

WALKER'S CAFE
700 W. Paseo del Mar
CHC-2021-10727-HCM
ENV-2021-10728-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—February 10, 2022](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2021-10727-HCM
ENV-2021-10728-CE**

HEARING DATE: March 17, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 700 W. Paseo del Mar
Council District: 15 – Buscaino
Community Plan Area: San Pedro
Land Use Designation: Low II Residential
Zoning: R1-1XL
Area Planning Commission: Harbor
Neighborhood Council: Coastal San Pedro
Legal Description: Peck’s Ocean View Tract, Block 7, Lot 15

EXPIRATION DATE: The original expiration date of April 5, 2022 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period.

Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for WALKER’S CAFE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Richard D. Brummett, Trustee
Brummett Trust
4078 Marlette Avenue
Yuba City, CA 95993

APPLICANT: Emma Rault
P.O. Box 412
San Pedro, CA 90733

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

FINDINGS

- Walker's Cafe "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as the home of a long-standing restaurant that played an important part in the social life of San Pedro.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

Walker's Cafe is a one-story commercial building located on the northeast side of Paseo del Mar, across the street from Point Fermin Park in San Pedro. The subject property was constructed in 1935 in the Spanish Colonial Revival architectural style by contractor George G. Aitkenhead as a store and residence for local businessman Felicien Landier. From 1946 until October 2021, the subject property was occupied by Walker's Café.

The subject property was purchased by husband and wife Raymond J. Walker and Bessie Mae Petersen in 1946; previously called Cuddle Café, the business was rechristened Walker's Cafe, with an expanded dining room in what was previously an attached apartment. The couple operated the restaurant together until Walker's death in 1953, after which Petersen's sister, Christine Price, stepped in to assist. Bessie Petersen established herself as a fixture of community life in San Pedro in the following decades, known for providing meals to anyone regardless of their ability to pay. The business was frequented by a diverse clientele, including dockworkers, military personnel, and bikers. Petersen retired in 1994, and died two years later; her son, Richard Brummett, and his wife, Audrey Brummett, took over the business. The café has also appeared in several films, including *Chinatown* (1974), *Gods and Monsters* (1998), and *Inherent Vice* (2014).

Rectangular in plan, the subject property is of wood-frame construction with stucco cladding and has a flat roof with a partially recessed parapet topped with clay tiles. The primary, southwest-facing elevation is asymmetrical and features a large, fixed window with faux wooden shutters and a metal security screen at the western end, the main entrance consisting of a set of partially-glazed panel doors, and several multi-lite wood-framed fixed windows. A corrugated metal awning spans the width of the façade. There is a painted, corrugated metal sign affixed to the parapet

wall on the primary elevation that reads “Walker’s Cafe”, and a projecting neon wall sign at the southwestern end of the building that includes the words “open,” “Walkers,” “burgers,” and “cold drinks.” The southeast elevation features one fixed wood window that has been boarded up; the northwest elevation has no windows. Interior features include wood wainscoting and arched openings. At the rear of the subject property is an L-shaped shed building of wood-frame construction with corrugated metal cladding and a composition-clad cross-gabled roof.

The subject property has experienced a number of alterations, including changes to the storefront in 1938; the installation of a bathroom, dressing room, and window in 1946; installation of a range roof vent and blower fan in 1952; addition of a rear storage room and installation of an aluminum awning in 1953; removal of an exterior wall and the expansion of the dining area in 1954; and the repair of fire damage in 1991.

In 2012, SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the local Historic-Cultural Monument designation program as the long-time location of Walker’s Burgers [Walker’s Cafe], a restaurant in San Pedro in continuous operation at the subject property since 1946.

DISCUSSION

Walker’s Cafe meets one of the Historic-Cultural Monument criteria: it “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as the home of a long-standing restaurant that played an important part in the social life of San Pedro.

Walker’s Cafe operated continuously in San Pedro from 1946 to 2021 under the family of founders Raymond J. Walker and Bessie Mae Petersen; Petersen herself ran the business from its establishment until 1994, when poor health forced her to retire at the age of 82. Petersen was known for her generosity, providing meals to customers regardless of their ability to pay, and giving shelter and work to homeless customers. During its long history, the restaurant attracted a loyal and diverse clientele representing a broad cross-section of San Pedro, drawn to its food, inviting atmosphere, and proximity to Point Fermin Park. The property retains many of its original features, most notably the neon sign and interior arches. Despite its closure, the subject property continues to represent 75 years of Walker’s Cafe’s role as a local cultural institution and an important part of community life in San Pedro.

While the applicant also argues that the property “is associated with the lives of historic personages important to national, state, city, or local history” for its association with owner and operator Bessie Mae Petersen, staff do not find that Petersen rises to the level of an historic personage. Though a well-known and beloved figure in the San Pedro community, Petersen did not ultimately have a significant impact on local history.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of Walker’s Cafe as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2021-10728-CE was prepared on February 11, 2022.

BACKGROUND

On December 23, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On January 20, 2022, the Cultural Heritage Commission voted to take the property under consideration. On February 10, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of April 5, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



Commission/Staff Site Inspection Photos—February 10, 2022
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COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2021-10727-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2021-10728-CE

PROJECT TITLE
Walker's Cafe

COUNCIL DISTRICT
15

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
700 West Paseo del Mar, Los Angeles, CA 90731

Map attached.

PROJECT DESCRIPTION:
Designation of Walker's Cafe as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 8 and 31
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of **Walker's Cafe** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

- None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-10727-HCM
ENV-2021-10728-CE

HEARING DATE: January 20, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 700 W. Paseo del Mar
Council District: 15 – Buscaino
Community Plan Area: San Pedro
Land Use Designation: Low II Residential
Zoning: R1-1XL
Area Planning Commission: Harbor
Neighborhood Council: Coastal San Pedro
Legal Description: Peck’s Ocean View Tract, Block 7, Lot 15

EXPIRATION DATE: The original 30-day expiration date of January 22, 2022, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

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Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for WALKER’S CAFE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Richard D. Brummett, Trustee
Brummett Trust
4078 Marlette Avenue
Yuba City, CA 95993

APPLICANT: Emma Rault
P.O. Box 412
San Pedro, CA 90733

RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Walker's Café is a one-story commercial building located on the northeast side of Paseo del Mar and across the street from Point Fermin Park in San Pedro. The property was constructed in 1935 in the Spanish Colonial Revival architectural style by contractor George G. Aitkenhead as a store and residence for local businessman Felicien Landier. From 1946 until October 2021, the subject property was occupied by Walker's Café.

The subject property was purchased by husband and wife Raymond J. Walker and Bessie Mae Petersen in 1946; previously called Cuddle Café, the business was rechristened Walker's Café, with an expanded dining room in what was previously an attached apartment. The couple operated the restaurant together until Walker's death in 1953, after which Petersen's sister, Christine Price, stepped in to assist. Bessie Petersen established herself as a fixture of community life in San Pedro in the following decades, known for providing meals to anyone regardless of their ability to pay. The business was frequented by a diverse clientele, including dockworkers, military personnel, and bikers. Petersen retired in 1994, and died two years later; her son, Richard Brummett, and his wife, Audrey Brummett, took over the business. The café has also appeared in several films, including *Chinatown* (1974), *Gods and Monsters* (1998), and *Inherent Vice* (2014).

Rectangular in plan, the subject property is of wood-frame construction with stucco cladding and has a flat roof with a partially recessed parapet topped with clay tiles. The primary, southwest-facing elevation is asymmetrical and features a large, fixed window with faux wooden shutters and a metal security screen at the western end, the main entrance consisting of a set of partially-glazed panel doors, and several multi-lite wood-framed fixed windows. A corrugated metal awning spans the width of the façade. There is a painted, corrugated metal sign affixed to the parapet wall on the primary elevation that reads "Walker's Cafe", and a projecting neon wall sign at the southwestern end of the building that includes the words "open," "Walkers," "burgers," and "cold drinks." The southeast elevation features one fixed wood window that has been boarded up; the northwest elevation has no windows. Interior features include wood wainscoting and arched openings. At the rear of the subject property is an L-shaped shed building of wood-frame construction with corrugated metal cladding and a composition-clad cross-gabled roof.

The subject property has experienced a number of alterations, including changes to the storefront in 1938; the installation of a bathroom, dressing room, and window in 1946; installation of a range roof vent and blower fan in 1952; addition of a rear storage room and installation of an aluminum awning in 1953; removal of an exterior wall and the expansion of the dining area in 1954; and the repair of fire damage in 1991.

In 2012, SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the local Historic-Cultural Monument designation program as the long-time location of Walker's Burgers [Walker's Cafe], a restaurant in San Pedro in continuous operation at the subject property since 1946.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

BACKGROUND

On December 23, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of January 22, 2022, per Los Angeles Administrative Code Section 22.171.10(e)¹ is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: 700 W. Paseo del Mar		Current name of property: <i>Historic name/</i>		<input type="checkbox"/>	
Other Associated Names: Walker's Cafe					
Street Address: 700 W. Paseo del Mar		Zip: 90731	Council District: 15		
Range of Addresses on Property: 700		Community Name: San Pedro			
Assessor Parcel Number: 7467029016	Tract: Peck's Ocean View Tract	Block: 7	Lot: 15		
Identification cont'd:					
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					
Cafe building and projecting neon blade sign					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1935	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? Other:	<input type="checkbox"/>
Architect/Designer: unknown	Contractor: George G. Aitkenhead			
Original Use: Commercial	Present Use: Commercial			
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Spanish Colonial Revival		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood <input type="checkbox"/>	Type: Select	
CLADDING	Material: Stucco, textured <input type="checkbox"/>	Material: Select	
ROOF	Type: Flat <input type="checkbox"/>	Type: Select	
	Material: Rolled asphalt <input type="checkbox"/>	Material: Clay tile, flat <input type="checkbox"/>	
WINDOWS	Type: Fixed <input type="checkbox"/>	Type: Select <input type="checkbox"/>	
	Material: Wood <input type="checkbox"/>	Material: Select	
ENTRY	Style: Centered <input type="checkbox"/>	Style: Select <input type="checkbox"/>	
DOOR	Type: Double <input type="checkbox"/>	Type: Paneled, glazed <input type="checkbox"/>	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

	See attachment.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input checked="" type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Emma Rault		Company:	
Street Address: PO Box 412		City: San Pedro	State: CA
Zip: 90733	Phone Number: 213 322 4973	Email: emmarault@gmail.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Richard D Brummett Trust		Company:	
Street Address: 4078 Marlette Ave		City: Yuba City	State: CA
Zip: 95993	Phone Number: 530 673 3373	Email:	

Nomination Preparer/Applicant's Representative

Name: Emma Rault		Company:	
Street Address: PO Box 412		City: San Pedro	State: CA
Zip: 90733	Phone Number: 213 322 4973	Email: emmarault@gmail.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Emma Rault

12/19/2021

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Applicant:

Name: Emma Rault

Street Address: PO Box 412

City: San Pedro

State: CA

Zip: 90733

Phone number: 213-322-4973

Email: emmarault@gmail.com

This application was prepared by Emma Rault with contributions from Sian Winship and input from Lori Balton, Kris Bunting, Kim Cooper, Dydia DeLyser, Kate Eggert, Fort MacArthur Museum (Stephen Nelson), Alan Hess, the Pacific Electric Railway Historical Society (Steve Crise), Paul Greenstein, Keith Nakata, the San Pedro Bay Historical Society (Mona Dallas Reddick and Doug Hansford), the San Pedro Heritage Museum (Angela Romero), Richard Schave, the Southern California Railway Museum (Darrell Calvillo), Donna Washington and Dr. Lorna Zukas.

7. WRITTEN STATEMENTS

7A. PROPOSED MONUMENT DESCRIPTION

The subject property is located at 700 W. Paseo del Mar¹ in Peck’s Ocean View Tract in the San Pedro area of the City of Los Angeles. It consists of a rectangular-shaped lot of .145 acres in a residential neighborhood. Across the street to the south is Point Fermin Park with the Point Fermin Lighthouse.² Paseo del Mar terminates into the park five parcels to the east of the subject property.

To the north, the property is adjacent to an alley. To the east and west, it is adjacent to single-family residences. The property is comprised of one, one-story rectangular Spanish Colonial Revival-style commercial building located on the property line at the south and west corner of the parcel, and one, one-story, L-shaped garage building, stretching from the east and west property line at the rear of the parcel.

The main pedestrian entrance to the commercial building is located on the south or main façade on Paseo del Mar. The property has a single-car driveway at the southeastern corner of the parcel that is currently enclosed by non-original, wrought-iron fencing.

The subject property is a one-story, 763 square-foot, wood-frame and stucco constructed commercial building, rectangular in plan, with a rolled composition-clad, flat roof with a red clay tile-clad and recessed parapet. The asymmetrical, stucco-clad south/main façade features a pair of centered wood and glass, outswing entry doors.

To the east of the entrance doors are three wooden windows: a pair of two-by-three fixed paned wooden windows and a three-by-three fixed paned wooden window. To the west of the entrance doors are a pair of two two-by-three fixed paned wooden windows and a large, single fixed-pane wooden window with faux wooden shutters added in 1954.³ A non-original tilt-up, metal security screen covers the single fixed-pane window.

A non-original shed-style, corrugated metal awning runs the length of the main façade, just above the windows at the recessed parapet. A sign, made of corrugated metal, reads “Walker’s Café” and is surface-mounted on the parapet wall.

Concrete sidewalk paving exists between the curb and the building. It contains no landscaping.

The stucco-clad west façade contains no windows. A building-mounted horizontal neon blade

¹ The address is formerly known as 4349 Pacific Avenue (Sanborn Fire Insurance Map of Los Angeles, 1867–1970, Vol. 19 [1921], Sheet 1984). The street appears to have been renamed to Paseo del Mar in 1925 (as per references in the *San Pedro News–Pilot* and the *San Pedro Daily News*). The building permit for the subject property requests a numbering change from 730 to 700 W. Paseo del Mar (City of Los Angeles, Department of Building and Safety, Building Permit #12608, dated 23 July 1935).

² The Point Fermin Light Station was added to the National Register of Historic Places and the California Register of Historical Resources in 1972, and was designated a Los Angeles Historic-Cultural Monument on September 29, 2021 (HCM No. 1237).

³ City of Los Angeles, Department of Building and Safety, Building Permit #08999, dated 28 July 1954.

sign is mounted at the southwest corner of the building. From the west façade, it reads “Walkers” in cursive script, with “BURGERS” directly beneath it, and “COLD” and “DRINKS” directly beneath that. “Walkers” is flanked by a neon arrow at the top right corner of the sign that points to the café below, and an arrow on the left.⁴ A rectangular bulb sign added to the top of the original neon sign reads “OPEN.” The sign is one-directional only, to be read while traveling east on Paseo del Mar.

The stucco-clad east façade contains a single one-over-one fixed-paned wooden window that has been boarded up. An L-shaped pole light is affixed to the east façade that illuminates a wrought-iron metal driveway fence and storage area.

The rear façade of the one-story commercial building is not visible from the public right of way.

The interior of the subject property features an arched counter/kitchen area, an arched window to the right of the counter, linoleum/vinyl asbestos tile floors, and original wooden wainscoting.

At the rear of the property, visible only from the alley running along the north end of the parcel is a one-story, L-shaped, wood frame and corrugated iron clad garage building with a composition-clad cross-gabled roof.

Only the north façade of the garage building is visible from the public right of way (an alley at the rear of the parcel). A series of four wooden doors are visible at the west end of the north façade, along with one salvaged residential door at the eastern end of the façade. Concrete and asphalt paving connects the building with the alley. A large metal, industrial-grade light fixture is affixed beneath the peak of the gabled roof.

Physical inspection of 700 W. Paseo del Mar was confined to observation from the public right of way and photographs available online. The commercial building has been closed to the public since late October 2021. Information on the garage building is also challenged by the inability to physically inspect the property.

Character-Defining Features

- Low, one-story horizontal massing
- Stucco cladding
- Stucco parapet, with flat rolled composition roof and Spanish clay tile detailing
- Double wood and glass outswing entry doors
- Arched openings on the interior
- Linoleum or vinyl asbestos tile flooring
- Building-mounted horizontal neon blade sign

⁴ Original colors of the neon are unknown, as the sign is currently inoperable. Animation or sequencing of the sign is also currently unknown.

Building Chronology/Alteration History

The construction chronology of 700 W. Paseo del Mar is complicated by a lack of documentation. Aerial photographs, Sanborn Fire Insurance Maps and historic events have been used to supplement existing permits and describe what may have been unpermitted alterations.

Before 1917	Construction of grocery store at 4349 Pacific Ave as evidenced by historic photographs. ⁵
10/26/1928	Construction of garage in rear of lot, based on building permit #30005.
Between 1926 and 1929	Addition to south façade of grocery store to sidewalk as shown in aerial photograph(s).
1929–1940	Natural landslide one block east of subject property ⁶
1933	Long Beach earthquake
7/23/1935	Construction of 14’ x 34’ building as a “store and residence,” based on building permit #12608.
5/6/1938	Changes to storefront (unspecified). Building permit #13254.
4/10/1946	Installation of WC and lavatory; moving existing lavatory 3” from present location to provide space for partition; construction of dressing room to comply with state ordinance; plastering of all partitions and patchwork; installation of window. Building permit #85455.
10/9/1952	Installation of range vent through roof and installation of blower fan. Building permit #04120.
7/6/1953	Addition of storage room with wood exterior walls and cement floor at rear of building. Building permit #06210.
8/7/1953	Installation of aluminum awning. Building permit #06445.
7/28/1954	Removal of one exterior wall and interior wall by providing post and beam; addition of 3’ x 15’ space to dining room. Building permit #08999.

⁵ No building permits are on record for the grocery store. It may be that the original building permit for the store got lost with the annexation of San Pedro into Los Angeles in 1909.

⁶ The land is still moving today, though at a much slower rate.

1/7/1991

Repair of stud wall portion of roof sheeting; replacement of skylight; electric repair; fire repair. Building permit #05126.

The site originally housed a grocery store/soda fountain opened around 1917. In a 1919 aerial photograph (Figure 44), you can clearly see the word “GROCERIES” on the east wall of the building, as well as the stepped parapet roofline on the east and west walls that is also visible in the historical photograph in Figure 48. The shape of the building and its position on the parcel are the same as in the 1921 Sanborn Fire Insurance map (Figure 46); the 1920s photograph in Figure 47 also clearly shows that the building is set back from the sidewalk.

Sometime between 1921 and 1926 there was an addition to the south façade that pushed the building envelope out to the sidewalk, and partially obscured the front façade. This addition is visible in the 1926 and 1929 aerials in Figures 49 and 50. The historical photograph in Figure 47 shows that the building had three arches supported by columns. This old façade was engulfed by the new façade, becoming part of the interior of the building.

The historical record affords no precise documentation of the changes the building endured during the early 1930s. A 1935 building permit (#12608) indicates that a 14’ x 34’ building was erected on the site. The footprint of this building is substantially smaller than that of the pre-1917 grocery store (see the Sanborn Map in Figure 57 compared with the one in Figure 46 and aerial photographs Figures 44, 49 and 50). What led the owners to reduce the size of the building is unknown; however, the nearby landslide of 1929 (with continual movement for the next decade) and/or damage from the 1933 Long Beach earthquake may explain this phenomenon. Many buildings in Long Beach suffered significant damage in the 6.4 magnitude quake. No demolition permit exists to suggest that the building was officially demolished.

Based upon historic photographs and existing conditions, it appears that the front façade of the grocery store was partially incorporated into the 1935 construction activity. The archway above the bar is from the original exterior façade of the grocery store (see comparison photographs in Figure 51).⁷ Additional, unspecified alterations to the storefront were made in 1938 (#13254).

Between 1946 and 1954, the subject property was converted into a fully-fledged café with the installation of a WC and lavatory, a dressing room and a window, along with the plastering of all partitions and patchwork (1946, building permit #85455); the installation of a range vent and blower fan (1952, permit #04120); and a storage room at the rear and an aluminum awning in 1953 (building permits #06210 and #06445). In 1954 an interior wall was removed and the eastern façade was extended forward flush with the sidewalk, adding 3’ x 15’ to the dining room

⁷ Sian Winship, email to author, 12 December 2021: “Now that I’ve seen the two historic photos, it is evident that the broad interior arch is the original exterior facade of the grocery store (see attached photo). It is a strange, flattened arch. Kind of unusual. The additions pushed out and reclaimed several feet of the property between the grocery store and the sidewalk. Note in the trolley car photo how much wider the sidewalk was then vs. now.”

(building permit #08999; see drawing on page 104).⁸ The small booth to the right of the bar visible in Figure 30 also appears to be an addition, but no permits or other records of this change are extant.

Neon Sign

The information in this section was graciously provided by Dydia DeLyser and Paul Greenstein. Dydia DeLyser is an Associate Professor of Geography at California State University, Fullerton. An expert on the history of neon signage, she serves on the board of the Museum of Neon Art. Paul Greenstein has been designing, fabricating, installing and restoring neon signs in Los Angeles for over forty years. They are the authors of the book *Neon: A Light History* (San Francisco, Giant Orange Press, 2021).

The way the neon is currently wired is more recent, with small holes for the wires to pass through. This is a mark of poor workmanship that typically happened from the 1960s onwards. However, looking closely, repair marks from where larger holes used to be can still be seen, for example between the B and U (see Figure 65). These larger holes were used for glass insulators called PK housings that connected the neon and the high-tension gas tube oil (GTO) wire located behind the sign. The craftsmanship of these repairs reveals that this is original signage dating back to 1946, when the subject property became Walker’s Café.

It also reveals that the sign appears to have been repurposed, since the position of the larger holes bears no relation to the current lettering. At the time it was not uncommon for neon signs to be leased and used by different establishments over time. The fact that the sign is one-sided and the presence of the original arrow on the left also suggest this is a reused sign. It was likely mounted on the front of a building, with the arrow pointing toward the entrance. This adds another layer of archeological significance, making the sign a palimpsest of its various lives.

At the beginning of its current life, the neon had PK housings and used large holes. Later that was changed, when the channels around the words were added (likely sometime in the 1980s; they are first seen in a 1994 photograph), along with the plexiglass covering the tubing. It appears that when the channels were put on, the original insulated PK housings were covered and they made new glass with double-back tubing. Holes were drilled into the sign’s face and GTO wire was fed through the holes to the transformer instead of being attached through the original PK housings. This was a common thing to do, as it meant the installer did not need to adhere to precise measurements (i.e. use a paper pattern) for the glass tubing to fit into the insulator.

The arrow on the right is a later addition. (A 1977 photograph of owner Bessie Mae Petersen in front of Walker’s Café shows the sign without the arrow; see Figure 59.) The rectangular

⁸ They “knocked down a partition, expanding the eating area into a room where [the previous proprietor] had lived” and “the front [was] extended forward flush with the sidewalk.” (Lanny Williams, “Pt. Fermin cafe has down-home food and atmosphere,” *San Pedro News-Pilot*, May 6 1977; Walker’s Café, San Pedro, CA, menu, n.d. Accessed via <https://foursquare.com/v/walkers-cafe/4b6f4a51f964a52086e92ce3?openPhotoId=524dc9af11d24c19b7220954> on 21 November 2021.)

“OPEN” sign is believed to be a later addition as well.⁹

Integrity of Property

700 W. Paseo del Mar property retains a high degree of integrity. For a property to be eligible for designation, it needs to retain integrity of Location, Design, Setting, Materials, Workmanship, Feeling, and Association.¹⁰ The subject property fulfills all of these criteria.

1. Location

The building at 700 W. Paseo del Mar remains in its original location. Therefore it retains integrity of location.

2. Design

700 W. Paseo del Mar’s design reflects its historic functions as a commercial grocery store and café. The 1917 building was an early example of a vernacular, pared-back Spanish Colonial Revival-style design. Over time, additions (and possibly natural disasters) contributed to its evolution as a vernacular commercial building. Elements of its original Spanish Colonial Revival-style design, including an original archway, are still visible on the interior. 700 W. Paseo del Mar exemplifies the vernacular restaurants of its time that played a significant role in LA’s social and commercial history. The original neon sign is an important feature of its design. The interior is a perfect time capsule of a 1940s café, and there have been no significant changes to the exterior since the early days of its life as Walker’s Café. Therefore, 700 W. Paseo del Mar retains sufficient elements of its original design to convey its evolution over time and its historic significance.

3. Setting

700 W. Paseo del Mar sits at the heart of the Point Fermin neighborhood of San Pedro with several other nearby historic sites in its immediate vicinity (see the map in Figure 1): Point Fermin Park, Point Fermin Lighthouse, Battery Osgood-Farley,¹¹ and the “Sunken City” landslide area.

700 W. Paseo del Mar has been closely associated with the Point Fermin area for over 80 years. It was one of the first restaurants to serve the area, and is the only one to have remained operational for over 80 years. Therefore, 700 W. Paseo del Mar retains integrity of location.

4. Materials

700 W. Paseo del Mar retains elements from both its original pared-back Spanish Colonial Revival design and its evolution as a commercial vernacular building. Spanish clay tile detailing

⁹ Dydia DeLyser and Paul Greenstein, emails to author, 14–18 December 2021.

¹⁰ SurveyLA, *Los Angeles Citywide Historic Context Statement. Context: Commercial Development/Neighborhood Commercial Development*, p. 112; SurveyLA, *Los Angeles Citywide Historic Context Statement. Context: Commercial Development/Commercial Identity*, p. 7.

¹¹ Together, Point Fermin Light Station (HCM No. 1237) and Battery Osgood-Farley (HMC No. 515) form the NRHP Point Fermin Historic District.

on the exterior and stucco cladding (both on the exterior and on the archway that now forms part of the interior) are consistent with the original building—and may be original historic fabric.¹²

700 W. Paseo del Mar retains a significant amount of its historic materials from its conversion into a commercial café. On the exterior, it retains its wood-frame windows, wooden doors, and stucco cladding. It also retains its neon sign. On the interior, it retains the original counter area, linoleum/vinyl asbestos tile flooring and wooden wainscoting, as well as the original hand-lettered menu board above the bar, chromium stools and four-door icebox. Therefore, despite some alterations, 700 W. Paseo del Mar, retains sufficient integrity of materials to convey its historic significance.

5. Workmanship

Like many commercial vernacular buildings, 700 W. Paseo del Mar was not associated with a significant architect or the subject of fine craftsmanship beyond that supplied by a standard contractor. Although 700 W. Paseo del Mar has undergone several additions over the years, it retains sufficient integrity of workmanship to convey its historic significance.

6. Feeling

As a high-integrity 1940s restaurant that has been a living, breathing part of the community for many decades, Walker’s Café is on a par with other historic restaurants such as Cole’s (LA HCM No. 104) and The Original Pantry Cafe (LA HCM No. 255) in downtown Los Angeles, Tom Bergin’s (LA HCM No. 1182) in Wilshire, and Rod’s Grill in Arcadia—places that transport present-day patrons to a different time and narrate the story of the earliest days of the city’s development and restaurant culture. As a result, 700 W. Paseo del Mar retains sufficient integrity of feeling to convey its historic significance.

7. Association

The building’s association with the Landier family harks back to the early development of Point Fermin specifically, and San Pedro/Los Angeles more broadly. The building’s association with Raymond J. Walker and Bessie Mae Petersen ties into the area’s military and blue-collar history as well as patterns of westward migration in the first half of the century, and evokes the story of the postwar development and commercial boom in Los Angeles. Bessie Mae Petersen’s role in the San Pedro community over decades further heightens the significance of the subject property. Therefore, 700 W. Paseo del Mar retains sufficient integrity of association to convey its historic significance.

Historical Analysis

In 2012, SurveyLA found Walker’s Café eligible for local designation as an individual resource under Criterion A/1/1/1.

¹² Entry of the building was not permitted for this application.

7B. STATEMENT OF SIGNIFICANCE

Periods of significance

c.1917–1937, 1946–1994

The first period of significance for 700 W. Paseo del Mar is c. 1917–1937, reflecting its original construction as one of the earliest commercial grocery stores in San Pedro, through its evolution into a café and its sale in 1937 by its original owners.

The second period of significance is 1946–1994, reflecting the year of purchase by Bessie Mae Petersen and Raymond J. Walker after World War II, through Bessie’s retirement nearly 50 years later in 1994.

As described in Section 7A, 700 W. Paseo del Mar consists of a commercial café structure on the south property line, and a garage/storage shed adjacent to the north property line. For purposes of this application, the garage/storage shed structure is a non-contributor and the following statements of significance apply directly to the commercial café.

700 W. Paseo del Mar is significant under **Criterion 1** for its association with the social, cultural and commercial history of San Pedro and Los Angeles as a whole. The building and signage at 700 W. Paseo del Mar represent multiple layers of historical and cultural significance, including early commercial development in the Point Fermin neighborhood, patterns of settlement and movement in San Pedro/Los Angeles in the first half of the 20th century, and the social fabric and commercial development of San Pedro/Los Angeles in the post-war period.

The subject property is a rare, extant example of early neighborhood commercial development in San Pedro (early grocery store and vernacular café), associated with overlapping transportation histories of Los Angeles (jitneys vs. streetcars, motorcycles), the longest continually operating café in San Pedro, and enshrined in the popular imagination as a location in the iconic Los Angeles film, *Chinatown*.

The property is also significant under **Criterion 2**, as it is associated with the lives of historic personages important to city and local history. Felicien Landier (1879–1951) contributed to San Pedro development through his role in the development of local bus transit. Owner Bessie Mae Petersen (1912–1996)¹³ owned and operated Walker’s Café for nearly fifty years, and remains an iconic figure in San Pedro.

The subject property meets the registration requirements outlined for:

- SurveyLA’s *Citywide Historic Context Statement: Commercial Development, 1859–1980*: Commercial Identity (1920–1980), Neighborhood Commercial Development, 1880–1980 (Subtheme: Restaurants, 1880–1980) and Commercial Signs, 1906–1980 (Subtheme: Projecting Blade Signs, 1906–1980)
- SurveyLA’s *Citywide Historic Context Statement: Entertainment Industry, 1908–1980*: Filming Locations Associated with the Motion Picture and Television Broadcasting Industries, 1908–1980

¹³ After Raymond J. Walker’s death she remarried Pete Petersen.

Historic Context

The following provides contextual information essential to understanding the significance of 700 W. Paseo del Mar. It includes a brief development history of San Pedro, Point Fermin, the arrival of the streetcar, the Landier family, the landslide that created Sunken City, Bessie Mae Petersen, the social significance of Walker’s Café, its place in biker culture, and its place in the popular imagination.

Historical Background of San Pedro

Located approximately 20 miles south of downtown Los Angeles on the Palos Verdes Peninsula, San Pedro’s contours along the east and south are defined by the coastline and harbor. It is the last exit off the Harbor Freeway and the southernmost community in LA. Its topography, geographic isolation and socio-economic history make it unique within the Los Angeles area and Southern California as a whole, in that it is a “neighborhood city” with multi-generational stability, ethnic communities that have remained relatively unchanged since the area’s early development, strong working-class solidarity and a fierce pride in heritage and history.¹⁴

Two events were key in shaping San Pedro’s early development: the 1888 establishment of a federal military reservation near the harbor, and the selection of San Pedro in the late 1890s as the site of the official port for the City of Los Angeles. San Pedro was incorporated as a city in 1888 and consolidated with the City of Los Angeles in 1909, following the official completion of the port.¹⁵ The employment opportunities offered by the fishing and canning industries as well as port and military activities drew a range of different immigrant communities to San Pedro in the first half of the 20th century, including, in particular, many Italian, Yugoslavian, Serb-Croatian, Scandinavian, Greek and Japanese immigrants and seasonal workers. The post-World War II period brought an influx of new residents from Latin America.¹⁶

The 1888 military reservation, which included the Mexican-era reservation, 500 Varas Square (the “Middle Reservation”), was renamed Fort MacArthur in 1914. Starting in World War I, the military presence in the area increased to include a satellite of Fort MacArthur near Paseo del Mar (called the “Upper Reservation”) and the LA-43L NIKE Missile Site at White Point.¹⁷¹⁸ (Nowadays, Fort MacArthur is part of the Los Angeles Air Force Base.)

Prior to 1940, San Pedro was also known as a Navy town. Between 1919 and 1940, it was the home of the US Navy’s Battle Force. Sixteen battleships were homeported there at various

¹⁴ SurveyLA, *Historic Resources Survey Report – San Pedro Community Plan Area*, pp. 5; “Mapping L.A. > The Harbor > San Pedro,” *Los Angeles Times*, <http://maps.latimes.com/neighborhoods/neighborhood/san-pedro/> (Accessed 10 December 2021); Mary McNamara, “Small Town, and Proud of It,” *Los Angeles Times*, 4 July 2001.

¹⁵ SurveyLA, *Historic Resources Survey Report – San Pedro Community Plan Area*, p. 6.

¹⁶ *Ibid.*, p. 8.

¹⁷ *Ibid.*, p. 6.

¹⁸ The “Middle Reservation” is on the National Register of Historic Places, as are Battery Barlow-Saxton and Battery Osgood-Farley.

periods, including all of the battleships that fought in Pearl Harbor.¹⁹ In 1934, a total of 31,286 Navy personnel manned the ships in the San Pedro Bay.²⁰ In the 1930s, 6th Street was full of Navy white hats, and the bars and hotels on Beacon Street were popular among sailors on shore leave.²¹ San Pedro’s Naval presence moved to Terminal Island during World War II and remained in use until 1997.²²

During World War II, the port was one of the main employers for the Los Angeles area, with shipyards producing vessels for the war effort, resulting in an increase in the population of San Pedro during and immediately after the war. Postwar residential expansion was accompanied by new infrastructure and commercial buildings. The population continued to grow in the 1950s, partly as a result of the increased importance of Fort MacArthur during the Cold War.²³

Since its earliest days, San Pedro has been shaped by its relationship to the port. Today it remains a predominantly working-class community with a strong union culture.²⁴ This continuity is a major factor in the community’s social cohesion. A sense of shared history is consistently defined as a key element of San Pedro’s identity.²⁵

Despite its reputation as a “city of industry,” San Pedro has been characterized from the outset by an impressive number of municipal parks. Much of this parkland was donated by leading city philanthropist and developer George Huntington Peck, Jr. The subject property faces onto one of Peck’s parks, Point Fermin Park, which he sold to the City of Los Angeles in 1923.²⁶

Historical Background of Point Fermin

Development of Point Fermin as a Seaside Destination and Streetcar Suburb

Point Fermin is a rocky, windswept promontory on the tip of the San Pedro Peninsula, at the southernmost point of Los Angeles, west of the entrance to the Port of Los Angeles. The story of Point Fermin begins with the construction of the Point Fermin Lighthouse in 1874. The Victorian, Stick-style building complex was designed by US Lighthouse Board draftsman Paul J. Pelz and comprised a lighthouse and several ancillary buildings. It is the first lighthouse in the Los Angeles area, one of the first projects of the federal government in the region and one of the

¹⁹ Naval History and Heritage Command, “Ships Present at Pearl Harbor,” 13 November 2020, <https://www.history.navy.mil/research/library/online-reading-room/title-list-alphabetically/s/ships-present-at-pearl-harbor.html>. Accessed 10 December 2021.

²⁰ Naval History and Heritage Command, “The Navy at San Pedro,” 24 August 2021, <https://www.history.navy.mil/browse-by-topic/organization-and-administration/historic-bases/san-pedro.html>. Accessed 10 December 2021.

²¹ Personal recollections of Bill Campbell in the “San Pedro Memories” Facebook group, 2 August 2021. Bill Campbell is a 91-year-old San Pedro native and retired Navy veteran who frequently shares memoir fragments on Facebook.

²² Naval History and Heritage Command, “The Navy at San Pedro,” 24 August 2021, <https://www.history.navy.mil/browse-by-topic/organization-and-administration/historic-bases/san-pedro.html>. Accessed 10 December 2021.

²³ SurveyLA, *Historic Resources Survey Report – San Pedro Community Plan Area*, p. 8.

²⁴ Ben Bergman, “Dispatch from a union town: How the ILWU created ‘the American dream’ in San Pedro,” *KPCC*, 20 February 2015, <https://archive.kpcc.org/news/2015/02/20/49950/dispatch-from-a-union-town-how-the-ilwu-created-th/>. Accessed 11 December 2021.

