

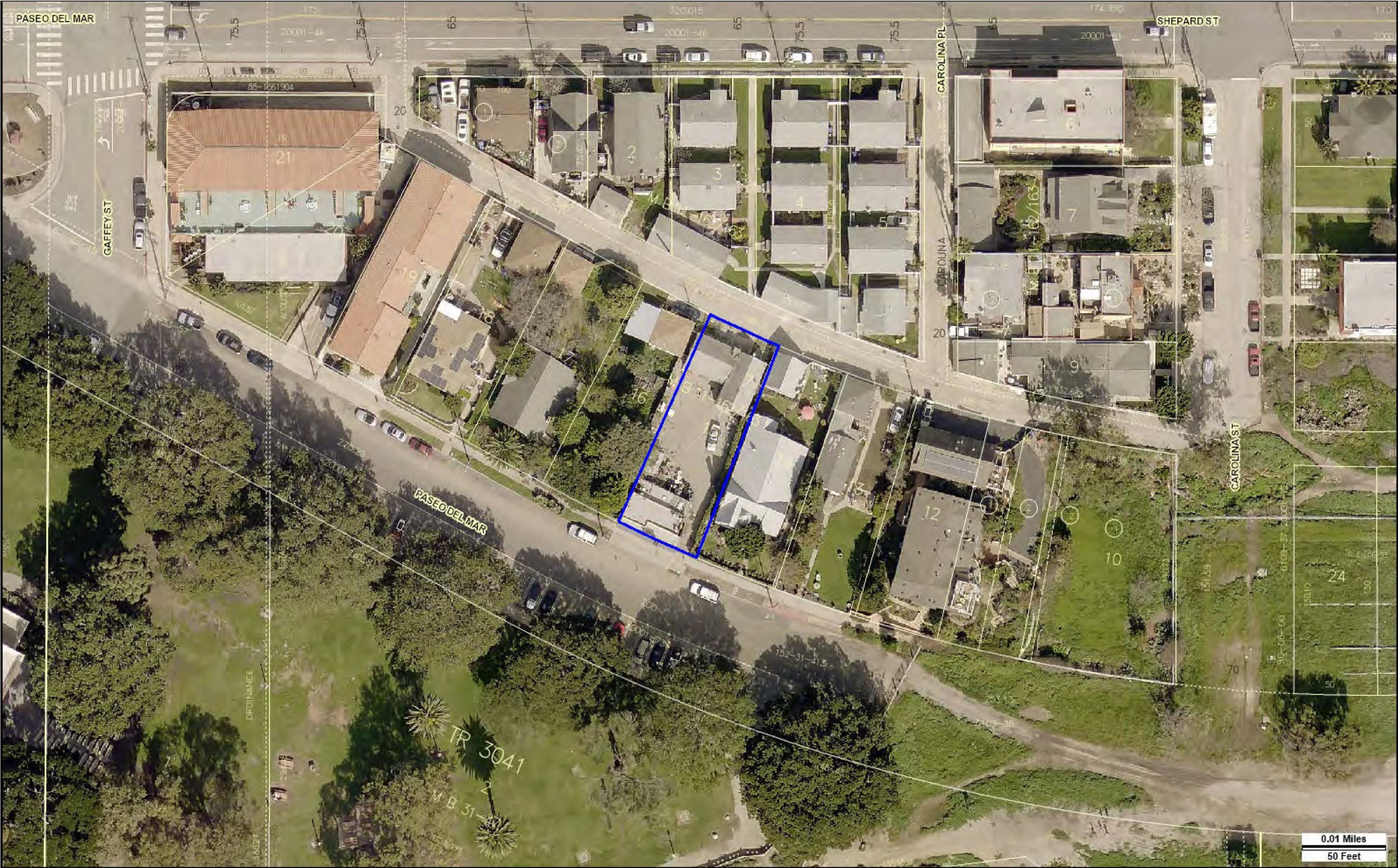
WALKER'S CAFE

700 W Paseo del Mar
(HCM #1267)

Case No. ZA-2023-7218-ZV-CDP-MEL-HCA-2A
Planning and Land Use Committee meeting August 25, 2026

Jesi Harris, Brian Silveira & Associates
jesi@bsilveira.associates

WALKER'S CAFÉ – 700 PASEO DEL MAR



Walker's Café History

- Originally built as a grocery store before 1917
- Subject property was built in 1935 in the Spanish Colonial Revival architectural style and was called the Cuddle Cafe
- Operated as Walker's Café by Raymond J. Walker and Bessie Mae Petersen in 1946
- Bessie Mae Petersen took over operations in 1953 following Raymond Walker's death and ran the café until her death in the mid-90's
- Ownership transferred to her son and his wife who continued its operation
- The café operated until October 2021
- Designated as an Historic Cultural Monument in January 2022
- Purchased by current owners in March 2022 with plans to restore the historic café



Bessie Mae Petersen, 1980, from the *San Pedro News - Pilot*



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

Walker's Café Today



Walker's Café – Exterior Restoration Efforts

- Entry doors on primary (south) façade retained and restored
- Window replacements
- Neon blade sign retained and restored
- Painted corrugated metal sign re-installed above the main entrance
- Addition and restoration of lighting elements, including the addition of a motion sensor security lights to east and rear façades
- Addition of two spinning vents added to the roof of rear addition
- All exterior walls freshly painted



Walker's Café – Interior Restoration Efforts

- Historically significant features retained (floor plan, arch over bar area, arched window, geometric wood screen, painted menu board over bar, concrete floor in dry pantry, restored linoleum tiles, restored interior doors)
- Replacement of all kitchen and back of bar equipment, storage, and shelving equipment and fixtures
- Replacement of all refrigeration room equipment and shelving
- New storage and shelving for dry pantry
- Replacement of floor tiles in the sink room, refrigeration room, dry pantry, and bathroom as well as plumbing fixtures
- Re-painting of interior walls and ceiling to match the existing
- Replacement of historic memorabilia
- Updated ADA and health code features for current compliance standards



