

**Applicant Responses to Appellants' Alternative Conceptual Plan / Report and
Proposed Additional Conditions of Approval
Council File 26-0975
Council File 26-0975-S1**

Background: On February 19, 2026, the City of Los Angeles issued a Letter of Determination approving Planning Case No. ZA-2023-7218-ZV-CDP-MEL-HCA. The approvals included:

- A Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 and Section 138.9.1 of Chapter 1 A to allow the continuation and rehabilitation of an existing 736 square-foot historic cafe, proposing 73 total seats with 27 indoor seats and 46 uncovered outdoor seats with on-site sale and consumption of beer and wine with the proposed hours of operation of 8 A.M. to 8 P.M. daily and the demolition of an existing 1,118 square-foot garage, and the construction of a new, two-story 2,453 square-foot single-family dwelling with an attached 1,070 square-foot Accessory Dwelling Unit (ADU) both measuring 21 feet in height, with an attached two-car garage and one carport in the Dual Permit Jurisdiction Area of the Coastal Zone;
- A Zone Variance pursuant to LAMC Section 12.27 and Section 13.8.5.3 of Chapter 1A to allow the continued use of an existing non-conforming historic cafe in the R1-1XL Zone;
- A Zone Variance Pursuant to LAMC Section 12.27 and Section 13.8.5.3 of Chapter 1A to allow the on-site sale and consumption of beer and wine in the R1-1 XL Zone;
- A Mello Act Compliance Review pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures for the construction of two (2) new Residential Units in the Coastal Zone
- An exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1), 15303 (Class 3), and Section 15331 (Class 31)

Due to an administrative issue involving mail processing, the determination was not mailed in accordance with established City procedures. Accordingly, the Letter of Determination was reissued and mailed with a corrected mailing date on April 1, 2026. The Zoning Administrator's decision was appealed on April 16, 2026 by Noel Gould, Emma Rault, Robin Rudisill, and June Smith.

At its meeting on June 2, 2026, the Harbor Area Planning Commission rejected the appeal and upheld the Zoning Administrator's decision to approve the project in its entirety. The Letter of Determination was mailed in accordance with established City procedures on June 30, 2026. On July 15, 2026, the Harbor Area Planning Commission's decision was appealed by Noel Gould, Emma Rault, Robin Rudisill, and June Smith. On August 11, 2026, the City Council approved a motion to take jurisdiction over the Harbor Area Planning Commission's June 2nd denial of the appeals and affirmation of the Zoning Administrator's decision to approve the project as proposed. This document contains the applicant's responses to the appellants' submissions to Council Files 26-0975 and 26-0975-S1 in blue.

Date: 8/25/26

Submitted in PLUM Committee

Council File No: 26-0975, 26-0975-S1

Item No.: 15 1/2 16

Deputy: Wong

**Applicant Responses to Appellants' Alternative Conceptual Plan / Report and
Proposed Additional Conditions of Approval
Council File 26-0975
Council File 26-0975-S1**

The documents submitted by the appellants contain proposed conditions of approval which read as follows.

7. Coastal Development Permit. Approved herein is:

k. Walker's Cafe shall be maintained and operated as a public restaurant consistent with its Historic-Cultural Monument designation, historic restaurant use, and coastal visitor-serving function. The cafe shall not be converted to another principal use, reduced in functional capacity, or operated in a manner inconsistent with its historic restaurant use without subsequent discretionary approval, including any required Coastal Development Permits or permit amendments. This condition shall run with the land and shall bind all successors, assigns, lessees, operators, and future owners. - [The applicant agrees to this condition in its entirety.](#)

l. Prior to approval of revised construction plans, the applicant shall submit a Functional Cafe Operations Plan demonstrating that Walker's Cafe will have adequate operational space to function as a successful public restaurant. The plan shall demonstrate adequate provision for indoor and outdoor patron circulation, employee circulation, food service, deliveries, refrigeration and storage, refuse and recycling, service access, emergency access, accessibility, maintenance activities, future operational flexibility, and other functions reasonably necessary for continued restaurant operation. The Department of City Planning shall obtain physical sign off from the Los Angeles Fire Department, Department of Building and Safety, the Office of Historic Resources, and any other agency having jurisdiction before determining that this condition has been satisfied. - [The applicant agrees to this condition in its entirety.](#)

m. Prior to issuance of any building permit for the rear residential development, the applicant shall submit to the Department of City Planning, in consultation with the Office of Historic Resources and other agencies having jurisdiction, a Cafe Restoration and Reopening Plan demonstrating substantial progress toward restoration of Walker's Cafe. The plan shall include, at a minimum: required permits, restoration schedule, anticipated reopening schedule, proposed restaurant operator or leasing plan, kitchen completion, utility connections, building systems, Health Department approvals, and all actions reasonably necessary to return Walker's Cafe to active public restaurant use. No Certificate of Occupancy for the rear residential development shall be issued until Walker's Cafe has completed restoration and has received all approvals necessary to reopen for public restaurant operation. - [The applicant agrees to this condition in its entirety.](#)

n. The plans shall be revised to allow for a total of 30 feet of open space between the cafe building and the residential structure, to provide for adequate operational space for the cafe and a required yard area for the residential uses. The residential structure shall be redesigned accordingly in the remaining space on the lot. The residential yard area shall be landscaped