²⁵ Kathleen L. McGinn, “History, Structure and Practices: San Pedro Longshoremen in the Face of Change.” In Jane E. Dutton and Belle Rose Ragins (eds.), *Exploring Positive Relationships at Work: Building a Theoretical and Research Foundation*. Psychology Press, Hove, East Sussex, UK/New York, NY, 2009.

²⁶ SurveyLA, *Historic Resources Survey Report – San Pedro Community Plan Area*, p. 7.

oldest extant buildings in San Pedro.²⁷

Point Fermin remained a desolate, barren place until the early 20th century, when developer George Huntington Peck, Jr., a railroad conductor for the Southern Pacific who decided to settle in San Pedro in 1886 and began buying up large amounts of real estate,²⁸ dedicated land adjoining the lighthouse property to create Point Fermin Park in order to enhance his nearby Peck’s Ocean View subdivision. Initially known as Peck’s Park, it was the place from which he conducted sales of his nearby properties.²⁹ Peck planted trees and built a pavilion at the western end of the park (demolished in 1925) that hosted Sunday dances and roller skating and boxing events.³⁰ In 1913 a bathhouse opened, with stairways leading down to the beach below.³¹³²

Before long, the area was seeing a growing stream of visitors,³³ by 1926 “thousands of persons” were flocking to Point Fermin Park every Sunday.³⁴ Three years earlier, the City of LA had purchased the 9 acres of parkland from Peck. In subsequent years it was expanded to total around 27 acres³⁵ and took on its present form, with tree-shaded lawns, a picnic area, a bandstand, sheltered pergolas and a promenade along the edge of the palisade.³⁶ Of the various cafes and restaurants that sprouted up at Point Fermin during this early period, Walker’s is the only one to survive.³⁷

Following the attack on Pearl Harbor, the Point Fermin lighthouse was blacked out and converted by the Navy into a radar station for Naval communications and surface searching.³⁸ The nearby Battery Osgood-Farley, about one-half mile inland from the point on the Upper Reservation of Fort MacArthur, was used as a radio station and fire control switchboard room.³⁹ In July 2021, the National Register of Historic Places recognized Point Fermin’s role in the defense of the American coastline by combining these sites into the Point Fermin Historic District.⁴⁰

²⁷ National Register of Historic Places Registration Form, Point Fermin Historic District, https://ohp.parks.ca.gov/pages/1067/files/01_Point%20Fermin%20Historic%20District%20National%20Register%20Nomination%20Form.pdf. Accessed 26 November 2021.

²⁸ Sam Gnerre, “George Peck’s Tale of Two Cities,” *South Bay History*, 21 July 2009, <http://blogs.dailybreeze.com/history/2009/07/21/george-pecks-tale-of-two-cities/>. Accessed 26 November 2021.

²⁹ Joe McKinzie, *San Pedro (Images of America)*. Charleston, SC, Arcadia Press, 2005, p. 102.

³⁰ *Ibid.*, pp. 94 and 102.

³¹ “The Point Fermin bath house is now open every day...” *San Pedro News–Pilot*, 2 August 1913.

³² Joe McKinzie, *San Pedro Bay (Images of America)*. Charleston, SC, Arcadia Press, 2007, p. 14.

³³ “Just Mentioning It,” *San Pedro News–Pilot*, 20 May 1924.

³⁴ “Seek Tenders on Two Areas To Be Filled – Playgrounds Body Plan to Complete Jobs by Summer,” *San Pedro News–Pilot*, 19 November 1926.

³⁵ “Griffith Outlines History of Local Point Firmin Park,” *San Pedro News–Pilot*, 24 May 1926.

³⁶ Slobodan Dimitrov, “Point Fermin park picnic area, San Pedro,” 2001, *Calisphere*, <https://calisphere.org/item/edbd465f88833573bd70cd15768022ec/>. Accessed 12 December 2021.

³⁷ Now-gone establishments include the Cliff House Café, the Ocean Pier Café, Arcadian Gardens and Point Firmin Park Café. The Point Firmin Park Café building is still extant and houses the offices of the American Cetacean Society.

³⁸ “Lighthouse History.” *Point Fermin Lighthouse*, <http://www.pointferminlighthouse.org/history.html>. Accessed 21 November 2021 and Stephen Nelson (Director of Fort MacArthur Museum), email to author, 20 November 2021.

³⁹ “Battery Osgood-Farley,” Fort MacArthur Museum: Battery Osgood-Farley Historic Site, <http://www.ftmac.org/osgood-farley.htm>. Accessed on 18 December 2021.

⁴⁰ National Register of Historic Places Registration Form, Point Fermin Historic District, https://ohp.parks.ca.gov/pages/1067/files/01_Point%20Fermin%20Historic%20District%20National%20Register%20Nomination%20Form.pdf; “Weekly List of Actions Taken on Properties: 7/16/2021 through 7/23/2021,” *National Park Service*, <https://www.nps.gov/subjects/nationalregister/weekly-list-2021-07-23.htm>. Accessed 26 November 2021.

Development of the Streetcar

The Pacific Electric Railway Company built to San Pedro from LA in 1905 through its subsidiary, the Los Angeles Inter-Urban Railway Company (LAIU). (A competing railway line from Los Angeles to San Pedro via Gardena built by the California Pacific Railway Company had opened two years earlier.) Initially, there were three local Pacific Electric trolley lines in San Pedro, one of which ran from 6th & Palos Verdes St via 6th St down Pacific Avenue to the corner of Pacific & 14th.

In 1907, Peck paid for this line to be extended all the way down Pacific Ave to Point Fermin, thus connecting the area with the harbor and business district and making it readily accessible to the public.⁴¹ (At the time, Pacific Avenue was only paved up to 26th Street—south of that it was a dirt road.⁴²) A 1908 Pacific Electric ad encourages weekend “trolley trippers” to check out Point Fermin, “the only cliff resort on the Southern coast.”⁴³ The line ran until 1 October 1934.⁴⁴

The arrival of the trolley line not only brought visitors—it also facilitated early development of southern San Pedro, transforming what had been a rural outpost into a more developed streetcar suburb. The 1910s saw a growing interest in real estate in the Point Fermin area.⁴⁵ Its new residents, in turn, lobbied for amenities, resulting in the arrival of water, gas and sewage systems,⁴⁶ fire hydrants,⁴⁷ paved roads⁴⁸ and mail delivery.⁴⁹ By 1924, “the entire Point Firmin section [was] dotted with fine homes, flats and apartments.”⁵⁰

Historical Background on Felicien Landier and the Grocery Store at 4349 Pacific Avenue/700 Paseo del Mar

The story of 700 W. Paseo del Mar begins in the earliest days of the development of Point Fermin.

The Landier family—Felicien Alexander Landier, Alice Landier (née Delormel⁵¹) and their four children⁵²—settled in San Pedro in 1915 after arriving in Los Angeles from New Orleans six

⁴¹ Jim Walker and Mac Sebree, *Lines of Pacific Electric: Southern & Western Districts (Interurbans Special 60)*, Autumn 1975, p. 199.

⁴² “Street Improvement Is San Pedro’s Best Asset,” *San Pedro News–Pilot*, 31 August 1914.

⁴³ “This Is Moving Time,” *Los Angeles Herald*, 6 June 1908.

⁴⁴ Jim Walker and Mac Sebree, *Lines of Pacific Electric: Southern & Western Districts (Interurbans Special 60)*, Autumn 1975, p. 199.

⁴⁵ The *San Pedro Daily News* mentions real estate at Point Fermin being “unusually active” (“Notes From Point Fermin,” 25 September 1911), “a revival of interest in property in this section” (“People Flock to Point Firmin,” 1 March 1915), “[h]ome-making in the Point Firmin district is looking up” (“Dwellings at Point Firmin Are Projected,” 19 June 1916), and a “demand for homes (...) being felt (...) nowhere with more force than in the Point Firmin section” (“Demand for Homes Is Reported as Growing,” 20 July 1916.)

⁴⁶ “Improvement Association Gets Busy,” *San Pedro Daily News*, 4 April 1914.

⁴⁷ “Point Firmin Gets Fire Protection,” *San Pedro Daily News*, 13 May 1914.

⁴⁸ “Paving Costs Nine Dollars A Front Foot,” *San Pedro Daily News*, 16 May 1916; “South End of Pacific Avenue May Be Paved Before Winter,” *San Pedro Daily News*, 1 September 1916.

⁴⁹ “Point Firmin Wants Its Mail,” *San Pedro Daily News*, 20 May 1916.

⁵⁰ “Point Firmin Park,” *San Pedro News–Pilot*, 21 April 1924. A note on naming: “Fermin” is the Spanish spelling, which came to be the preferred form in the 1920s, but many earlier sources use the “Firmin,” the English spelling of the same name. (See Joe McKinzie, *San Pedro Bay (Images of America)*. Charleston, SC, Arcadia Press, 2007, p. 13)

⁵¹ C.W. Barnum, “Orleans Parish Marriages,” *LA AHGP, Louisiana History and Genealogy Project: Million Early Marriages in the Southern States*, 2014, <https://laahgp.genealogyvillage.com/LaMarriages/orleansparishmarriages17.html>. Accessed 27 November 2021.

⁵² “Felicien Alexander Landier,” *Ancestry*, <https://www.ancestry.com/family-tree/person/tree/76199800/person/302126025883/facts>. Accessed 27 November 2021.

years earlier. The son of French immigrants, Felicien Landier was a musician and had served as a bugler in the Spanish-American War.⁵³ In his earliest days in California, Felicien worked as a laundryman, jitney driver and musician. In San Pedro, he established himself in a range of different business ventures: among other things, he operated two bowling alleys and served as an agent for the French ships calling at San Pedro.⁵⁴ But above all, it was the Landiers’ role in public transit history that made them influential figures in San Pedro and beyond.

Felicien Landier started out by operating a jitney bus line to Point Fermin.⁵⁵ In 1919, he established the San Pedro Motor Bus Company, bringing together a group of independent, unregulated drivers into a single organization with established routes and schedules.⁵⁶ Felicien worked hard to conquer the local public-transit market: by 1925 he was operating the Gaffey Street, Point Fermin, Barton Hill, La Rambla and White Point lines.⁵⁷ Passengers included Fort MacArthur personnel and employees of the tuna canneries on Terminal Island.⁵⁸

Eventually, the San Pedro Motor Bus Company outcompeted the Pacific Electric, which abandoned its local streetcar lines—including the one out to Point Fermin.⁵⁹ The departure of the trolleys was the culmination of years of lobbying on Felicien Landier’s part. Through a series of newspaper ads in the 1920s, he encouraged San Pedrans to “fight for our existence and your convenience,” “protest against [the] attempt to put more money in P.E.’s pocket” and “protect San Pedro’s transportation against destruction.”⁶¹

The business remained profitable through the Great Depression and World War II. Felicien and his sons Felicien Paul (F.P.) and Robert went on to expand their transportation business to other areas, including Watts, Gardena and Torrance. Figure 14 shows a 1940s photo of one of the buses from their Watts line with the “Landier Transit” logo on the side. Robert Landier continued to manage the family business until 1971, when the Southern California Rapid Transit District took over the routes.⁶²

Felicien Landier also played a pivotal role in the development of Point Fermin through his civic engagement. As a member of the Point Firmin Improvement Association, he successfully petitioned the City of Los Angeles to purchase the park from Peck, thereby turning it into the amenity that is still available to the public today.⁶³

⁵³ Charles P. Hobbs, *The Hidden History of Transportation in Los Angeles*, The History Press, Charleston, SC, 2014.

⁵⁴ James Lee, “Beacon Flashes,” *San Pedro News-Pilot*, 11 October 1928: “...Felicien Landier probably wins without competition the title of ‘San Pedro’s jack-of-all-trades.’”

⁵⁵ The earliest reference to this service is in an ad in the *San Pedro News-Pilot* dated 4 May 1916.

⁵⁶ “Jitney Bus Owner Fights New Permit – New Motor Bus Co. Wants Permit For Palos Verdes and Carolina Streets,” *San Pedro News-Pilot*, 3 July 1919; Charles P. Hobbs, *The Hidden History of Transportation in Los Angeles*, The History Press, Charleston, SC, 2014.

⁵⁷ “Felicien Landier Reappointed As Bus Line Manager,” *San Pedro News-Pilot*, 6 August 1925.

⁵⁸ Charles P. Hobbs, *The Hidden History of Transportation in Los Angeles*, The History Press, Charleston, SC, 2014.

⁵⁹ *Ibid.*

⁶⁰ “Pacific Ave. Service To Be Debated Here,” *San Pedro News-Pilot*, 5 June 1934.

⁶¹ Advertisement, San Pedro Motor Bus Co., *San Pedro News-Pilot*, 19 February 1923; advertisement, San Pedro Motor Bus Co., *San Pedro News-Pilot*, 28 November 1921. See Figures 6 and 7.

⁶² Charles P. Hobbs, *The Hidden History of Transportation in Los Angeles*, The History Press, Charleston, SC, 2014.

⁶³ “Park Movement Started Last Night,” *San Pedro Daily News*, 20 May 1921; “Pack [sic] Park Drive Gaining Interest,” *San Pedro Daily News*, 25 May 1921; “Park Meeting,” *San Pedro Daily News*, 31 May 1921; “Park Meeting,” *San Pedro Daily News*, 11 June 1921. Peck sold the land to the City of Los Angeles in 1923 (SurveyLA, *Historic Resources Survey Report – San Pedro Community Plan Area*, p. 7).

The earliest incarnation of the subject property was a grocery store operated by the Landiers. The earliest known record of this business dates back to 1917.⁶⁴ Figure 2 shows a picture of Felicien Landier’s fleet of jitneys in front of the store, which according to the caption was run by Felicien’s wife, Alice.⁶⁵ The earliest Sanborn Fire Insurance map available for the area dates back to 1921 and identifies the building, located at what was when still known as 4349 Pacific Ave, as a store.⁶⁶⁶⁷⁶⁸ The garage at the rear of the parcel dates back to 1928.⁶⁹ It still contains an inspection pit used by the Landiers to service their vehicles.⁷⁰ The grocery store was one of the very first commercial amenities in the area; between their bus service and the streetcar terminus about a block from their house (see the map in Figure 1), the Landiers were ideally positioned to cater to the growing stream of visitors and residents.

In the early 1930s, the Landiers decided to close the grocery store, which by then had become chiefly a soda fountain, and open a café in the same location.⁷¹ They hired contractor George G. Aitkenhead to construct the new building.⁷² Aitkenhead was considered a prominent San Pedro contractor at the time; he served for a time as president of the Chamber of Commerce, and as one half of the firm Aitkenhead & Bischke⁷³ he was responsible for much of early San Pedro’s development.⁷⁴ Some of his other projects include what is now Century Motorcycles on 1640 S Pacific Ave (then the B.F. Ballinger building, home to the Al Barr, Inc. car dealership), 1803 S Patton Ave (then the home of the Halverson family), and what is now Pronto’s Mexican Restaurant on 1432 S Pacific Ave (then the San Pedro branch of the California Automobile Club).⁷⁵ The latter two are similar to the subject property in that they are single-story commercial buildings with some Spanish Colonial Revival ornamentation.

A persistent local legend links the subject property to the Pacific Electric trolley line. Many San Pedrans believe the Walker’s Café building was originally the turnaround station for the trolley line, the shed in the back was the maintenance building, and tickets were sold out of the arched

⁶⁴ “For Sale—Miscellaneous,” *San Pedro News–Pilot*, 27 October 1917.

⁶⁵ “San Pedro centennial,” *San Pedro News–Pilot*, 10 February 1988. The picture is dated to 1916 but is likely later, as the color of the east wall matches that in a 1926 aerial, but differs from that in a 1919 aerial.

⁶⁶ Sanborn Fire Insurance Map of Los Angeles, 1867–1970, Vol. 19 (1921), Sheet 1984.

⁶⁷ Prior to the 1929 landslide, Pacific Ave ran straight through San Pedro from north to south, curving westward through the area that is now Sunken City, terminating at Point Fermin. See the map in Figure 43..

⁶⁸ The Landiers bought the lot from George Peck in 1923; since the store had been in operation for several years at this point and this is the earliest known record of the property changing hands, this suggests they had been renting it previously. (Los Angeles County, CA, Deed Book 2093: 269.)

⁶⁹ City of Los Angeles, Department of Building and Safety, Building Permit #30005, dated 10/26/1928.

⁷⁰ Douglas Epperhart, email to author, 16 December 2021: “It would have been May or June 2015. We had an NC election party in the back of Walker’s and had to clean it up. At some point, the back building was opened and I took a quick look inside. I recall there being a single inspection point for working on the underside of vehicles.”

⁷¹ Paul Clinton, “San Pedro woman’s childhood memories are link to town’s past,” *Daily Breeze*, 25 September 2004.

⁷² City of Los Angeles, Department of Building and Safety, Building Permit #12608, dated 23 July 1935.

⁷³ Advertisement for Aitkenhead & Bischke, *San Pedro News–Pilot*, 23 July 1925.

⁷⁴ “Aitkenhead Has Built Ships, Houses, Cities,” *San Pedro News–Pilot*, 23 November 1929; “Builders of San Pedro,” *San Pedro News–Pilot*, 27 July 1935.

⁷⁵ “G. Aitkenhead Is Contractor – Builds Many Fine Residences and Business Blocks Here,” *San Pedro News–Pilot*, 24 October 1928; “Oakland Dealer Will Have Fine New Showrooms,” *San Pedro News–Pilot*, 20 July 1927; “New Auto Club Home Finished,” *San Pedro News–Pilot*, 13 July 1932.

window next to the bar.⁷⁶ Research reveals this story is apocryphal.⁷⁷ However, it does show that the property is closely associated in collective memory with streetcar development.

In fact, through its association with Felicien Landier, the subject property tells the story of the battle for dominance between the jitneys and the streetcars that played out across Los Angeles during the 1920s. With the arrival of paved roads and widely available automobiles, the streetcars began to wane in popularity and were eventually forced to cease operations.⁷⁸

Landslide/Sunken City

In 1929 a portion of Paseo del Mar, from just one block east of the subject property to where it connected to Pacific Ave, began to slowly move seaward in a phenomenon geologists call a “slump,” spurring the evacuation of this area of exclusive seaside bungalows that George Peck had begun to develop years earlier.⁷⁹ The land continued to move through the following decade. Most of the homes were relocated; a 1940 alteration permit for relocation of a dwelling at 565 Paseo del Mar to 728 Paseo del Mar states, “THIS IS EMERGENCY AS THIS BUILDING IS SLOWLY MOVEING TOWARD THE OCEAN.”⁸⁰ By the 1940s, over six acres had suffered major land movement.⁸¹ The slide displaced houses, commercial buildings, streets and part of Point Fermin Park.⁸²

The area is now referred to as “Sunken City.” Fragments of roads, sidewalks and housing foundations remain and have been covered in graffiti over time. Though the area has been fenced off since the 1980s due to public safety concerns, it continues to draw visitors from all over the world.

The landslide irrevocably altered the character of the area, effectively changing Paseo del Mar from a continuous street into a cul-de-sac. While there are no known records that explain the Landiers’ decision to replace the previous building with the subject property in 1935, it may be that structural integrity issues resulting from the land movement over the 1930s played a role. The March 1933 Long Beach earthquake, which caused significant damage in San Pedro, may

⁷⁶ Phone conversation with Angela Romero, local historian and founder of the San Pedro Heritage Museum, on 15 November 2021; comment by Eric Apodaca on change.org petition, 23 November 2021, <https://www.change.org/p/save-walker-s-cafe/c> (Accessed 28 November 2021); Sam Gnerre, “San Pedro’s Walker’s Cafe continues to thrive after 71 years,” *South Bay History*, 7 April 2021, <http://blogs.dailybreeze.com/history/2017/04/07/san-pedros-walkers-cafe-continues-to-thrive-after-71-years/> (Accessed 28 November 2021).

⁷⁷ First of all, the trolley line had already stopped running by the time the current building was completed. Darrell Calvillo, archivist at the Southern California Railway Museum, believes that since it was a local service, any structure that may have existed would have been similar to a modern bus stop (email to author, 9 November 2021). It also seems highly unlikely given the building’s link with the Landiers, whose bus service was in direct competition with the trolley. And most importantly, there are no deeds or other official records that point to any sort of link between the property and the Pacific Electric Railway Company.

⁷⁸ Phone conversation with Darrell Calvillo, archivist at the Southern California Railway Museum, 16 December 2021.

⁷⁹ Sam Gnerre, “San Pedro’s Sunken City began with shifting earth in 1929,” *South Bay History*, 15 September 2018, <http://blogs.dailybreeze.com/history/2018/09/15/san-pedros-sunken-city-began-with-shifting-earth-in-1929/>; Beatrice Verhoeven, “The Sunken City: San Pedro’s Atlantis,” *Portraits of LA*, 2014, <https://portraitsofla.ascjweb.com/2014/arts-culture/bverhoeven/>. Accessed 12 December 2021.

⁸⁰ City of Los Angeles, Department of Building and Safety, Building Permit #LA17999, dated 5/8/1940.

⁸¹ Joe McKinzie, *San Pedro (Images of America)*. Charleston, SC, Arcadia Press, 2005, p. 8.

⁸² Sam Gnerre, “San Pedro’s Sunken City began with shifting earth in 1929,” *South Bay History*, 15 September 2018, <http://blogs.dailybreeze.com/history/2018/09/15/san-pedros-sunken-city-began-with-shifting-earth-in-1929/>; “San Pedro Timeline,” *San Pedro High School: Class of 1973 Reunion*, 2018, https://sphs73reunion.org/webpages/sptimeline1897_1946.html. Accessed 12 December 2021.

have been a factor as well.⁸³

Historical Background on the Development of Walker’s Café

The maritime history of San Pedro and Los Angeles, the military history of San Pedro and Los Angeles, and San Pedro’s historic role as a seaside destination all come together at Point Fermin. As this section will go on to demonstrate, Walker’s Café is inextricably bound up with these histories, and its origin story and clientele exemplify this convergence of different threads of local history.

Bessie Mae Petersen was born Bessie Mae Logan in Pauls Valley, Oklahoma in 1912,⁸⁴ one of eleven children.⁸⁵ She grew up on a farm, baling hay and chopping and picking cotton until the Logan family headed West during the Depression with only \$60 to their name.⁸⁶ She worked as a car hop,⁸⁷ in a San Jose fruit cannery and as a maid in a doctor’s home. In 1933 she arrived in San Pedro, where by her own account she waited tables all over town.⁸⁸

In 1942 she met Raymond J. Walker, a Chief Signalman in the Navy. Born in 1905 in East St. Louis, Illinois as the son of a US Marine Corps sergeant, Walker enlisted in the Navy as soon as he reached legal age and came to be stationed on the USS Tennessee, homeported in San Pedro. During the war, he was posted at the Harbor Entrance Command Post (HECP) at Fort MacArthur and on Santa Barbara Island.⁸⁹ HECP was located at the Upper Reservation (part of the NRHP Point Firmin Historic District) in a tower now gone across from Angel’s Gate Park HQ, and was used to clear ships for entering the harbor.⁹⁰

After he retired from the Navy, the couple bought the subject property in 1946 from John Lampo, whom the Landiers had sold it to not long after its construction.⁹¹ At the time it was a bar called Cuddle Café run by James W. Gould. Bessie and Raymond converted the combination storeroom/apartment into a dining room, and Walker’s Café was born.

Raymond cooked and Bessie waited tables. The couple worked and sometimes slept at the café, building it up until it became a community mainstay.⁹² “We had 50 dollars to buy supplies with before we opened the doors. This place has been put together piece by piece,” Petersen said.⁹³

⁸³ All of the school buildings in San Pedro were damaged, with classes being held in tents or temporary bungalows in the aftermath. The high school building had to be replaced in its entirety, and the trim and cornice work of many early San Pedro buildings was removed for public safety. (Joe McKinzie, *San Pedro (Images of America)*. Charleston, SC, Arcadia Press, 2005, p. 8)

⁸⁴ “Petersen, owner of legendary Walker’s Cafe, dies,” *San Pedro News-Pilot*, 10 December 1996.

⁸⁵ Lanny Williams, “Pt. Fermin cafe has down-home food and atmosphere,” *San Pedro News-Pilot*, May 6 1977.

⁸⁶ “Petersen, owner of legendary Walker’s Cafe, dies,” *San Pedro News-Pilot*, 10 December 1996; Caroline Brady, “Check please – Walker’s Cafe readies for goodbye toast,” *Daily Breeze*, 4 August 1994.

⁸⁷ Edvins Beitiks, “Behind the bar waits one tough little old lady,” *The San Francisco Examiner*, 24 January 1987.

⁸⁸ Lanny Williams, “Pt. Fermin cafe has down-home food and atmosphere,” *San Pedro News-Pilot*, May 6 1977.

⁸⁹ Official Military Personnel Files, Raymond J. Walker, CSM, US Navy, National Archives and Records Administration at St. Louis.

⁹⁰ Stephen Nelson (Director of Fort MacArthur Museum), email to author, 12 December 2021.

⁹¹ Los Angeles County, CA, Deed Book 22949: 269; Los Angeles County, CA, Deed Book 15108: 104.

⁹² Walker’s Café. San Pedro, CA. Menu. N.d. Accessed via <https://foursquare.com/v/walkers-cafe/4b6f4a51f964a52086e92ce3?openPhotoId=524dc9af11d24c19b7220954> on 21 November 2021; Lanny Williams, “Pt. Fermin cafe has down-home food and atmosphere,” *San Pedro News-Pilot*, May 6 1977; “Watch Lost,” *San Pedro News-Pilot*, 2 October 1939; “Cuddle Café,” *San Pedro News-Pilot*, 14 February 1944. “Petersen, owner of legendary Walker’s Cafe, dies,” *San Pedro News-Pilot*, 10 December 1996.

⁹³ Jim McGregor, “Walker’s Café more than a place to eat,” *San Pedro News-Pilot*, 13 February 1980.

Those fixtures are all still there: from the original menu board, chromium stools and the four-door icebox Bessie bought when they first opened to the fragile porcelain figurines that she collected, showcased in custom-made display cabinets.⁹⁴

The business’ rise to success evidences the postwar boom in Los Angeles, while its proprietors—a Navy veteran and a Dust Bowl migrant—represent changing demographics and patterns of settlement in the first half of the 20th century, as well as San Pedro’s military and blue-collar history.

In 1953, Raymond Walker died in a car accident.⁹⁵ Bessie’s sister, Christine P. Price, came down from San Francisco to help her run the café, heading up the kitchen. Walker’s became known in particular for its clam chowder, as well as for “Bessie’s World Famous BTLA” developed by Petersen’s friend Frances Teague and the “Bessie Burger.”⁹⁶ Walker’s was a family business through and through: the soups, cakes, pies and potatoes were made from scratch by their mother, Lena Logan (née Smart), before she became too old.⁹⁷

Bessie Mae Petersen grew to be a pillar of the local community. Various newspaper profiles over the years describe her as the “grande dame of Point Fermin Park,” a surrogate grandma and “the most loved person in San Pedro.”⁹⁸ “Bessie did much good in that community and assisted many people,” said Dr. Lorna Zukas, a sociologist who spent a full year in the 1980s studying the anthropological microcosm of Walker’s Café as her Master’s thesis project.⁹⁹

Zukas chose Walker’s Café as the subject of her research to explore her interest in how communities are formed; the project also allowed her to explore her burgeoning interest in feminism. Many decades later, she still vividly recalls Bessie’s commitment to making an impact in the community: “Bessie’s sister said something (...) to me one day about why Bessie was always willing to help someone. I don’t remember her exact words, but it was about ‘sometimes people just need a little help to help themselves.’”¹⁰⁰

Petersen was among the many Oklahomans who migrated West during the Great Depression; her own experiences of hardship translated into a generosity that became legendary. “Bessie would never turn anyone away. If they were hungry, she’d feed them. (...) Sometimes they’d peel a potato or two to pay her back, but she never worried about the money,” said Petersen’s longtime neighbor and friend Inez Peck.¹⁰¹ When customers got in trouble, Petersen would often put up

⁹⁴ Paul Clinton, “Colorful patrons have kept Walker’s Café at Point Fermin rolling since the 1930s,” *Daily Breeze*, 23 April 2005; Charles Hillinger, “It’s still 1994 inside Bessie Walker’s café,” *Los Angeles Times*, 31 May 1978; Josh Grossberg, “Camaraderie a la carte – Walker’s old-time café,” *Daily Breeze*, 8 April 2002.

⁹⁵ “Crashes Into Truck, Driver Found Dead,” *Long Beach Independent*, 15 January 1953.

⁹⁶ Lanny Williams, “Pt. Fermin cafe has down-home food and atmosphere,” *San Pedro News–Pilot*, May 6 1977; Paul Clinton, “Colorful patrons have kept Walker’s Café at Point Fermin rolling since the 1930s,” *Daily Breeze*, 23 April 2005.

⁹⁷ Lanny Williams, “Pt. Fermin cafe has down-home food and atmosphere,” *San Pedro News–Pilot*, May 6 1977; Lena J. Logan obituary, *San Pedro News–Pilot*, 25 July 1978.

⁹⁸ Jim McGregor, “Walker’s Café more than a place to eat,” *San Pedro News–Pilot*, 13 February 1980; Caroline Brady, “Last call at Walker’s – Longtime customers pay tribute,” *San Pedro News–Pilot*, 8 August 1994.

⁹⁹ Dr. Lorna Zukas, email to author, 2 November 2021.

¹⁰⁰ Dr. Lorna Zukas, email to author, 19 December 2021.

¹⁰¹ Caroline Brady, “Last call at Walker’s – Longtime customers pay tribute,” *San Pedro News–Pilot*, 8 August 1994.

their bail money.¹⁰² The murals of cartoon characters that adorn the inside of the café were painted by a homeless merchant seaman to whom Petersen gave shelter at Walker’s for months so he could get back on his feet.¹⁰³

This ethos of charity is reminiscent of another historic LA restaurant: Clifton’s Cafeteria. Like Petersen, Clifton’s namesake and founder Clifford Clinton would not let his patrons go hungry: the back of the checks they received were famously printed with the words “Regardless of the amount of this check, our cashier will cheerfully accept whatever you wish to pay—or you may dine free.”¹⁰⁴

Petersen ran Walker’s Café for almost fifty years. In 1994, at age 82, she was forced to retire due to health issues. “Bessie can’t work anymore,” her sister Christine said. “She can’t drive, and she has a hard time standing. She’s got a bad heart and has had four or five strokes.”¹⁰⁵ A massive goodbye party drew hundreds of devoted longtime customers.¹⁰⁶

Though it briefly looked as though Petersen’s retirement marked the end of the Walker’s saga, at this event her son, Richard Brummett, announced that he would keep carrying the Walker’s torch.¹⁰⁷ In 1996, Bessie Mae Petersen died.¹⁰⁸ Following her death, ownership of the café was formally transferred to Richard Brummett and Audrey Brummett, his wife.¹⁰⁹ Taking over for Bessie Mae Petersen, Richard and Audrey Brummett carried on Walker’s proud tradition as a community mainstay, welcoming to all: “Seamen, longshoremen, doctors,” Audrey Brummett said in a 2005 article. “They all come in here. I treat them all the same.”¹¹⁰

The Social and Commercial Significance of Walker’s Café

The extensive media coverage on Walker’s Café over the years has consistently remarked upon its importance to the San Pedro community. The café’s clientele is a microcosm of San Pedro social and economic life, with merchant marines, longshoremen, stevedores, fishermen and military families stationed at Fort MacArthur.¹¹¹ In a 2005 article, a longtime regular remembers soldiers from Fort MacArthur shooing him away from the bar area when he was a child.¹¹²

At Walker’s, all these different subcommunities come together. Its long-standing policy of hospitality and acceptance made it a powerful stabilizing force in San Pedro’s social fabric: “At Walker’s Cafe, it is a safe bet that when a stranger visits he will have a few friends before he

¹⁰² Edvins Beitiks, “Behind the bar waits one tough little old lady,” *The San Francisco Examiner*, 24 January 1987; Lorna L. Lueker (married name: Zukas), *Walker’s World* [Unpublished Master’s thesis]. California State University Dominguez Hills, 1985, p. 70.

¹⁰³ Caroline Brady, “Last call at Walker’s – Longtime customers pay tribute,” *San Pedro News–Pilot*, 8 August 1994.

¹⁰⁴ Robert Petersen, “Clifford Clinton: The Man and His Cafeteria Shaped Food and Politics in L.A.,” *KCET*, 14 September 2015, <https://www.kcet.org/shows/departures/clifford-clinton-the-man-and-his-cafeteria-shaped-food-and-politics-in-la> (Accessed 10 December 2021).

¹⁰⁵ Caroline Brady, “Check please – Walker’s Cafe readies for goodbye toast,” *Daily Breeze*, 4 August 1994.

¹⁰⁶ Caroline Brady, “Last call at Walker’s – Longtime customers pay tribute,” *San Pedro News–Pilot*, 8 August 1994.

¹⁰⁷ *Ibid.*

¹⁰⁸ “Petersen, owner of legendary Walker’s Cafe, dies,” *San Pedro News–Pilot*, 10 December 1996.

¹⁰⁹ Trust Transfer Deed, Los Angeles County, CA, document no. 98 – 584673.

¹¹⁰ Paul Clinton, “Colorful patrons have kept Walker’s Café at Point Fermin rolling since the 1930s,” *Daily Breeze*, 23 April 2005.

¹¹¹ Josh Grossberg, “Camaraderie a la carte – Walker’s old-time café,” *Daily Breeze*, 8 April 2002.

¹¹² Paul Clinton, “Colorful patrons have kept Walker’s Café at Point Fermin rolling since the 1930s,” *Daily Breeze*, 23 April 2005.

leaves.”¹¹³ Like Clifford Clinton, Petersen was guided by a moral compass that transcended the paradigms of her generation. When Clinton’s policy of service to customers of all races led to complaints, he responded, “It is our duty to serve all who enter our doors.”¹¹⁴ In a 1985 interview, Petersen shared a similar work philosophy: “What I do is treat people right no matter what color they are.”¹¹⁵

Due in part to the spirit of hospitality that has been a part of its origin story from the outset, the café developed a reputation for being “more than a place to eat”.¹¹⁶

*One could say that Walker’s Café is used as a personal retreat by the members of the group. The café is seen by its group not as a public café, but rather as a second home or a home base (Cavan, 1970: 212). Mail often comes to the café for various members of this group and on a regular basis for at least two persons. The pay phone out in front of the café is used more for incoming calls than outgoing ones. People will call or come by to leave messages, knowing that sooner or later a particular individual will show up at the café and receive the message. Alan says, “Walker’s is a second home for me, I spend more time here than I do at my place.” (...) The people of Walker’s World change over the years, but not the sense of community found within. The ecological setting which makes up Walker’s World has over the years provided in various ways a harbor or a safe place for all those who have felt the need.*¹¹⁷

Many people have frequented the café since they were children and gone on to take their own children and grandchildren there.¹¹⁸ This multigenerational aspect was apparent as early as the 1980s: “The longevity of Walker’s has made it an institution for those who are familiar with the café. For those Walkerites who came to the café as children it seems only natural that they continue to hang out there now.”¹¹⁹ The fact that Walker’s Café has remained largely unchanged since its earliest days contributes to this sense of continuity.¹²⁰

Walker’s is both considered an iconic San Pedro hallmark and a significant site for its association with the Point Fermin neighborhood. For San Pedrans, Walker’s is “as indelible a part of the Point Fermin landscape as the landslide or Point Fermin Park.”¹²¹

Walker’s Café and Biker Culture

¹¹³ Jim McGregor, “Walker’s Café more than a place to eat,” *San Pedro News–Pilot*, 13 February 1980.

¹¹⁴ Robert Petersen, “Clifford Clinton: The Man and His Cafeteria Shaped Food and Politics in L.A.,” *KCET*, 14 September 2015, <https://www.kcet.org/shows/departures/clifford-clinton-the-man-and-his-cafeteria-shaped-food-and-politics-in-la> (Accessed 10 December 2021).

¹¹⁵ John Bogert, “Slice of Americana at Walker’s Café,” *Daily Breeze*, 13 August 1985.

¹¹⁶ Jim McGregor, “Walker’s Café more than a place to eat,” *San Pedro News–Pilot*, 13 February 1980.

¹¹⁷ Lorna L. Lueker (married name: Zukas), *Walker’s World* [Unpublished Master’s thesis]. California State University Dominguez Hills, 1985, p. 98-99.