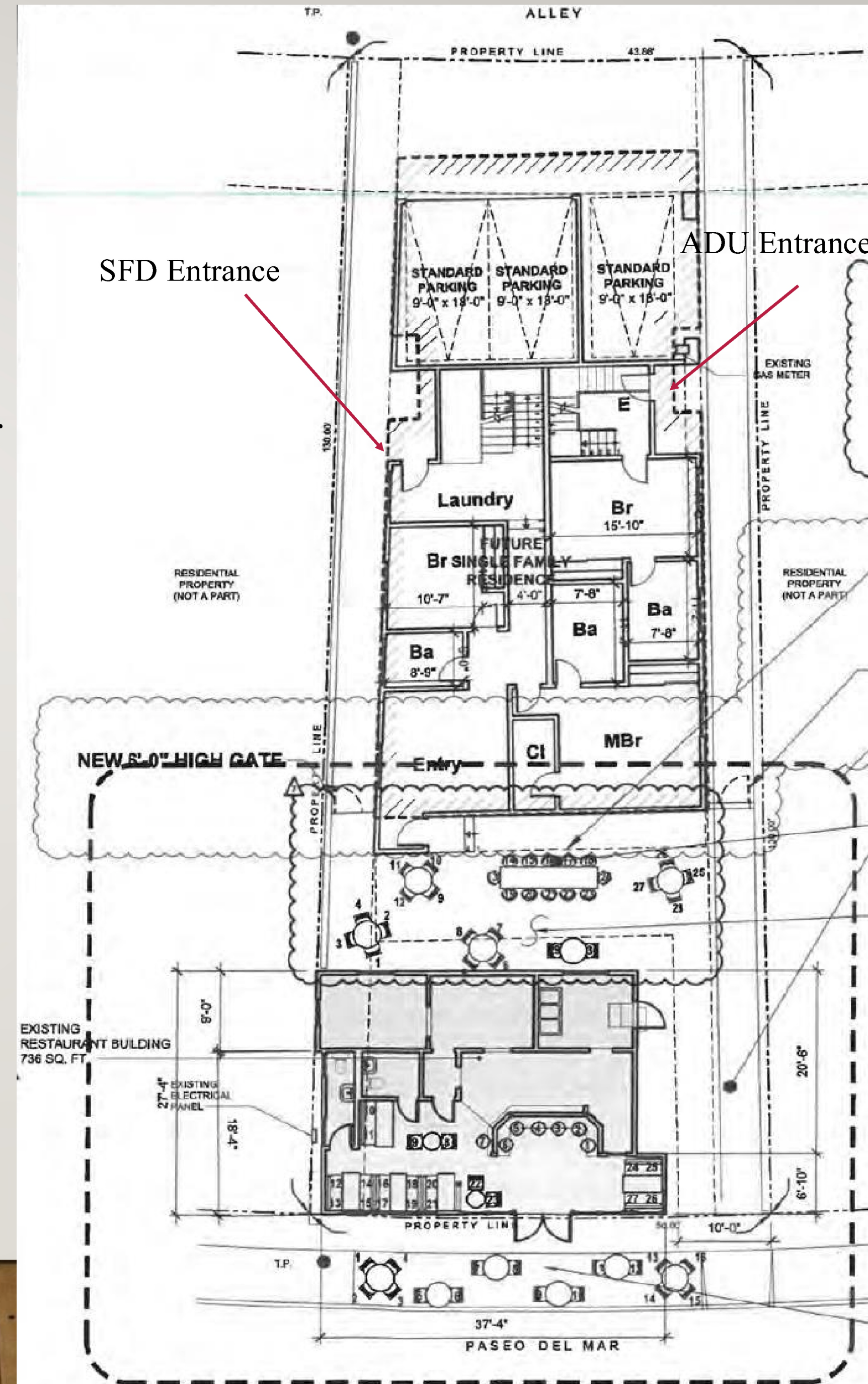
Financial Support of Walker's Café Restoration Efforts

- Expansion of seating area – up to 30 chairs in rear, 16 chairs in front
- Alcohol service for onsite beer and wine
- Construction of 2,453 sf single-family home and 1,070 sf ADU in rear

1

2

3



Project Approval

- The project, in its entirety, was approved at a Zoning Administrator's hearing held October 30, 2025 and upheld by an APC hearing held June 2.
- Approval included:
 - CEQA Exemptions – Class 1 (Updates to Existing Facilities), Class 3 (Conversion or Construction of Small Structures, often used for new single-family home construction), and Class 31 (Rehabilitation/Restoration of Historic Resources)
 - A Coastal Development Permit for the café restoration, demolition of the rear garage, and construction of the single-family home and ADU
 - A Zone Variance to continue the non-conforming use of a café in the R1-1XL Zone
 - A Zone Variance to allow the sale of beer and wine in the R1-1XL Zone

Project Conditions

- Residential structure limited to 21 feet in height
- No expansion of the café floor area
- Roof deck to maintain a 5-ft setback from roof's edge
- Café hours of operation limited to 8am-8pm daily (no after-hour usage)
- Maximum number of interior seats – 27 (existing)
- Maximum number of exterior seats – 46 (proposed) with no more than 16 in the public ROW
- Security measures including cameras, adequate lighting, unobstructed windows
- No smoking, even near exterior areas
- No dancing, live entertainment, amplified music, karaoke, DJs, or adult entertainment
- Seating, floor plans, rehabilitation, new construction, etc. subject to Building and Safety approval

Project Appeal: Neighborhood Character

- Appeal Point: Claim that the new residential structure is out of scale with the neighborhood
- ✓ Response: The residential structure is 21 feet in height. Very little has been built in the immediate vicinity since the California Coastal Act, but evidence supports that the proposed residential structure fits with the general pattern of development.
- **Subject Project: 21 feet tall; 33.2% res. lot coverage (45.2% including café)**



740 Paseo del Mar, built in 1962 – 33.7 feet tall*, 67.7% lot coverage



670 Paseo del Mar, built in 2005 – 26 feet tall, has roof deck and ADU, 32.3% lot coverage



548 W Shepard St, built in 1979 – 28 feet tall, has roof deck

Project Appeal: Neighborhood Character

- Appeal Point: Claim that the new residential structure is out of scale with the neighborhood because it has extensive lot coverage
- ✓ Response: The average lot coverage for the immediately surrounding block is 36%
- **Subject Project: Proposes a residential lot coverage of 33.2% (45.2% including café)**



670 Paseo del Mar
Lot Coverage = 32.3%



690 Paseo del Mar
Lot Coverage = 42%



730 Paseo del Mar
Lot Coverage = 35.7%

Project Appeal: Historic Integrity

- Appeal Point: Claim that the new construction diminishes the historic integrity of Walker's Café
- ✓ Response: The Secretary of the Interior's Standards for new construction in relation to historic resources are thoroughly addressed in the Historic Memorandum which was reviewed by LA's OHR.