**Applicant Responses to Appellants' Alternative Conceptual Plan / Report and
Proposed Additional Conditions of Approval
Council File 26-0975
Council File 26-0975-S1**

with appropriate coastal San Pedro and Southern California native plants and shall contribute positively to the visual setting of Walker's Cafe rather than creating the appearance of a walled residential compound. - [The applicant does not agree to this condition in its entirety.](#)

o. Roof decks shall not create the appearance of an additional story or otherwise dominate Walker's Cafe or its historic setting. No enclosed roof access structure shall be permitted. Perimeter walls, fences, gates, lighting, privacy features, balconies, landscaping, and other residential improvements shall be designed to preserve neighborhood compatibility, maintain light and air, avoid creating a compound-like appearance, and minimize adverse impacts upon the Walker's Cafe Historic-Cultural Monument, adjacent residential properties, and emergency access. Continuous six foot concrete masonry walls immediately adjacent to Walker's Cafe shall be avoided where alternative site planning can accomplish the same objectives while preserving a more appropriate relationship between the residence and the historic resource. - [The applicant agrees to this condition in its entirety.](#)

p. Following reopening of Walker's Cafe, any cessation of public restaurant operations for more than sixty (60) consecutive days shall require the property owner to submit a Cafe Operations Status Report to the Department of City Planning and Council District 15 explaining the reasons for the interruption and describing the proposed schedule for resumption of restaurant operations. - [The applicant agrees to this condition in its entirety.](#)

q. For a period of five (5) years following reopening of Walker's Cafe, the property owner shall submit an annual Compliance Report to the Department of City Planning and Council District 15 documenting compliance with these Conditions of Approval. The report shall include, at a minimum, continued public restaurant operation, compliance with circulation and operational requirements, maintenance of required operational areas, compliance with recorded covenants, any material changes affecting operation of Walker's Cafe, and corrective actions taken during the preceding year. The Department of City Planning may require additional documentation reasonably necessary to verify continued compliance. - [The applicant agrees to this condition in its entirety.](#)

[The applicant agrees to all of the above suggested conditions of approval in their entirety except condition 7.n. The appellants suggest a 30-foot separation between the cafe structure and the residential structure "to provide for adequate operational space for the cafe" but this 30-foot separation is a subjective and arbitrary suggestion, not based in any expert perspective of the amount of space needed to accommodate restaurant operations. The applicant, instead, proposes a compromise that pushes the residential structure further back on the lot, adopting the appellants' suggested 4-foot rear yard and increasing the distance between the cafe structure and residential structure from 13.25 feet to 24.25 feet. This represents a meaningful compromise that, along with the other proposed conditions of approval, supports the functional operations of Walker's Cafe and reduces the proximity of the residential structure to the Historic-Cultural Monument.](#)

**Applicant Responses to Appellants' Alternative Conceptual Plan / Report and
Proposed Additional Conditions of Approval
Council File 26-0975
Council File 26-0975-S1**

The appellants' submission also includes an alternative conceptual plan and report prepared by David Turnbull FRSA. By the preparer's own admission, the alternative conceptual plan "is not intended to constitute a complete project design." The conceptual plan includes several assumptions and components not affirmed by the Los Angeles Municipal Code (LAMC) or adherence to the California Coastal Act.

1. The conceptual plan asserts that the minimum required side yards for the residential structure are three feet. However, according to LAMC Section 12.08, in the R1 zone: "For a main building not more than two stories in height, there shall be a side yard on each side of the building of not less than 5 feet, except that where the lot is less than 50 feet in width, the side yard may be reduced to 10 percent of the width of the lot, but in no event to less than 3 feet in width. For a building more than two stories in height, 1 foot shall be added to the width of each yard for each additional story above the second story." The existing lot on which the project is proposed is 50 feet wide at its front lot line and 43.86 feet wide at its rear lot line. Therefore, the residential structure requires a side yard of 4.4 to 5 feet. It is worth noting that the applicant's proposed residential structure maintains side yards of six feet on each side, enhancing the privacy for and separation from nearby properties.

Additionally, the applicant has agreed to add landscaping to the perimeter of the ground floor along the side yards of the property between the residential structure and neighboring properties and along the roof decks on top of the proposed SFD and ADU.

