, the owners shall submit a written strategy to reopen the café to the Council District 15 Planning Director within thirty (30) days. This condition shall run with the land and bind all successors and assigns.
2. All new construction shall be designed and operated to preserve and support the function and visual integrity of the café, ensuring access for deliveries, service, and patron circulation. To facilitate the needs of future tenants, the property owner may propose minor changes to the site plan for deliveries, service, and patron circulation that shall be submitted and reviewed by the Department of City Planning and added to the case file, if approved.

We understand that compliance with both provisions above may require modifications to the footprint of the proposed residential structure. However, these conditions are essential to

Harbor Area Planning Commissioners

June 2, 2026

Page 2

maintaining the café's historic function, supporting its reactivation as a neighborhood-serving destination, and preserving the cultural integrity of this significant community landmark.

Should you have any questions, please do not hesitate to contact Pamela Thornton, Planning Director, at (213) 473-7015 or via email at pamela.thornton@lacity.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim McOSKER". The signature is fluid and cursive, with the first name "Tim" written in a larger, more prominent script than the last name "McOSKER".

TIM McOSKER

Councilmember, 15th District