Secretary of the Interior Standard	Project Compliance Aspect	Meets Standard?
1.A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	1.Walker’s Café will be rehabilitated for use as a restaurant, continuing its historic restaurant use, and distinctive materials and features will be preserved.	
2.The historic character of a property will be retained and preserved.The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	2.The project will retain and restore the materials, features, and spaces that define the historic character of Walker’s Café and convey its historic significance.	
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	3.The project will not add any new features to Walker’s Café that would create a false sense of historical development.	
4. Changes to a property that have acquired significance in their own right will be retained and preserved.	4.Walker’s Café has been altered throughout its over 60-year operation. Alterations that contribute to the building’s historic significance...have been recognized in the HCM designation and will be maintained as part of the project.	
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	5.The proposed project will preserve all the distinctive materials, features, and finishes that characterize Walker’s Café.	
6. Deteriorated historic features will be repaired rather than replaced when possible.	6.The proposed improvements will replace some windows and doors but none of the replaced windows and doors are original or considered character-defining...all replacements of character-defining features will be in kind.	
7. Chemical or physical treatments will be undertaken using the gentlest means possible.Treatments that cause damage to historic materials will not be used.	7. No chemical or physical treatments will be undertaken.	
8.Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	8.All excavation will be performed in accordance with applicable regulatory standards that protect archaeological resources that may be disturbed.	
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	9. In accordance with National Park Service guidance for related new construction, the proposed residential building will be located at the rear of Walker’s Café, 13’-6” from the north façade of the Walker’s Café building. Walker’s Café building will retain its visual prominence from the public ROW. The proposed new residential building will also be compatible in design and materials with the Walker’s Café building by utilizing simple rectangular massing and smooth stucco cladding.	★ 
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	10.The new residential building could be removed in the future without impairment to Walker’s Café and the essential form and integrity of Walker’s Café would be retained.	★ 

Project Appeal: Emergency Access

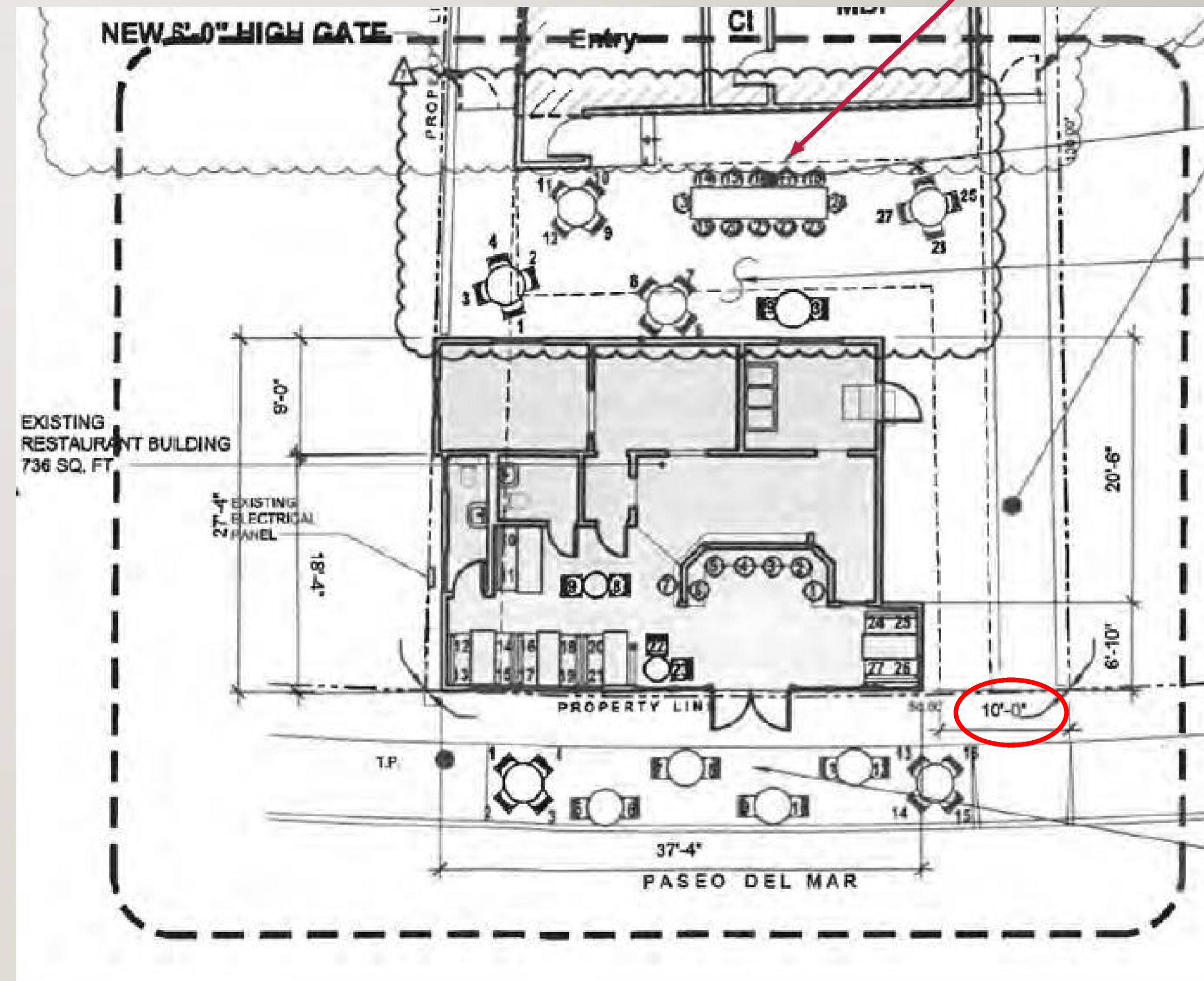
➤ Appeal Point: Claim that the seating configuration does not provide adequate emergency egress for the rear area

✓ Response: The pathway to the east of the project site is more than 3x the required egress pathway based on California Building Code Standards.

Rear seating area occupant load = 45.4

1. Minimum Corridor Width (CBC §1020)

- 44 inches minimum for most occupancies.
- May be reduced to 36 inches if:
 - Occupant load is 50 or less, and



PROJECT OUTREACH

- Three presentations to the neighborhood council (conditional letter of support)
 - Presentations to the San Pedro Chamber of Commerce - supports the revitalization of the site
 - Meetings with surrounding neighbors
 - Close review by Planning and Building staff to ensure compliance with all code requirements
- Reduced number of outdoor café seats
 - Agreed to exclude alcohol service from seating in public right-of-way
 - Agreed to hours of operation from 8am-8pm
 - Added landscaping elements to roof deck to preserve neighbors' privacy

Final Points

- Walker's Café is intended to be a small, intimate eatery serving the local community and park visitors, not a big restaurant with a regional draw.
- The current owners are committed to re-opening Walker's and maintaining it with an integrity that honors its history for years to come.
- The new single-family home and ADU are consistent with the surrounding neighborhood character, the applied CEQA exemptions, and the SOIS for historic resource development.