¹¹⁸ Caroline Brady, “Last call at Walker’s – Longtime customers pay tribute,” *San Pedro News–Pilot*, 8 August 1994; Paul Clinton, “Colorful patrons have kept Walker’s Café at Point Fermin rolling since the 1930s,” *Daily Breeze*, 23 April 2005.

¹¹⁹ Lorna L. Lueker (married name: Zukas), *Walker’s World* [Unpublished Master’s thesis]. California State University Dominguez Hills, 1985, p. 91.

¹²⁰ John Bogert, “Slice of Americana at Walker’s Café,” *Daily Breeze*, 13 August 1985; Jennie Douglas, “Good, hearty food at a cozy café,” *Daily Breeze*, 17 April 1998.

¹²¹ Paul Clinton, “Colorful patrons have kept Walker’s Café at Point Fermin rolling since the 1930s,” *Daily Breeze*, 23 April 2005.

Historically, Walker’s Café has also been popular with motorcycle riders cruising along the coast, offering them a scenic destination on their long travels.¹²² The beginning of Walker’s coincided with the rise of biker culture in the American West in the aftermath of World War II. Motorcycle racing had taken off in Los Angeles in the early 20th century, with board-track races being held at the Los Angeles Motordrome in Playa del Rey and the Beverly Hills Speedway.¹²³ But it was after the Second World War that motorcycling became widely popular, and a confluence of factors—climate, topography, infrastructure and sociocultural developments—made Los Angeles the heart of the motorcycle scene.¹²⁴

The Dust Bowl migrations of the 1930s (of which Bessie Mae Petersen formed a part) had already made the Los Angeles basin something of a gathering place for the displaced. After the war, traumatized and disenfranchised men returning from the service found freedom in riding and kinship in motorcycle clubs.¹²⁵ Motorcycles became synonymous with counterculture, a notion cemented by Hollywood with the iconic 1953 movie *The Wild One*.¹²⁶ As a popular stopover, Walker’s Café gained a reputation for being friendly to bikers, similar to other historic roadside establishments such as Cook’s Corner in Orange County (a 1946 mess hall-turned-tavern) and Neptune’s Net in Malibu (which dates back to 1956).¹²⁷ This is yet another way in which Walker’s is emblematic of post-war trends in Los Angeles. From the jitneys to the motorcycles, Walker’s embodies the ongoing story of motorized mobility in Los Angeles.

Walker’s Café in the Popular Imagination

The subject property’s use as a filming location lends an additional dimension to its significance as a physical repository of cultural experiences. According to SurveyLA, filming locations have played an influential role in shaping the public’s perception of Southern California and defining Los Angeles’ character and identity.¹²⁸ The use of real-life environments helped to create a feeling of authenticity on the screen, while Los Angeles’ portrayal on the screen spurred migration and boosted the city’s economy, population and tourism.¹²⁹

Over the years, the café’s authentic period features have made it a popular filming location. Its silver-screen track record includes the classic film *Chinatown*, which also featured LA icons

¹²² Lisa Plendl, “Born to be Wild – Legends of hard-core bikers,” *Daily Breeze*, 9 December 1990.

¹²³ Sam Gnerre, “Los Angeles Motordrome,” *South Bay History*, 12 January 2011, <http://blogs.dailybreeze.com/history/2011/01/12/los-angeles-motordrome/>; “Beverly Hills Speedway,” *Speedway and Road Race History*, n.d., <http://www.speedwayandroadracehistory.com/beverly-hills-speedway.html>. Accessed 12 December 2021.

¹²⁴ Dexter Ford, “Even now, the great escape,” *Los Angeles Times*, 21 June 2006.

¹²⁵ Brock Yates, *Outlaw Machine: Harley-Davidson and the Search for the American Soul*, Boston/New York/London: Little, Brown and Company, 1999.

¹²⁶ Tony Tekaroniaka Evans, “How Returning WWII Vets Helped Establish America’s Biker Clubs,” *History*, 22 July 2021, <https://www.history.com/news/motorcycle-gangs-origins-wwii-veterans>. Accessed 12 December 2021.

¹²⁷ Daniel Yi, “A New Look for ’30s-Era Bikers Bar?” *Los Angeles Times*, 14 February 2005; Farley Elliott, “Neptune’s Net Is LA’s Picture-Perfect Beachside Café,” 29 August 2019, *Eater*, <https://la.eater.com/2019/8/29/20837238/neptunes-net-malibu-seafood-restaurant-63-years-photos-food-inside-beach>. Accessed 12 December 2021.

¹²⁸ SurveyLA, *Los Angeles Citywide Historic Context Statement. Context: Entertainment Industry, 1908–1980. Theme: Filming Locations Associated with the Motion Picture and Television Broadcasting Industries, 1908–1980*, p. 32.

¹²⁹ *Ibid.*, pp. 2 and 13.

such as the Pacific Dining Car and Echo Park Lake.¹³⁰ *Chinatown* won four Golden Globes, including for Best Picture (Drama); it was nominated for eleven Oscars, winning Best Screenplay, while the American Film Institute places it second among its top ten mystery films.¹³¹

SurveyLA’s criteria for significant filming locations include their having been featured in a significant motion picture or television production.¹³² Discussing the significance of filming locations in the *Save As* podcast, Jonathan Kaplan suggests the Library of Congress’ National Film Registry and the American Film Institute’s lists of the 100 greatest American films as possible benchmarks for designation.¹³³ *Chinatown* is included on both.¹³⁴

Among the defining features for significant filming locations, SurveyLA also lists those resources which “have served as a location for the filming and/or production of multiple motion pictures and/or television shows over time such that the location has become iconic.”¹³⁵ Walker’s Café has featured in dozens of productions over the years. Other significant examples besides *Chinatown* include *Inherent Vice*, *Gods and Monsters* and HBO’s *Perry Mason* prequel. Notably, these are all stories that are set in Los Angeles and are considered among the most iconic portrayals of the city on the screen. *TimeOut*’s list of the “best Los Angeles movies of all time” lists *Chinatown* as #1 and *Inherent Vice* as #21; the noir LA of *Perry Mason*, too, is a key part of the city’s mythology.¹³⁶

The café’s use in these in movies speaks to its ability to convey an aspect of LA’s history as an iconic example of a 1930s/1940s vernacular restaurant.

In the *Save As* podcast episode mentioned above, Trudi Sandmeier, director of USC’s Heritage Conservation Program, comments on the way the way the lines between fiction and reality are blurred in Los Angeles, where places take on a dual identity as real sites and their fictional counterparts.¹³⁷ At Walker’s, the two have frequently intersected. “I was living on the point when the cast was eating there during the filming of *Chinatown*,” one customer recalls. “It stayed open for the locals to go get something to eat. [Bessie and Christine] were always looking out for

¹³⁰ Adrian Glick Kudler, “The ultimate ‘Chinatown’ filming location map of Los Angeles,” *Curbed*, 18 June 2020, <https://la.curbed.com/maps/chinatown-filming-location-map>. Accessed 19 December 2021.

¹³¹ “*Chinatown* (1974 film),” 14 December 2021, in *Wikipedia*, [https://en.wikipedia.org/wiki/Chinatown_\(1974_film\)](https://en.wikipedia.org/wiki/Chinatown_(1974_film)). Accessed 19 December 2021.

¹³² SurveyLA, *Los Angeles Citywide Historic Context Statement. Context: Entertainment Industry, 1908–1980. Theme: Filming Locations Associated with the Motion Picture and Television Broadcasting Industries, 1908–1980*, p. 31.

¹³³ “Fictional History: Recognizing Film and TV Locations.” USC Master of Heritage Conservation Program, *Save As: NextGen Heritage Conservation*, 4 November 2021.

¹³⁴ “Complete National Film Registry Listing,” *Library of Congress*, <https://www.loc.gov/programs/national-film-preservation-board/film-registry/complete-national-film-registry-listing/>; “AFI’s 100 Years... 100 Movies: The 100 Greatest American Movies of All Time,” *American Film Institute*, <https://www.afi.com/afis-100-years-100-movies>. Accessed 15 December 2021.

¹³⁵ SurveyLA, *Los Angeles Citywide Historic Context Statement. Context: Entertainment Industry, 1908–1980. Theme: Filming Locations Associated with the Motion Picture and Television Broadcasting Industries, 1908–1980*, p. 31.

¹³⁶ Keith Uhlich et al., “The best Los Angeles movies of all time,” *TimeOut*, 8 December 2021, <https://www.timeout.com/film/los-angeles-movies-57-films-that-best-capture-la>; Whitney Friedlander, “On HBO’s *Perry Mason*, Showtime’s *Penny Dreadful*, and the Allure of 1930s Los Angeles,” *Paste*, 22 June 2020, <https://www.pastemagazine.com/tv/hbo-showtime/perry-mason-penny-dreadful-los-angeles-1930s/>. Accessed 17 December 2021.

¹³⁷ “Fictional History: Recognizing Film and TV Locations.” USC Master of Heritage Conservation Program, *Save As: NextGen Heritage Conservation*, 4 November 2021.

the locals. I was in there after my shift at Todd’s Shipyard and Jack Nicholson was in the table next to me. He told me they were filming a movie called Chinatown: ‘it’s going to be really a good one.’ He was right!”¹³⁸

A selection of the movies the café has featured in is presented in Appendix 5. Walker’s Café has also ‘played itself’ in paintings, novels and music. A selection of these also appears in Appendix 5.

Conclusion

700 W. Paseo del Mar is a rare and extant example of early commercial development in San Pedro, with its history going back to the very beginnings of the Point Fermin neighborhood. Through its association with Felicien Landier, it tells the story of the battle for dominance between the streetcars and the jitneys in the early 20th century. SurveyLA identified no commercial resources from this period in San Pedro. Later, the rise of motorcycle culture following World War II added another dimension to its role in LA transportation history.

Since 1937, 700 W. Paseo del Mar has been a continuously operating café, and as such is a rare extant example of a community-based business in San Pedro. As Walker’s Café, it is significant as the location of a long-term business important to the identity of San Pedro, with ties to the area’s military and working-class community. Walker’s Café is a beloved community gathering place as well as a Los Angeles icon drawing visitors and tourists from far-flung places. Its reach as an icon of Los Angeles extends far beyond the local community as a representation of the city in the classic film *Chinatown*. At the same time, thanks to the legendary warmth and generosity of owner Bessie Mae Petersen, Walker’s has been known to generations of San Pedrans as a place to find kinship, connection and a sense of shared history—a still point in a turning world.

SurveyLA identified only approximately a dozen commercial resources in the city of San Pedro. 700 W. Paseo del Mar deserves to keep its rightful place within the San Pedro community for generations to come.

¹³⁸ Comment by Peter Cardinale in the “Filmed in San Pedro & Wilmington CA” Facebook group, 19 December 2021.

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Appendixes

1. Map
2. Life of Felicien Landier
3. Life of Raymond J. Walker and Bessie Mae Petersen
4. Newspaper Coverage of Walker’s Café
5. Walker’s Café in the Popular Imagination
6. Grant Deeds
7. Copies of Building Permits for Major Alterations
8. Additional, Contemporary Photos
9. Historical Photos, Aerials and Maps
10. ZIMAS Parcel Report
11. SurveyLA



WINKERS
CALL

WINKERS CALL



1984

KERS
ART

1984

KAYO KAYO



Address: 700 W PASEO DEL MAR
 Name: Walker's Burgers
 Year built: 1936
 Architectural style: Spanish Colonial Revival

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	5S3
Reason:	Long time restaurant in San Pedro; in continuous operation as Walker's Burgers since 1942. Includes neon sign. May not meet significance thresholds for National and California Register eligibility.



Address: 555 W SANTA CRUZ ST
 Name:
 Year built: 1907
 Architectural style: Victorian, Vernacular Cottage, gable roof

Context 1:

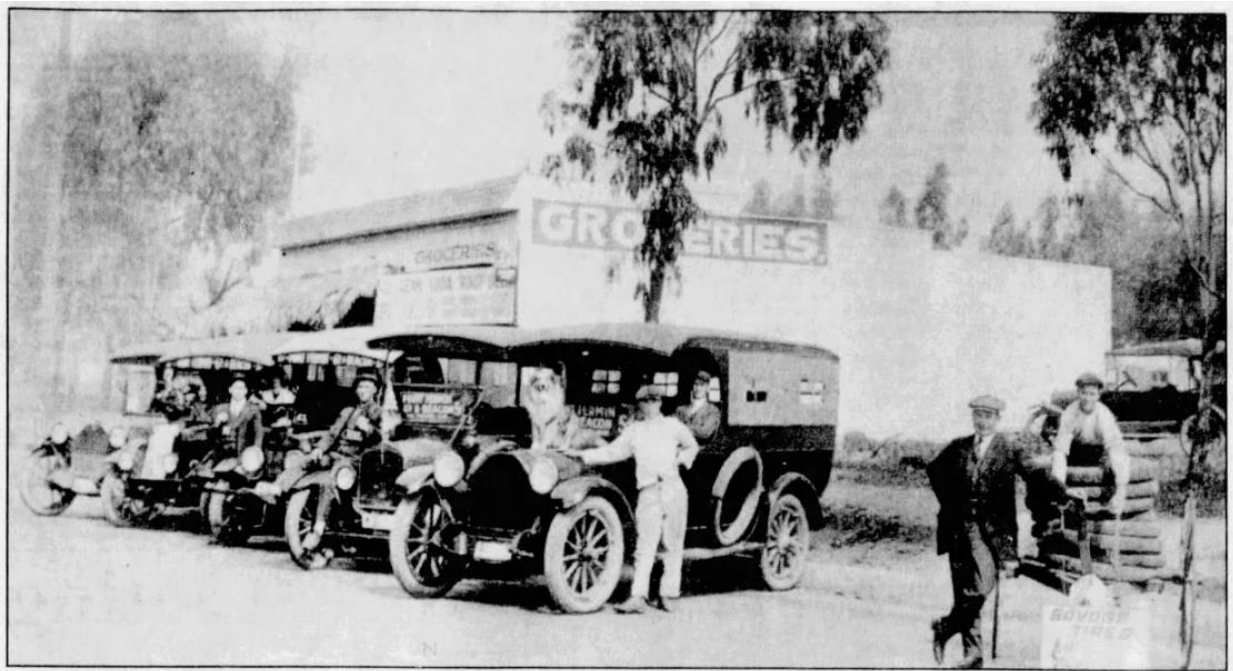
Context:	Pre-Consolidation Communities of Los Angeles, 1850-1932
Sub context:	No Sub-context
Theme:	San Pedro, 1850-1909
Sub theme:	Important Events in San Pedro History, 1850-1909
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Rare, intact example of residential development that pre-dates San Pedro's consolidation with the City of Los Angeles in 1909; most examples from this period do not retain integrity.

APPENDIX 1. MAP



Figure 1

APPENDIX 2. LIFE OF FELICIEN LANDIER



All set to take San Pedrans on the jaunt from Beacon Street to Point Fermin is this fleet of jitneys owned and operated by the Landier family. The firm, L and L Transit, soon became San Pedro Motor Bus, which carried thousands of families about the area. At the right are owner Felicien Landier Sr., in the suit, and his son, Bob, in the

stack of tires. At their right standing alongside the vehicle is Felicien Landier Jr., father of Dolly Klett, owner of the 1916 photo. In the background is the family grocery store and cafe, now Walker's Cafe at Point Fermin. Grandmother Alice Landier is shown in one of the jitneys at the left. Note the turkey sitting on hood. Photo courtesy of Kathy Seixas.

Figure 2

San Pedro News-Pilot, 10 February 1988.

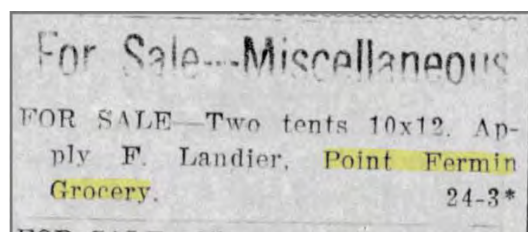


Figure 3

San Pedro News-Pilot, 27 October 1917.



Figure 4

Jitney driver to Point Fermin, ca. late 1910s. Courtesy of Angela Romero.



Figure 5

San Pedro Motor Bus Company bus to Point Fermin, 1920s. Joe McKinzie, *San Pedro (Images of America)*. Charleston, SC, Arcadia Press, 2005, p. 36.



Figure 59

Bessie Mae Petersen, Lena J. Logan and Christine P. Price in front of Walker's Cafe. *San Pedro News-Pilot*, 6 May 1977.



Figure 60

Bessie Mae Petersen and Christine P. Price inside Walker's Café. *San Pedro News-Pilot*, 6 May 1977.



Figure 61

Walker's Café, 1970s. San Pedro Bay Historical Society, San Pedro, CA.



Figure 62

View of Walker's Café and Paseo del Mar looking west, 1980s. *Daily Breeze*.



Figure 63

Walker's Café, 1980s. San Pedro Bay Historical Society, San Pedro, CA.



Walkers Café at Point Fermin is already closed and a farewell party is planned for Sunday. SEE BRADY STORY. Bernardo Alps/News-Pilot. 08.C.94.

Figure 64
1994. San Pedro Bay Historical Society, San Pedro,
CA.



Figure 65

Photo by Joey Zanotti via Flickr, 2012. Circled in red: larger holes from the sign's previous use. Circled in blue: double-back tubing.

Residents of Point Fermin Barton Hill and Gaffey District

Do you know there is a movement on foot to abolish your motor-bus-transportation system?

We know you are not in favor of this, and that you would be opposed to going back and relying upon street car service.

We aim to keep pace with your transportation needs.

Register your protests today.

Sign the card our driver will hand you, or get one at our terminal.

—Hearing on this matter will be held by the Railroad Commission at its offices—8th Floor Pacific Finance Building, Los Angeles at 10 o'clock Tuesday morning.

You are invited to be present and help protect San Pedro's transportation against destruction. Bus will leave 5th and Front promptly at 9 o'clock.

Do It Today

San Pedro Motor Bus Co.

Felician Landier, Manager

Figure 6

San Pedro News-Pilot, 28 November 1921.

APPENDIX 8. ADDITIONAL, CONTEMPORARY PHOTOS



Figure 21. *Daily Breeze.*



Figure 22. Keith Nakata.



Figure 23. Keith Nakata.



Figure 24. Scott Trimble.



Figure 25. Joey Zanotti via Flickr.



Figure 26. Barbara Miller.



Figure 27. Scott Trimble.

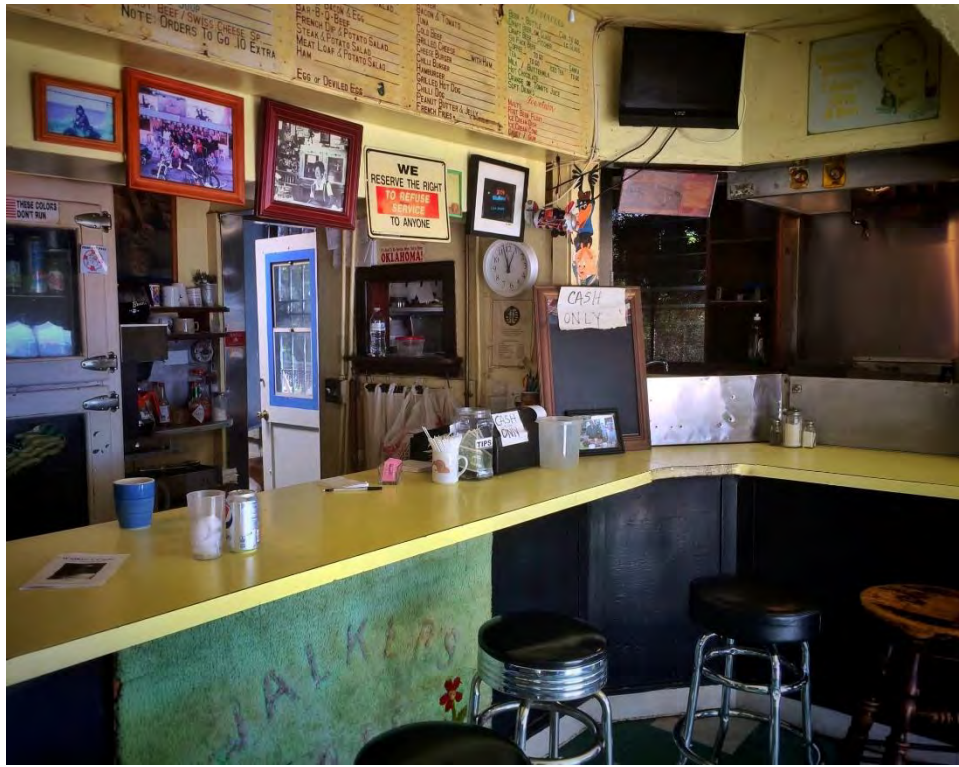


Figure 28. Scott Trimble.



Figure 29. James M via the Walker's Café Yelp page.



Figure 30. Scott Trimble.



Figure 31. Scott Trimble



Figure 32. Joan S via the Walker's Café Yelp page.



Figure 33. Alyssa F via the Walker's Café Yelp page.



Figure 34. Scott Trimble.



Figure 35. Keith Nakata.



Figure 36. Unknown photographer, via Kris Bunting.



Figure 37. Kris B via the Walker's Café Yelp page.



Figure 38. Scott Trimble.

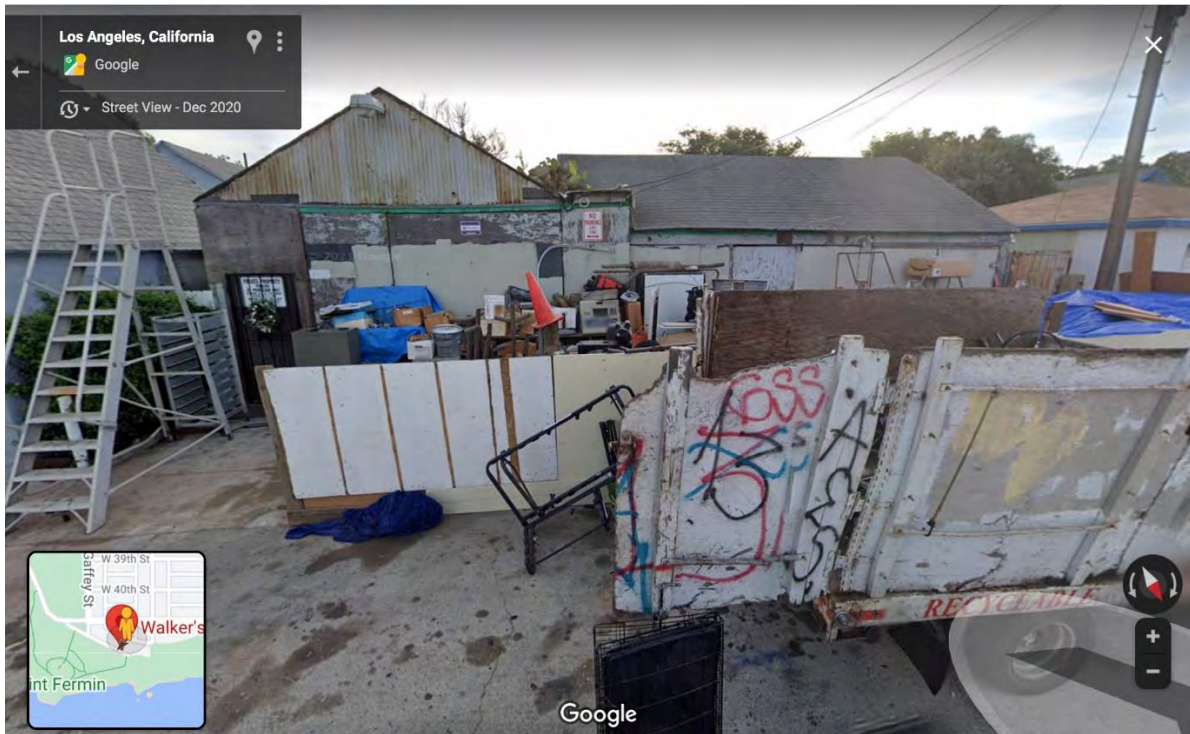


Figure 39. Garage/storage building. Google Street View, December 2020.



Figure 40. View from Walker's Café. Scott Trimble.



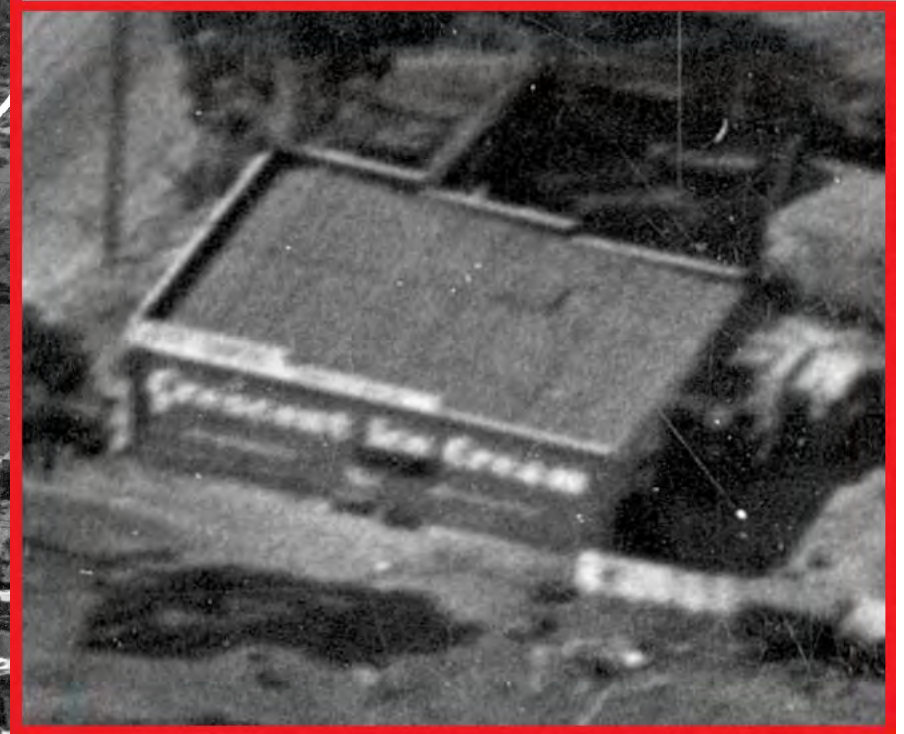
Figure 41. Sunken City. Photo via *Daily Mail*.

APPENDIX 9. HISTORICAL PHOTOS, AERIALS AND MAPS



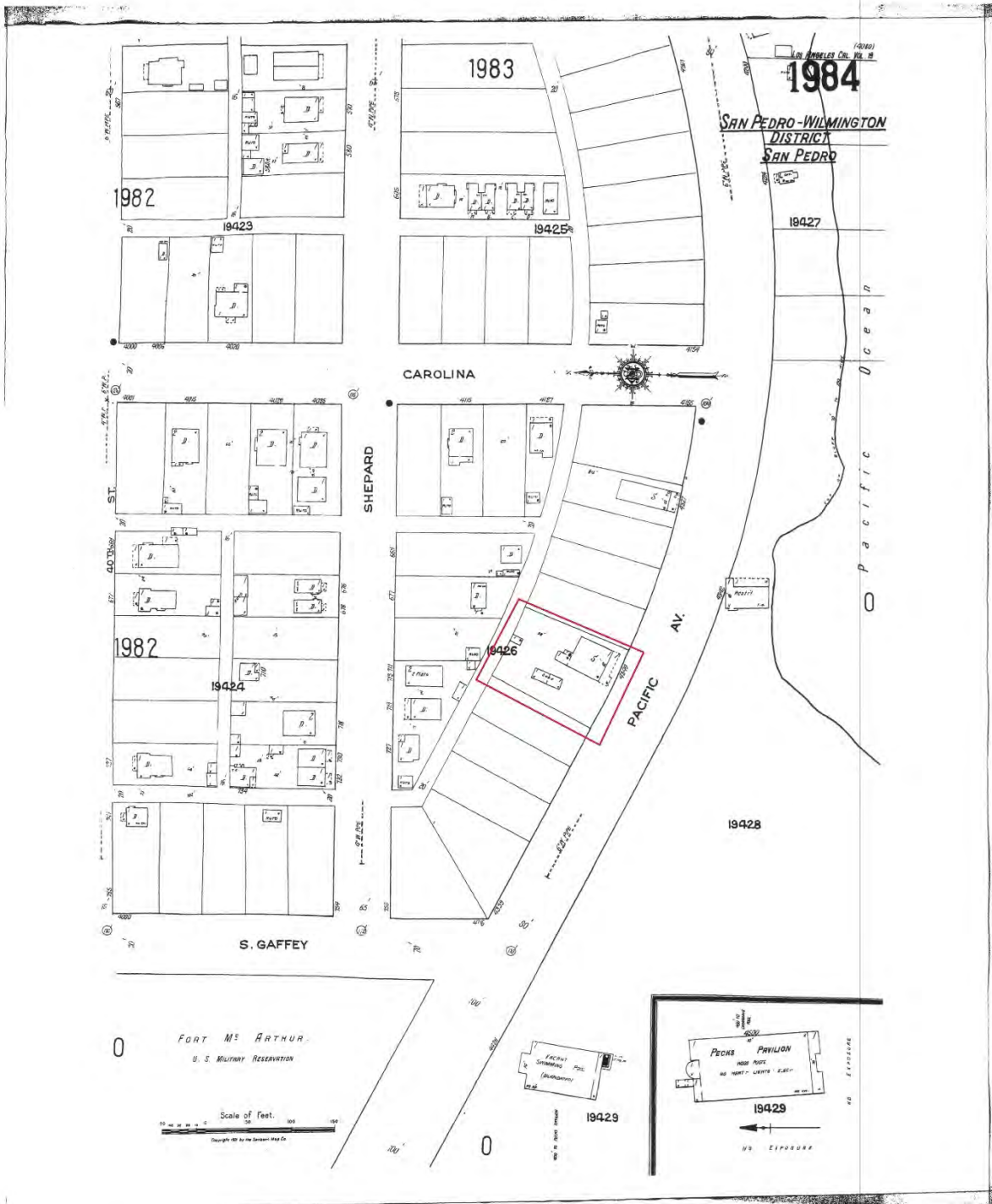
Figure 42

“Peck’s Park” looking northeast from Point Fermin Lighthouse, early 1910s. The white building to the right of the still-empty parcel is the Point Firmin Hotel in what is now the Sunken City area, also visible in Figure 49. Photo courtesy of Angela Romero.



**UCLA Department of Geography, Thomas Air Photo Archives, Cross Air Photo Collection
Negative Number 68, Circa 1919, Pt. Fermin, CA**

Figure 44



1921

1921 - modified

Figure 45



1921

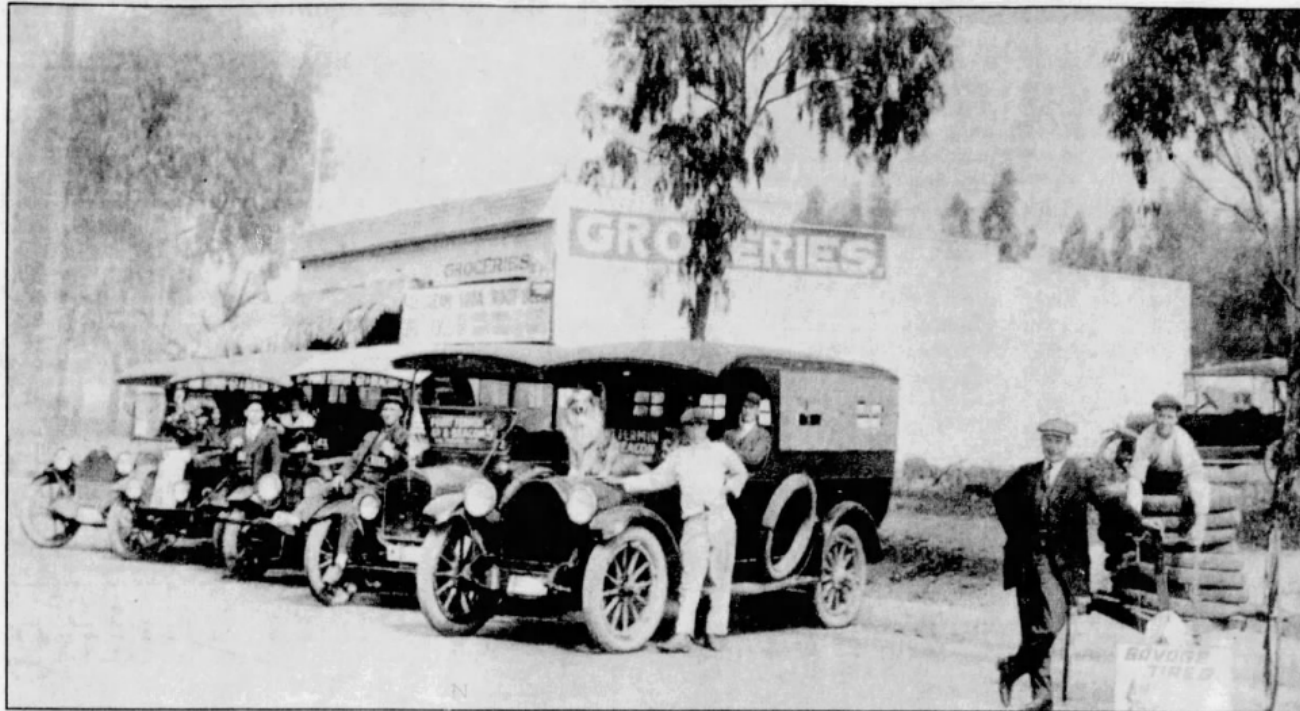
Figure 46



Figure 47

Pacific Electric streetcar going past the Landier family's grocery store at 4349 Pacific Ave, 1920s. *Daily Breeze*, <http://blogs.dailybreeze.com/history/2017/04/07/san-pedros-walkers-cafe-continues-to-thrive-after-71-years/>. Accessed 10 December 2021.

San Pedro centennial

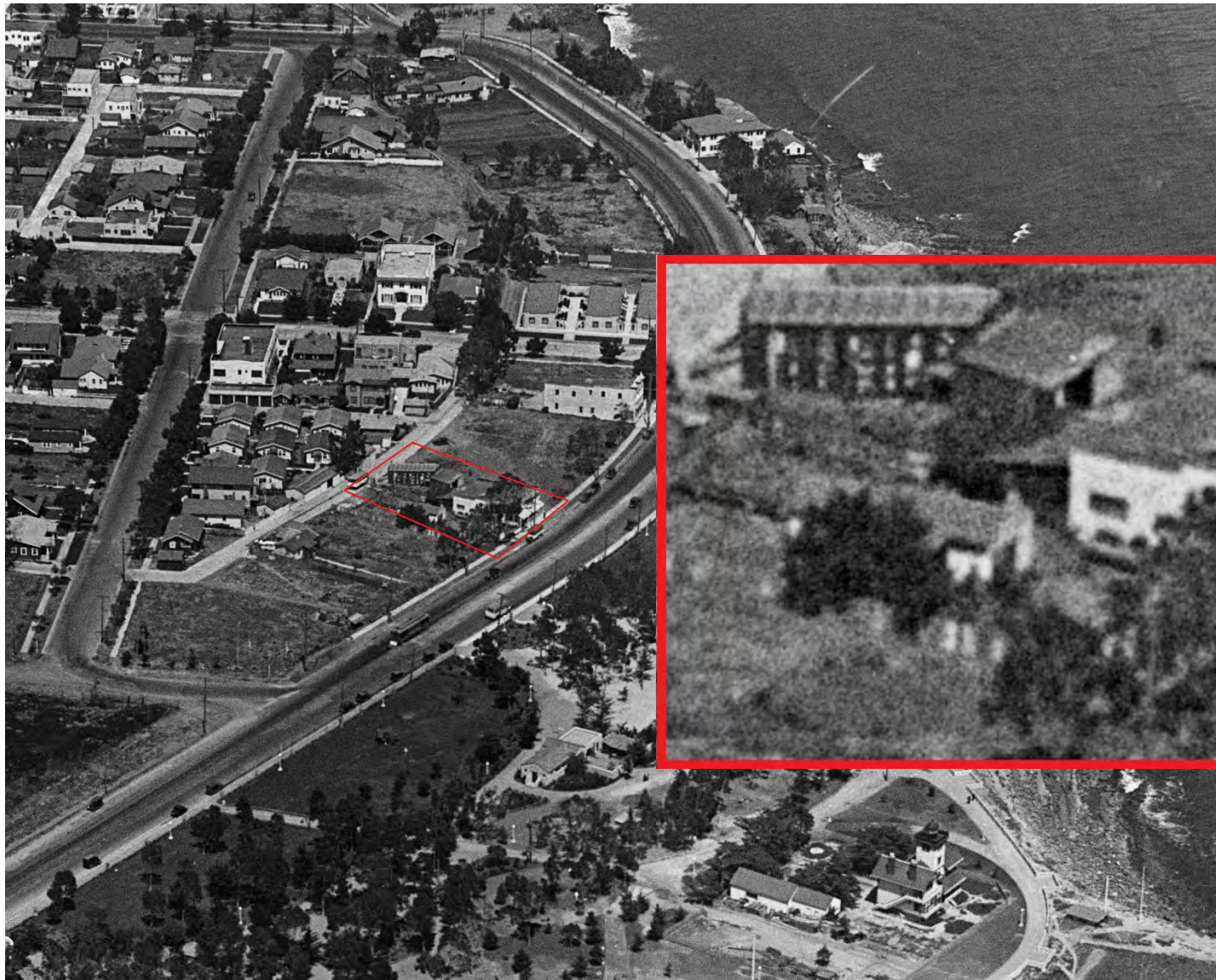


All set to take San Pedrans on the jaunt from Beacon Street to Point Fermin is this fleet of jitneys owned and operated by the Landier family. The firm, L and L Transit, soon became San Pedro Motor Bus, which carried thousands of families about the area. At the right are owner Felicien Landier Sr., in the suit, and his son, Bob, in the

stack of tires. At their right standing alongside the vehicle is Felicien Landier Jr., father of Dolly Klett, owner of the 1916 photo. In the background is the family grocery store and cafe, now Walker's Cafe at Point Fermin. Grandmother Alice Landier is shown in one of the jitneys at the left. Note the turkey sitting on hood. Photo courtesy of Kathy Seixas.

