

Communication from Public

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Comments for Public Posting: I am a direct neighbor who lives in one of the blue bungalows directly across the alley from 700 W. Paseo del Mar, San Pedro, CA 90731, and I am writing to formally object to the proposed development behind Walker's Cafe on three grounds: geotechnical safety, loss of privacy, and loss of sunlight. — 1. **GEOTECHNICAL SAFETY: A CEQA EXEMPTION IS NOT APPROPRIATE HERE** — The Planning Department granted a CEQA exemption under Class 1, Class 3, and Class 31. I strongly object. This parcel sits over bentonite clay slip planes, within mapped landslide hazard zones, and near two active fault systems in the City's own San Pedro Community Plan EIR — the Cabrillo Fault (capable of M6.8) and the Palos Verdes Fault Zone. The City's EIR confirms this area is subject to landslide and liquefaction hazard zones and requires site-specific geotechnical evaluations for development here. Adding a 3,523 sq ft two-story residence, ADU, garage, and carport to a 6,138 sq ft lot adjacent to a mapped slide zone adds structural load, requires grading, and increases impervious surface — all documented triggers for slope failure in this geology. No geotechnical investigation, slope stability modeling, or load analysis appears in the public record. Approving a CEQA exemption on a Coastal Zone parcel, in an active landslide corridor, adjacent to Point Fermin Park and the Marine Life Refuge is not just procedurally questionable — it is potentially dangerous. A full EIR by a licensed California Engineering Geologist (CEG) or Geotechnical Engineer (GE) must be completed before any permits are granted. — 2. **LOSS OF PRIVACY** — Beyond the safety concerns, the design itself poses serious problems for those of us who live directly behind it. Exhibit A drawings A1.05, A1.06, A3.01, and A3.02 show a 21-foot two-story structure with an 890 sq ft roof deck and alley-facing second-floor balconies. Our blue bungalows on S. Carolina Pl/Shepard St sit directly north, separated only by the alley. This structure will look directly over our privacy wall and into our backyards. There is no screening or mitigation in the plans to prevent permanent, unobstructed sightlines from the balcony and roof deck into our property. The alley-side rear yard setback is only 15 feet — the two-story wall will sit just 15 feet from our property line, elevated well above any standard privacy fence. The California Constitution, Article I, Section 1 recognizes

privacy as an inalienable right: "Among these are enjoying and defending life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy." A permanent elevated structure with alley-facing balconies and an 890 sq ft roof deck overlooking our yards is a material intrusion on that right. The San Pedro Community Plan Goals LU1.1 and LU1.3 require protection from "out-of-scale development" and "smooth transitions in scale, form, and character" where buildings of differing heights abut one another. A 21-foot two-story structure with a roof deck rising directly behind single-story bungalows fails both standards. — 3. LOSS OF SUNLIGHT — As confirmed by elevation drawing A3.01, that 21-foot wall sits immediately to our south, with only the alley separating us. In the winter months, when the sun tracks low across the southern sky, it will cast long shadows directly northward into our rear yards and gardens during primary daylight hours. This is the worst possible solar geometry for neighboring properties: a tall structure to the south blocks the low winter sun most severely, directly affecting our ability to grow & tend our gardens, as well as enjoy the outdoor spaces we have invested in for years. The loss of winter sunlight to established residential gardens is a legitimate quality-of-life impact the City Council may and should weigh in its review of conditions of approval. — WE ASK THE CITY COUNCIL TO REQUIRE — 1. A full EIR including a site-specific geotechnical investigation by a licensed California Engineering Geologist (CEG) or Geotechnical Engineer (GE) modeling slope stability with and without proposed structural loads — before any permits are granted. 2. A reduction in overall building height AND relocation of the roof deck and alley-facing balconies to prevent permanent unobstructed sightlines into neighboring properties. 3. A shadow and solar impact study given the building's position directly south of established residential gardens. Thank you for the opportunity to comment, One of 15 Blue Bungalow Neighbors this directly impacts