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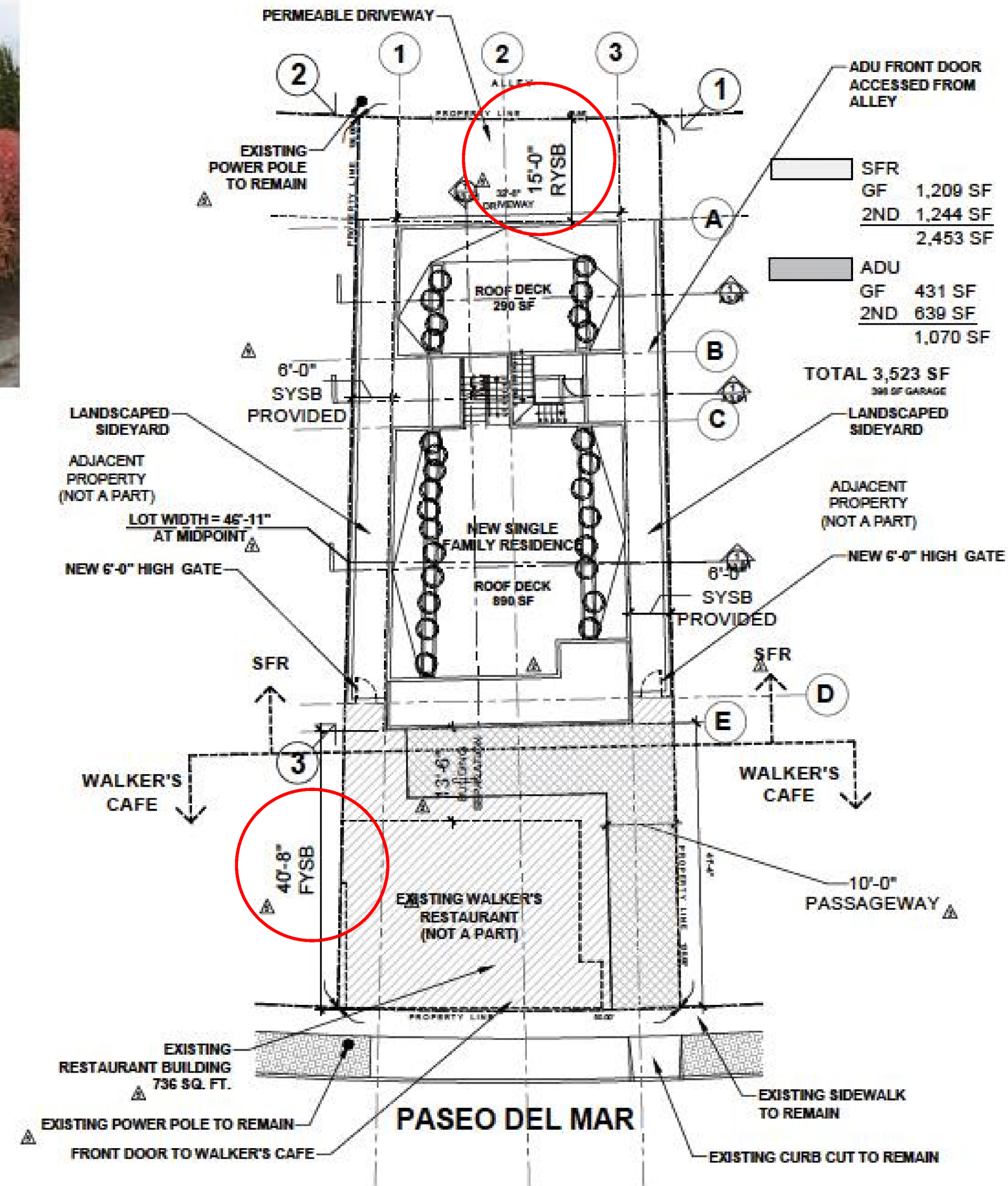
EXTRA SLIDES

YARDS

- Appeal Point:
Residential project has no front or rear yard
- ✓ Residential project maintains a front yard of 40'-8" and a rear yard of 15'
- ✓ Landscaping elements added to interior edges of roof decks



Fraser's Photinia



Project Appeal: CEQA (Environmental) Impacts

➤ Appeal Point: Claim that the project would impact wildlife at Point Fermin

✓ Response: A Qualified Biologist visited the site on September 18, 2024, and subsequently formulated a report based on the findings of their visit. Their report states **“No native habitat or protected tree species were observed on the project site. The parcel is entirely developed currently. Therefore, no native habitat or protected tree species would be impacted by the proposed project.”**

➤ Appeal Point: Claim that the project could have soil impacts that have not been evaluated

✓ Response: A soils investigation was performed on December 12, 2023, and approved by LADBS on February 22, 2024.

Photos of Existing Garage (to be replaced with a new residential structure)



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
Development Services Center

MELLO ACT
Advisory Notice and Screening Checklist
For Coastal Zone Projects

On January 3, 2001, the Los Angeles City Council entered into a settlement agreement concerning the City's compliance with the Mello Act (California Code Sections 65590 and 65590.1), a statewide law that requires local governments to comply with certain provisions designed to preserve and increase the supply of affordable housing in California's coastal zone. The Mello Act applies to any proposal to convert or demolish existing housing, or to develop new housing in the coastal zone. The purpose of this advisory notice and screening checklist is to determine if your project is subject to the Mello Act, and to inform you of the possible requirements.

Planning Counter Staff must complete this form for all Coastal Zone projects.

STEP ONE. Does the project involve the conversion, demolition or construction of one or more "whole" residential units? Check all that apply.

- ☐ Efficiency dwelling units
☒ One-family dwellings
☐ Two-family dwellings
☐ Structures with three or more dwelling units or efficiency dwelling units
☐ Joint living and work quarters / Artist-in-Residence (AIR) units
☐ Mobile homes
☐ Mobile home lots in a mobile home park
Residential hotel defined in paragraph (1) of subdivision (b) of Section 50519 of the California Health and Safety Code: "Residential hotel means any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, but does not mean any building containing six or more guestrooms of efficiency units, as defined by Section 17958.1, which is primarily used by transient guests who do not occupy that building as their primary residence."

Section 17958.1 of the Health and Safety Code: "Notwithstanding Sections 17922m 1795b, and 17958.5, a city or county may by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have a partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to the part "efficiency unit," as used in this section, has the same meaning specified in the Uniform Building Code of the International Conference of Building Officials, as incorporated by reference Chapter 2-12 of Part 2 of Title 24 of the California Code of Regulations."