Figure 48

San Pedro News-Pilot, 10 February 1988.



**UCLA Department of Geography, Thomas Air Photo Archives, Spence Air Photo Collection
Negative Number E-569, June 23, 1926, Pt. Fermin, CA**

Figure 49



**UCLA Department of Geography, Thomas Air Photo Archives, Spence Air Photo Collection
Negative Number E-2629, May 26, 1929, Pt. Fermin, CA**

Figure 50



Figure 51

The arch from the original grocery store façade inside the 1935 café building.

**FOR SALE—Small cafe opposite Point
Fermin park. Open between 12 p. m.
2 a. m., 700 Paseo Del Mar.**

Figure 52

San Pedro News—Pilot, 2 April 1937.

Cuddle Cafe
Pt. Fermin & Paseo Del Mar
Harbor 7525

Figure 53

San Pedro News—Pilot, 14 February 1944.

PUBLIC NOTICES

NOTICE OF INTENTION TO ENGAGE IN THE SALE OF ALCOHOLIC BEVERAGES

March 5, 1946

To Whom It May Concern:

Notice is hereby given that fifteen days after the above date, the undersigned proposes to sell alcoholic beverages at these premises, described as follows:

700 Paseo Del Mar, San Pedro

Pursuant to such intention, the undersigned is applying to the State Board of Equalization for issuance of an alcoholic beverage license (or licenses) for these premises as follows:

On-Sale Beer

Anyone desiring to protest the issuance of such license(s) may file a verified protest with the State Board of Equalization at Sacramento, California, stating grounds for denial as provided by law.

RAYMOND J. WALKER

Pub. March 6, 1946

Building Freeze Hits Church Plan

The Latter-Day Saints church, 604 W. "Q" st., Wilmington, has obtained a building permit for \$20,000 worth of alterations, to include the addition of a chapel and remodeling to turn the present church into a recreation hall.

The cost, however, is above the \$1000 permitted churches by the civilian production administration, and Arnold H. Peirce, bishop, said today the congregation is undecided whether or not to apply for special priorities.

Other building permits on file here:
Arthur R. Smith, 22628 Normandie ave., Torrance, chicken house at 1331 Plaza del Amo, \$500.

Alfred I. House, 2649 Dolphin ave., garage, \$540.

Manuel B. Carter, 3706 Weymouth ave., garage, \$600.

Ross Wallace, install neon sign on shop at 445 Seventh st., \$145.

Duke Randall, install neon sign on building at 111 S. Pacific ave., \$195.

Anchor Liquor Store, 1227 S. Pacific ave., install neon sign, \$185.

Goodfellows club, 521 S. Harbor Blvd., install neon sign, \$600.

Peterson's Market, 1105 S. Meyler st., install neon sign, \$82.

California Appliance Co., 530 Sixth st., install neon sign, \$195.

Lyle E. Jensen, Los Angeles, house at 1633 W. 228th st., Torrance, \$3200.

Leo B. Tarkley, 1118 W. 225th st., Harbor City, improvements to work shop, \$3750.

Frank V. Lane, 551 Thirty-second st., garage, at 1340 Seouveda st., \$800.

N. Napalton, replastering and tiling parts of cafe at 116 Sixth st., \$500.

Hazel C. Sandquist, 1047 Mahar ave., Wilmington, house and garage at 1431 E. Denni st., Wilmington, \$3360.

R. J. and Bessie Mae Walker, 1447 266th st., Lomita, alterations to cafe at 700 Paseo del Mar, \$500.

Rough Market, 527 S. Pacific ave., in-

Figure 54

San Pedro News-Pilot, 6 March 1946.

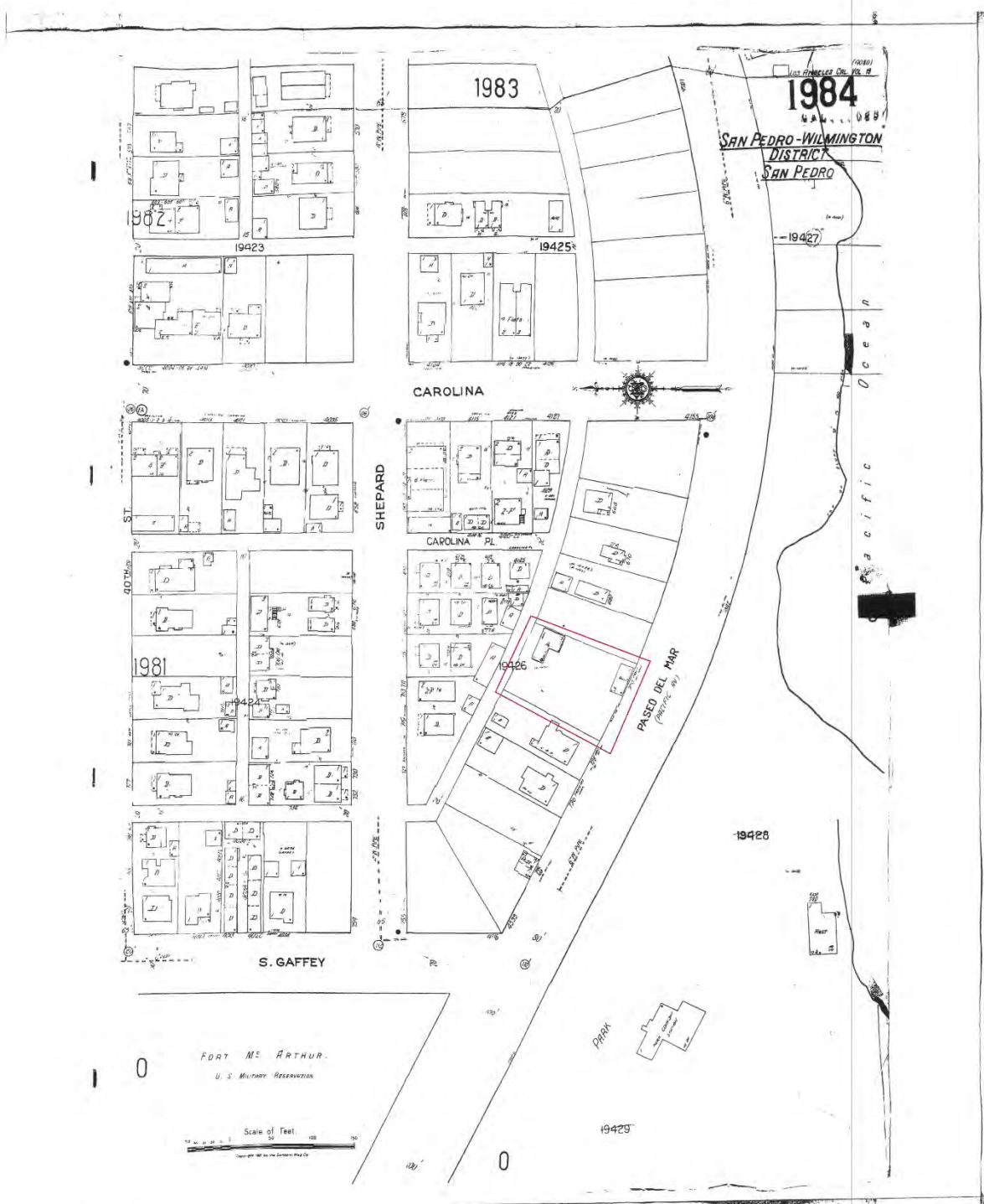
Figure 55

San Pedro News-Pilot, 16 April 1946.



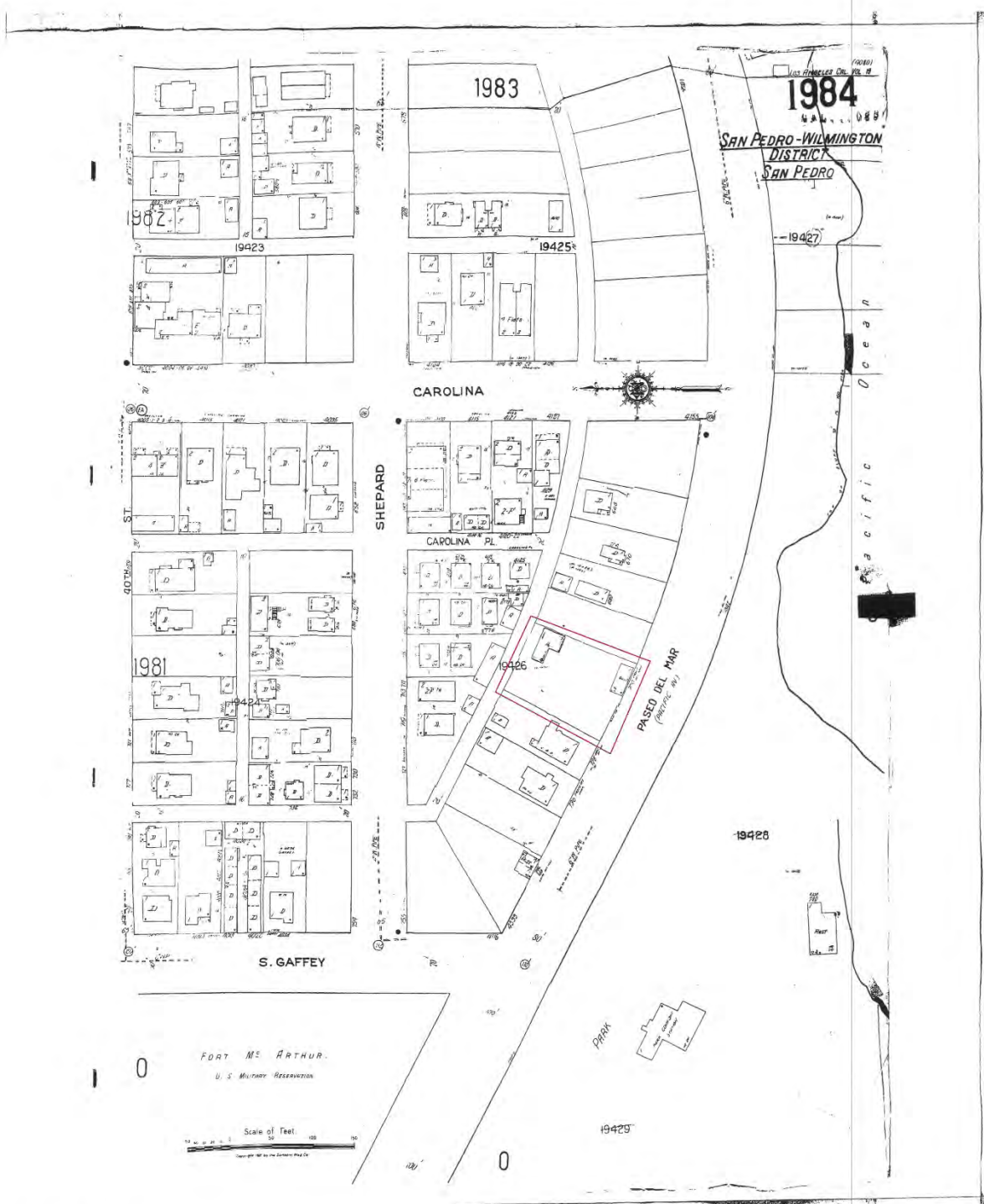
Figure 56

Aerial photograph of the Point Fermin area, 1947. 1:24,000. Roll 12. 3. Flight C-11351. UC Santa Barbara, https://mil.library.ucsb.edu/ap_images/. Accessed 10 December 2021.



1948

Figure 57



1948

Figure 58

Citizens---

THE PACIFIC ELECTRIC RAILWAY COMPANY IS AFTER THE MOTOR BUSES AGAIN.

THE PACIFIC ELECTRIC IS OFFERING TO DOUBLE TRACK SIXTH STREET, BUT ONLY IF THE POINT FERMIN BUSES ARE ABOLISHED.

Do You Want This?

THE BOARD OF PUBLIC UTILITIES IS HOLDING A MEETING ON TUESDAY, FEBRUARY 20th, 1923, AT 1 P. M., AT THE CITY HALL, IN SAN PEDRO, AT WHICH TIME WE MUST FIGHT FOR OUR EXISTENCE AND YOUR CONVENIENCE.

IF YOU RIDE THE BUSES AND WANT TO KEEP ON DOING SO, COME TO THE CITY HALL AT 1 O'CLOCK NEXT TUESDAY.

PROTEST AGAINST THIS ATTEMPT TO PUT MORE MONEY IN THE P. E.'S POCKET, AT YOUR EXPENSE.

Come to the Meeting Tuesday, 1 p. m.

San Pedro Motor Bus Co.

By F. LANDIER, Manager.

Figure 7

San Pedro News-Pilot, 19 February 1923.

**Felician Landier
Reappointed As
Bus Line Manager**

Felician Landier has been reappointed as manager and secretary for five bus line companies now operating in San Pedro. Formal announcement of his appointment was made on Wednesday of this week.

Bus lines now operating under the management of Landier include the Gaffey street, Point Firmin, Barton Hill, La Rambla and White Point lines.

Figure 8

San Pedro News-Pilot, 6 August 1925.

**EXTENSION
OF BUS LINE
APPROVED**

*Utilities Board Sanctions
Entry Into New Territory
by San Pedro Company*

Extension of the San Pedro Motor Bus Company's La Rambla line in San Pedro was approved yesterday by the Board of Public Utilities and Transportation. Felician Landier, operator of the line, explained it is his desire to improve the service in the district designated as territory to be developed.

The extension is to be from the present terminus to the intersection of Bandini and Sepulveda streets, to operate on Sepulveda to Patton street, southerly on the latter to Santa Cruz street, easterly on Santa Cruz to Hanford street, northerly on Hanford to Sepulveda and Bandini, there tying in with the present operation of the La Rambla bus line.

Applications by the San Pedro Motor Bus Company to extend the present Gaffey-street and Alma-street bus line was denied, pending another survey at a later date.

Figure 9

**OWNED AND OPERATED BY
SAN PEDRO CITIZENS**

Safety First  *Careful Drivers*

SAN PEDRO MOTOR BUS ASS'N.
FELICIEN LANDIER, Gen. Mgr.

Figure 10

San Pedro News-Pilot, 29 July 1933.

Figure 11 (r.)
San Pedro News-Pilot, 10 November 1934.

Felician Landier, Sr., Returns From France

Felician Landier sr., pioneer bus owner and operator, and original owner of the Point Fermin bus line, has returned to San Pedro and is residing at 4127 S. Carolina st.

Landier, a resident here since 1914, went to France two years ago because of his health. He returned to the United States three weeks ago, and only recently arrived here. He has recovered his health and plans to re-establish his local business connections.

Figure 12
San Pedro News-Pilot, 28 June 1938.

THIRTY YEARS AGO TODAY
Felician Landier, pioneer Point Fermin jitney operator, has started operation of a 17-passenger bus in San Pedro.

Figure 13
San Pedro News-Pilot, 22 September 1947.

Felician Landier



Manager, San Pedro Motor Bus Co.

Manager of the San Pedro Motor Bus Co. since it was organized in 1915, Mr. Landier has seen it grow from a small concern operating Ford touring cars to the present system using 35 large motor busses. He has been a resident of Los Angeles and San Pedro for the past 26 years, and now makes his home at 4026 S. Gaffey street. He is a member of the Masonic order, the San Pedro Chamber of Commerce, and J. Franklin Bell camp, United Spanish War Veterans, of which he has served several terms as commander. San Pedro Motor Bus Co. serves all San Pedro, and has about 50 employees. All drivers are experienced men with long records with the company. Many of them are San Pedro property owners. The firm pioneered bus service to the La Rambla, Barton Hill and Gaffey st. areas, and recently were given the exclusive right to serve Point Fermin along Pacific ave. by withdrawal of the Pacific Electric street car line formerly operated there.





Figure 14

Landier Transit bus to Watts, 1940s. Charles P. Hobbs, *The Hidden History of Transportation in Los Angeles*, The History Press, Charleston, SC, 2014.



Figure 15

Landier Transit Co. token. *eBay*,
<https://www.ebay.com/itm/224306132879?hash=item3439aff78f:g:XJ4AAOSwFe1f9PZ->.
Accessed 19 December 2021.

APPENDIX 3. LIFE OF RAYMOND J. WALKER AND BESSIE MAE PETERSEN



Figure 16

Official Military Personnel Files, Raymond J. Walker, CSM, US Navy, National Archives and Records Administration at St. Louis.

ND11/MR/P16
(Serial Q-11197 Cs)

COMMANDANT'S OFFICE
ELEVENTH NAVAL DISTRICT
SAN DIEGO, CALIFORNIA

February 28, 1942.

From: 299 Commandant, ELEVENTH Naval District.
To: WALKER, Raymond Joseph, 324-93-95, SMLc, USN (Ret.)
1042 West. 10th St., San Pedro, California.
Subject: Active duty with full pay and allowances - chargeable against appropriation,
"Pay, Subsistence and Transportation of Naval Personnel."

References: (a) Executive Order of September 8, 1939.
(b) Naval Appropriation Act for current fiscal year.
(c) BuNav Restricted ltr Nav-61 MFC MR (104) of 1-23-42.

Enclosure: (A) Waiver re pension or disability allowance.

1. In accordance with the references, you will proceed and report to the Medical Officer at Receiving Station, Terminal Island, Calif., immediately,

for physical examination. You are hereby ordered to active duty for this purpose and will be considered in an active duty status during the time required for physical examination and for travel necessary for compliance with these orders.

2. If found not physically qualified, you will immediately return to your home and upon arrival consider yourself released from active duty. In this event, the examining medical officer will advise the Commandant (by despatch - by letter) stating the defects, together with his recommendation.

3. If found physically qualified, you will immediately return to your home and upon arrival consider yourself released from active duty until such time as it is necessary for you to proceed and report to the Commanding Officer, Receiving Station, Terminal Island, Calif., on March 7, 1942,


for active duty.

4. You are authorized to travel via privately owned automobile subject to reimbursement by the Government in accordance with U. S. Navy Travel Instructions.

5. If you require government transportation and subsistence, apply to

forwarding to that office the original and two certified copies of your orders.

R. S. HOLMES


G.A. LUCAS,
By Direction.

Copies to: Rec.Sta., Term. Island.
C. O., do

C. O., File Serial (for Disb. Off. Carrying Accts.)



Figure 18 & 19

Bessie Mae Petersen. Yelp page for Walker's Café, <https://www.yelp.com/biz/walkers-cafe-san-pedro>. Accessed 10 December 2021.

**Crashes Into Truck,
Driver Found Dead**

HARBOR CITY—Raymond J. Walker, 44, of 1647 W. 266th St., was dead on arrival at Hillside Emergency Hospital late Wednesday, after his car smashed into the rear of a truck at Western Ave. opposite Green Hills Memorial Park.

A physician at the hospital theorized that Walker might have died from a heart seizure brought on by the accident. The victim was the owner of a cafe at 700 Paseo del Mar, San Pedro.

Figure 20

Long Beach Independent, 15 January 1953.

Pt. Fermin cafe has down-home food and atmosphere

By Lanny Williams
Harbor Living editor

Bessie Walker and her cafe at Point Fermin are so down-home real you can hardly believe it's true.

For some 31 years, she has been serving up her own brand of hospitality along with good, simple food in a small white building across from the park.

Inside Walker's Cafe, it's pure nostalgia—some things, like the old refrigerator, have not changed much since she and her late husband, Ray Walker, bought the place in 1946.

Her regular patrons are so regular they're at the cafe most of the day—it seems they must spend more of their waking hours there than they do at home.

Some "regulars" come from as far away as Glendale, visiting Walker's Cafe once or twice a week, year-round.

People coming through San Pedro on vacations may stop by each summer, reminding Walker that they were there the year before, and the year before that...

The cafe's windows look out on the tall trees of the park and the ocean beyond. Inside, people sit and eat or drink beer, talk to Walker and listen to the jukebox, which offers everything from the Andrews Sisters and Rosemary Clooney to Merle Haggard and the Rolling Stones.

The atmosphere is mellow. Perhaps it's because Point Fermin's a jumping off spot—like the song in "Oklahoma" (Walker's birthplace)—you've gone about as far as you can go.

Just beyond the cafe, the road drops off into landslide area; huge broken chunks of asphalt lie haphazardly among the dirt and weeds. Beyond that, the Pacific stretches to the horizon.

But part of the mellowness is the proprietor's attitude toward her customers. She's quick to laugh and kid them a little (a sign

proclaims "Here the customer is always WRONG"), and put a friendly hand on a shoulder.

Soon, even newcomers are kidding her right back. "Here, I'll tip you a nickel," teases a customer. "Big deal!" twangs right back.

On a recent afternoon, a group looking as if it would be more at home in Wilshire Boulevard conferred at a table in the corner, while a bearded man who hadn't been a teenager for a decade scooted up to the double doors on a skateboard. At another table was a group of young men and women in blue jeans, their long hair pulled back in ponytails.

"Wouldjake a menu?" Walker greeted some new arrivals.

"Hey, Bessie Mae," called one of the regulars. "They get so friendly with her that there's a plastic sign saying 'No-one behind the counter—Employees only—This means you.'"

A male customer mutters "Bessie changes waitresses like I change shorts." The cafe is open from 8 a.m. to about 6 or 7 p.m. in the winter, and until about 8 p.m. in the summer, but often patrons stay and drink beer with Walker long after the official closing time.

On weekends there are hang glider folk, people visiting the nature trail and those who come for the Sunday band concerts in the park. "But there's always a crowd on Sundays," she says. "You don't have to have a band concert out there."

It's a 12-hour day for Walker, but she's used to hard work.

Born in Oklahoma, Bessie Logan Walker was one of 11 children. Her mother was from Texas and was married when she was 17.

"She didn't even know where her babies came from," says Walker with a characteristic burst of laughter.

Bessie grew up on a farm; "I've done everything there is to be done down on a

farm—I've tilled hay, and I've chopped cotton, and I've picked cotton. All of us kids had to work."

"That was during the depression days. My daddy was a good provider, though, and we never did go hungry."

She married at 19, had a son, and was divorced two years later.

"I've had three husbands—the good one's dead," she says, referring to Ray Walker. Her son, now 45, lives in Sac-

ramento, she has two grandchildren.

Walker came out to San Jose and worked in a fruit cannery, then as a maid in a doctor's home.

She arrived in San Pedro in 1932, got a job as a waitress, and "I've been working ever since, with almost no vacations."

She waited tables in cafes on Beacon Street, Sixth Street and all over San Pedro.

It was a mistake when they "took away Beacon Street," Walker says. "It was a real tourist trap—people came to see it because they were curious. In those days, you never got robbed and taken like you do nowadays. No one got hurt."

She met her "husband Walker" in 1942 when she was working in a cafe. Originally from St. Louis, Mr. Walker had been in the Navy since he was 16, "in and out of the harbor. He was stationed in the Point Fermin Lighthouse for a while, and on San

Clemente Island...when he retired at 38, we bought this place." It was January 1, 1946; the Walkers paid about \$10,000 for the building.

Before they bought it, the cafe was called "The Cuddles" and was run by "old man Gould" who rented it for \$25 a month. Walker says: She and her husband knocked down a partition, expanding the eating area into a room where the old man had lived.

"My husband Walker did the cooking and I did the waiting...we had a food business that wouldn't quit."

Over the years, she has amassed a collection of old coke and Mexican beer posters, plaques bearing one aphorism or another ("Love thy neighbor but don't get caught") hangs next to the Alcoholics Anonymous prayer; china plates and a collection of porcelain figurines.

There's hardly an empty square foot of wall space. The counter is crowded with big jars of candy, pickles, sausages, balloons and an old hand-made breadbox.

According to Walker, scenes from "Chinatown" and "Black Dahlia" were filmed at the cafe.

Mr. Walker died in 1963 from injuries he suffered in a car accident.

Bessie Walker's sister, Christine Price, came to do the cooking, and Bessie managed the cafe, purchasing all the foods, waiting on the tables and filling in occasionally in the kitchen.

She's been working 12-hour days for

years. "Sometimes I like it and sometimes I don't."

"All there is to this place is just work, work, work..."

"Sometimes I get mad at her (Christine) and fire her, and then I hire her back again," laughs Walker, but she credits her sister and an old friend, Frances Teague, with the success of their food service.

Price developed their fish sandwich, and Teague the BTLA—a bacon, lettuce and tomato sandwich with generous slices of avocado.

Other specialties of the house are a hearty clam chowder and, in season, strawberry tarts which they make up fresh.

Walker's mother, who is now 86, lives with her in the Harbor City home she just owned for 49 years. "Mother used to make the soups, cakes and pies and potato salads and such, but she's gotten to where she can't do it any more."

Walker is especially proud of the fact that they make their own french fries from raw potatoes, not pre-cut frozen ones, and that there is no waste in the food operation.

"And my coffee's still only 15 cents a cup—but if it goes over 25 a pound, I'm going to charge 30 cents."

She'll willingly tell you her age—64—but if you ask her how much she grosses annually, she laughs and says "Honey, that's between me and the taxkeeper and the IRS!"

She concedes, however, that she's made plenty of money to retire on.

Profile



Staff photos
Burgers, cold drinks and down-home hospitality are the fare at Bessie Walker's cafe across from Point Fermin Park. Walker's mother, Lena Logan, center, used to help with the cooking; now much of it is done by a sister, Christine Price, at right. In top picture, Walker and Price find a rare moment to relax in the nostalgic cafe.



BRING MOTHER!

The Polynesian

900 NO. WESTERN AVE., SAN PEDRO
Park Plaza Shopping Center

NEW OWNERS, NEW MANAGEMENT

SUN - Thurs
DINNERS
Sun. - Thurs.
11:30 - 1:30
Delicious appetizers, Polynesian chicken, and delicious meats to choose from. Our exciting menu at reasonable prices.

SUNDAY
CHAMPAGNE BRUNCH
11:30 to 3
\$2.99 per drink
\$2.99 (for 2 drinks)
under 12 years

MOTHER'S DAY
FREE GIFT FOR MOM, 11:30 TO 3 P.M.

Dance to benefit SP&P Hospital

A spring ball to benefit the San Pedro and Peninsula Hospital's parking and construction project is planned for May 15 at the Beverly Wilshire Hotel.

Dress is black tie optional, and entertainment will be by the George Anderson big band and the Royal Scottish Country Dancers.

Information and reservations can be obtained by calling Gladys Crott at the hospital.

The dance is sponsored by the San Pedro and Peninsula Hospital Foundation. Dr. George Murphy is the chairman.

ROOM ADDITIONS KITCHENS AS LOW AS 12.95 PER SQ. FT.
R. W. HORTON INC. 426 WEST CARSON ST. 328-9200

INITIAL OPENING

FACTORY OUTLET SECONDS

- HANDTHROWN STONEWARE PLANTERS
- MACRAME POT HANGERS

SAVE 50% to 75%

A nationally known manufacturer sells top factory seconds for a limited time only at this address:
24448 Hawthorne Blvd., Torrance (Walteria)
OPEN FRI., SAT. & SUN. 9 TO 5

Landlubber

Landlubber's got the HT. That gets you the looks.

The Harlow Dress
Pre-washed denim \$25, White \$23

See our "Mother's Day" window for other gifts

BANKAMERICARD MASTER CHARGE

STYLE CENTER OF SAN PEDRO

Yale Waterman's
439 W. 6th St., SAN PEDRO
DOWNTOWN SAN PEDRO
PHONE 832-2744 or 832-1771

OPEN Saturdays

If weekday hours pose a problem, plan to stop by on Saturdays when we're open from 9 am to 1 pm. It's a perfect day to complete your transactions and linger awhile over a cup or two of coffee and some cookies.

Southwest Savings

SAN PEDRO OFFICE: 628 P. Highway 1, STE 1011
Other Branches: Fullerton, Huntington Beach, Newport Beach, Orange, Costa Mesa, Garden Grove, Tustin, Westminster, Buena Vista, Brea, Anaheim, Fullerton, Irvine, Laguna Hills, Laguna Niguel, Laguna Woods, Newport Beach, Orange, Santa Ana, San Juan Capistrano, San Clemente, San Diego, San Francisco, San Jose, San Luis Obispo, San Marcos, San Mateo, Santa Clara, Santa Cruz, Santa Fe, San Timoteo, San Ramon, Stockton, Ukiah, Ukiah, Ukiah, Ukiah.

ALL YOU CAN EAT
also at the Champagne
just get drunk.
Point Fermin
restaurant and bar
open 11:30 to 11:30

REFRESHMENTS

WALKER'S CAFE—700 Paseo del Mar, San Pedro, 548-9273. Open 7 a.m.-6 p.m. daily. The 1920s-style cafe, featured in the film "Chinatown," has been dishing out steamy clam chowder (85 cents), roast beef sandwiches (\$1.65) and cold beer (\$1.65 for a pitcher) for longer than a half-century.



Clipped By:

emmarault

Mon, Nov 1, 2021

Faulty Exits Cited in Fatal DC-10 Crash

Flames, Failure of Some Chutes Delayed Evacuation, Panel Told

BY CATHEEN DECKER
 Times Staff Writer

Faulty emergency chutes and those ruined by flaming fuel after a Continental Airlines DC-10 crashed and burned at Los Angeles International Airport last March left passengers with virtually no exits and pushed the evacuation time far past federal safety limits, the National Transportation Safety Board was told Tuesday.

The board's three-day public hearing opened Tuesday to investigate the cause of the March 1 crash in which two were killed and 85, including several firemen, were injured.

As the Honolulu-bound jet was taking off from a damp runway March 1, two tires blew off and the DC-10 slid onto the runway shoulder, blowing out a third tire and shearing off its left landing gear.

Fuel spewing from wing tanks was ignited by a shower of sparks.

Passengers from the plane and crash investigators told the board that the failure of several emergency chutes to operate properly and the burning of others forced some passengers and crew members to exit through a cockpit window.

Three of the four emergency exits on the plane's left side could not be used because of the intense flames shooting up outside the plane, chief crash investigator Rudolf Kapustin said.

The fourth chute—at the front of the plane and not surrounded by flames—was open but did not inflate, Kapustin said. The chutes are supposed to inflate when emergency doors of a plane are opened.

On the right side of the plane, one chute was used by only a few passengers before it fell to the ground, inflated but disconnected from the door, the investigator said.

Another chute, when inflated, pointed upward until forced down by three passengers who climbed out onto the adjacent wing. That chute was soon burned by advancing flames, and the two victims were found dead at its base.

The third chute on the right side was used by 20 persons before it, too, caught fire, Kapustin said. The fourth chute was used by 30 to 40 persons before it fell apart, apparently as a result of exposure to intense heat, the investigator said.

"Essentially, all sides became unusable before evacuation was complete," he said.

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THE SAME SPOT—Bessie Walker behind the counter of Walker's Cafe in San Pedro where she has been in charge for 34 years. Times photo by Christopher Hardy

Panel to Restudy Plan to Send 79 Officers to Parley

BY NIESON HIMMEL
 Times Staff Writer

The Los Angeles Police Commission said Tuesday it wants to take a "second look" at a plan to send 79 police officers to a state convention of the American Legion in San Mateo next month.

According to the city's administrative code, officers (and any other city employees) attending a veterans' convention must be paid their full salary while attending—and Commissioner James Fisk, a former deputy police chief, estimated that this could cost up to \$40,000.

Such a plan, Fisk said, "shows a total lack of consideration for the people of this city" and the expenditures are "the kind of stuff which generates support for Proposition 13."

Nonetheless, commission Vice President Stephen Reinhardt said the commission may find it has no choice; the administrative code says officers must be allowed to attend—and must be compensated.

The 79 officers to be sent by Legion Police Post 381 this year include 24 members of the police band, 27 from the police motorcycle team, six from the police color guard and 22 other delegates or alternates.

It was pointed out that 16 of the attending officers are not even American Legion members.

Fisk said some measures might be taken—such as refusing permission for the motorcycle drill team to take its city-owned vehicles out of the city.

But Reinhardt said it may be necessary for the commission to ask for legislation to amend the administrative code. In the interim, he suggested members of the department administration discuss the matter with leaders of the legion post and the Police Protective League to see what could be done.

The matter was set over to June 13 for further discussion.

IT'S STILL 1944 INSIDE BESSIE WALKER'S CAFE

BY CHARLES HILLINGER
 Times Staff Writer

Walker's Cafe in San Pedro is a step back into the 1940s. It looks and sounds the same today as it did when Bessie Walker opened it in 1944 on Paseo del Mar across the street from Point Fermin Park.

The same old jukebox still plays the Andrews Sisters' "Rum and Coca Cola," Tommy Dorsey's "Star dust," Guy Lombardo's "Always," Artie Shaw's "Begin the Beguine" and "Dancing in the Dark."

The four-door icebox bought when Bessie first opened is still in use.

No wonder movie makers borrowed Bessie's place for "Chinatown," "The Black Dahlia" and other films. No props were necessary.

Even the food smacks of a bygone era. Bessie serves nothing from the can and nothing fast-frozen and reheated in microwave ovens. Everything is home-cooked, including the french fries, which are peeled, cut, sliced and cooked while the customer watches.

Tacky souvenir plates, gifts from customers returning from vacations in the Grand Canyon, Yellowstone National Park and other popular tourist spots, adorn the walls.

And there's Bessie, a 66-year-old widow, who's still in the cafe from 7 a.m. until she closes at 7 p.m., seven days a week.

"I can't help it," she said. "I'm married to the place."

No Unlawful Act Found in Trapp's Antibusing Talk

BY DOYLE McMANUS
 Times Staff Writer

The state attorney general's office said Tuesday that Los Angeles County prosecutor Sidney Trapp did not violate any California laws when he urged parents to resist mandatory school busing by keeping their children home in September.

"Mr. Trapp cannot be criminally prosecuted for the statements attributed to him," an eight-page letter from Dep. Atty. Gen. Frederick R. Miller Jr. to Dist. Atty. John Van de Kamp said.

"There is no statute under which such a prosecution could be maintained, and such a prosecution could not withstand First and 14th Amendment scrutiny under applicable U.S. Supreme Court standards."

The First Amendment to the U.S. Constitution protects freedom of speech, while the 14th Amendment prohibits states from abridging any citizen's constitutional rights.

Van de Kamp, who is Trapp's boss, asked the attorney general's office May 12 to investigate whether his outspoken deputy broke the law by advising parents in the western San Fernando Valley to refuse to allow their children to be bused.