2. The conceptual plan reduces the residential square footage by 236 square feet from 3,523 square feet (a 2,453-square foot SFD and a 1,070-square foot ADU) to 3,287 square feet (a 2,432-square foot SFD and an 855-square foot ADU) and removes the roof deck from the ADU. These may seem like minimal losses to the appellants but they constitute significant losses to the property owner who, incidentally, must use the residential structure to financially support the rehabilitation and operation of Walker's Cafe. What's more, the single-family home and ADU are well within the height and square footage limitations imposed by the LAMC and adherence to the California Coastal Act (see response 3, below).
3. The appellants contend in several submitted documents that the proposed structure does not meet the community character provisions of the California Coastal Act. The appellants hold the proposed development to a double-standard, claiming that it does not meet the existing character of the neighborhood and also claiming that the applicant compares the proposed development to pre-Coastal Act multifamily buildings.

The fact is that the vast majority of the structures constructed in the immediate vicinity are pre-Coastal Act. Only two buildings have been built since the passage of the

**Applicant Responses to Appellants' Alternative Conceptual Plan / Report and
Proposed Additional Conditions of Approval
Council File 26-0975
Council File 26-0975-S1**

California Coastal Act - a two-story multifamily building approximately 28 feet in height (DBS records not available) constructed in 1989 at 746 W Paseo del Mar and a two-story single-family home and ADU of 26 feet in height (based on LA DBS records) at 670 W Paseo del Mar built in 2005. In total, at least three of the eight properties along the project's block are taller than the proposed project. The only single-family structure on the same block approved since the passage of the California Coastal Act (670 Paseo del Mar) is 4,985 square feet, has an accessory dwelling unit, includes a roof deck, and has a residential lot coverage of 32.34% - all components similar to the proposed residential structure at 700 Paseo del Mar (the proposed residential lot coverage at 700 Paseo del Mar is 33.2%).

The appellants also contend that increasing the separation distance between the cafe and the residential structure to 30 feet more closely matches with building separations of nearby properties, using the developments at 710 Paseo del Mar and 720 Paseo del Mar as their basis. However, 710 Paseo del Mar is only developed with an accessory structure pushed to the rear of the lot, with no accompanying residential structure. Therefore, 710 Paseo del Mar is not a suitable comparison property. The appellants conveniently make no mention of the 690 Paseo del Mar, the property next door that has an approximate 14-foot separation between the primary residential structure and the accessory structure in the rear, or 670 Paseo del Mar which has a separation of approximately 13.66 feet between the primary residential structure and the accessory structure in the rear. An image of 670 Paseo del Mar and its building permit are included below.

4. As stated above, the applicant accepts all of the appellants' proposed conditions in their entirety *except* condition 7.n. However, the applicant is willing to compromise by pushing the proposed residential structure 11 feet further toward the rear of the lot, satisfying the stated objective of increasing the functional space devoted to the operation of Walker's Cafe.

The existing and proposed conditions of approval adequately support the continued operation of Walker's Cafe and ensure a good faith effort by the property owner (and all future owners) to maintain and continue the historic local treasure and visitor-facing resource.

**Applicant Responses to Appellants' Alternative Conceptual Plan / Report and
Proposed Additional Conditions of Approval
Council File 26-0975
Council File 26-0975-S1**



Image of 670 Paseo del Mar, the only post-Coastal Act single-family home on the project block.



Bldg-New

1 or 2 Family Dwelling

Regular Plan Check

Plan Check Submittal

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 06/23/2004

1. TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
PECK'S OCEAN VIEW TRA	7	12		M B 11-162/163	003B197 106	7467 - 029 - 013
PECK'S OCEAN VIEW TRA	7	11	1	M B 11-162/163	003B197 108	7467 - 029 - 013
PECK'S OCEAN VIEW TRA	7	11	2	M B 11-162/163	003B197 109	7467 - 029 - 012
PECK'S OCEAN VIEW TRA	7	10	2	M B 11-162/163	003B197 111	7467 - 029 - 012

3. PARCEL INFORMATION

Area Planning Commission - Harbor

LADBS Branch Office - SP

Council District - 15

Certified Neighborhood Council - Coastal San Pedro

Community Plan Area - San Pedro

Census Tract - 2976.00

Coastal Zone Cons. Act - YES

District Map - 003B197

Energy Zone - 6

Hillside Grading Area - YES

Hillside Ordinance - YES

Lot Cut Date - 12/14/1909

Near Source Zone Distance - 4.2

Thomas Brothers Map Grid - 854-B2

ZONE(S): R1-1XL /

4. DOCUMENTS

ZI - ZI-1338

ZI - ZI-859

SPA - San Pedro

SOIL - 01/13/03

SOIL - 02/06/03

SOIL - 11/06/02

ORD - ORD-161185

ORD - ORD-83032

DLTR - LOG # 35302-04

CPC - CPC-2000-4046-CA

CDBG - LARZ-San Pedro / Wilmington

AFF - 03 2420269 (LOT TIE)