If no boxes are checked, the project is not subject to the Mello Act and does not require a Mello Act Compliance Review. Counter Staff: Please indicate below if the proposed project is subject to the Mello Act and complete the information requested.

Subject to Mello Act: (circle) ☒ YES ☐ NO	
Case # (if subject to Mello Act) -MEL	
Project Description: New construction of a Single Family Dwelling with one attached ADU	
Project Address: 700 W Paseo Del Mar, Los Angeles CA 90731	
Owner/Applicant (PRINT): Masis Holdings, LLC (signatory Vartan Achabahan)	
Owner/Applicant Signature:	DATE: 10/12/23
Acknowledgement of Receipt of Copy	
Planning Counter Staff Person (Print): Spencer Wojrowski	Counter Staff (INITIAL) SW DATE: 12/8/23

If any of the boxes in STEP ONE are checked, proceed to STEP TWO.

MELLO ACT ADVISORY NOTICE AND SCREENING CHECKLIST (4/13/21)

STEP TWO. If any of the following questions are answered "YES," the project will require a Mello Act Compliance Review. A public hearing (if required) will not be scheduled, or written determination issued, until a Mello Act Compliance Review has been completed.

	YES	NO
Conversion		
Will the project result in a reduction in the existing number of residential units?	☐	☒
Will the project convert existing rental residential units to for-sale units?	☐	☒
Will the project convert existing residential units to non-residential uses?	☐	☒
Demolition		
Will the project involve the demolition of existing residential units?	☐	☒
New Housing Development		
Will the project result in the construction of one or more "whole" residential Units through new construction or adaptive reuse of existing non-residential structures?	☒	☐

STEP THREE. Does the project, or part of the project, qualify for one or more automatic exemptions? The Mello Act and the Mello Act Settlement Agreement that became effective on January 3, 2001 provides for three exemptions from portions of the Mello Act provisions. These exemptions are:

- ☐ 1. OWNER-OCCUPIED SINGLE-FAMILY RESIDENCE that will be demolished and replaced with a new single-family dwelling for occupancy by the same owner. The Owner/Applicant must complete and submit a Single-Family Dwelling Exemption Affidavit.
- ☐ 2. EXISTING RESIDENTIAL STRUCTURE(S) TO BE DEMOLISHED HAS (HAVE) BEEN DECLARED A PUBLIC NUISANCE by the Department of Building and Safety. The Owner/Applicant must provide a copy of Notice to Comply or Notice to Demolish.
- ☒ 3. SMALL NEW HOUSING DEVELOPMENT consisting of fewer than 10 residential units. A new housing development of 9 or fewer residential units is considered a small new housing development.

Please note that these exemptions DO NOT exempt projects from Mello Act Compliance Review: they only limit the scope of review necessary.

Rules for Conversions and Demolitions

- Existing residential units may not be converted or demolished for non-residential uses, unless the City first finds that residential uses are no longer feasible at that site. This rule applies to all existing units, not just affordable units.
- In most instances, converted or demolished existing affordable units must be replaced one-for-one. The Housing and Community Investment Department (HCIDLA) is responsible for determining whether existing residential units qualify as "affordable units." This process may take up to 60 days. While applications will be accepted for filing they will not be "deemed complete" until the HCIDLA HAS COMPLETED ITS REVIEW, AS REQUIRED BY THE Mello Act Settlement Agreement. It is incumbent on the Owner/Applicant to complete and submit to HCIDLA an Affordable Housing Review Request.

Rules for New Housing Developments

- Ten or more units.** New housing developments of ten or more units must provide affordable inclusionary residential units. Owner/Applicants have two options:
 - 20% of all units must be reserved for low-income households, or
 - 10% of all units must be reserved for very-low-income households, or
- Nine or few units.** New housing developments of nine or fewer units are automatically exempt from the requirement to provide inclusionary affordable residential units.

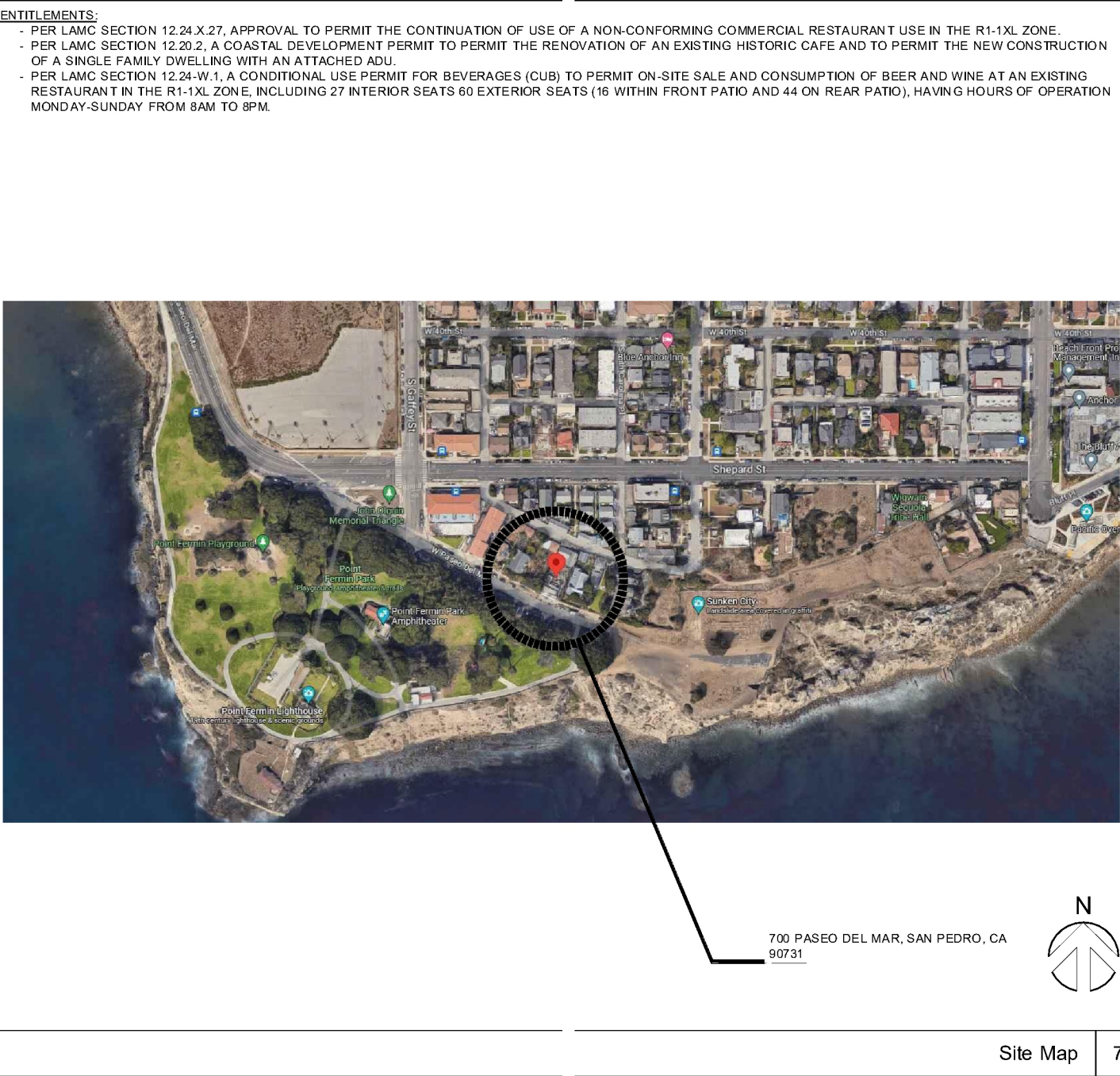
FOR ASSISTANCE AND MORE INFORMATION, PLEASE CONTACT: Juliet Oh | juliet.oh@lacity.org (213) 978-1186.