"Just don't put your kids on the bus," Trapp told a stormy meeting at a Canoga Park elementary school three weeks ago. He urged parents to allow themselves to be arrested for violating the state's compulsory school attendance law and clog the courts with jury trials on the misdemeanor charge.

Van de Kamp also asked the county counsel to decide whether Trapp's advocacy of civil disobedience violated county regulations for prosecuting

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Riles Stakes His Record on School Reform Program

BY JACK MURPHY
 Times Education Writer

Next month, the premiere effort of Wilson Riles and the state of California to reform public education will mark its fifth year in the state's schools.

About \$340 million has been spent on the Early Childhood Education (ECE) program in an attempt to revitalize elementary schools, starting in kindergarten through third grade.

For the foreseeable future, the energies of teachers, principals, other educators and parents will be concentrated on this program in the primary grades.

And riding on the outcome will be the record and reputation of Riles as state superintendent of public instruction, the sponsor and driving force behind ECE.

How has ECE fared thus far?

In terms of improving test scores in basic subjects like reading and mathematics, the results are unclear.

In the Los Angeles city schools, it seems to have had little if any impact. The results are the same for Oakland. In the suburban San Juan district outside Sacramento, test scores appear to have gone up in ECE schools. In San Diego, studies showed they went down. Statewide, results, at best, are mixed.

State Department of Education evaluation reports also showed that low-achieving pupils seem to drop behind in ECE classes, while high-achieving pupils seem to do well.

This is the second of two articles on Wilson Riles, state superintendent of public instruction, and his attempts to reform California's educational system.

More than anything else, ECE is a

Please Turn to Page 4, Col. 1

JUDGE VOIDS DOG LICENSING LAW; APPEAL LIKELY

BY DOYLE McMANUS
 Times Staff Writer

An East Los Angeles Municipal Court judge has ruled that the county's dog licensing ordinance is unconstitutional.

However, enforcement of the ordinance will probably continue pending further court action.

Judge Mario P. Gonzalez dismissed a citation against dog-owner Rebecca Hernandez for failing to get a license for her dog.

The lower court ruling, which will likely be appealed, said County Ordinance 4759, Section 401, denies equal protection of the law guaranteed by the U.S. Constitution because most other pet owners are not required to purchase licenses.

Cats are also licensed under county ordinance but the cost is only \$2.50 for a lifetime. Dog licenses are \$15 per year.

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RUNNING FOR STATE SENATE

Schmitz, Out but Not Down, Wants Back In

BY BUD LEMBEK
 Times Staff Writer

SANTA ANA—The instructor calls the roll, sitting in relaxed fashion on the corner of a table at the front of the lecture hall.

He batters easily with the students and they laugh at his quick humor.

The 80 students in Political Science 101 at Santa Ana College are all well aware that their instructor, John G. Schmitz, still only 47, is on the political comeback trail.

After serving 5 1/2 years in the California Senate, 2 1/2 in Congress, losing his seat, running as the American Party candidate for President in 1972 and losing another congressional bid in 1976, Schmitz is back where he started.

He is running for the state Senate in the 36th District, to succeed Sen. Dennis Carpenter (R-Irvine), who is retiring. Chances are he will win in the 36th, which stretches along the Orange County and San Diego County coasts from Seal Beach to Oceanside.

Schmitz is heavily involved with the Republican nomination at the polls next Tuesday against five other candidates and face a bright, fast-talking Democratic assemblyman, Ron Cordova, in the fall.

However, in Political Science 101 at Santa Ana College, there is only brief mention of the instructor's meandering into the real world of politics.

Schmitz explains that the next class period will be devoted to review, fol-



CANDIDATE—John Schmitz, running for state Senate, lectures to his political science class at Santa Ana College. Times photo

lowed by the examination on Tuesday, June 6.

"It's your final, and my primary," he said.

Speaking without notes, he lectures knowledgeably for 75 minutes on the state constitutional officer, interspersing humor and sidelights from his own experience. "Bob Finch cut only one toe-breaking vote as lieutenant governor—I'm an expert on it because he cast it in favor of my bill, but it didn't pass the Assembly."

Please Turn to Page 4, Col. 1

STORE ACCUSED OF SEXUAL BIAS IN PAYCHECKS

BY JACK MURPHY
 Times Education Writer

Fourteen saleswomen at the Nahas Department store in Van Nuys have been paid lower wages than their male counterparts doing the same work, the U.S. Department of Labor charged Tuesday.

The department accused Nahas Enterprises, owner of a chain of Southern California department stores, of violating the Equal Pay Act. The charge came in a suit filed in Los Angeles federal court on May 4.

The alleged violation date back to Aug. 7, 1975. The department has asked the court to order the company to pay any unpaid wages the court finds due the company's employees together with interest.

Nahas Enterprises is headquartered at 11855 Wilks St. in Sun Valley with stores in 14 different locations employing 600 people.

Postscript: Bill Would Benefit 7 Teachers Fired In Loyalty Oath Dispute

BY JACK MURPHY
 Times Education Writer

As far as John Beecher was concerned, the loyalty of the 73-year-old college professor has for the United States has never wavered.

He did not see any need to prove his loyalty. His ancestors included Henry Ward Beecher, who raised the Union flag at Ft. Sumter after the Civil War, and abolitionist Harnet Beecher Slowe, who wrote "Dodge Tom's Cabin."

The college professor, who also was a poet, was one of the first white officers during World War II to volunteer for service under a black commander, and after the war he directed camps for displaced persons in Germany.

But during the 1950s, when in California saw the need to prove a person's loyalty, Communists and their sympathizers were everywhere, believers in McCarthyism preached.

Beecher and nine other college teachers at San Francisco State College and San Diego State College were fired during the early 1950s for their refusal to sign loyalty oaths. Appeals to the state Personnel Board fell on deaf ears.

The problem that ensued for the 10 varied. Marriages ended in failures. Others couldn't get teaching jobs elsewhere. One instructor, Phil Mezey, held various minor teaching jobs, waiting for the day she could be reinstated at San Francisco State.

Three of the 10 have died.

Beecher, who spent time in Mexico and covered the civil rights movement for several magazines in the 1960s, never lost faith. "I never doubted I would be vindicated," he said in a recent interview.

"I always had faith in the American system. I just wondered if I would live to see it."

That day for Beecher and the six others could be near.

The state Assembly is considering AB 3026, authored by Assemblyman Mel Levine (D-West Los Angeles), that would give each of the seven \$50,000 in back pay and benefits for salaries lost because of the dismissals.

The bill has cleared the Assembly Education Committee and a subcommittee of the Assembly's powerful Ways and Means Committee. The bill has



John Beecher AP photo

to clear the full committee before it can be considered by the 80-member Assembly.

Observers believe the bill may pass since the Assembly adopted a bill last year reinstating Beecher to his post at San Francisco State. It also adopted a resolution two years ago that expressed the hope that Beecher and his colleagues would be compensated for the lost wages.

Levine's bill originally would have granted \$1.8 million to the teachers and their families. But political realities and willingness to compromise paved the way for the amended bill (paying \$50,000 to each of the surviving teachers) to clear the Ways and Means subcommittee.

Beecher is hoping for some financial vindication from the state. "At a time when most men my age are retired," he said, "I'm still working my butt off to survive."

By George Hanson



Staff photos by Randy Mudrick

Bessie Walker stands outside her cafe near Point Fermin Park in San Pedro contemplating how to handle a four-legged customer. Below, Walker serves a pitcher of beer to a few of her customers, who range from bikers to bankers, from welders to widows. Right, she shares a laugh with one of her regular customers, biker Ken Delancey.



TRW promotes San Pedro resident

Arthur H. Williams of San Pedro has been named director of public affairs and communications for TRW's Defense and Space Systems Group in Redondo Beach. Williams, a masters graduate at Purdue University, joined TRW in Cleveland in 1969 and transferred to California in 1967.

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SAN PEDRO



Walker's Cafe more than a place to eat

By Jim McGregor
Staff writer

At times it's hard to think of Bessie Walker's place as a cafe.

Of course, all the indicators are there. Menus, dishes, silverware, lots of food, beer and coffee. There is a sign over the front door and the all-important cash register in the corner.

But Walker's Cafe on Point Fermin in San Pedro is different. It's as if Walker had a larger-than-normal kitchen and friends dropped by all day to eat and chat.

The building itself is nothing special, but the better-sketched decorations lend a nebulous charm to the cafe.

Lifeless colors predominate and the scattered fixtures seem to be in keeping with the standard fare of a 1930s-vintage coffee shop.

Tourist-trap plates donated by customers over the years hang throughout the cafe and time has transformed the window shelves into a wealth of knickknacks.

Posters and pictures cover every available wall, with a hodgepodge of hand-painted cartoon characters filling in the gaps.

A Victorian lady on a chamber pot and a Miss July foldout from the early 1960s hang on opposite walls, surveying the collection of characters who pass in front of them.

In the middle of this controlled chaos stands Bessie Walker.

And she is why Walker's cafe is a special place.

For 34 years she has been the cook and waitress, the bookkeeper and bottlerwasher. Her clientele range from bikers to bankers, from welders to widows. And they all seem to know each other.

At Walker's Cafe, it is a safe bet that when a stranger visits he will have a few friends before he leaves. It is just that kind of place.

Walker's heart is as big as the flat Oklahoma farm country from which she hails. And all her customers are her friends. She has been a sort of mother or sister to many, confessor and adviser to more than a few.

Don't get the idea that she is a softie, however. She rules her domain with a sharp tongue and an iron hand. "She don't like nothing from nobody," said one customer.

And she is constantly in motion. Circulating among her "family," she slaps a head here, throws a smile there—all the while chattering, taking orders, giving orders, and most of all keeping everything and everyone in line.

Walker left Oklahoma and her 10 brothers and sisters in 1933, first moving to San Jose, where she worked in a cannery for a short time. Then she moved to San Pedro, starting out as a waitress on "good ol' Beacon Street."

In 1946, Walker and her husband, Raymond, bought the building, built in 1880. They then tackled the task of transforming the Cuddies ("a dirty, beer joint") into a full-fledged cafe.

"We had \$50 dollars to buy supplies with before we opened the doors," Walker said. "This place has been put together piece by piece. I just added this and that."

Walker's—A4, col. 1

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Walker's

From page A3

Over the years the menu has grown from only hamburgers to items ranging from beef stew to peanut butter and jelly sandwiches.

The real story of the cafe, however, is the story of an amusement park of humanity. Tommy Dorsey and Dave Brubeck share the same jukebox with Ted Nugent and Rod Stewart. And retired accountants share the same table as youthful fishermen.

"We just check in in the morning with coffee, and then work our way down to the Budweiser," said a slightly red-eyed Mickey Schroeder, 23, a fisherman who has frequented the cafe since he was a child.

Larry "Cool Luke" Stenbakken, 26, said the only thing wrong at Walker's Cafe is that the clam chowder doesn't have any clams in it.

This draws a hearty laugh from other customers, but Stenbakken timidly turns and scans the room to make sure Walker isn't listening.

"It's not just a stop-off place to get drunk, but a good place for anybody to have a bowl of soup and visit," said Buck Bautista, 29, a fisherman who grew up near the cafe and has been a customer for many years.

"But, she should put some clams in the clam chowder," he added with a laugh.

Marge Collins, who says she's a 39-year-old with a 42-year-old son, has been eating almost all of her meals at the cafe since her husband died a few years ago.

She is a member of the morning crowd that chit-chats away the early hours of the day with Walker. "Every day at Walker's is a funny story," she said. "I've heard people say they don't want to miss a day because they might miss something."

"It's like a serial. Bestie's a really neat person. She treats everybody the same, from little kids to movie stars."

It's popular among the regulars to drop the names of the movie stars who have visited the cafe. Many television and movie sequences are filmed at Point Fermin Park and the stars usually cross the street to have lunch with Walker. She has entertained and fed the likes of Robert Conrad and Raymond Burr, in addition to the heartthrobs of heartthrobs, Eric Estrada.

Andy Griffith stops by occasionally with his father to sit at the counter and eat hot dogs perhaps because the place reminds him of Mayberry. Walker and her sister, Christine Price, have been the mainstays of the cafe since Raymond died in a car accident in 1983. At times, however, it is difficult to tell the employees from the customers.

When a beer keg is empty or the trash cans are full, one of the regulars will automatically pitch in and help Walker.

On a recent Saturday, she was short one waitress and the place was packed. But, everything was going smoothly because two fishermen were emptying the trash and a private detective named Rubin was washing the dishes.

From an Oklahoma farm house with 11 kids, Walker has gone to an ocean-front cafe with thousands of friends.

And the word is that Walker's will continue to be a cozy place dishing up extra helpings of friendship.

"Everybody keeps asking me when I'll retire and I just say 'I'm not ready yet,'" said the gracie dame of Point



Grunion run, talks at Cabrillo Beach

One of nature's most unique mating rituals begins in the dead of night.

With clockwork regularity, a small fish known as the grunion wriggles up on California beaches to spawn and then returns to the ocean.

Harbor Area residents can get a close look at the ritual beginning next month at Cabrillo Beach in San Pedro. The first in a series of grunion talks sponsored by the Cabrillo Marine Museum will be on March 3 and 4 at 9 p.m. The grunion begin their run at approximately 10:30 each night.

"Spawning occurs around the time of the highest high-tide, on the full and new moons," said John Olgun, associate director of the museum.

"If the grunion eggs are to survive, they must be laid on the night of the highest tides. If the fertilized eggs survive pounding surf and predatory shorebirds, they hatch in about 10 days."

The grunion talks are free and are conducted right on the beach. The audience is encouraged to bring flashlights and blankets to sit on.

Collection of the fish, suitable for eating, is permitted during March with a 1980 state fishing permit. Permits are not required for persons under 16.

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<p>U.S.D.A. CHOICE GRADE BEEF SPENCER STEAKS</p> <p>BONELESS RIB EYE</p> <p>\$3.89 LB.</p>	<p>TABLE BRAND SLICED BACON</p> <p>79¢ LB.</p>
<p>FRESH CALIF. GROWN WHOLE CHICKEN FRYER LEGS</p> <p>69¢ LB.</p>	<p>FRESH FILET BUTTER FISH</p> <p>BLACK COD</p> <p>\$1.79 LB.</p>

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ALL FLAVORS WHITE-LEMON REGULAR SIZE PKG.

79¢

The old folks are queuing at the horseshoe-shaped counter, ordering from the posted menu. Breakfast, lunch and dinner, it's all there, wholesome and good, although I suspect there isn't much difference among the three.

There's an old glass-doored refrigerator behind the counter containing many invitingly cold bottles of beer.

There are tables resting on pedestals rusted from the fog blowing in the open front doors off Point Fermin.

And there are ceramic knickknacks of the kind very popular with my Aunt Mary: mother birds feeding their young, crescent moons, praying hands and dozens of commemorative plates.

There is even a framed Playboy centerfold featuring a decidedly 1960ish blonde with an inch of dark roots showing at the base of her scalp.

This is Walker's Cafe on Paseo del Mar in San Pedro, a yellow stucco throwback directly across from one of the county's least-known parks and prettiest lighthouses.

This also is America as it was before we segregated ourselves into gay, straight, yuppie, sports, smoking, non-smoking or specific-minority-group eating and drinking establishments. It is America as grandpa knew it.

The people who frequent this little establishment, begun by Bessie and Ray Walker 43 years ago, will tell you that the food is fantastic and the people real.

I'll go along with both of those. There are days in this tiny structure when every customer seems to have a tattoo. Other times it looks like a sound stage. About six times a year movie crews come in, move Bessie and her sister, Christine Price, aside, and shoot some television travesty that's supposed to be taking place about 40 years ago.

They leave autographed pictures behind. Bessie, dressed this day in a black pantsuit, will tell you she has a stack of those. She also has lots of IOUs from folks who couldn't pay.

It's like that commercial in which the guy says, "Parts is parts." To Bessie and Christine, people is people; neither takes guff from anyone or from each other. Heck, they've been involved in one long argument since they left Oklahoma with their parents during the 1920s.

Here it was, early Monday morning, and already Christine has tossed out a tramp and fired a waitress. Now she's sitting at a table smiling and going at it with her sister.

"I came down from San Francisco to help Bessie 23 years ago when her husband died," Christine

said, lighting an unfiltered Camel.

"It wasn't that long ago," Bessie replied, fingering the kind of outsized necklace one normally sees worn with ball gowns. "Anyway, I'm the boss."

Don't doubt that. On many an occasion since the days when her seaman husband turned this walk-beer stand into a cafe, she has had to deal with drunken sailors, soldiers, stevedores and bikers.

"I've had them all through here," she says. "They come in waves. I have a younger crowd now, but it doesn't matter. Someone steps out of line, I give them the look and they shut up. If they don't, I walk over and tell them that they could be out of here faster than they came in."

They've never had to call the cops on the amazing mixture of humans that daily present themselves for food and drink. Some days they stand 18 deep at the door waiting to be served by the two women, who work most of the 7 a.m. to 9 p.m. shifts, seven days a week.

It seems that nothing can kill the place. It was thriving when the street cars passed and it's still prospering decades after three blocks of their cliffside street fell into the sea.

A child walks up to show Bessie his new shoes.

"Don't get them dirty," she warns before turning back to the subject at hand. "People wonder why we don't expand or go modern. This place is out of control as it is, and besides, **modernization would spoil it.**"

"Then they ask me why I don't retire. Why? I like working, I like the people. Heck, I started working when I was 18 and never stopped yet."

Bessie has a work philosophy. When she parks her yellow Cadillac at the curb, she becomes a sort of restaurant populist.

"People tell me this is like a pub, but I haven't ever seen a pub so I don't know. What I do is treat people right no matter what color they are. Everybody's got feelings. I treat folks well and they come back."

She also has a life philosophy.

"Life is life. You can make it good or bad, who's going to cry with you?"

One regular said the food here carries a certain warmth missing in chain restaurants.

Certainly, when the two women stop arguing long enough to pose for a picture, they put arms tightly around each other.

There's no fooling at Walker's Cafe.

It's a lot like the rock layers visible on the cliffs across the street, each reminding us that much has

come before us.

"You're still here, Bessie?" the oldtime sailors ask as they step into this time warp.

"Yeah, I'm still here," she replies, saying a lot more than even she probably knows.

CITATION (MLA STYLE)

Bogert, John. "A slice of Americana at Walker's Cafe." *Daily Breeze (Torrance, CA)*, sec. LOCAL, 13 Aug. 1985, p. B1. *NewsBank: America's News*, infoweb.newsbank.com/apps/news/document-view?p=NewsBank&docref=news/1134393FD77105B8. Accessed 15 Dec. 2021.

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Examiner/Kim Komenich
Venice's Bessie Petersen holds court from behind her bar

Behind the bar waits one tough little old lady

By Edvins Beitiks
OF THE EXAMINER STAFF

VENICE — It was going on to sundown, 40 degrees at the beach, and the only ones around were tourists and true believers. A woman in red pants slid across the boardwalk on roller skates, one hand behind her back.

Winter cuts down on the crowd, said Daniel Loya, 29, working out with weights at the Athletic Club — a chunk of sand and concrete along Ocean Front Boulevard that used to be known as Muscle Beach.

"In the spring and summer, when the sun's out here, it's like a zoo," he said, straining against the weight of barbells. "You feel like you're in a cage — people coming up to you and saying stuff, asking you what you're doing."

All around, Loya men were sweating in the cold light, playing basketball and tennis, shadow boxing and hanging from chin-up bars to lift weights. The sun was going



down above the gray sea behind
— See TRIP, C-8



Clipped By:

emmarault

Mon, Nov 1, 2021

TRIP

— From C-1

them and the wind was strong enough to close up the T-shirt places ("Four for \$10") that cluttered the boardwalk.

Two men were playing chess across the top of a trash barrel and a sailboat moved in front of the sunset, skidding over the aluminum water.

Leaving Venice, the drive past Marina Del Rey and the twin ugliness of Torrance and Hawthorne brought nothing but a blank look. It wasn't until you turned right at Western Avenue that things changed from flat fronts and plastic signs to black night and baseball fields overlooking the water.

When you came to Point Fermin and found Walker's Cafe still open, it was a little like coming home. You dropped in a quarter to play "I Drink Alone" and "Tombstone Shadow" as Bessie Petersen walked over to sit down.

Petersen, 75, has worked the counter behind Walker's since January of 1948, when she bought the place with her husband. He was killed in a car crash in 1953, and she's been in charge ever since.

Walker's has gone through a lot of changes, said Petersen — from a quiet cafe fronting a family park to a biker joint where the police came up on weekends to shake people down. It was featured in the movie "Chinatown" — the water run-off scene with Jack Nicholson driving up in the dead of night — and half a dozen other films.

But Walker's is mainly a neighborhood bar for people who don't have much of a neighborhood to turn to.

"I got merchant seamen come in here, giving me presents, stuff to hang on the walls," said Petersen. "And I got customers who steal stuff as soon as they see it. One

Shoestrings update

You went down to the Ross Bowl Friday, hoping to find somebody passing off a ticket on the cheap. Fat chance.

There were at least two dozen people walking outside the gates, holding up signs that read, "Need ticket?" or saying, "Anybody got an extra ticket?" Nobody got a nibble.

Down to your last day before the Super Bowl, it looks like you're winning the daily battle but losing the war. You should come in under \$500, easy, for the motels and beers and eats, but the cost of that ticket may kill you.

Friday's totals:

- \$2.65 — Double Fatburger and fries at the Fatburger Drive-in across from the Manhattan Motel.
- \$30.00 — Room at the Manhattan Motel, five miles from the Ross Bowl.
- \$3.00 — Bessie's Best Burger, with fries, at Walker's Cafe in San Pedro.
- \$3.75 — Pitcher of beer at Walker's Cafe.
- \$1.00 — Jakkos money at Walker's Cafe.
- \$1.25 — Beer bought for Bessie.

Total: \$42.65.

- Thursday total: \$40.20.
- Wednesday total: \$50.05.
- Tuesday total: \$33.35.
- Monday total: \$112.07.
- Total for trip so far: \$289.22.

from an Oklahoma family that moved west during the depression, remembers working for \$3 a week as a waitress in 1933-34. "I've been at it since I was 16," she said. "Always working — as a waitress, a car hop, then at this place. I never had anything given to me."

Petersen sat at one of the tables wearing a yellow necklace and earrings, the light of the Budweiser sign shining in her glasses. She talked about the changes in Point Fermin and at Walker's — the way bikers had come to make the place a rendezvous.

"I've had a lot of jerk customers," she said. "I've bailed 'em out of jail, loaned 'em money, let them run up a tab . . . sometimes I think I need a man to beat hell out of some of these guys."

She watches over her place, said Petersen, pointing out that come Super Bowl Sunday there won't be any TV showing the game because "TV brings in the deadbeats."

"A couple of Sundays ago a customer brought in a little portable, set it on that table right there, and a bunch of freeloaders were hanging around, just watching the game," she said. "Now there's this weekend, this big football game, whatever it is.

"I told them, you're not going to bring a TV in here. You try and bring one in here on Sunday and I'll kick my foot right through it. I mean it."

Sometimes she thinks of selling Walker's, said Petersen, but "I know I'm not going to do it. I've got to have something to keep me going."

Petersen took a sip of her coke, then looked over at the counter where one of the customer's youngsters was leaning over to put a hand into a jar of pickled eggs.

"Huh-uh. Don't do that, William," she said, "or I'll go over there and pop you one."

week I looked around and counted eight plates gone off the wall."

Walker's hasn't changed that much from the days when Petersen first opened the doors. Ceramic parrots and bustled girls share space with a print of two children walking across a broken bridge with an angel over their shoulder.

There are pictures of half-nude Indian maidens in night's blue light, a photo of a long-legged Miss July behind the counter, and hand paintings of cartoon characters done by a man who slept at Walker's for months to stay off the streets.

"If anybody's hungry, I'll feed 'em," said Petersen. "Back when the streetcars used to come out here the word went around with the bums that Bessie'll feed ya. The way I figured it was some day I might get hungry, too, who knows?"

Petersen, one of 11 children



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Wild

FROM PAGE B1

during one encounter between club members and police. When he reported the incident the next day, the officer was swiftly fired.

Hermosa Beach officials clamped down further with laws to make their leather-clad foes' lives a little more difficult.

The most-controversial law, passed in the late 1960s, made riding a motorcycle through the city's downtown area a crime, a rule that probably was illegal itself, Moore said.

Another law limited parking to one motorcycle per stall, which still is enforced today.

The rule kept cyclists from parking numerous bikes in one parking spot along the Avenue near The Strand, where they liked to party.

Law enforcement

Eventually, police enforcement took its toll, and the good times ended for the local Hell's Angels chapter. The club closed its Hermosa chapter after its local president and treasurer were convicted of armed robbery.

Eventually, many of the bikers joined society's mainstream.

About two years ago, Moore bumped into a former Hell's Angel in a local courtroom. The one-time biker was now a well-dressed juror who had turned his life in a new direction.

"Turns out it was just a matter in his life," Moore said. "He owns a shopping center now. All these guys aren't all bad."

Stereotypes linger

George Christie, president of the Ventura Hell's Angels chapter, said motorcycles always have been the club's main interest. However, media stereotypes about their behavior often prevail.

"When people call to ask about our lifestyle, they don't ask about motorcycles or the type of motorcycles we ride, which are the first questions they should be asking."

The way of life isn't as unusual as some might imagine. Most chapter members operate businesses or hold down good jobs.

"It's not different for us than it is for anyone else. I have a family I have to support. I have to pay the bills. That's what it boils down to," said Christie, who owns a martial arts studio.

But are they outlaws?

"We're the same people we always were," he said. "I don't really need respectability, but I do want respect and I do demand that. If you sit down and get to know me on a personal level, then you're allowed to make a judgment about me."

□□□

Law enforcement experts have watched some gangs transform.

"Biker gangs have changed over time. They've gone from being purely antisocial organizations to more-sophisticated, organized crime," said Mike Vaughn, a Los Angeles Police Department detective who specializes in biker "gangs."

Police say the clubs still are the country's largest distributor of crystal methamphetamine and are heavily involved in the sale of guns, explosives, stolen bike parts and other crimes.

"A lot of them have cleaned up their look, they're making more money and some have progressed into legitimate businesses. But they're still bikers," Vaughn said.

Officers attracted

Ironically, the so-called biker lifestyle attracted some police officers who were drawn in by the clubs' sense of freedom and brotherhood. Some even traded their badges to ride with hard-core biker groups.

Torrance police say they lost a good officer to a once-well-known club.

"He spent his weekends and days off riding with the Chosen Few," Sgt. Ron Traber said. "But he always looked good in uniform and we never heard anything off-color about



Sinbad and Fly have a beer and a laugh outside of Walker's Cafe in San Pedro on a recent Sunday.

Hanging tough at Walker's Cafe

On weekend afternoons, the rumble of Harleys interrupts the quiet, oceanfront calm along San Pedro's Pt. Fermin. At Walker's Cafe, a curious mix of old and young bikers gather to drink a few beers and swap tales of gearboxes and girlfriends. The spot is a favorite of locals, too, who see Walker's Cafe as one of the last of a dying breed of small, homey taverns.



Generations: A biker, above, strolls past the bicycle of one of the many children who accompany their parents to Walker's Cafe.

Tattoos: The arms belong to Fly, upper left, one of the longtime patrons of the bikers' San Pedro hangout.

Harley Davidson spoken here: On weekends, motorcycle enthusiasts, left, gather from all parts to have a friendly beer and talk bikes.

Photos and text by Brad Graverson

him or his performance as an officer. He did a good job."

The back-and-forth lifestyle continued for a few years until the officer decided to leave law enforcement for the life of a full-time biker.

"He just had a significantly different lifestyle. He liked the motorcycle gangs and aura around them," Traber said. "He didn't do anything illegal as far as we know."

Torrance biker haunts included the Key Largo bar at Prairie and Artesia, Traber said. Officers busted bikers for drug peddling and other serious crimes.

Even then there were hu-

morous moments, police say.

"Like the time officers arrested a cyclist on a misdemeanor traffic warrant.

In an attempt to slither out of it, the biker gave them his brother's identification card to convince them he wasn't who they thought he was.

"It turned out his brother was wanted on a number of felony charges in Georgia. So then he tried to convince us he wasn't his brother," Traber recalled. "Eventually, I think Georgia did extradite him on the felony charges."

In general, though, police developed understandings with the clubs to help keep

disturbances down.

"In spite of the fact they looked pretty grubby and had a significantly different lifestyle, if you could develop a rapport with the leaders, you could get them to comply with law enforcement," Traber said. "There were also times when that wasn't possible."

Not all Samaritans

Redondo Beach Sgt. Mike Meinert said he remembers occasions when club members weren't such good Samaritans.

"In one incident we went to El Segundo to trade some stolen property for drugs and they offered to sell me some

dynamite," he said. "I saw a number of sticks and we ended up arresting several people and calling the bomb squad."

In north Redondo, biker-gang haunts included the former Circus Circus bar on Aviation near Ford Avenue, Meinert said.

Trouble in Hawthorne

Hawthorne's troubles with the Vagos are well documented. For years, the high-profile group had run-ins for everything from theft and assault to wire-tapping and racketeering.

"It was a real vivid, real active time," Police Chief Stephen Port said. "It would be

nothing for 40 of them to take over a bar and force the normal customers out. We made a lot of arrests for that."

In 1983, police officers raided 43 homes searching for a Vagos member believed involved in a barroom knife fight. But in the process they rousted a number of innocent people, some with no connection to the club, from their homes.

The American Civil Liberties Union, which defended the Vagos in court, said the raids were part of an ongoing attempt by Hawthorne officials to "punish" members and rid their town of the club. In April, the city paid \$1.9 million to settle a related lawsuit.

"We got the money and we're enjoying it," said Terry the Tramp, whose El Monte home was one of those raided. "And if Hawthorne got another 2 million to throw away and want to come in and do it again, we'll enjoy that, too."

Port, however, said the operation proved fruitful, even though the department has since changed its methods.

"The Vagos motorcycle club has a pretty violent history. That's no secret," Port said after the settlement. "And we found a lot of stolen motorcycles, guns and drugs in those raids."

Vagos leader killed

During the club's heyday in Lawndale and Lennox, Vagos leader L.A. Eddie was shot down at the Golden Candle bar, a former hangout near Rosecrans Avenue and Hawthorne Boulevard.

A group of about 20 Vagos who witnessed the attack told police he was killed by an armed robber, officers said.

When it was time for the funeral, Vagos members reportedly wanted the Sheriff's Department included in the ceremonies.

"It was rumored at that time that (one high-ranking Vagos member) wanted to scatter his ashes on the lawn of Lennox station because he'd been arrested by Lennox deputies so many times," retired sheriff's Sgt. Don Neureither said.

However, Terry the Tramp said the dead biker's ashes were in fact taken to Forest Lawn. Club members later participated in a memorial ride through the area.

Most Vagos have moved out of the Hawthorne area, but a new club chapter recently opened in Venice.

Westside drew bikers

Like the South Bay, the free-spirited ambience of Venice and Santa Monica drew bikers in droves.

"It was a popular place immortalized in the 1960s and 1970s by the new left... the radicals and the hippie movement," LAPD's Vaughn said. "The area was well known at that time for people with antisocial philosophies."

The leather-clad contingency gathered at Washington Avenue near the boardwalk in Venice and in various bars.

"Underneath the Santa Monica Pier was another central meeting location where a lot of different gangs, especially those associated with the Hell's Angels, gathered to drink a bit and decide what type of terrorism they were going to commit that night," he said.

Though most bikers have moved away, police were having trouble with the Heathens club in that area until 1985.

"But though they no longer live here, bikers occasionally return to some of their old haunts."

Scores of riders make a weekly run to San Pedro to spend the afternoon at Walker's Cafe overlooking the ocean. For years, the little restaurant has been a big draw for clubs that often traf from the valley.

Some say it's the hospitality the longtime owners afford to all customers, no matter what their lifestyle. But the women who run the place don't take any guff, according to Reni Mauritan, who cooks and waits tables. "People have a tendency to think these guys are real rough, but I get more respect from them than anyone else," she said.

Last call at Walker's



Bikers mingle outside of Walker's Cafe in San Pedro on Sunday, surrounded by Debbie Finney, playing the guitar on the roof, at a farewell party. Owner Beanie Mae Peterson, below, retiring at the age of 52, stands behind the counter for the last time.

Longtime customers pay tribute

by Caroline Brady

Hundreds of bikers crowded into San Pedro's Point, Pinole Park on their Harley on Monday, their long hair flowing behind them and their black T-shirts and leathers making up the hot afternoon sun.

Along with other loyal bands and customers, they honor my balls — and may WALKER'S, AT



This place is like a friendship — it always makes you feel welcome. I'm going to miss it.
— Frank "Pancho" Salcedo



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Walker's
FROM PAGE A1

adbye — to Bessie Mae Petersen, of San Pedro's legendary Walker's Cafe, which closed recently because of the 82-year-old proprietor's health.

She had a few of burly looking men — with beards and tattoos in unusual places — softened and got a little red up when they talked about Petersen, who they've grown to love like a grandma during Walker's five decades in business.

"I love Bessie like a grandma — she's the most caring people in the world," said Ken "Smiled" Delaney, a former merchant seaman who grew up in the shadow of Walker's.

"The cafe means a lot to people," Delaney said, because it maintained a sense of San Pedro that died when a fire razed Beacon Street's row of historic beer joints, and condensed homes where "working men" could afford to live.

Burgers and fries
"I've been coming here since I was a little guy," he said, sipping on a Budweiser. "We'd come up from Calexico with to have burgers and fries. I have a lot of good memories here."

Alan and Glen Warren said their father first brought them to Walker's when they were toddlers. Now they're 36 and 38, and the place is like a landmark to them.

"We used to hike up the Point Ferrocarril cliffs, then come here for burgers and cold sodas," said Glen Warren. "If I like gray hamburgers and french fries, well, Bessie made the best."

Longtime customer Scott Hill said Petersen has been his surrogate grandmother since he turned 6.

"She kept me out of trouble," Hill said. "She watched over me. She kept me out of trouble. She'd walk around here among the biggest bikers you ever saw. Nobody ever bothered her because of the love and support she always gave everyone. She's the most loved woman in San Pedro. This closing marks the end of an era."

Stuart Mastroianna figures by loves a lot to Petersen and Walker's because he met his wife at the cafe 30 years ago.

"My wife was a registered nurse at the time, and she was working down at Walker's on the weekends just to have something to do," Mastroianna said. "At the time, I was living at some apartments nearby, and I came in for

She'd walk around here among the biggest bikers you ever saw. Nobody ever bothered (Bessie) because of the love and support she always gave everyone. She's the most loved woman in San Pedro.

Scott Hill, longtime customer at Walker's Cafe

breakfast. We struck up a conversation, and the rest is history."

His wife, Ollie, said Petersen befriended her at a rough time in her life — when she was trying to raise two children on her own and had few friends she could trust.

"She was the first person who really stood up for me and helped me build my self-esteem," Mastroianna said. "She's for real. They don't make 'em like that anymore. Bessie's the kind of person who doesn't judge anybody. You could be a Hollywood star with lots of money or just a regular person — she'd treat you the same."

Charlie Buffinger, known to the Walker's crowd as "Ya-law Charlie" for his enthusiastic cheers, said he was a first-grader when he first strolled by Walker's and saw Petersen throwing someone out.

"I said, 'I'm not ever going there,'" Buffinger said. "But here I am."

Frank "Pancho" Salceda said he first came to Walker's in 1946 — shortly after Petersen and her second husband, Fay Walker, opened for business.

Lots of memories

He recalls the days when the majority of Walker's customers were military types from nearby Fort MacArthur. He remembers when Walker died in a car accident in 1983. And he remembers when Bessie married and then later divorced Pete Petersen, who has since died.

Throughout all the changes, he kept coming to Walker's, Salceda said, because the place fit him like an old shoe.

"This place is like a friendship — it always makes you feel welcome," he said. "If they ever reopen this place, I'll keep coming back until the day I die. I'm going to miss it."

Salceda's wife, Ermilia, said she'll miss Walker's, too, although she sometimes had to come and fetch her husband there before he blew too much



BERNARD ALPA/STAFF PHOTOGRAPHER

A lineup of parked Harleys and partygoers are reflected in one motorcycle's headlight in front of Walker's Cafe on Sunday during farewell party.

money buying drinks for the house.

