



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 26-0975-S1 - City Planning Number: ZA-2023-7218-CDP-CU-CUB-MEL-HCA

1 message

LA City SNow <cityoflaprod@service-now.com>

Tue, Aug 25, 2026 at 10:43 AM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@lacity.org, pentcheff@gmail.com

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Coastal San Pedro

Name: Dean Pentcheff

Email: pentcheff@gmail.com

The Board approved this CIS by a vote of: Yea(12) Nay(0) Abstain(1) Ineligible(1) Recusal(0)

Date of NC Board Action: 03/17/2025

Type of NC Board Action: For if Amended

Impact Information

Date: 08/25/2026

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 26-0975-S1

City Planning Number: ZA-2023-7218-CDP-CU-CUB-MEL-HCA

Agenda Date: 08/26/2026

Item Number:

Summary: On 17 March 2025, the Board of the Coastal San Pedro Neighborhood Council passed the following resolution unanimously: Re: Recommending approval, with conditions, of permits for development at [700 Paseo del Mar, San Pedro](#), Walker's Café (HCM #1267), ZA-2023-7218-CDP-CU-CUB-MEL-HCA Resolved, The Coastal San Pedro Neighborhood Council recommends approval of the Walker's Café portion of the application with the following conditions: 1) That the

alcohol service area be confined to seats inside Walker's and in the area on the property behind Walker's. It's neither appropriate, nor compliant with LAMC ordinances, to have sidewalk alcohol service, also while taking over the public right of way, in a residential neighborhood across from a park frequented by families with children. 2) The proposed seating in back be reduced from 44 seats to 30 seats. The proposed refrigeration and dry goods pantry are small, and the current plans leave no room for expansion of these areas or the kitchen if needed. We want Walker's to succeed. Further Resolved, Coastal San Pedro Neighborhood Council recommends approval of the housing portion of the project and strongly encourages the applicant to design a residence/ADU combination that is smaller and more in line with the character, mass, and scale of the surrounding community. Please contact Robin Rudisill, Chair of the Coastal San Pedro Neighborhood Council Planning, Land Use & Transportation Committee, at 310-721-2343 should you have any questions related to this letter and motion. Sincerely, Doug Epperhart, President On behalf of the Coastal San Pedro Neighborhood Council Board



Letter recommending approval with conditions ZA-2023-7218-CDP-CU-CUB-MEL-HCA.pdf
356K



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

Doug Epperhart

President

Dean Pentcheff

Vice President

Sheryl Akerblom

Treasurer

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

October 28, 2025

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

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

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

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

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

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

Sincerely,

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

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

pamela.thornton@lacity.org

Drew Leach, San Pedro Field Deputy, CD-15

drew.leach@lacity.org

Elise Swanson, President, San Pedro Chamber of Commerce

eswanson@sanpedrochamber.com

Elisa Paster, Managing Partner, Rand Paster Nelson

Elisa@rpnlip.com

Olivia Joncich, Senior Planner, Rand Paster Nelson

olivia@rpnlip.com