MELLO ACT ADVISORY NOTICE AND SCREENING CHECKLIST (4/13/21)

Project Appeal

Appeal points focus on:

- Size of new single-family home and ADU (accessory dwelling unit)
 - Claim that the new residential structure is out of scale with the neighborhood (height, yards, building coverage, roof decks)
 - Claim that the new construction diminishes the historic integrity of Walker's Café
 - Claim that the alleged roof access structures and roof deck are incompatible with neighborhood
 - Claim that the rear seating area creates an emergency access hazard
- Claim that the project is not eligible for CEQA exemptions
- Claim that the proposed housing development violates the Mello Act
- Fear that the owner will compromise operational viability of Walker's Café



ARCHITECTURAL	A3.02 Elevations
A0.00 Cover Sheet	N-W Site Section
A1.00 Survey	
D1.00 Demolition Plan	
A1.01 Site Plan - Walker's Cafe	
A1.02 Seating Plan - Walker's Cafe	
A1.03 Site Development Plan - Ground Floor Plan	
A1.04 Site Development Plan - Second Floor Plan	
A1.05 Site Development Plan - Roof Deck Plan	
A2.01 Building Diagram	
A3.01 Elevations S-E	

Drawing List	4B
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2019 California Building Code	
2019 California Residential Code	
2019 California Mechanical Code	
2019 California Plumbing Code	
2019 California Electrical Code	
2019 California Energy Code	
2019 California Green Building Standards Code	

Applicable Building Code Information	4A
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Project Scope:

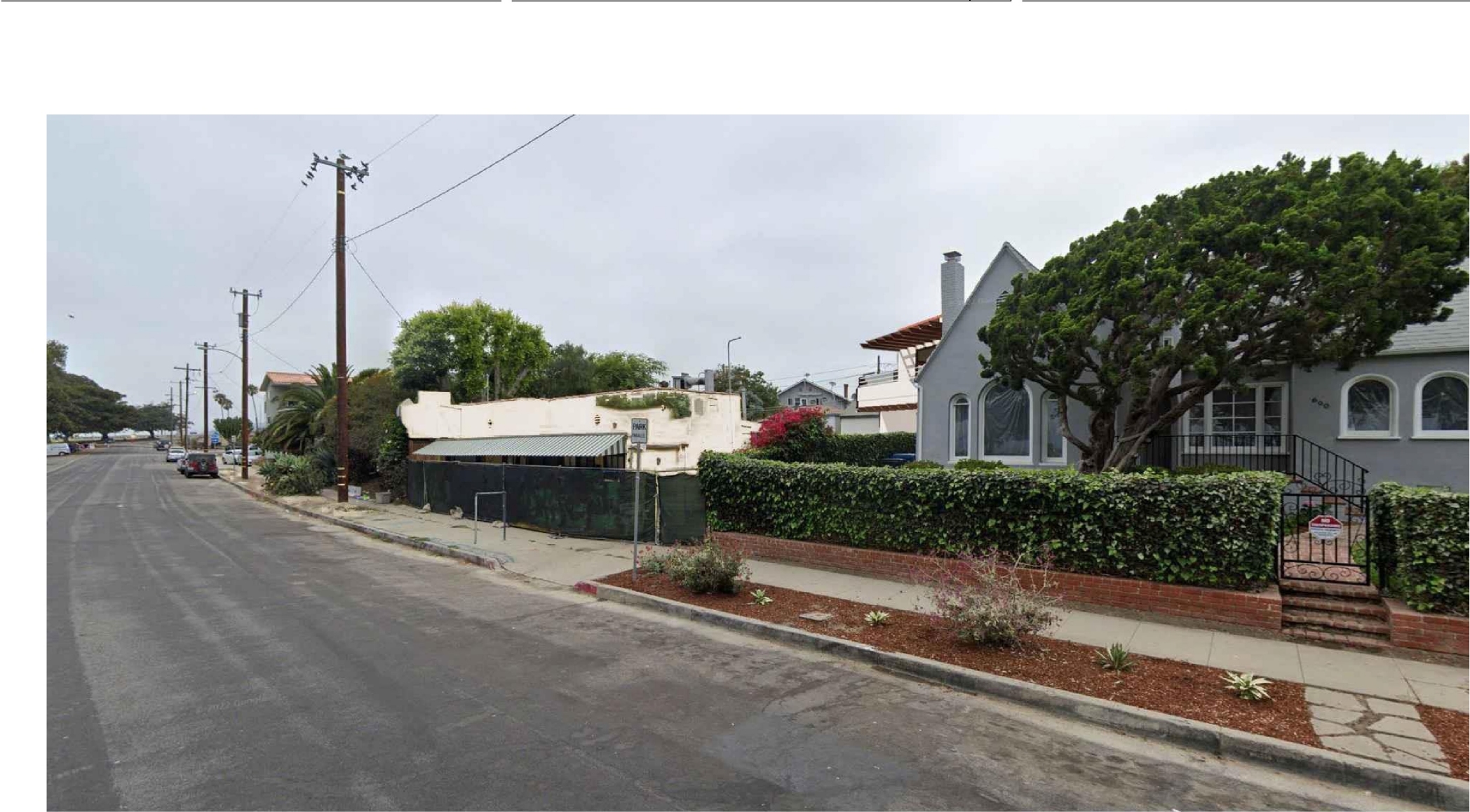
Work shall include but not limited to the following:

- new two story residential residence with roof deck with an attached adu (LAMC 12.22.a.33.b.2 | LAMC 12.22.a.33.c.6)
- addition of a 2-car garage and single space carport
- demolition of existing garage
- restoration of cafe
- alcohol sales

Scope Of Work	3b
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OWNER:	PROSPECT GROUP REAL ESTATE INVESTMENTS 203 N SAN FERNANDO BLVD, BURBANK, CA 91502 TEL: (818) 588 3881 CONTACT: VARTAN ACHABAHIAN
ARCHITECT:	GIBBS ARCHITECTS 3575 LONG BEACH BLVD. LONG BEACH, CA 90807 TEL: (562) 981-2000 CONTACT: KURT GIBBS

Project Team	3a
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Building Height	Allowable	Proposed
Stories	2 Stories	2 Stories
Height	26'-0"	1'-0"

Setbacks	Required	Proposed
Front	20'-0"	40'-8"
Rear	15'-0"	15'-0"
Side	5'-7"	6'-0"
(10% of lot width; add 1'-0" if bldg is 18'-0" and another 1'-0" if bldg is 28'-0")		

Demolition	
Existing Garage	1,118 SF

Parking	Required	Proposed
SFR	Two Parking spaces	Two Parking spaces
ADU	One Parking space	One Parking space
Total	Three Parking Spaces	Three Parking Spaces

Max Buildable Area Calculation	Allowed	Proposed
3 x Buildable Area = Allowable FAR		736 SF(WALKERS) + 3,523 SF(RESIDENTIAL) = 4,259 SF
3 x 3,390 SF = 10,170 SF		4,259 SF < 10,170 SF
10,170 / 3,390 = 3		4,259 / 3,390 = 1.26
ALLOWABLE FAR = 3		PROPOSED FAR = 1.26 : 1

Area Summary & Breakdown	
Walker's Cafe (EXISTING)	
Ground Floor	736 SF

Main House (NEW)	
Ground Floor	1,209 SF
Second Floor	1,244 SF
TOTAL	3,523 SF

Main House (NEW)	
Roof Deck	890 SF

Garage	398 SF
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(EXISTING) + (NEW)	
Walker's Cafe + Residential	736 SF + 3,523 SF
GRAND TOTAL	4,259 SF

ADU (NEW)	
Ground Floor	431 SF
Second Floor	630 SF
TOTAL	1,070 SF

ADU (NEW)	
Roof Deck	290 SF

NO PARKING PROVIDED FOR COMMERCIAL BUILDING.

Site Address	700 W Paseo del Mar, San Pedro, CA
Zip	90731
PIN Number	003B197 94
Assessor Parcel No. (APN)	7467029016
Zoning	R1-1XL
Land Use	Low II Residential
Lot Size	6,138.4 SF
Thomas Brothers Grid	PAGE 854 - GRID B2
Map Reference	M B 11-162/163
Block	7
Lot	15
A/B (Lot Cut Reference)	None
Map Sheet	003B197
Community Plan Area	San Pedro
Area Planning Commission	Harbor
Neighborhood Council	Coastal San Pedro
Council District	CD 15
Census Tract #	2976.01
Occupancy Classification	R
Occupancy Use	Single Family Residential
Zoning	R1-1XL
Existing Land Use	Low II Residential
Construction Type	Type V-B
Number of Stories	Two-Story
Sprinklered	YES- NFPA 13R

Project Information	2
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Render	9
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Project Summary	5
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Drawing Number:	A0.00
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**SINGLE FAMILY
RESIDENCE &
WALKER'S CAFE**
700 Paseo Del Mar
San Pedro, CA 90731

Vartan Achabian
Prospect Group Real Estate Investments
203 N San Fernando Blvd, Burbank, CA 91502
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Long Beach CA, 90807
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Revisions:		
No.	Issue	Date
1	OHR Review	17 Feb 2023
2	Zoning Comment Response	7 Feb 2024
3	Zoning Comment Response	7 Mar 2024
4	Zoning Comment Response	27 Mar 2024
5	Planning Comment Response	13 June 2024
6	Planning Comment Response	22 Nov 2024

Project Number:	
Date:	20 May 2026
File:	
Scale:	SCALE AS NOTED
Sheet Title:	Cover Sheet
Drawing Number:	A0.00

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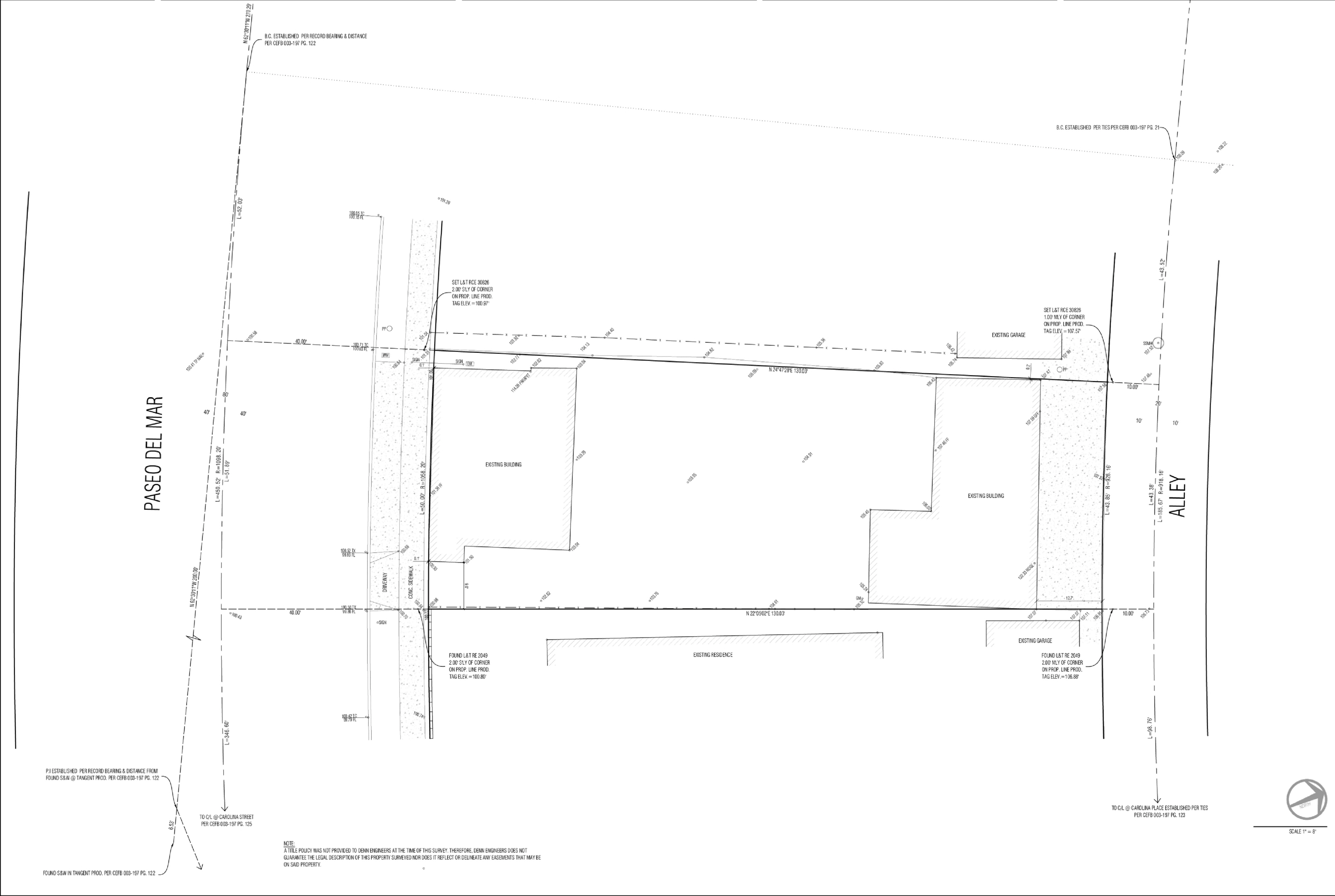
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Sheet Title: Survey