"Oh, he was always the big spender, buying for everyone and leaving big tips," she said, laughing. "Everyone got to know me. They'd say, 'Uh-oh, here comes your wife.'"

Customer Grace Mestas grew up going to the cafe and started bringing her son there before he could walk.

"When I came down and saw the 'Closed' sign, it was like someone put a knife into my heart," she said.

Bene Logan, Petersen's sister-in-law and a waitress at the cafe for 12 years before a disabling accident forced her to quit, said Petersen was a "sweetheart to work with."

"My wish is that this will be Walker's Cafe until the day Bessie dies because she wouldn't want some condominium or some huge monstrosity coming in here," Logan said. "She made this place what it is."

Inez Peck, Petersen's longtime neighbor and best friend, said Petersen loved her customers as much as they loved her.

'Never turn anyone away'

"The money people owe her is outrageous," Peck said. "Bessie would never turn anyone away. If they were hun-

gry, she'd feed them. She wouldn't give them beer, but she'd give them a bowl of soup or something to fill their stomach. Sometimes they'd peel a potato or two to pay her back, but she never worried about the money."

In fact, the cartoon drawings on the cafe's walls were done by a down-on-his-luck merchant seaman that Petersen found sleeping in the park, Peck said.

As for Petersen, she didn't have much to say except to express surprise at the huge crowd of people who turned out to say hello. Even if she wanted to talk, no one would let her get a word out between the hugs, kisses and photos.

But Petersen's son, Richard Brummett, in from Yuba City on the day, wanted to correct one misperception: the cafe is NOT for sale, he said.

Although he refused to discuss the details, Brummett hinted that the next party at Walker's could be a grand reopening.

"This place will always be here as long as mother is alive," he said. "It will be here so that she will always have a place to go whenever she wants."



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Petersen, owner of legendary Walker's Cafe, dies

From staff reports

Services were Monday for Bessie Mae Petersen, owner of San Pedro's legendary Walker's Cafe, who died Dec. 5, 1996. She was 84.

Petersen was a constant figure at the Point Fermin cafe since the mid-1940s, serving up burgers and fries, her special chili and ice-cold beer to wash it down.

Petersen was equally comfortable with movie stars and Harley Davidson motorcycle riders. She never blinked an eye when leather-clad, tattooed bikers roared into the parking lot, their long hair flowing behind them, tattoos emblazoned across their arms and chests.

"She kept all of us out of trouble," long

time customer Scott Hill said in a 1994 interview. "She'd walk around here among the biggest bikers you ever saw. Nobody ever bothered her because of the love and support she always gave everyone. She's the most-loved woman in San Pedro."

Inez Peck, Petersen's longtime neighbor and best friend, said the cartoon drawings on the cafe's walls were done by a down-on-his-luck merchant seaman who Petersen found sleeping in the park.



Bessie Mae Petersen

Petersen was born June 18, 1912, in Pauls Valley, Okla. During the Depression, her father loaded up the family car and set out for the West with only \$60 in his pocket.

Petersen worked in an Arizona restaurant and a San Jose cannery before settling in San Pedro, where she waited tables in almost every cafe in town before opening her own place with her husband, Ray Walker, in 1946.

Walker was in the Navy at the time, stationed across the street at Point Fermin when he discovered an opportunity to expand what was then a hole-in-the-wall tavern.

The couple worked — and sometimes slept — at the tiny cafe, building it up

until it became a local mainstay, especially for military families stationed at nearby Fort MacArthur. When Walker died unexpectedly in 1958, Petersen carried on, teaching herself how to run the business.

Petersen later married, then divorced, Pete Petersen, who has since died.

Over the years, the cafe was immortalized in several movies, most notably "Chinatown," and television shows. Dozens of stars crossed the cafe's doorway, including Jack Nicholson, Dolly Parton, Raymond Burr, Lucille Ball and Andy Williams.

Petersen is survived by her son, Richard Brummett, who lives in Yuba City.

Services were arranged by Green Hills Mortuary and Memorial Park in Rancho Palos Verdes.



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Good, hearty food at a cozy cafe - Daily Breeze (Torrance, CA) - April 17, 1998 - page K38

April 17, 1998 | Daily Breeze (Torrance, CA) | JENNIE DOUGLAS | REVIEW | Page K38

Good, hearty food at a cozy cafe

Walker's Cafe in San Pedro is one of the last of an endangered species. It's that special type of restaurant I am always seeking, but rarely find. They just don't seem to make them like Walker's anymore.

Founded during the 1940s by Bessie Walker (still the manager, waitress and bouncer) and her late husband, Ray, it's a place that has changed little over the years. The sign over the door is faded and worn, but the shapely mermaids are still discernible. And it's the mermaids that are featured on the restaurant's colorful T-shirts.

There's a counter with chromium stools, and tables made of shiny hatch covers, but the main attraction is the collection of kitsch, probably the most complete in the country. Bessie will take your order. After all these years she doesn't need to write anything down, but she does have to consult with the cook. The cook does not wear a Walker's T-shirt. Her shirt reads: "Sunset Grill, Honolulu, Hawaii."

The food here is extraordinarily good and cheap, and favorites often disappear early. The evening we visited the beef stew with sourdough bread, \$3.50, was sold out, and we got the last bowl of chili and beans, \$2.50.

All of the food is prepared to order on the premises, and it actually tastes homemade. They're not using any shortcuts or mixes here. Everything has been made from scratch, including the New England clam chowder and the old-fashioned, hand-peeled French fries.

It makes a remarkable difference. Wait until you taste those French fries -- you'll understand exactly what I mean. The menu, mainly omelets and sandwiches, is not extensive, but they've taken the time to do their best, and I doubt that their cooking methods have changed much during the last 50 years.

The lima bean soup with sourdough bread, \$3, is a hearty, hefty meal all by itself. I imagine that the last task of the night before locking up is to put the dried limas to soak. This is a glorious soup, packed with large, plump, pale limas, onions, celery and pieces of ham -- real ham.

I discovered a long time ago that the safest thing to order in an unfamiliar restaurant is plain, old American chili and beans. At Walker's the chili and beans is made with two sturdy beans, pinto and kidney, lots of crumbly hamburger and a healthy amount of a spirited chili powder.

My husband's meatloaf sandwich, \$4, was a dandy. The meatloaf, moist and juicy, was not at all dry, a common failing, and there was lettuce and tomato plus a lavish application of mayo. They're not skimping on anything. With the sandwich was a generous helping of potato salad, so good that at the first bite, I instinctively looked for the hard-cooked egg. It wasn't there, but the salad was

nically made with celery, pickle and purple onion, garnished with paprika.

I unwittingly hit the jackpot when I ordered the BLTA, \$4, and it was obvious that Bessie approved of my choice. They've only been making this one for the last 10 years, but it's a confirmed favorite along with the popular Bessieburger, \$4. It was a perfect sandwich. The lettuce was fresh and crisp, but not as crisp as the crunchy bacon, and I don't know when I've tasted a creamier avocado. You need two hands to control this thick sandwich.

There surely aren't many other restaurants like this one, and it would never do to start a chain. That would defeat the entire purpose. Walker's Cafe is unique, a charming bit of genuine Americana, and one of the few we have left.

REVIEW Walker's Cafe, 700 Paseo del Mar (end of Gaffey Avenue, across from Point Fermin lighthouse), San Pedro, 833-3623. American. Lunch and dinner, Tuesday through Sunday. Beer. Street parking. No credit cards.

CITATION (MLA STYLE)

DOUGLAS, JENNIE. "Good, hearty food at a cozy cafe." *Daily Breeze (Torrance, CA)*, sec. ENTERTAINMENT, 17 Apr. 1998, p. K38. *NewsBank: America's News*, infoweb.newsbank.com/apps/news/document-view?p=NewsBank&docref=news/1125B43429393900. Accessed 15 Dec. 2021.

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PHOTOGRAPH BY LOS ANGELES TIMES
The Vincent Thomas Bridge lights up the night over the town of San Pedro. Says one resident, "We all grew up here, our parents grew up here. It's like a family."

Small Town, and Proud of It

San Pedro's 'bornandbred' residents are intensely proud of their roughhewn home by the harbor.

By MARY McMANIS
PHOTO BY MARY McMANIS

San Pedro is a small place surrounded by very big things—the bulk of Palms Verdes, the Los Angeles Harbor, the Vincent Thomas Bridge, the Pacific Ocean. And that may account for its reputation for conservatism.

Technically the northern tip of Los Angeles, San Pedro has steadily refused to consider itself part of anything. At least, San Pedro likes the rest of the city with cordial detachment; at worst, it seems not-catch-of-breath, which began days after the stationing papers were signed in 1910, has reached that point in its history.

Two streets of the big city—Western Avenue and the Harbor Freeway—end or begin in San Pedro, and that probably makes perfect sense to some of its 70,000 residents. The rest of the city is just so much outside money, after all, though, how you wouldn't want to live there.

"Where else can you find these views, the beach, nice people and parking?" asks Invelin Falk. "I've never lived anywhere else, and I never will."

"You go to the market, you know the store owner, and the clerk and everyone else in the market," says Denise Harrington. "OK, so the beach is not the greatest, but it's our beach. We all grew up here, our parents grew up here. It's like a family."

"And it's really a melting pot," says Katherine McDonald. "There is no racial line, because everyone seems to have mixed together."

The three women are on their daily walk along the promenade in Point Ferrous Park, pushing Harrington's 18-month-old daughter, Ava, through a sun-dappled morning, chatting with each other and people they pass.

"My husband is from Public Beach," says Harrington. "He wanted me to move up there. I told no way." She approached and now lives in Palms Verdes. "But I still come to Pedro every day to do everything."

In southeast Los Angeles, where many track their ascent in the social order by changing ZIP codes, the highly San Pedro is an enigma, inspiring and baffling. This is, after all, a working port—for every level of class, from a following of academics, a regiment of cranes—with a rough-edged history, which includes a chronic gang problem, and a recent environmental disaster.

Though inspectors report improvements before the fishing industry dove out, when once there were 500 commercial fishing operations, there are now 22. And from O'Callaghan's the local insect attraction, is undergoing a last-chance renovation.

"Where else can you find these views, the beach, nice people and parking?"

SHARED FILE

See file reader

But when asked what Falk, the first L.A. woman from San Pedro, should do for his lines of residence, she shrugs without pause, searching for a possible improvement.

"Keep as many choices from being made," McDonald says.

"Get on a big pack," Harrington says. "That'll get me out of here."

"I've never seen anything like it," says Johnny Anderson, a former actor from Torrance who has worked in San Pedro for almost five years. "For an area that has so many impoverished sections, it has so much pride, it's just amazing."

Like the Southern prairie of Champaign and Bensenville, the two daughters of the American Revolution daughters of Boston and New York, the citizens of San Pedro have a fierce sense of lineage. Ask a passerby if he or she lives in San Pedro and the answer invariably is "born-and-bred." One word. Or they will explain that they were born-and-bred, then left for a few years, but now they're back.

"Everyone comes back," says Lucinda Engard, social services director for the San Pedro Boys & Girls Club. "I don't matter how long you're gone or where you go, you always come back." By these lights, she never leaves and is everything.

Please see San Pedro, E3



Clipped By:

emmarault

Mon, Nov 15, 2021

San Pedro: Town Inspires Passionate Loyalty

Continued from E1
nally from San Pedro. He did not grow up here; he did not go to one of the two high schools here (San Pedro High and Mary Star of the Sea). The house he lives in belonged to his wife's parents, not his, and so, though he is a resident, he is not a Pedro boy.

"You can always tell a Pedro boy or girl," says Esquivel, as she stands in an eddy of children, some of the 500 who the club will serve this summer. "At least I can. Even if you don't know them, and you do know most of them, you know, it's an attitude. A way of walking or something. People who aren't from here look like they don't belong. They just look it."

Still, San Pedro undoubtedly helped Hahn win the election, and as a sought-out-time Democrat, the new mayor fits in with the town's political leanings. A popular poster listing characteristics that make a person a real San Pedroan includes: "A real San Pedroan votes Democrat but thinks Republican."

Croatian, Portuguese and Italian fishing families, many of them Catholic, founded San Pedro. Content with the beauty of the hills rising from the harbor, they built their homes, their church, their businesses and dutifully produced large families to do the same. More than 100 years later, some of their children and grandchildren and great-grandchildren live in those family homes, work still on the docks or in town and worship still at Mary Star of the Sea. The town's population has remained steady for the last two decades, and there is a sense of continuity that is palpable in this town, an intimacy—among the people, and between the people and the place.

They see the same things their grandparents did—the gulls that hang like kites over the ocean; the Angel's Gate Lighthouse that marks the entrance to the port; cargo ships on which railroad-car-size containers are stacked like Legos; the signal at the edge of town announcing the presence of Kiwanis and Rotary clubs, and the time and place of meetings.

Other things have changed. Over the years, the hills of Palos Verdes have been terraced with the red-tiled roofs of multimillion-dollar homes; an ornate pagoda housing the Korean Friendship Bell now stands in improbable silhouette against the southern end of town; cruise ships join the tankers in the harbor, impossibly white,



Gary Fulmer, a relative newcomer to San Pedro, says of the town: "These are good hard-working people."

impossibly tall, and hotels such as the Sheraton and Hilton stand nearby the sparkling marina.

The people too have changed. There has always been a small core of blacks and Asians in San Pedro, but in the past 10 years, the Latino population has grown to 40%, almost equaling the 47% white population.

Entering San Pedro from the Harbor Freeway on Galley Street, the community's main drag, one anticipates, for a few moments, a beach town. The light is right—that white-edged yellow glare that is two-thirds sun, one-third reflection from the sea. But all though there are the requisite number of ball shops, there are none of the Boogie board and rafty emporiums that mark a seaside resort.

There is a beach here, Caballo Beach, but it is small and scrubby, not a vacation destination. For all its dazzling sun and breezy climate, San Pedro remains a working town—the sidewalks are all but deserted during office hours—mostly because its sea remains a working sea; it is there to provide food and the transportation of goods, not for hordes of languid bathers to paddle in.

"We're chilly, not beachy," says Lisa Jimenez, a bernalmatador who worked for years as a nurse at San Pedro Peninsula Hospital, "and that makes a difference." This is much more a true residential town, says her husband, Julian, a park maintenance supervisor for the Department of Recreation and Parks. "It's not transient; it's not about tourism; it's not about summer parties."

As part of Julian's job, the Jimenezes live in the Point Ferris Lighthouse, one of two local landmarks in the park. This one is an 1874 white clapboard vision of Victorianism, surrounded by green lawn, roses and flower beds. The other landmark, several hundred yards and a world away in Walker's Cove, a tiny eating and drinking establishment known for its baker clientele and appearance in the movie "Chinatown." (Director Robert Fosse is a famous San Pedro bernalmatador.)

It was founded by Bessie and Ray Walker who, according to the biography on the back of small, Xeroxed menus, bought the place in the early 1940s, when it was "such a dive that the roaches walked off with the food, umbrellas and maybe some customers."

The original menu is painted on the wall, and every other inch of wall space is occupied—by pictures of celebrities, by souvenir plaques questioning the disposition and sobriety of the chef, and other clonks.

Walker's does most of its business on the weekends, says waitress Rhonda Peterson between orders, but there are a fair amount of regulars who like to just come

any time and sit for hours, just watching the sky or on a clear day, Catalina. "There are some that you don't like to see coming," she says, with a very smile, "but most of them are OK, and they take care of each other."

Peterson has worked at Walker's for six months, but she's been coming in for about seven years. She's Pedro bernalmatador, but she says she left for a while. "Came back around nine years ago. Don't know why," she says with the same twist of a smile. "Seemed the best place I could think of."

Although a relative newcomer, Gary Fulmer is as big a Pedro booster as a bernalmatador. He arrived in town two years ago, by way of Guam, following his daughter who is enrolled in Mount St. Mary's. He grew up in Alabama, and spent some time in Miami before joining the Navy, but he prefers San Pedro, where he owns a yacht-maintenance company, to just about anywhere he's been. "These are good hard-working people," he says.

"The kids here still say 'yessie,' 'mossie,' and people have the same values I was raised with. It's a real place."

He's just finished up a latish lunch at Umi's, a restaurant located a few miles away from Walker's in Berth 73, just behind the scaffolded Ports O' Call village. Owned by Cheryl and Joe Umoren, both bernalmatadors, Umi's has

been around for more than 20 years, six in its present location.

Cheryl, who had her first job in Ports O' Call village, says they're hoping the nearby work will be done soon, although business is pretty steady. "We get everyone in here," she says. "Fisherman, duck workers, office workers, businessmen."

Many of them she knows by name, not that she has much time for small talk. A young man comes in with a cardboard box full of meat. "Did your dad get my message?" Cheryl asks. "Yeah, but he couldn't come so he sent me," the young man answers, disappearing into the kitchen.

On his way out, he asks if she has any burgers ready. "Sorry, they're all made to order," she says. "But we'll make you one now."

"Nah, I'm on the clock," he says, heading out the door.

"Call first next time," she yells after him, "and we'll have one waiting for you."

For Shirley Smith, owner of the Point's Cove Magic Shop, that trend was reversed. She and her husband came to San Pedro from outside Victorville in 1983 to help their son in his storage business. They originally opened their magic store in Ports O' Call, but when business began to suffer there, they moved the shop into town, on Smith Street.

With its newly refurbished historic Warner's Theater and boho art gallery/coffee-house Sacred Grounds, fifth Street is as close to an Old Town as it gets in San Pedro. No Z Gallery, on Sur La Table, but there's a farmer's market at 8th and Mesa every Friday morning, and now on the first Thursday of every month, the street is closed off during the evenings for a local art and street fair.

Smith likes San Pedro, mainly because of the harbor.

"We get a lot of people off the cruise ships," she says, "and that's nice, talking to people from all over the country."

And she could spend hours just watching the big ships gliding by, bigger than most of the buildings in town, bigger if sometimes seems than the town itself. She and her husband live on their boat, and for the first few months, they were in a slip right near where the big ships turned.

"Every time I'd see a new one, I'd grab my camera," Smith says. "I sure do miss it, watching those big boats move in and out. Really, it was something."



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emmarault
Mon, Nov 15,
2021

Camaraderie a la carte Walker's old-time cafe serves more than food

He never should have crossed Bessie Mae Petersen.

As legend has it, Bessie Mae warned the leather-clad biker not to lean back in his chair. She was well into her 80s at the time and a foot shorter than him, but she wasn't about to let anybody damage the furniture.

When he failed to heed her warning, she kicked the chair out from under him, picked him up by the ear and, ignoring his pleas for forgiveness, threw him onto the sidewalk.

Down at Walker's Cafe on Paseo del Mar in San Pedro, it didn't matter who you were or what you looked like, good behavior was mandatory.

Even now, long after Petersen shuffled off this mortal coil and left the care of the place to her son, Richard Brummett, after more than 50 years of serving burgers and cold beers to some of the toughest-looking hombres to ride a motorcycle, the patrons at Walker's are still as polite as tuxedoed guests at a debutante ball.

From the many black-and-white pictures of Petersen scattered around the walls and on the paper menus of the tiny cafe, it seems that Bessie Mae's spirit still lingers and keeps a watchful eye on her guests.

There's Indian John -- a mute biker named for his Indian motorcycle -- wearing dirty jeans, a black leather vest and an unkempt beard long enough to hide the scar across his neck. The first time he meets you, he shakes your hand. The second time, he holds the door open for you like an old friend.

And Taco Steve, who helps peel potatoes when the kitchen starts to run low on french fries.

And Harry O, who helps make sure there aren't any cigarette butts on the sidewalk out front.

Here at the southernmost restaurant at the southernmost tip of Los Angeles, these guys know they've got something good and they don't want to lose it.

Outside the tiny stucco structure with its frayed awning is a peeling wooden sign with a pair of scantily dressed mermaids, dolphin and swordfish. It's not much to look at, but for many, it's home.

"It's biker haven and brotherly love," Indian John wrote on a small piece of paper. "It's a room with a view."

A vast vista

And quite a view it is. Walker's offers a panorama of a park, an ocean, and on a clear day, a commanding view of Santa Catalina Island. And given its location at the eastern hook of the Palos Verdes Peninsula, diners are given something rare on the West Coast: A view of the sun rising over the ocean.

"It's the best place in the entire world to work," said manager and cook Carol Tedrow, who prepares meals in a kitchen barely wide enough for one person on a stove no bigger than the kind of space-saving appliance you'd expect to find in a bachelor apartment.

There are only a few tables in the small restaurant, but most people seem to prefer hanging out on the sidewalk where they can smoke and maybe hide a bottle of beer in their pocket. The green-and-white linoleum floor is faded with age and the walls are covered with pictures, gewgaws and commemorative plates. An ancient refrigerator with glass doors lines the back wall.

Built in 1915, the restaurant was originally a turnaround station at the last stop for Los Angeles' fabled Red Cars. An arched window, where patrons once bought tickets, now offers a view of the restaurant's tiny kitchen. The mechanic sheds are still out back, but now they're used for storage. Sometimes they lock the gates and throw a private party back there.

"Every day I meet someone who says they ate here when they were kids," Tedrow said. "A lot of people grew up here."

And it was Bessie Mae Petersen who fed and sometimes disciplined most of them. Petersen worked in nearly every cafe in San Pedro before opening her own restaurant with her husband, Ray Walker, in 1946.

Walker, Petersen's second husband, was in the Navy at the time, stationed across the street at Point Fermin when he discovered an opportunity to expand what was then a hole-in-the-wall tavern named Cuddles.

The couple worked -- and often slept -- at the tiny cafe, building it up until it became a local mainstay, especially for military families stationed at nearby Fort MacArthur. When Walker died in 1958, Petersen carried on, teaching herself how to run the business. She later married and outlived her next husband, Pete Petersen.

"She was a lady who was ahead of her time," Tedrow said. "She wore husbands out."

Over the years, the cafe was immortalized in several movies, most notably "Chinatown." Dozens of stars crossed the cafe's doorway, including Jack Nicholson, Dolly Parton and Lucille Ball.

If the rows of motorcycles out front give an idea of what kind of people eat at Walker's, that's not the whole story. Yes, it's been a popular hangout for bikers, merchant marines, longshoremen, stevedores and pile drivers for decades, but it's also a favorite pit stop for aerospace engineers and families as well.

"The food is good and the people are great," said San Pedro resident Norman Wilde. "Everybody knows everybody else."

Regulars like to show the snapshots they took of the nuns who stopped by one day. Appreciating the humor of standing together in their respective uniforms -- black leather chaps and black cloth habits -- they all have big grins on their faces.

A meeting place

The food may be good, but it's the people that keep bringing the customers back for more. They greet each other with an affectionate "bro" and hug each other without embarrassment.

"It's like coming to grandma's house," said Sinbad, a retired merchant seaman. "I spent 30 years traveling the West and this is my favorite place. We got a core group of regular people, but we've also been getting a lot of yuppies these last couple of years."

These guys aren't angels. They annoy the neighbors with their noise and they've seemed to reach a kind of uneasy detente with police. When they drive by, they do it slowly while officer and biker exchange untrusting stares. And they've certainly had their scrapes with the law. And when they did, **Bessie Mae would often show up at jail with bail money, just as she would feed any hungry soul who wandered into the place.**

"I once had a, uh, little altercation at Shipwreck Joe's," said longtime patron Harry Ebers of a fight he once got into at a local strip club. "And she was there to help."

But over the years, things have mellowed. Gray hair and grandchildren will do that to a fellow.

"It used to be a rowdy crew," said Dave Will, a retired aerospace engineer from Rancho Palos Verdes.

"I remember people changing their baby's diapers on the tables," Ebers said. "Now those kids are coming with kids of their own."

And the bane of Harley riders everywhere -- Japanese motorcycles -- are now hardly even noticed.

"Used to be in the old days, they wouldn't dare to park here," Ebers said.

But even in the old days, they took care not to break the shelf by the front door of the fragile figurines that Bessie Mae collected over the years -- things like little dandy French boys holding hankies and women waving fans.

If anybody should happen to have too many beers or get a little too boisterous, they'll get a little talking to. They also keep an eye on the park across the street for any troublemakers.

"This is the safest place in town," said Steve Hernandez, who came so often, he started dating Tedrow. Now they're living together.

To say Walker's isn't a gang hangout isn't exactly true. Although members of some notorious gangs stop by from time to time, the place has a crew of its own. Longtime patrons are given a little rubber chicken to put on their motorcycle.

"There's no place like this" Will said. "Where else can you go with a view like this, have a beer and talk to people with the same interests?"

CITATION (MLA STYLE)

Grossberg, Josh. "Camaraderie a la carte - Walker's old-time cafe serves more than food." *Daily Breeze (Torrance, CA)*, sec. NEWS, 8 Apr. 2002, p. A1. *NewsBank: America's News*, infoweb.newsbank.com/apps/news/document-view?p=NewsBank&docref=news/1124134B777D5E38. Accessed 15 Dec. 2021.

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Colorful patrons have kept Walker's Cafe at Point Fermin rolling since the 1930s

Story by Paul Clinton, MORE SAN PEDRO | Photos by Sean Hiller, MORE SAN PEDRO . Daily Breeze ; Torrance, Calif. [Torrance, Calif]. 23 Apr 2005: A18.

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ABSTRACT (ABSTRACT)

[Audrey Brummett] and Richard Walker, as wife and husband, have run the roadside cafe since 1996, taking over for Walker's mother Bessie Mae Petersen after her death.

Proprietors of Walker's Cafe have poured beer and grilled burgers since the 1930s. The Point Fermin cafe, near the southern tip of Gaffey Street, draws easy riders from across the country. They often motor in on Harleys on weekend afternoons, parking their bikes in a line in front of the cafe, which overlooks Sunken City.

Walker's lost one of its oldest customers earlier in the month, when Jim "Fly" Fleischbacker moved back to Minnesota. Fleischbacker drank Budweisers and told naughty limericks at Walker's for more than 35 years.

FULL TEXT

At Walker's Cafe, San Pedro's iconic biker bar, everybody is welcome, and no one is safe.

Whether she's balancing a long-filtered cigarette on her lip or sipping coffee from a blue espresso cup, Audrey Brummett carries on the cafe's long-standing, and democratic tradition of tossing off friendly zingers at customers.

Doesn't matter if they're wearing a leather jacket or a tie. Brummett lets it fly.

"Seamen, longshoreman, doctors," Brummett says, listing her targets. "They all come in here. I treat them all the same."

A nearby archway features a rectangular, brown sign that fits the take-no-guff mind-set: "In this joint, the customer is always wrong."

Yet the cafe also radiates the kind of cozy Americana that's mostly vanished from Los Angeles.

Brummett and Richard Walker, as wife and husband, have run the roadside cafe since 1996, taking over for Walker's mother Bessie Mae Petersen after her death.

Proprietors of Walker's Cafe have poured beer and grilled burgers since the 1930s. The Point Fermin cafe, near the southern tip of Gaffey Street, draws easy riders from across the country. They often motor in on Harleys on weekend afternoons, parking their bikes in a line in front of the cafe, which overlooks Sunken City.

The cafe has become as indelible a part of the Point Fermin landscape as the landslide or Point Fermin Park.

"It's a novel place to go," said Vicki McIntire, an activist who lives near the cafe. "It's all part of the Point Fermin ambiance. It needs to stay there."

Petersen no longer runs the cafe, but her presence can't be missed, especially with two black-and-white photographs hanging above the bar -- in one, she straddles a Harley hog surrounded by leather-jacketed bikers.

Customers refer to Petersen reverently. Her friendly, iron-willed ways kept them coming back, even if she's no longer there to greet them.

"The beer used to be a dollar and a quarter," said Robert "Row" Brown. "Then Richard came along."

Now, it's \$2 for a bottle and still one of the best bargains in town.

The cafe's throw-back atmosphere makes walking inside feel like taking steps back to an earlier, more down-home time.

You can still order many of the menu items available when the Walkers opened their cafe in the early 1940s.

Various hamburgers and sandwiches appear in neatly painted red and green lettering on the original menu board that still hangs above the bar. The "Bessie Burger," a double cheeseburger and fries, is still the most popular item.

Prices have risen.

"You used to be able to get a beer and a hamburger for 25 cents," Richard Walker said. "Now, it's \$5.40. The beer is extra."

Walker pulls the chilled bottles out of an old glass-doored refrigerator, its white paint chipped around the edges from frequent use.

Knotted-wood tables dot the cafe; their tops lacquered to guard against the salty air and fog that blows through the open doors from the nearby coastline.

Ceramic knickknacks and commemorative plates from around the world hang on the walls.

A San Pedro artist once drew the familiar cartoon characters painted on the inside walls.

At Walker's, characters also walk through the swinging front porch doors. They're often remembered by their colorful nicknames.

Remember "Yellow Man," who dressed in one color? How about "Scooter," the boy who lived in a car? Or "The Nuclear Whino," who said he had an engineering degree and wore suits.

"He dressed up every day," Brummett said. "Come in here and drink his wine."

Walker's lost one of its oldest customers earlier in the month, when Jim "Fly" Fleischbacker moved back to

Minnesota. Fleischbacker drank Budweisers and told naughty limericks at Walker's for more than 35 years.

Before he left, a woman, who declined to give her name told on him: "Fly always offered to take your picture."

"Nude portraits are my specialty," Fleischbacker shot back. "Polaroids. I'm an amateur photographer."

The portly, bearded Fleischbacker drank sodas at his going-away party. Fleischbacker remembers Bessie fondly.

"She was a crusty, old gal," Fleischbacker said. "If you were in here causing trouble, she had a bat and would hit you in the head."

Things haven't changed much since then.

Every so often, neighbors complain about revving motorcycles and the occasional bar brawl.

"I lead a quiet life and try to keep the trouble down," Richard said.

Walker's sits near the Point Fermin cliffs, a familiar landmark linking generations of motorcycle-loving riders from near and far.

Brown remembers buying ice cream cones in the 1960s. Soldiers from Fort MacArthur would shoo him away from the bar area.

"I've been coming here since I was 9, 10 years old," Brown said. "It's the kind of place that when you die, you ask them to drop your ashes out there."CYCLEOF LIFESATURDAY, APRIL 23, 20055118more52moreSATURDAY, APRIL 23, 2005FROM THE COVER

DETAILS

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OP-ED

Goodbye to all that

Let us now praise funky beach motels.

By Denise Hamilton

THE FIRST TIME I stepped into San Clemente's Beachcomber Motel, the hairs on my neck rose with *deja vu*. The low-shing Spanish building, the tiny rooms with Venetian blinds and picture windows, the kitchenette with its lemon-chiffon tile, the black night and crashing surf — I felt transported into a 1950s noir movie about a dame who holes up with her gangster lover in a sleepy beach town after a big heist.

The fact that I had two toddlers, a respectable husband and a minivan only made the fantasy more delicious. The price was right too — just north of \$100 for a room for four perched on a cliff overlooking the Pacific.

Years later, the Beachcomber still stands, but it's been upgraded to an inn with

king-sized beds, flat-screen TVs and studios that run \$335 on high-summer Saturday nights.

I'm happy it's still flourishing along our Golden Coast, where so many rustic beach spots have fallen victim to luxury redevelopment. And I don't begrudge its owners for raising prices to what the market will bear. But I mourn the passing of an era when people without a lot of money could escape the heat of their valleys and suburbs and spend a few nights living like kings at the beach.

The coast used to be dotted with family-owned establishments that offered a taste of ocean-front living without rock star prices. But now I'm struck by how endangered this species is and how much less picturesque and egalitarian our shores become each time a homey fish joint or bungalow motel gives way to a hulking luxury hotel and fancy restaurant.

I'm not the only one feeling elegiac. Natives and longtime locals get a pensiveness reminiscent about summer beach spots now relegated to memory and faded Polaroids. Then they lower their voices and tick off their faves that remain, like Walker's Cafe, a scruffy biker bar on the cliffs of Point Fermin Park in San Pedro that offers unparalleled views to Catalina Island.

But the Universal City Walkification of the coastline rolls on.

On road trips up the Central Coast, we always used to stop at a no-frills fish shack in Avila Beach called Pete's Pierside Cafe. We always ate plate after plate of velvety sashimi that probably came off the fishing boats that morning, while the kids gobbled tacos and marveled at the sea lions lounging on the pier's lower deck, so close you could see seawater quivering on their whiskers. A few weeks ago, as my husband pulled up to the pier, he saw only a pile of rubble. It was the familiar sad refrain: In late 2013, Pete's lost its lease and so, after 30 years, another coastal institution was no more.

Sometimes I wish there was a state agency devoted to buying these landmarks and keeping them from running.

Instead, Larry Ellison of Oracle paid \$20 million for the honey Cassa Malibu Inn, shut it down last year and plans to reopen it as a high-end, Japanese-style hotel.

David Geffen — notorious for locking the public out of access to the public beach that fronts his mansion — bought the Malibu Beach Inn down the road and renovated it into a luxe hotel that outprices most Angelenos.

I suppose the way these guys figure it, if the proles want ocean views, let them stay at campsites and RV parks that thankfully survive. And we?

Still, we lose more than real estate when these places get torn down or priced out of the reach of regular people. We lose part of our collective soul, the unpretentious laid-back beach culture that weaves through the myths and stories we tell ourselves — the Endless Summer where we eat messy burritos at beach huts in flip-flops and T-shirts and prop wet towels and boogie boards against the weathered wood verandas before rising off under rocky outdoor showers and cracking a beer.

These vanquished landmarks were rustic and weathered like driftwood, and so were the people who ran them. They were the epitome of democracy because you didn't need a gold card, designer clothes or fancy friends to get in the door. They were the essence of the Southern California dream. We should all lament their passing.

DENISE HAMILTON is an L.A. native, Pulitzer scholar, former L.A. Times reporter and award-winning crime novelist. www.denisehamilton.com

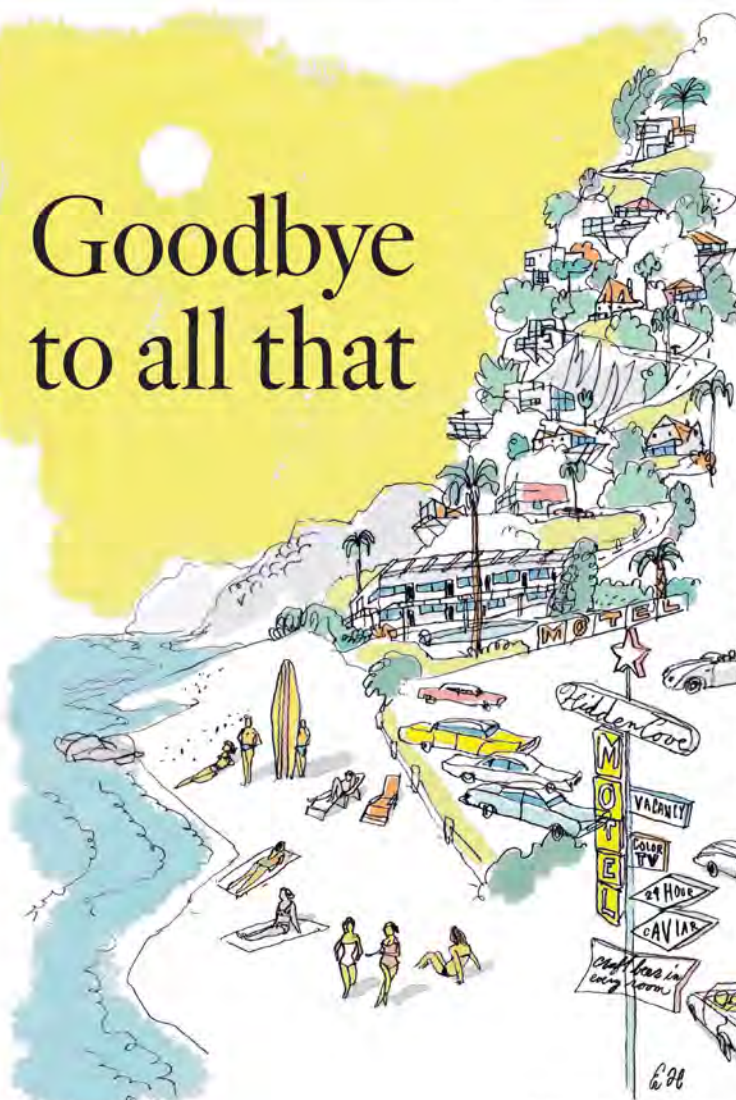


Illustration by ERIC HAHNOFF For The Times

A bookstore to remember.