5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1

Combine HVAC - Wrk. per 91.107.2.1.1.1

Combine Plumbg - Wrk. per 91.107.2.1.1.1

Fabricator Req'd - Glued-Laminated Timber

Fabricator Req'd - Prefabricated Joist

Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Robertson, Graham And Massengill, Karen A 1162 Paseo Del Mar

SAN PEDRO CA 90731

Tenant:

Applicant: (Relationship: Owner-Bldr)

Graham - Owner-Builder

(310) 832-3076

7. EXISTING USE

PROPOSED USE

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

45'-10" X 60'-0" IRREGULAR TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED DECK (4,985 SQ FT).

LA Department of Building and Safety
WL 11 09 065943 06/23/04 02:34PM

9. # Bldgs on Site & Use: VACANT LOT

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Francisco Rojas

DAS PC By:

OK for Cashier: Francisco Rojas

Coord. OK:

Signature: *Francisco Rojas*

Date: 6/23/04

For information and inspection requests originating within LA County

Call toll-free (888) 44-BUILD

Outside LA County, Call (213) 846-8556

(LA4BUILD = 524-284306)

For Cashier's Building Permit REG

W/O #: 31002411

BUILDING PLAN CHECK

PLAN APPROVAL FEE

PLAN MAINTENANCE

EI RESIDENTIAL

ONE STOP SURCH

SYSTEMS DEVT FEE

CITY PLANNING SURCH

MISCELLANEOUS

SCHOOL DEV RES

DWELLING UNIT

RES DEVT TAX

Subtotal: \$25,227.46

Carry Over FROM Tran# 065942 \$5,145.88

Total Due: \$30,373.34

Credit Card: \$30,373.34

04WL 94714

11. PROJECT VALUATION & FEE INFORMATION Final Fee Paid

Permit Valuation: \$498,500

PC Valuation:

FINAL TOTAL Bldg-New	25,227.46	Planning Surcharge	119.48
Permit Fee Subtotal Bldg-New	2,355.65	Planning Surcharge Misc Fee	5.00
Energy Surcharge		School District Residential Level 2	18,594.05
Electrical	612.47	Dwelling Unit Construction Tax	200.00
HVAC	306.23	Residential Development Tax	300.00
Plumbing	612.47	Permit Issuing Fee	0.00
Plan Check Subtotal Bldg-New	1,053.36		
Off-hour Plan Check	526.68		
Plan Maintenance	47.11		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	49.85		
O.S. Surcharge	111.28		
Sys. Surcharge	333.83		

Sewer Cap ID:

Total:

FIRE HYDRANT FEE NOTICE THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (LAMC SECTION 91.0304 (b) (8)) THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO MAINTAIN AND IMPROVE THE CITY'S FIRE HYDRANT SYSTEMS AND TO PROVIDE NEW DEVELOPMENT EXCEPTION TO THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.

Plot Plan



* P 0 3 0 1 0 4 0 0 0 0 0 2 4 1 1 F N *

1072020047893

13. STRUCTURE INVENTORY

03010 - 40000 - 02411

(P) Floor Area (ZC) 4,985 Sqft
 (P) Height (BC) 25 Feet
 (P) Height (ZC) 26 Feet
 (P) Length 60 Feet
 (P) Stories 2 Levels
 (P) Width 45 Feet
 (P) Dwelling Unit 1 #Changed 1 Unit Total
 (P) R3 Occupancy 4,985 Sqft Max Occ.
 (P) Parking Req'd 2 #Changed 2 Total
 (P) Provided Standard Parking 4 Stalls

(P) Total Parking for Site 4 Site Total
 (P) Type V-N Construction
 (P) NFPA-13R Fire Sprinklers Thru-out

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** Research Report Numbers for Rastra are: RR# 25006, 25505, 25477. Grading Pre-Inspection required; applicant to submit fees. Hillside Referral Form needs to be completed.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19823 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E) Schuricht, John Otto	609 Tyburn Rd,	Palos Verdes Estates, CA 90274	S2391	
(G) Keene, Arthur G	2601 East Victoria St., #308,	Rancho Dominguez, CA 90220	EG16	
(O) , Owner-Builder			0	3108323076

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she 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 the 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 & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).
- ☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors 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 Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:

Policy Number:

☒ 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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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 and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
 (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

KAREWA MASSENGILL

Signature

Karewa Masengill

Date

6/23/04

☒ Owner☐ Authorized Agent

Bldg-New

City of Los Angeles - Department of Building and Safety

Plan Check #: B03SP0316FO

1 or 2 Family Dwelling

Initiating Office: SANPEDRO

Plan Check Submittal

PLOT PLAN ATTACHMENT

Printed on: 04/08/04 08:10:24

03010-40000-02411

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