By John McCormick

IF ANYONE HAD TOLD ME before I moved to Los Angeles that it was a city of great bookstores, I would have said they were nuts. I grew up haunting the bookstores along Telegraph Avenue in Berkeley. Moe's, Cody's, Shakespeare & Company, all within spitting distance of one another. I thought the only true advantages of living in Los Angeles were the abundance of parking spaces and the 24-hour grocery stores. Bookstores? C'mon.

But that was then. Now I know better. I started to wise up on my morning commute from Mid-Wilshire to Beverly Hills in the 1980s. There was a small used bookstore on 3rd Street called Pik-A-Book. The proprietor, Harry Bierman, bought books from estates. You'd open a book and find Charles Laughton's bookplate in it. What's more, Bierman was an early riser, so he'd have the store open at 8 a.m.

Pik-A-Book was a light into the idiosyncratic world of used bookstores, which, upon further investigation, I discovered proliferated in Los Angeles. But like most things here, these literary arks were scattered hither and yon. You had to search them out during trips to Long Beach, North Hollywood and all points in between. There was an untold wealth of great independent bookstores in the city, providing you knew where to look.

The one commonality among these bookstores seemed to be that they were owned and operated by militant nonconformists. Smokers. Cat owners. Curmudgeons. Every stripe of eccentricity. And their domains ran the gamut from fastidious collections of glass-cased first editions to questionably perfumed, ill-lighted rooms of disarray.

Regardless of the environs, browsing in these places was nothing less than an adventure. Red, the proprietor of Baroque Books in Hollywood, once asked me whether I was going to buy anything. When I said, "I don't know," he told me, "Then get out." I left, but the eviction didn't stop me from going back.

As a business, the book trade seems precarious at best, especially the used-book business. It hinges on the idea that people want to own a book and then have time to read it. Today these ideas seem quaint. It's

not that people are reading less but that reading seems more "information"-driven. Tweets. Emails. Online ratings.

Also, the way we buy books is different. It's so convenient to buy online. Even with the cost of mailing, books are cheap on the Internet, and you can find everything. And with e-books your entire library can be available on a single device.

My problem with buying online or downloading an e-book is that I miss the chance discoveries one makes in a brick-and-mortar bookstore. Yes, we are constantly reminded while shopping online that people who bought Joseph Mitchell's "Up in the Old Hotel" might also enjoy A.J. Liebling's "The Sweet Science." Helpful. We can even read first chapters of books on our e-readers.

But what about the experience of looking in a bookstore for Chekhov stories and finding that your prior patron has left Don Carpenter's "Hard Rain Falling" open on a shelf? You skim it. 1929 to 1960. Street kids in Portland. Pool hustlers. San Quentin. An ex-con in San Francisco. Do guys like that happen online as well?

So I'm sorry to report that Brand Bookshop in Glendale, opposite the Alex Theatre on Brand Boulevard, is closing its doors this fall after 29 years in business. Its proprietor, Jerome Joseph, and his adopted son, Norihiko Nakano, created one of the true gems of the Los Angeles bookstore scene. Huge (100,000 books), clean, well-ordered, open 12 hours a day, staffed by bibliophiles, classical music playing on the sound system.

Brand Bookshop was at its best. It had an unusually deep collection. At one time it had the largest selection of books on bullfighting I'd ever seen. But that said, Joseph is in his 80s, has had health problems and can no longer commute from his home in Mt. Washington, and so, by the end of September, the store will be no more. And Los Angeles will lose another great independent bookstore.

Will Brand Bookshop be missed?

Sorely. Is the independent bookstore in Los Angeles finally going the way of all flesh? Not so fast. There's something very heartening about walking into the Last Bookstore, a converted bank at 5th and Spring streets downtown. It's crammed with both old and new books. Shelves upon shelves of volumes, commingled with chairs and couches where one can sprawl and read unperturbed until closing. And it gets better. On the second floor, there is a labyrinth of titles on every subject imaginable, and their unifying principle is that they each cost \$1. I've found Robert Benchley up there, as well as Penelope Fitzgerald and Lion Feuchtwanger. Divine revelations can and do happen there.

On a recent visit, I asked the clerk, "Do you mean are you doing?" And he said, "Do you mean me or the bookstore?" That's a good sign: The spirit of the indie bookseller is still alive and biting in Los Angeles.

JOHN MCCORMICK is a Los Angeles writer.



Blog: SOUTH BAY HISTORY

The skinny: Walker's Cafe and Grill once housed a turnaround station at the end of the Pacific Avenue Red Car line. It was converted into a tavern, which Ray Walker and his wife, Bessie Mae Petersen, bought and turned into Walker's in 1946. The modest diner was a hit and **has served local residents, sailors, dockworkers and bikers for 71 years.**

blogs.dailybreeze.com/history

CITATION (MLA STYLE)

"SAN PEDRO Walker's Cafe continues to thrive after 71 years." *Daily Breeze (Torrance, CA)*, sec. News, 9 Apr. 2017, p. 3. *NewsBank: America's News*, infoweb.newsbank.com/apps/news/document-view?p=NewsBank&docref=news/163A7F85E5896000. Accessed 15 Dec. 2021.

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APPENDIX 5. WALKER'S CAFÉ IN THE POPULAR IMAGINATION

Selected Movies and TV Shows

Movies

Biker Boyz (2003)

Chinatown (1974)

Deported (2020)

Gods and Monsters (1998)

Inherent Vice (2014)

Lovesick (2014)

Who Is the Black Dahlia? (1975)

TV Shows

Animal Kingdom (2016)

Buffy the Vampire Slayer (1997)

Dynasty (2017)

Criminal Minds (2005)

Mad Men (2007)

Melrose Place (1992)

Perry Mason (2020)

TJ Hooker (1982)



Chinatown. Directed by Roman Polanski, performances by Jack Nicholson and Faye Dunaway, Paramount Pictures, 1974.



Chinatown. Directed by Roman Polanski, performances by Jack Nicholson and Faye Dunaway, Paramount Pictures, 1974.



Gods and Monsters. Directed by Bill Condon, performances by Ian McKellen, Brendan Fraser, Lynn Redgrave and Lolita Davidovich. Lions Gate Films, 1998.



Rolin Jones and Ron Fitzgerald, creators. *Perry Mason*. HBO, 2020.



Inherent Vice. Directed by Paul Thomas Anderson, performances by Joaquin Phoenix, Josh Brolin and Owen Wilson. Warner Bros. Pictures, 2014.



Tom Phillips, *Walker's Café*. n.d. Oil on canvas. *eBay*, <https://www.ebay.com/itm/174417647245>. Accessed 10 December 2021.



Albert Mulvey, *Walker's Café*. 1977. Lithograph. Private collection, shared in "Filmed in San Pedro & Wilmington CA" Facebook group.



Carol Cottone-Kolthoff, Walker's Café, n.d. Watercolor. *Art of Carol Cottone-Kolthoff*, <https://www.cottoneart.com/>. Accessed 10 December 2021.



Tuco Hernandez. *Walker's Café*. n.d. Pencil drawing. Private collection, shared on Facebook.



E. Bond, *Walker's Café*. n.d. Oil on canvas. Private collection of Angela Romero.

She took the casserole from me. Her hands grazed mine. Orly lifted the foil from the dish and sniffed. The smell of tuna and onions rose between us. Something – potato chips, maybe – formed a jagged crust.

‘Thank you for this.’ She pinched the foil back in place. ‘But one of my clients told me about a bar with a famous burger. I’ve kind of got my heart set on it tonight. You hungry?’

I knew what she was talking about, and I thought it was incredible that of all the places to eat around here, she wanted to go there. It was so late I’d been thinking I’d make a meal of hunger and let hunger put me to sleep, but instead I said, ‘I’m starving.’

My parents weren’t the kind of people who’d go to what they called ‘the biker bar’ by the park near the port. My interests, my friends, had taken me to different parts of town: large houses with no parents at home, busy beaches up and down the coast, and later, other large houses on other hills in a part of town that promised transcendence, but I hadn’t been there. It was really more a café with a liquor licence on a street that was supposed to lead to a development of ocean-front homes that never got

{ 49 }

built. When they started laying the foundation nearly a century ago, the cliffs slid. Now what was left were broken concrete slabs bright with graffiti. There were lots of places to be alone, to build a fire and drink and hide. Once I’d seen a raccoon watching a cat looking at a blood moon while the buoys moaned.

Orly ordered the burger, a thin patty with American cheese. I liked how she ordered, no special requests, but she asked what made it famous and listened intently as the waitress explained. I ordered toast. Even though I was hungry, being here with her made me feel unable to eat. She had soda, I had a decaf coffee. She caught sight of something out the window and smiled. ‘He’ll only stay a minute,’ she told me.

*Sunday afternoon and I ain't got nowhere to go
So I think I'll just pick up my blues guitar
And play just a little more now
sit underneath the shade of a big tree
**right across from the café
with sweet ole Bessie Mae
handing me my beers just about every day**
I got it made in the shade and it happens just about every day
With my blues guitar in my hand underneath the sun
Till the stars come up in the morning
I've got it made now, got it made in the shade, alright yeah
I got a sweet old lady, she's the apple of my eye
I never ever have to worry, about some other guy
She's got a red dress on and high heels too
She'll turn around and boogaloo for you
Every time she turns around baby
She makes a livin' mess right outta you
I got it made in the shade and it happens just about every day
with my blues guitar in my hands
with a drink underneath the stars
till the sun comes up in the mornin'
I got it made now, I got it made in the shade, alright yeah
I got it made now, I got it made in the shade, alright now, that's right
**Now little Bessie Mae, now she's about 80 years old
with a black dress on and white pearls
around her neck, now you know
she got her hair done up right at the salon today**
If she sees you standin' there man
Guaranteed to take of you ok
I got it made now in the shade and it happens just about every day
with my blues guitar in my hands, with a drink underneath the stars
till the star in the mornin' come around now
I got it made now hum
I got it made in the shade alright now
Hum hum, that's right now, whew-whew
I got it made now
With my number one fan man
made in the shade, that's right
you know what I'm talking about
I got it made in the shade, hum hum
Got it made in the shade now*

Shane O'Brien, "Made in the Shade," 2000.

<https://www.soundclick.com/music/songInfo.cfm?songID=9503818> Accessed 10 December 2021.

(639) as per map recorded in Book 15 page 164 of Maps in the office of the County Recorder of said County. Subject to: Taxes for 1923-24. Conditions, restrictions and reservations of record.

To have and to hold to the said grantee her heirs or assigns forever.

Witness our hands this 28th day of March 1923.

Harvey J. Forbes.
Lucile E. Forbes.

State of California, County of Los Angeles) ss. On this 30th day of March 1923, before me, W.J. Church a Notary Public in and for said County, personally appeared Harvey J. Forbes and Lucile E. Forbes, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same. Witness my hand and official seal.
(Notarial Seal) W.J. Church, Notary Public
Los Angeles County, California. My Com. Exp. 9-13 1924.
#701 Copy of original recorded at request of Title Guarantee & Tr. Co. Apr 2, 1923 at 8:30 A.M.
Copyist #47. Compared. C.L. Logan, County Recorder, by *C. B. Whaley* Deputy.

U.S.I.R.S. 50¢ Cancelled.

Grant Deed

R.A. Ganahl, a single man, of the County of Los Angeles, State of California, in consideration of Ten (\$10.00) Dollars to him in hand paid, receipt of which is hereby acknowledged, does hereby grant to Lyle D. Ripley, a single man, of the County of Los Angeles, State of California, the real property in the City of Manhattan Beach, County of Los Angeles, State of California, described as follows: Lot Twenty-three (23), Block Ninety Two (92), of the Redondo Villa Tract "B", as per map thereof recorded in Book 11, Page 110 of Maps, in the office of the County Recorder of said County, free and clear of encumbrances, except; Taxes for the fiscal year 1923-24 and Conditions, Restrictions and Reservations of record affecting said tract.

To have and to hold to said grantee his heirs or assigns forever.

Witness my hand this 29th day of March 1923.

R.A. Ganahl.

State of California, County of Los Angeles) ss. On this 29th day of March 1923, before me, George Hodel a Notary Public in and for said County, personally appeared R.A. Ganahl known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. Witness my hand and official seal.
(Notarial Seal) George Hodel, Notary Public
in and for the County of Los Angeles, State of California.
#682 Copy of original recorded at request of Title Guarantee & Tr. Co. Apr 21, 1923 at 8:30 A.M.
Copyist #47. Compared. C.L. Logan, County Recorder, by *C. B. Whaley* Deputy.

U.S.I.R.S. \$3.50 Cancelled

Grant Deed

Geo. H. Peck, a single man, of Los Angeles County, California, in consideration of ten (\$10.00) and no/100 Dollars, to him in hand paid, the receipt of which is hereby acknowledged does hereby grant to Felicien Landier, all that real property situate in the City of and County of Los Angeles, State of California, described as follows: Lot Fifteen (15), in Block Seven (7), of Peck's Ocean View Tract, as per map recorded in Book 11, Pages 162-163, Records of Los Angeles County. Grantee hereby agrees that if a dwelling shall be erected on any lot herein before described such dwelling shall cost not less than \$1500.00. To have and to hold to the said grantee his heirs or assigns forever. Witness my hand this 31st day of January 1923.

Geo. H. Peck.

State of California, County of Los Angeles) ss. On this 14th day of February 1923, before me, a Notary Public in and for said County, personally appeared, Geo. H. Peck, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same. Witness my hand and official seal.
(Notarial Seal) Blanche Barney, Notary Public
Los Angeles County, California.

#650 Copy of original recorded at request of Title Guarantee & Tr. Co. Apr 21, 1923 at 8:30 A.M.
Copyist #47 Compared. C.L. Logan, County Recorder, by *C. B. Whaley* Deputy.

Until Trustor shall default in payment of any indebtedness secured hereby or in performance of any of his other obligations hereunder, Trustor may collect all rents, royalties, issues and profits upon, but not to be taken in, arrears. If Trustor shall default as aforesaid, Trustor's right to collect such moneys (including moneys payable under option to purchase) shall cease, and Beneficiary's right to collect the same shall become effective not only as to those accruing thereafter, but as to those at such time accrued and unpaid. Such right may be exercised either with or without taking possession of the premises as herein provided and irrespective of whether declaration of default hereunder has been delivered to Trustor. Beneficiary shall not be responsible for diligence in collecting any such moneys, nor shall Beneficiary be obligated to collect any part or all of such moneys, but shall be accountable only for sums actually received. In the event of default as aforesaid, Beneficiary or Trustee may, without notice and without regard to adequacy of security for the indebtedness secured, either personally or by attorney or agent without bringing any action or proceeding, or by a receiver appointed by the court, enter upon and take possession of said premises or any part thereof, and may exclude Trustor, his agents and representatives therefrom, and may do any act which Beneficiary or Trustee may deem proper to conserve said premises and protect the security hereof. Any part or all moneys collected by Beneficiary or Trustee under the foregoing provisions (including proceeds of crops, if any, harvested and sold), less costs of operation and collection, may be applied when received, or at the option of Beneficiary retained by it as security and/or applied from time to time, in payment of taxes, assessments and/or other liens affecting said premises (whether or not delinquent, if payable) and/or to indebtedness secured hereby (regardless of whether any payments on such indebtedness are due or not due), in such order at such time or times and in such amount as Beneficiary in its sole discretion may determine or any part or all of said moneys may be released by Beneficiary, at its sole option, to any person or persons or release by Trustee and/or Beneficiary of rents, royalties, issues and profits thereof and/or moneys from whatever source received, shall not cure nor waive any default or notice of default hereunder or invalidate any act done pursuant to such notice, but shall be cumulative to the right and remedy hereunder, and may be exercised concurrently or independently. Expenses incurred by Trustee and/or Beneficiary in connection with any of the acts or proceedings herein authorized, including reasonable attorney's fees, shall be secured hereby.

11. Beneficiary may at any time and from time to time substitute another corporate trustee in place of the Trustee herein named, to execute this trust. Upon such appointment, and without conveyance to such successor trustee, the latter shall be vested in each instance with all title, powers and duties conferred upon the Trustee herein named. Each such appointment and substitution shall be made by written instrument executed by Beneficiary through its president or vice-president and its secretary or assistant secretary, containing appropriate reference to this Deed and in place of record, and such written instrument when recorded in the office of County Recorder of this county or counties in which the property herein described is situated, shall be conclusive proof of proper appointment of such successor trustee.

12. Should the Trustor or his successors in interest without the consent in writing of the Beneficiary sell, transfer, or convey, or permit to be sold, transferred or conveyed, in any manner whatsoever, his interest in the property, (or any part thereof) herein granted and conveyed to said Trustor, then Beneficiary may declare all sums secured hereby immediately due by the execution and delivery to Trustee of a written Declaration of Default and Demand for Sale, whereupon all sums secured hereby shall become and be immediately due and payable.

13. The pleading of the statute of limitations as a defense to any and all obligations secured by this Deed is hereby waived.

14. The trust created hereby is irrevocable by Trustor.

15. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall include not only the original Beneficiary hereunder, but also any future owner and holder, including pledgees, of the same secured hereby. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. All obligations of each Trustor hereunder are joint and several.

16. Trustor accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustor is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustor.

17. This Deed of Trust shall be construed according to the laws of the State of California.

This deed of trust and note secured hereby are executed to secure the payment of part of the purchase price of the property herein described.

C. THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the mailing address opposite his signature hereon. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

Mailing Address for Notices:
Street and Number, City and State,
12024 Laurel Lane, North Hollywood, Calif.

Signature of Trustor:

Leo L. Gardner.

State of California, County of Los Angeles.)ss. On this 24th day of June, 1937, before

me, Rose F. Hollander, a Notary Public in and for said County, personally appeared Leo L. Gardner, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same. Witness my hand and official seal.

(Notarial Seal)

Rose F. Hollander, Notary Public

in and for said County and State. My commission expires May 1, 1940.

Indexed as trust deed and assignment of rent.

#152. Copy of original recorded at request of Title Ins. & Tr. Co. Jul. 10, 1937, 8:30 A.M.
Copyst #153. Compared. C.L. Logan, County Recorder, by *O. Jensen* Deputy.
\$3.20-44-B. Grant Deed. 000

U.S.I.R.S. \$2.00 cancelled. In Consideration of \$10.00, receipt of which is acknowledged, Alice Landier, also known as Alice Mary Landier, a married woman, whose permanent address is 4014 Gaffey Street, San Pedro, California, does hereby grant to John Lampo and Lucia Lampo, husband and wife as joint tenants, whose permanent address is 342 North Mesa Street, San Pedro, California, the real property in the City of San Pedro, County of Los Angeles, State of California, described as:

Lot 15, block 7 of Peck's Ocean View Tract as recorded in Book 11, Pages 1620663 of Maps, in the office of the County Recorder of Los Angeles County.

Subject to all easements, rights, rights of way, conditions and restrictions of record and subject to 1937-38 taxes and assessments.

Dated this 30th day of June, 1937.

Alice Landier.
Alice Mary Landier.

State of California, County of Los Angeles.)ss. On this 30th day of June, 1937, before me, R.G. Dupuy, a Notary Public in and for said County, personally appeared Alice Landier, also known as Alice Mary Landier, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same.

Witness my hand and official seal.

(Notarial Seal)

R.G. Dupuy, Notary Public

in and for said County and State. My commission expires July 17, 1939.

#184. Copy of original recorded at request of Title Ins. & Tr. Co. Jul. 10, 1937, 8:30 A.M.
Copyst #153. Compared. C.L. Logan, County Recorder, by *O. Jensen* Deputy.
\$1.00-3-M. 000

U.S.I.R.S. \$3.95 Cancelled

JOINT TENANCY DEED

IN CONSIDERATION of \$10.00, receipt of which is hereby acknowledged, William L. Davis and Anna Mary Davis, also known as Anna M. Davis, husband and wife, do hereby GRANT TO Arthur J. Rosamond and Bertie Rosamond, husband and wife, AS JOINT TENANTS, all that real property in the County of Los Angeles, State of California, described as: The East one-half of Lot 46 of Willowbrook Tract, as per map recorded in Book 6, Page 38 of Maps, in the office of the County Recorder of said County. Subject to an encumbrance note of record which the Grantees herein assume and agree to pay. Dated this 4th day of March, 1946.

Anna Mary Davis
~~Wm L Davis~~
 William L Davis

STATE OF ILLINOIS CALIFORNIA, COUNTY OF Macoupin)SS.

On this 26th day of March, 1946, before me, Lucile J. Murphy, a Notary Public in and for said County, personally appeared William L. Davis, husband of Anna M. Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal)

Lucile J. Murphy Notary Public

in and for said County and State.

STATE OF CALIFORNIA, COUNTY of Los Angeles)SS.

ON THIS 9th day of April, A.D., 1946, before me, C. A. Swope, a Notary Public in and for said County and State, personally appeared Anna Mary Davis, known to me (~~as proved to me on the oath of~~), to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal)

C A Swope Notary Public in and for

said County and State.

#892. Recorded at request of TITLE INSURANCE & TRUST CO., Apr 11 1946, 8:00 A.M.
 Copyist #146. Compared. Mame E. Beatty, County Recorder By *G. Jones (62)* Deputy
 \$1.10-4-B

U.S.I.R.S. \$11.00 Cancelled

GRANT DEED

IN CONSIDERATION of \$10.00, receipt of which is acknowledged, John Lampo and Lucia Lampo, husband and wife, do hereby grant to Raymond J. Walker and Bessie Mae Walker, husband and wife, as joint tenants, the real property in the City of Los Angeles, County of Los Angeles, State of California, described as: Lots Fifteen (15) and Sixteen (16) in Block Seven (7) of Beck's Ocean View Tract, as per Map recorded in Book 11, Pages 162-163 of Maps, in the Office of the County Recorder of said County. Subject to: Taxes for the fiscal year 1946-47. Conditions, restrictions, reservations, covenants, easements, rights of way, now on record, if any.

Dated this 28th day of February, 1946.

John Lampo

Lucia Lampo

STATE OF CALIFORNIA, COUNTY OF Los Angeles)SS.

On this 28th day of February, 1946, before me, H. D. Grove, a Notary Public in and for said County, personally appeared John Lampo and Lucia Lampo known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal)

H. D. Grove Notary Public in and

for said County and State.

#50. Recorded at request of TITLE INSURANCE & TRUST CO., Apr 11 1946, 8:00 A.M.
 Copyist #146. Compared. Mame E. Beatty, County Recorder By *G. Jones (62)* Deputy
 \$1.00-3-M.

FOR A VALUABLE CONSIDERATION and WITHOUT RECOURSE OR WARRANTY, EXPRESS OR IMPLIED, the undersigned hereby assigns to GAIL L. GILPATRICK, single woman the mortgage of chattels executed by WILLIAM DOUTRE recorded January 20th 1937, in Book 14715 Page 123 of Official Mortgage Records, in the office of the Recorder of Los Angeles County, California, together with the Note secured thereby. Dated March 29th 1946

CALIFORNIA BANK, a corporation
 by H R Hudson Vice President.

JMG

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

McDONOUGH, HOLLAND & ALLEN
A PROFESSIONAL CORPORATION
P. O. Box 776
Yuba City, CA 95992-0776

98- 584673

Attn: James M. Ruddick, Esq.

MAIL TAX STATEMENTS TO

Name Richard D. Brummelt, Trustee
Audrey M. Brummelt, Trustee
Address 4078 Marlette Avenue
City & State Yuba City, CA 95991

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:04 AM APR 09 1998

FEE
\$7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 7467-029-016

Trust Transfer Deed

(Rev. 7/94)

Grant Deed (Excluded from Reappraisal Under Proposition 13, I.e., Calif. Const. Art. 13A § 1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ 0

Computed on full value of property conveyed, or computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

There is no Documentary transfer tax due (state reason and give Code §-or Ordinance number) This is a transfer, not pursuant to a sale, to Trustees of a revocable trust. There is no consideration or exchange of assets. Revenue & Taxation Code §11911

Unincorporated area City of San Pedro and

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust;

Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

Change of trustee holding title;

Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

Other:

RICHARD DANIEL BRUMMETT

hereby GRANT(S) to:

RICHARD D. BRUMMETT and AUDREY M. BRUMMETT, Trustees of the Richard D. and Audrey M. Brummelt Revocable Trust under Declaration of Trust Established February 27, 1998

the following described real property in the City of San Pedro
County of Los Angeles

State of California:

Lots Fifteen (15) and Sixteen (16) in Block Seven (7) of Peck's Ocean View Tract, as per Map recorded in Book 11, Pages 162-163 of Maps, in the Office of the County Recorder of said County.

Commonly known as 700 Paseo Del Mar, San Pedro, CA 90731

Dated February 27, 1998

STATE OF CALIFORNIA

COUNTY OF SUTTER

Richard Daniel Brummelt
RICHARD DANIEL BRUMMETT

On February 27, 1998 before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD DANIEL BRUMMETT

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

Diana L. Biehle

DIANA L. BIEHLE
COMM. #1121627
NOTARY PUBLIC - CALIFORNIA
SUTTER COUNTY
Comm. Expires JAN 2, 2001

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

NOTARY PUBLIC - SUTTER COUNTY

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Stdg. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS 'D'

To the Board of Building and Safety Commissioners of the City of Los Angeles:
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor
 CITY CLERK PLEASE VERIFY
 TAKE TO FIRST FLOOR 242 SO. BROADWAY
 ENGINEER PLEASE VERIFY

Lot No. 15 Block 7
 (Description of Property)
Pack's Ocean View Tract, San Pedro,
 District No. _____ M. B. Page _____ F. B. Page _____
 No. 700 Base of Hill Mar (Location of Job)
4349 Pacific Ave.

SAN PEDRO
 O. K. City Clerk
 O. K. City Engineer
 Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building garage No. of Rooms 1 No. of Families ---
- Owner's name Telecian Landier Phone _____
- Owner's address same
- Architect's name William F. Durr Phone Sp 1576
- Contractor's name owner Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$350.00
- Is there any existing building or permit for a building on lot? yes How used? store
- Size of proposed building 44 x 32 Height to highest point 16' feet
- Number of Stories in height 1 Character of ground adobe
- Material of foundation concrete Size of footings 12 Size of wall 6 Depth below ground 12
- Material of chimneys --- Number of inlets to flue --- Interior size of flues ---
- Material of exterior walls wood and corrugated iron
- Give sizes of following materials: REDWOOD MUDSILLS 3 4 Girders ---
 EXTERIOR studs 2 4 INTERIOR BEARING studs 2 4 Interior Non-Bearing studs 2 3
 Ceiling joists 2 4 Roof rafters 2 4 FIRST FLOOR JOISTS ditto
 Second floor joists --- Specify material of roof composition
- Will all provisions of State Housing Act be Complied with? yes

I have ^{What Zone is Property in?} carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with whether herein specified or not.

OVER

(Sign Here) William F. Durr
 (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 30005	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>10/23/28</u> <u>CRB</u> Plan Examiner	Application checked and found O. K. <u>63</u> <u>10/24</u> <u>200</u> <u>APB</u> Clerk	Stamp here when permit is issued. RECEIVED OCT 26 1928 DOULU
	[Handwritten signatures and notes]		

27587 250

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 18 -

Tract Block 7 - View Front

Location of Building 700 PASO DEL MAR (House Number, and Street)

Approved by City Engineer [Signature] Deputy

Between what cross streets GAFFEY & CAROLINA

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Store and Residence Families 1 Rooms 2
2. Owner (Print Name) FELICIA LARRIA Phone 1777
3. Owner's address 4028 E. GAFFEY ST
4. Certificated Architect State License No. 0 Phone
5. Licensed Engineer State License No. Phone
6. Contractor George B. Wickert State License No. 9292 Phone 3197
7. Contractor's address 990 La Alameda
8. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon \$ 1700
9. State how many buildings NOW on lot and give use of each none
10. Size of new building 14 x 34 No. Stories 1 Height to highest point 12 Size lot 50 x 125
11. Type of soil Adobe Foundation (Material) Cement Depth in ground 18
12. Width of footing 12 Width of foundation Wall 6 Size of Redwood Sill 3 x 4
13. Material Exterior Wall Frame Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 6
14. Joists: First Floor 2 x 10 Second floor - x - Rafters 2 x 4 Material of Roof Comp.
15. Chimney (Material) - Size Flue - x - No. Inlets each flue - Depth footing in ground -

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here George B. Wickert (Owner or Authorized Agent)

Plans Specifications and other data must be filed if required.

By

Table with 3 main columns: PERMIT NO. (12608), FOR DEPARTMENT USE ONLY (Plans checked, Corrections verified, Application checked), and Fee (8.10) with date stamp JUL 23 1935.

8092

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif., 7-24-35, 1935

SAN PEDRO

MR. J. J. BACKUS,
Superintendent of Building,
Los Angeles, Calif.

Dear Sir:

I hereby respectfully request the change of address on

Building
Electrical
Heating and Ventilating
Plumbing

Permit No. 12608 Issued 7-19-1935

From 730 - Paseo del Mar

To 700 - Paseo del Mar

for the following reasons:

- Change on same street, if not from east to west, or north to south, or vice versa.
- Change from one street to another street for corner lot.
- Change because of error on part of some city department.
- Change where charge is made for extra inspection trip of not less than 75 cents.

NOTE: Above conditions for change of address shall not be deemed to waive any inspection fees required by ordinance; nor to require the Building and Safety Department to change any address except in justifiable cases.

Respectfully,

George S. [Signature]
Owner, Contractor or Authorized Agent.

Address.....

Checked by

[Signature]
Clerk.

Approved by

[Signature]
Chief Clerk. CP

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building

700 Paseo Del Mar (House Number and Street)

New location of building

Gaffney & Carlewin STORE (House Number and Street)

Between what cross streets

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building..... Families..... Rooms..... (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. OWNER (Print Name)..... Phone.....

4. Owner's Address.....

5. Certificated Architect..... State License No. Phone.....

6. Licensed Engineer..... State License No. Phone.....

7. Contractor..... State License No. Phone.....

8. Contractor's Address.....

9. VALUATION OF PROPOSED WORK..... \$100.00 (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.)

10. State how many buildings NOW on lot and give use of each..... (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building..... Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Change Store Front

Fill in Application on other Side and Sign Statement

(OVER)

Table with permit details: PERMIT NO. 13254, FOR DEPARTMENT USE ONLY, Fee 50, Inspector 8788, etc.

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Additionx. . . .Size of Lot.xNumber of Stories when complete.
Material of FoundationWidth of Footing.Depth of footing below ground.
Width Foundation Wall.Size of Redwood Sill.xMaterial Exterior Walls.
Size of Exterior StudsxSize of Interior Bearing Studs.x.
Joists: First Floor. . . .xSecond Floor.x.Rafters.x.Roofing Material.

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here *John Lacey* (Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY
Table with 4 columns: Application, Fire District, Bldg. Line, Termite Inspection; Construction, Zoning, Street Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE
Barrels of Cement.
Tons of Reinforcing Steel.

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
Street
Sign Here. (Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here. (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here. (Owner or Authorized Agent)

REMARKS:

I hereby release the city for any and all damage that may occur or be caused by the earth slipping at this place John Lacey

3

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH

Form B-3 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

From Lot 15 To Lot ... Tract Ocean View - Jack ... Present location of building 700 PASO DEL MAR ... New location of building SAME ... Between what cross streets GAFNEY - PACIFIC ... Approved by [Signature] Deputy.

USE INK OR INDELIBLE PENCIL 1. Present use of building Store - CAFE Families ... Rooms ... 2. State how long building has been used for present occupancy 9 yrs ... 3. Use of building AFTER alteration or moving STORE - CAFE Families ... Rooms ... 4. Owner RAYMOND J. AND BESSIE MAE WALKER Phone ... 5. Owner's Address 1649-266 St. P. O. LOMITA State License No. Phone ... 6. Certificated Architect State License No. Phone ... 7. Licensed Engineer State License No. Phone ... 8. Contractor VERN W. BRUCE State License No. 84853 Phone ... 9. Contractor's Address 4157 W. 107 ST. LAWDALE ... 10. VALUATION OF PROPOSED WORK \$ 500.00 ... 11. State how many buildings NOW on lot and give use of each 1 CAFE ... 12. Size of existing building 37 x 18 Number of stories high 1 Height to highest point 10 ... 13. Material Exterior Walls: STUCCO + WOOD Exterior framework WOOD

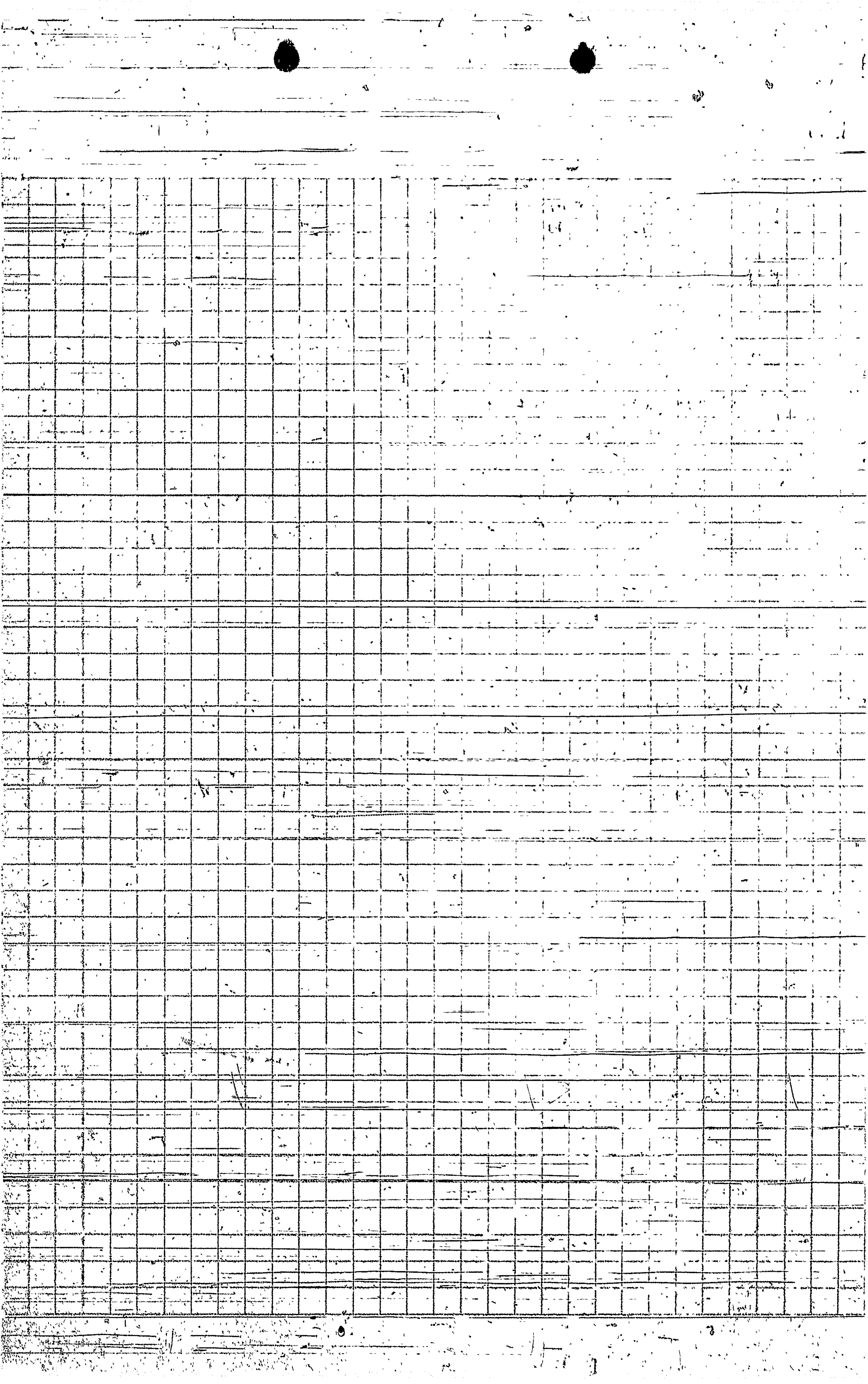
14. Describe briefly all proposed construction and work: 1. INSTALL W.C. + LABORATORY 2. MOVE EXISTING LABORATORY 3' FROM PRESENT LOCATION TO PROVIDE SPACE FOR PARTITION 3. BUILD DRESSING ROOM TO COMPLY WITH STATE ORD. 4. PLASTER ALL PART. + PATCH WORK. INSTALL WINDOWS

NEW CONSTRUCTION 15. Size of Addition x Size of Lot 100 x 250 Number of Stories when complete ... 16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x ... 17. Size of Studs 2 x 4 Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here (Owner or Authorized Agent) By

FOR DEPARTMENT USE ONLY (1) PLAN CHECKING Receipt No. 85200 Valuation \$ 500 Fee Paid \$ 7.00 (2) REINFORCED CONCRETE Bbls. Cement Tons of Reinforcing Steel (3) The building referred to in this Application will be more than 100 ft. from Street Sign here Owner or Authorized Agent Clerk PERMIT No. 85455 Plans and Specifications checked Correction Verified Plans, Specifications and Application rechecked and approved. Application checked and approved. Stamp here when Permit is Issued APR 26 1944



3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 15 15th 7

Tract Pacific Ocean View

Location of Building 700 Paseo Del Mar (House Number and Street)

Approved by City Engineer Deputy

Between what cross streets? Between Shepard and Pt. Fermin Cy Ph

USE INK OR INDELIBLE PENCIL

1. Present use of building CAFE Families Rooms 9

2. State how long building has been used for present occupancy 25 or 30 yrs

3. Use of building AFTER alteration or moving CAFE Families Rooms

4. Owner Mr Walker Phone TE 29865

5. Owner's Address 1642 West 26th Harbor City P. O.

6. Certificated Architect License No. Phone

7. Licensed Engineer License No. Phone

8. Contractor Harbor Metal Products Co License No. 131751 Phone TE 45041

9. Contractor's Address 1563 Wilmsington Blvd

10. VALUATION OF PROPOSED WORK \$ 195.00

11. State how many buildings NOW 3 GARAGES 1 CAFE on lot and give use of each

12. Size of existing building 14 x 30 Number of stories high 1 Height to highest point 14'

13. Material Exterior Walls Stucco Exterior framework wood

14. Describe briefly all proposed construction and work:

Install range vent thru roof Install Bhowe a Fan

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete

16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x

17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Arthur Crawford (Owner or Authorized Agent)

DISTRICT OFFICE SAN PEDRO

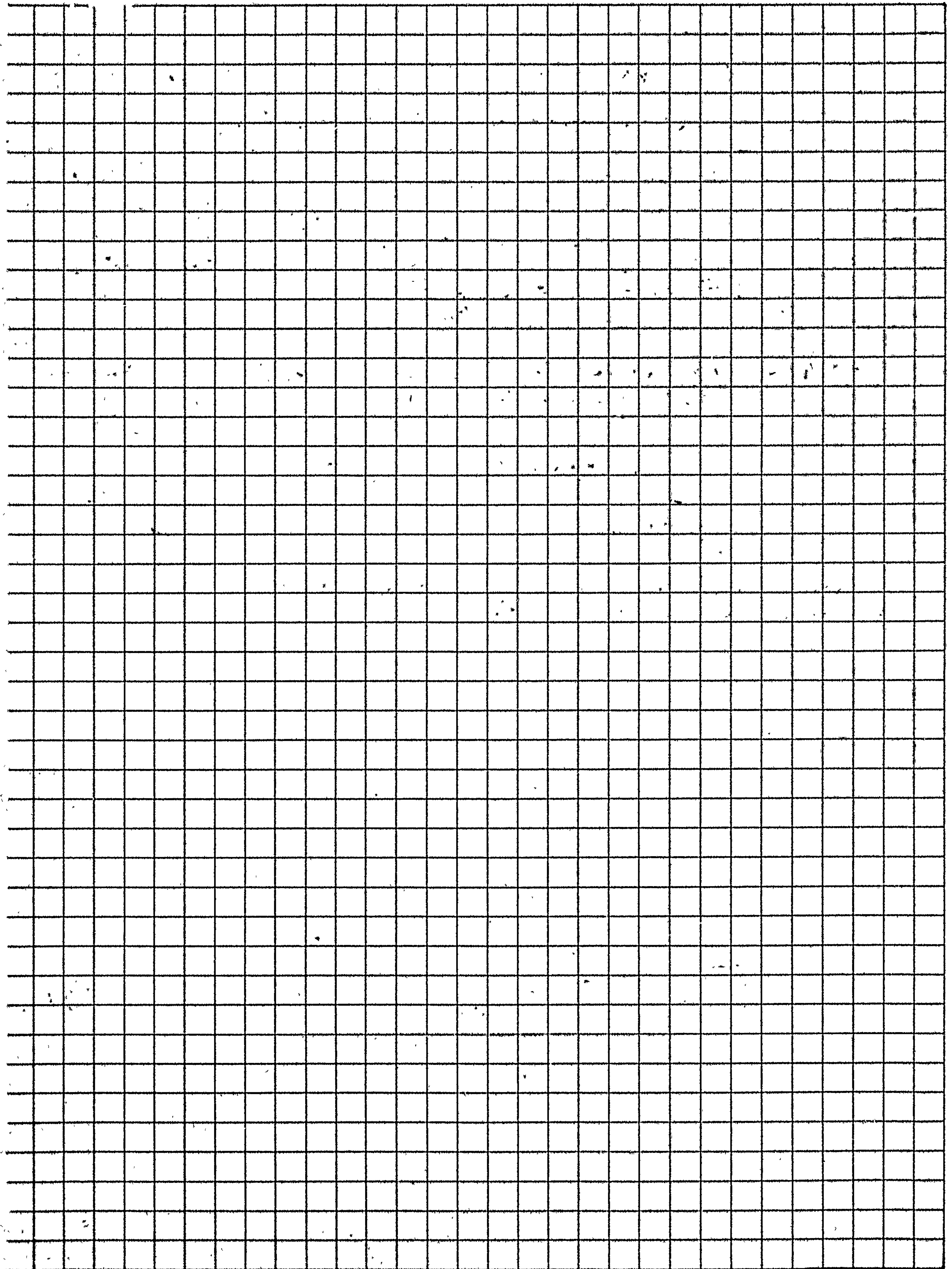
By

FOR DEPARTMENT USE ONLY

Table with columns for PLAN CHECKING, OCCUPANCY SURVEY, and various fees and codes.

DO NOT WRITE BELOW THIS LINE

Table with columns for TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, and FEE PAID.



3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. #15 Tract PECK OCEAN VIEW Location of Building 700 PASEO DEL MAR (House Number and Street) Between what cross streets? GAFFY & PACIFIC

Approved by City Engineer Deputy.

USE INK OR INDELIBLE PENCIL

- 1. Present use of building CAFE Families Rooms 2. State how long building has been used for present occupancy PROX. 12 YEARS 3. Use of building AFTER alteration or moving SAME Families Rooms 4. Owner MRS. WALKER Phone DA. 60176 5. Owner's Address 1647 266th St. P. O. LOMITA 6. Certificated Architect 7. Licensed Engineer 8. Contractor OWNER 9. Contractor's Address 10. VALUATION OF PROPOSED WORK \$ 900.00 11. State how many buildings NOW 2 BLDG. CAFE & GARAGE on lot and give use of each. 12. Size of existing building 32' x 16' Number of stories high 1 Height to highest point 12 13. Material Exterior Walls STUCCO Exterior framework WOOD

14. Describe briefly all proposed construction and work: STORAGE ROOM - WOOD EXTERIOR WALLS - CEMENT FLOOR

Certificate of Occupancy Survey TYPE OF RECEIPT DATE ISSUED TRACER NO. (M) RECEIPT NO. CODE FEE PAID

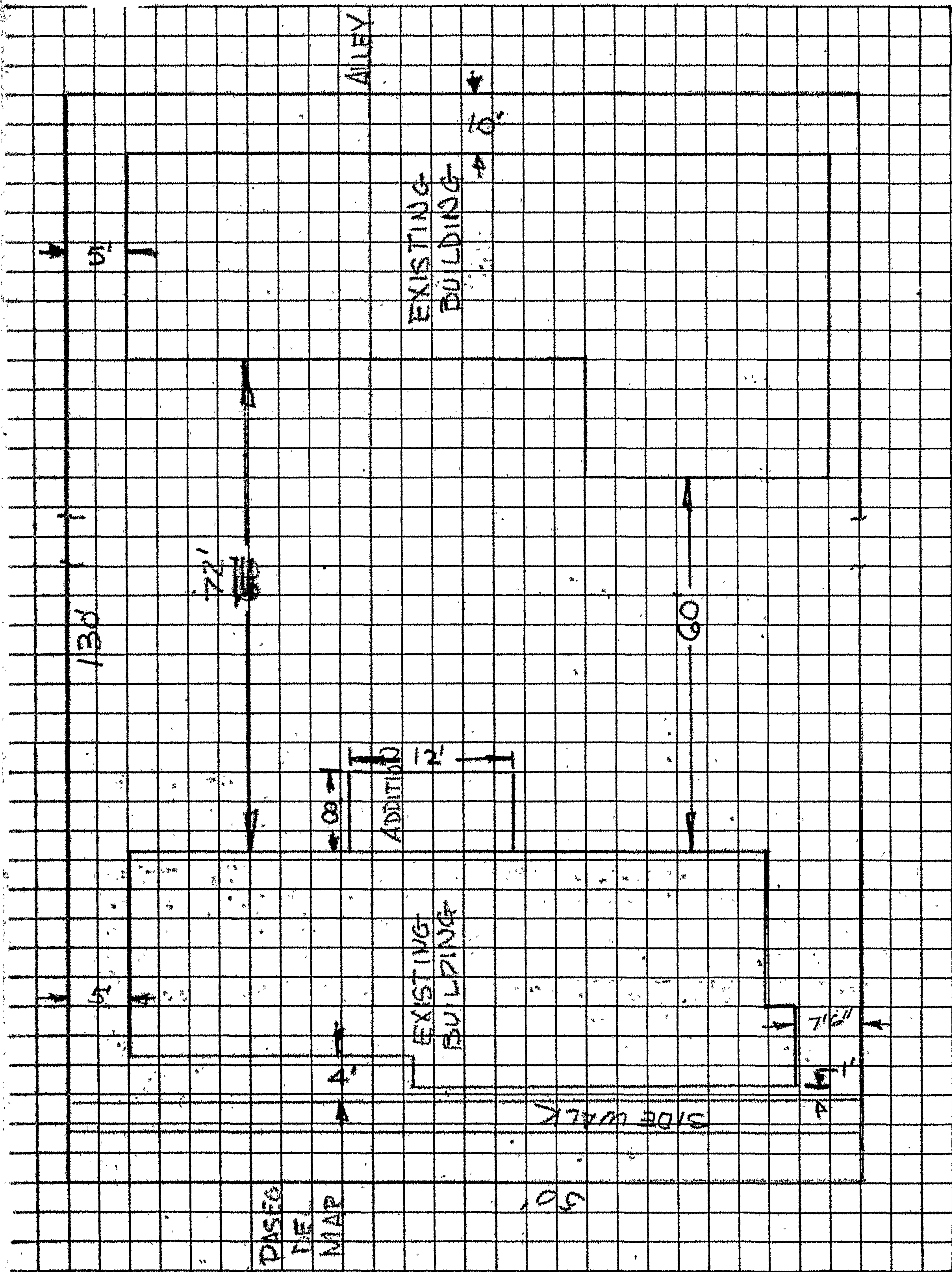
NEW CONSTRUCTION 15. Size of Addition 8 x 12 Size of Lot 50 x 130 Number of Stories when complete 1 16. Footing: Width 12" Depth in Ground 12" Width of Wall 6" Size of Floor CON. FLOOR 17. Size of Studs 2" x 4" Material of Floor CON. Size of Rafters 2" x 4" Type of Roofing ROOFING

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SAN PEDRO Sign here Cassim Walker (Owner or Authorized Agent)

Table with columns: PLAN CHECKING, OCCUPANCY SURVEY, Valuation, Fee, TYPE, Maximum No. Occupants, Inside Lot, Key Lot, Lot Size, GROUP, Plans and Specifications checked, Zone, Fire District, For Plans See, Correction Verified, Bldg. Line, Street Widening, Filed with, Plans, Specifications and Application rechecked and approved, Continuous Inspection, SPRINKLER, Specified - Required Valuation included.

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Rows include Plan Checking, Supplemental Plan Checking, Building Permit.



ALLEY

EXISTING BUILDING

ADDITION

EXISTING BUILDING

SIDE WALK

PASSEO DE MAR

130'

72'

60'

12'

4'

7'

15'

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 15 Blk 7

Tract Ocean View

Location of Building 700 PASEO DEL MAR (House Number and Street)

Approved by City Engineer

Between what cross streets? Ocean and Gaffney Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building RESTAURANT Families Rooms

2. State how long building has been used for present occupancy

3. Use of building AFTER alteration or moving RESTAURANT Families Rooms

4. Owner BESSIE WALKER Phone

5. Owner's Address 700 PASEO DEL MAR P. O. SAN PEDRO

6. Certificated Architect License No. Phone

7. Licensed Engineer HAROLD HETCHUM License No. Phone

8. Contractor MOOLVENT OF LONG BEACH License No. Phone

9. Contractor's Address 743 PINE AVE. LONG BEACH

10. VALUATION OF PROPOSED WORK \$ 2300

11. State how many buildings NOW on lot and give use of each

12. Size of existing building x Number of stories high Height to highest point

13. Material Exterior Walls Exterior framework

14. Describe briefly all proposed construction and work:

ALUMINUM FRAMING

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete

16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x

17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Ben J. Cooper (Owner or Authorized Agent)

DISTRICT OFFICE SAN PEDRO

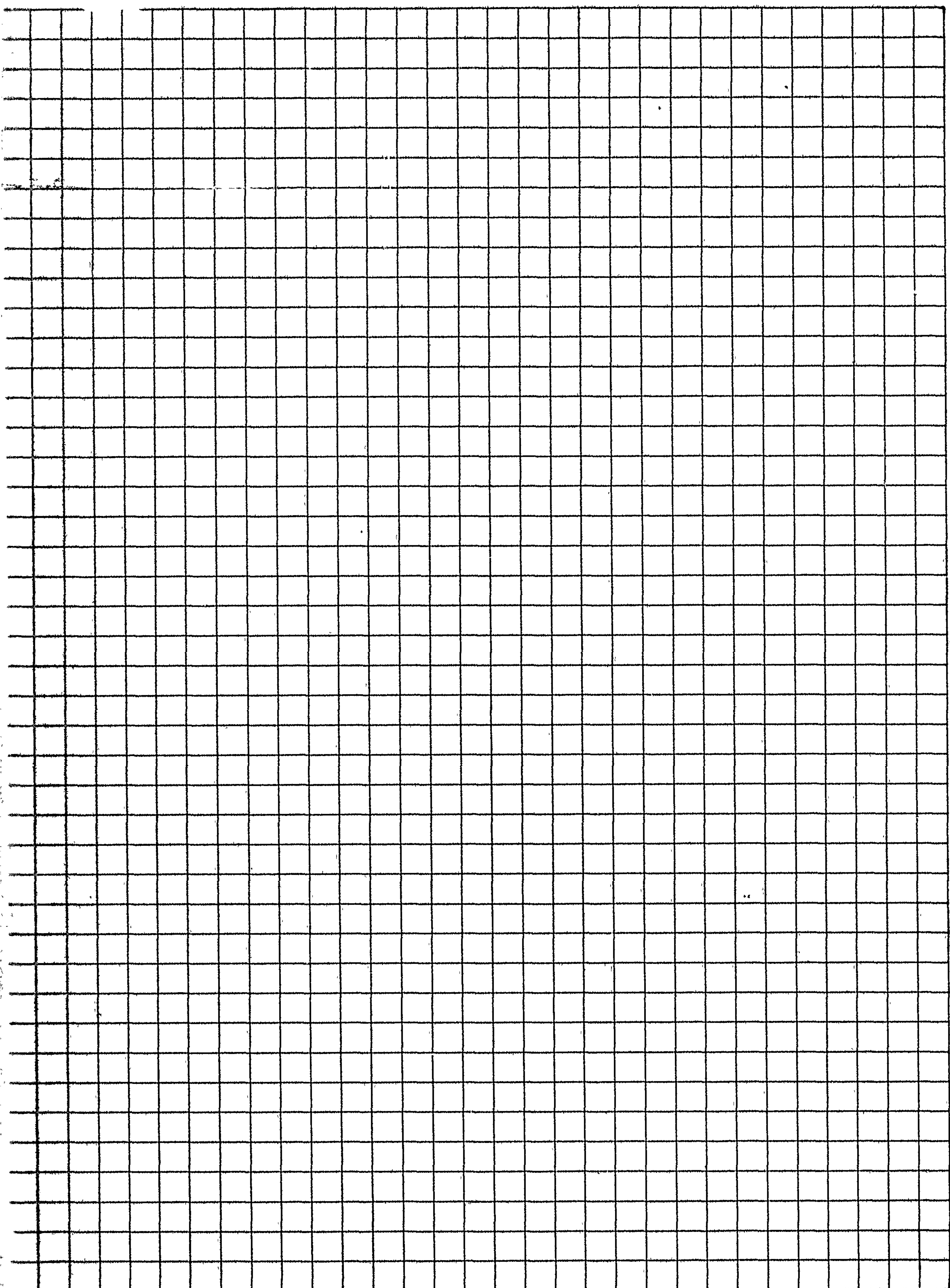
By

FOR DEPARTMENT USE ONLY

Table with columns for PLAN CHECKING, OCCUPANCY SURVEY, and various fees and inspection details.

DO NOT WRITE BELOW THIS LINE

Table with columns for TYPE OF RECEIPT, DATE ISSUED, TRACER NO., RECEIPT NO., CODE, and FEE PAID.



3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 15 Blk 7

Tract PECK OCEANVIEW

Location of Building 700 PASO DEL MAR (House Number and Street)

Approved by City Engineer Deputy

Between what cross streets? GAFFEY & PARLELE CAROLINA

USE INK OR INDELIBLE PENCIL

1. Present use of building CAFE Families Rooms

2. State how long building has been used for present occupancy

3. Use of building AFTER alteration or moving CAFE Families Rooms

4. Owner DR. R. J. WALKER Phone DA 60176

5. Owner's Address 1647-26657 P. O. HARBAR-CITY

6. Certificated Architect License No. State Phone

7. Licensed Engineer License No. State Phone

8. Contractor WALL & BUSEH GEN-CONTRACTORS License No. 132454 Phone ME 32969

9. Contractor's Address 6926 E ASTORDALE AVE LONG BEACH

10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 250.00

11. State how many buildings NOW on lot and give use of each. GARAGE BLDG. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 37' x 27' Number of stories high 1 Height to highest point 12'

13. Material Exterior Walls WOOD Exterior framework WOOD (Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work: REMOVING ONE EXTERIOR WALL & INTERIOR WALL BY PROVIDING POST & BEAM, ADDING 3' x 15' SPACE TO DINING RM.

NEW CONSTRUCTION

15. Size of Addition 3' x 15' Size of Lot 50' x 130' Number of Stories when complete 1
16. Footing: Width 12" Depth in Ground 12" Width of Wall 6" Size of Floor Joists 4" CONC.
17. Size of Studs 2" x 4" Material of Floor CONC. Size of Rafters 2" x 6" Type of Roofing COMPO.

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Delmas B. Wall (Owner or Authorized Agent)

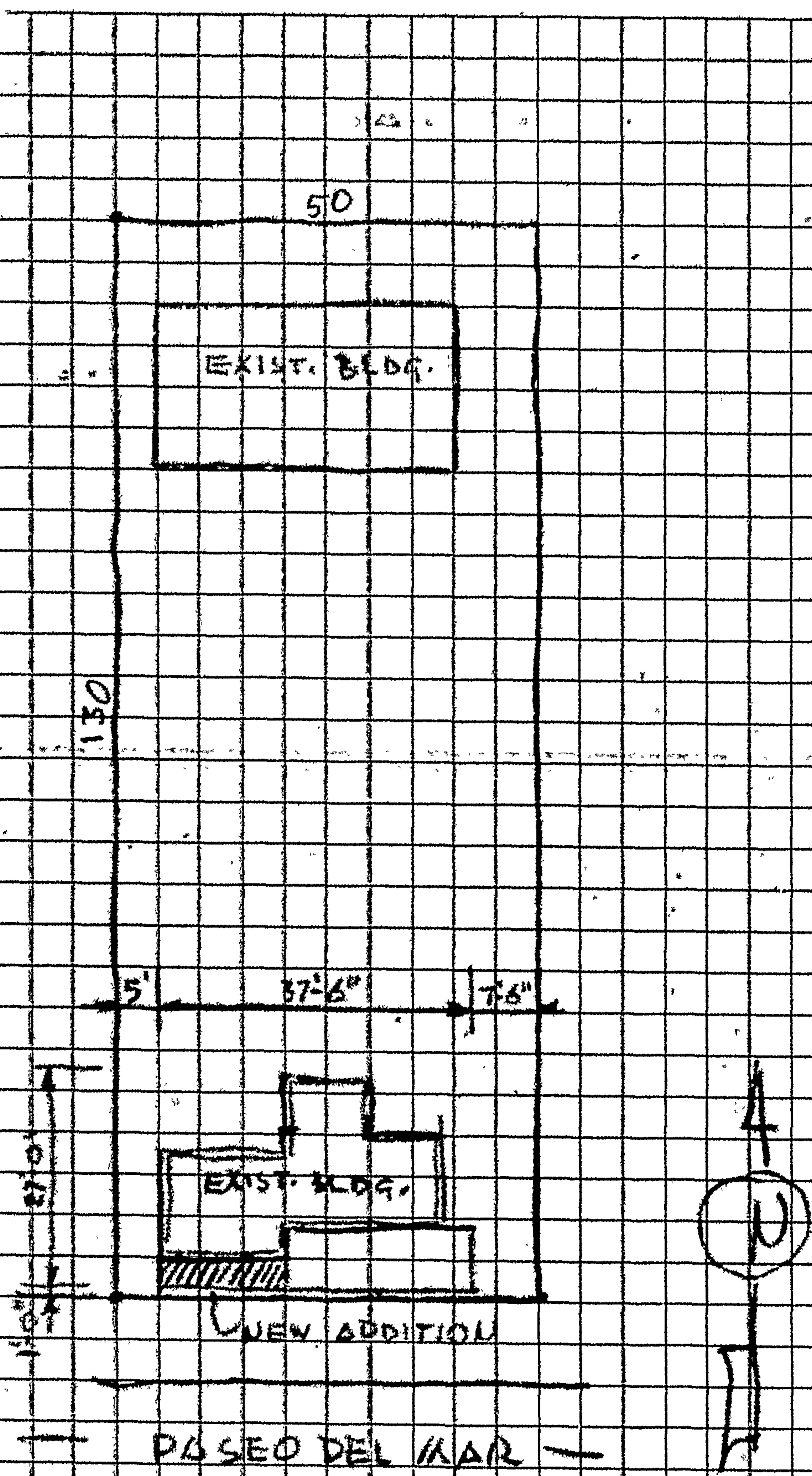
DISTRICT OFFICE SAN PEDRO

FOR DEPARTMENT USE ONLY

Table with columns for PLAN CHECKING, OCCUPANCY SURVEY, Valuation, Area of Bldg, Fee, Investigation Fee, Cert. of Occupancy Fee, Bldg. Permit Fee, Total, TYPE, Maximum No. Occupants, Inside Lot, Key Lot, Lot Size, Fire District, District Map No., Application checked and approved, Filed with, Plans, Specifications and Application rechecked and approved, Continuous Inspection, SPRINKLER, Inspector.

DO NOT WRITE BELOW THIS LINE

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Rows include Plan Checking, Supplemental Plan Checking, Building Permit.



3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

3 1 2 0 0 2 0 0 3 6 0

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 15	BLOCK: 7	TRACT: Pecks Ocean View Tr	COUNTY REF. NO. MP 11 162.163	DIST. MAP 3B 197	CENSUS TRACT 1276.00
2. PRESENT USE OF BUILDING (R) Restaurant	NEW USE OF BUILDING () same			ZONE RD1.5 1XL		
3. JOB ADDRESS 700 Paseo Del Mar				FIRE DIST. 15	COUN. DIST. 15	
4. BETWEEN CROSS STREETS Gaffey AND Carolina				LOT TYPE Int		
5. OWNER'S NAME Bessie Petersen	PHONE 326-2706			LOT SIZE irreg		
6. OWNER'S ADDRESS 1647 W 266th St.	CITY Harbor City 90710			ALLEY 10'R		
7. ENGINEER	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE			BLDG. LINE		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE			AFFIDAVITS		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY ZIP			ZI 1602		
10. CONTRACTOR Pacific States Const.	BUS. LIC. NO. 521035 ACTIVE STATE LIC. NO. 378-6304 PHONE			ZI 1338		
11. SIZE OF EXISTING BLDG. WIDTH 26 LENGTH 33	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-Restaurant			
12. FRAMING MATERIAL OF EXISTING BLDG. wood	EXT. WALLS	ROOF w/comp	FLOOR conc			
13. JOB ADDRESS 700 Paseo Del Mar	STREET GUIDE 78-F6			ZI 859		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 3500.00			DIST. OFF. SP		
15. NEW WORK (Describe) Repair stud wall of portion of roof sheeting/repl. skylight/elec repair/ Fire Repair 8%				GRADING SEISMIC		
NEW USE OF BUILDING Restaurant	SIZE OF ADDITION			STORIES HEIGHT		
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED			
DWELL UNITS 0	MAX OCC.	TOTAL	APPLICATION APPROVED [Signature]			
GUEST ROOMS	PARKING REQ'D n/c	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY			
PC.	G.P.I. + NP	CONT. INSP.	CS	GN.	MAJ.S.	EQ.
S.P.C.	P.M.		INSPECTOR			
B.P. 35.00	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	INSPECTOR			
I.F.	F.H.		INSPECTOR			
S.D.	O.S.S. 1.00	SPRINKLERS REQ'D SPEC.	INSPECTOR			
ISS. OFF. SP	S.O.S.S.	ENERGY	INSPECTOR			
P.C. NO.	C/O	DAS	INSPECTOR			

CASHIER'S USE ONLY

01/07/91 10:25:20AM SP01 T-9210 C 07
 BLD PER OWNER 35.00
 EI COMMERCIAL 0.50
 ONE STOP SUSCH 1.00
 FROM TRAN 9208 TO 9210
 TOTAL 104.50
 CHECK 104.50

B & S B-3 (R.7/89)

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 1-7-91 Lic. Class 281 Lic. Number 521035 Contractor [Signature]
 (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. _____, B. & P. C. for this reason _____
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. WP909 96407 Insurance Company FREEMANT COMPENSATION INS
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 1-7-91 Applicant's Signature [Signature]
 Applicant's Mailing Address 46 Pacific States Const. 23637 HAVT. BLVD. TERR. CA. 90505

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

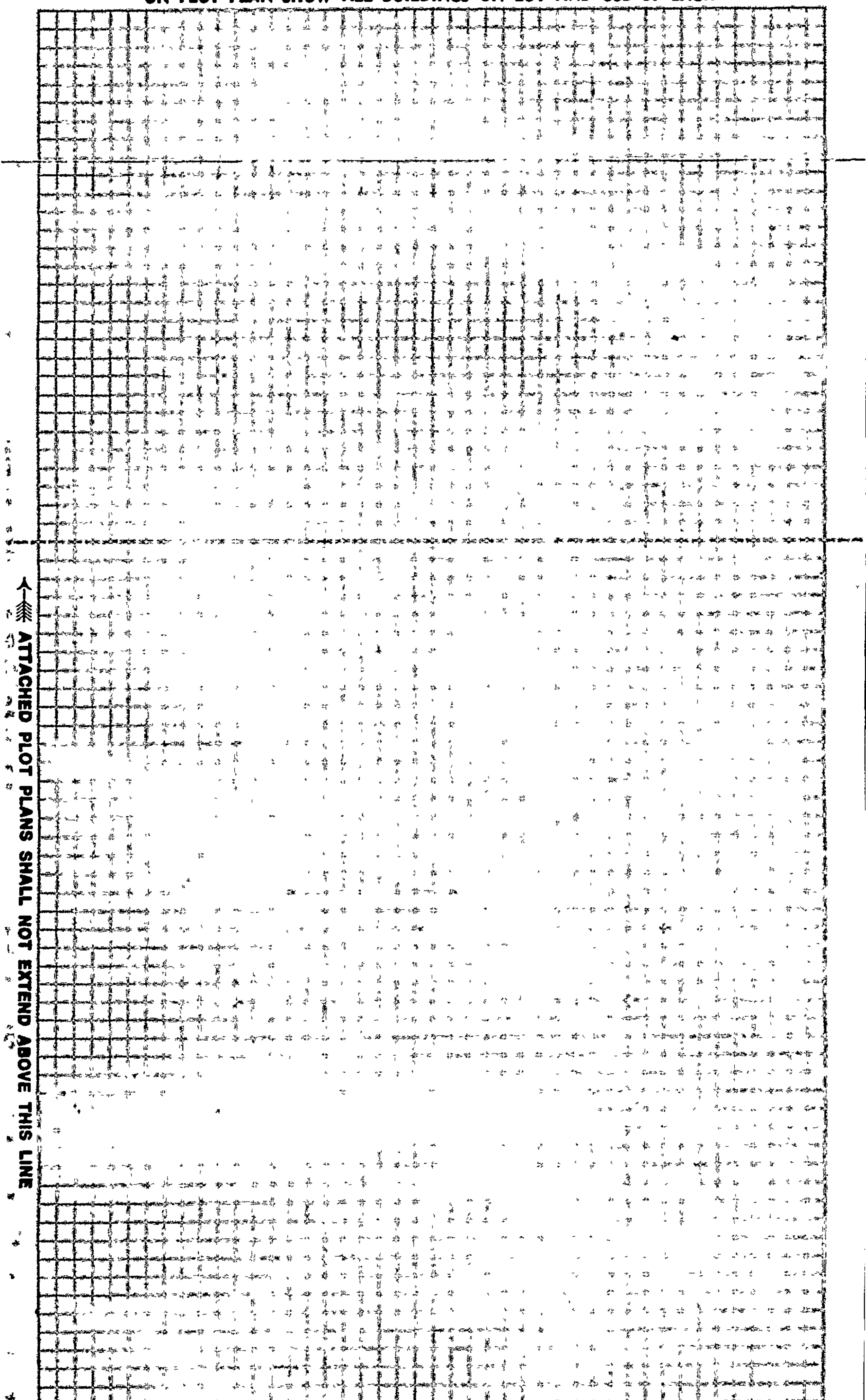
Signed [Signature] Position 1-7-91 Date
 (Owner or agent having property owner's consent) Supervisor

3 1 2 0 0 2 0 0 3 6 1

Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
	HIGHWAY	REQUIRED	
	DEDICATION	COMPLETED	
SEWERS RES. NO. CERT. NO.	FLOOD CLEARANCE		
		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE		SFC DUE
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION
NO RESEARCH OF ORIGINAL PERMIT DONE
RKen 1-7-91

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH





City of Los Angeles Department of City Planning

12/23/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

700 W PASEO DEL MAR

ZIP CODES

90731

RECENT ACTIVITY

CHC-2021-10727-HCM

ENV-2021-10728-CE

CASE NUMBERS

CPC-23923

CPC-2019-7393-CA

CPC-2009-1557-CPU

CPC-2005-8252-CA

CPC-2000-4046-CA

CPC-1990-190-ZC

CPC-1982-30149-A

ORD-170032-SA3270

ORD-166352

ORD-161185

ORD-161184

ORD-129279

ENV-2019-7394-ND

ENV-2017-2502-CE

ENV-2009-1558-EIR

ENV-2005-8253-ND

ENV-2001-846-ND

ND-77-449-CZ

Address/Legal Information

PIN Number	003B197 94
Lot/Parcel Area (Calculated)	6,138.4 (sq ft)
Thomas Brothers Grid	PAGE 854 - GRID B2
Assessor Parcel No. (APN)	7467029016
Tract	PECK'S OCEAN VIEW TRACT
Map Reference	M B 11-162/163
Block	7
Lot	15
Arb (Lot Cut Reference)	None
Map Sheet	003B197

Jurisdictional Information

Community Plan Area	San Pedro
Area Planning Commission	Harbor
Neighborhood Council	Coastal San Pedro
Council District	CD 15 - Joe Buscaino
Census Tract #	2976.01
LADBS District Office	San Pedro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1XL
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-1338 Specific Plan: San Pedro
General Plan Land Use	Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SAN PEDRO
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Angels Gate Park Active: Point Fermin Park

Assessor Information

Assessor Parcel No. (APN)	7467029016
Ownership (Assessor)	
Owner1	BRUMMETT,RICHARD D TR BRUMMETT TRUST
Address	4078 MARLETTE AVE YUBA CITY CA 95993
Ownership (Bureau of Engineering, Land Records)	
Owner	BRUMMETT, RICHARD D. (ET AL) (TRS) RICHARD D. & AUDREY M. BRUMMETT REV TRUST UDT DTD 2-26-98
Address	4078 MARLETTE AVE YUBA CITY CA 95991
APN Area (Co. Public Works)*	0.145 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$41,441
Assessed Improvement Val.	\$18,911
Last Owner Change	04/10/2014
Last Sale Amount	\$0
Tax Rate Area	14
Deed Ref No. (City Clerk)	584673 1935686
Building 1	
Year Built	1936
Building Class	D5
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	763.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 7467029016]

Additional Information

Airport Hazard	None
Coastal Zone	Dual Permit Jurisdiction Area
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 3.6691824
Nearest Fault (Name) Palos Verdes Fault Zone
Region Transverse Ranges and Los Angeles Basin
Fault Type B
Slip Rate (mm/year) 3.00000000
Slip Geometry Right Lateral - Strike Slip
Slip Type Moderately Constrained
Down Dip Width (km) 13.00000000
Rupture Top 0.00000000
Rupture Bottom 13.00000000
Dip Angle (degrees) 90.00000000
Maximum Magnitude 7.30000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction No
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None
Hubzone Not Qualified
Opportunity Zone No
Promise Zone None
State Enterprise Zone None

Housing

Direct all Inquiries to Los Angeles Housing Department
Telephone (866) 557-7368
Website <https://housing.lacity.org>
Rent Stabilization Ordinance (RSO) No [APN: 7467029016]
Ellis Act Property No
AB 1482: Tenant Protection Act No

Public Safety

Police Information

Bureau South
Division / Station Harbor
Reporting District 587

Fire Information

Bureau South
Batallion 6
District / Fire Station 48
Red Flag Restricted Parking No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-23923
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-23923. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-2019-7393-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT
Case Number:	CPC-2009-1557-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SAN PEDRO COMMUNITY PLAN UPDATE
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1990-190-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	PROCEEDINGS RE-INITIATED TO CHANGE THE ZONE ON ALL COMMERCIAL ZONES TO Q C2 AND Q C1 AND ALL OTHER ZONES TO Q RD1.5 GENERALLY ON PROPERTIES WITHIN 150 FT EAST AND WEST OF PACIFIC AVE. FROM OLIVER ST. TO HAMILTON AVE. TO RESTRICT USES, DENSITIES, INTENSITIES AND DESIGN; AND PLAN AMENDMENT AND ZONE CHANGES FOR THE SAN PEDRO COMMUNITY AS REQUIRED BY ORDINANCE NO. 165,352
Case Number:	CPC-1982-30149-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	SPECIFIC PLAN/LOCAL COAST PROGRAM/ZONE CHANGE FOR THE SAN PEDRO COMMUNITY PLAN
Case Number:	ENV-2019-7394-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CODE AMENDMENT
Case Number:	ENV-2017-2502-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL CLEARANCE
Case Number:	ENV-2009-1558-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SAN PEDRO COMMUNITY PLAN UPDATE
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-170032-SA3270

ORD-166352

ORD-161185

ORD-161184

ORD-129279

ND-77-449-CZ



Address: 700 W PASEO DEL MAR
 APN: 7467029016
 PIN #: 003B197 94

Tract: PECK'S OCEAN VIEW TRACT
 Block: 7
 Lot: 15
 Arb: None

Zoning: R1-1XL
 General Plan: Low II Residential