Drawing Number:

A1.00



Survey

SCALE: NTS
FILE:

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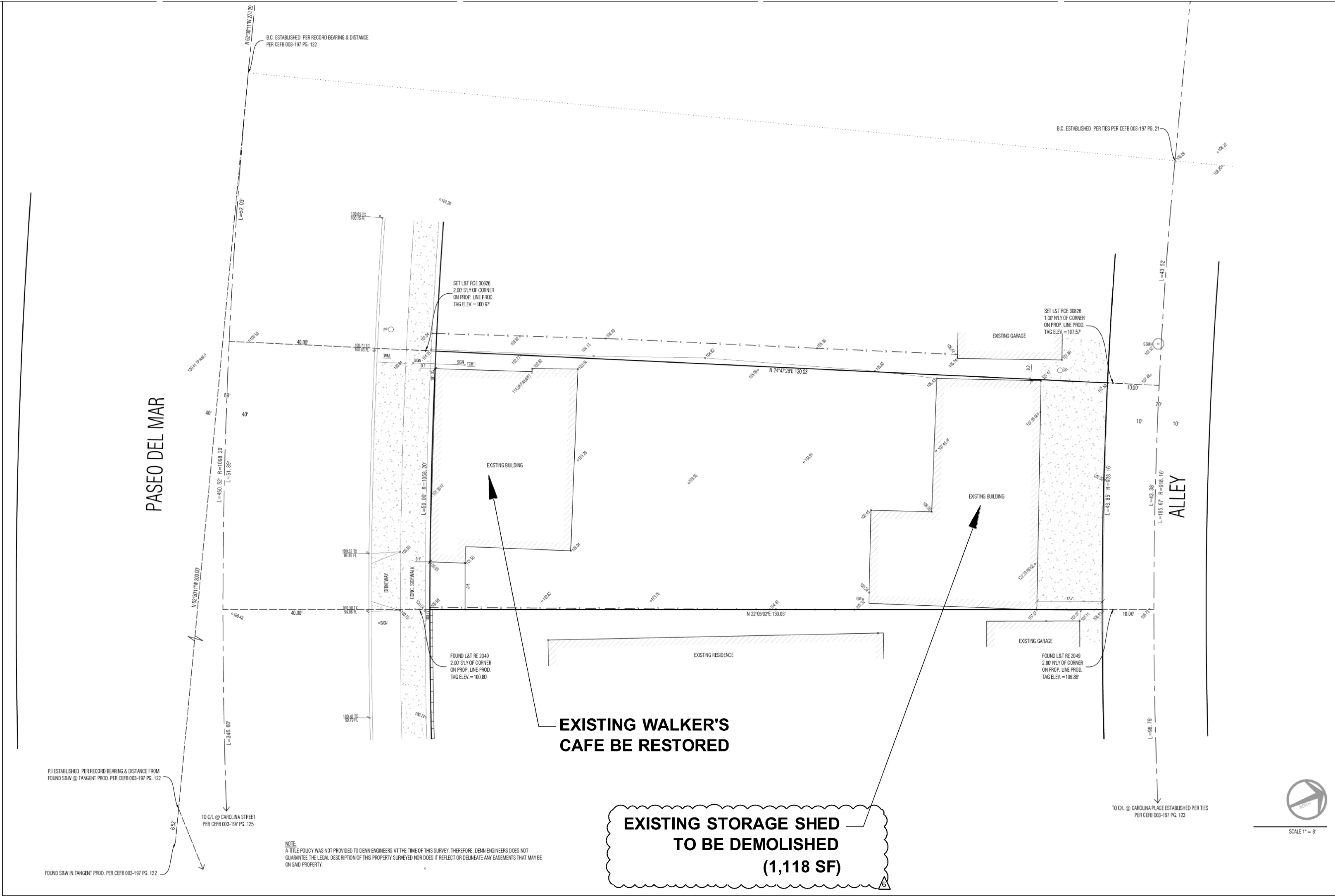
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Sheet Title: **Demolition Plan**

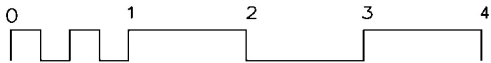
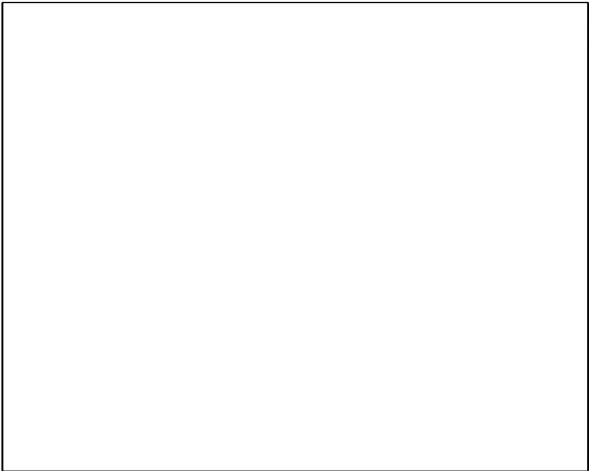
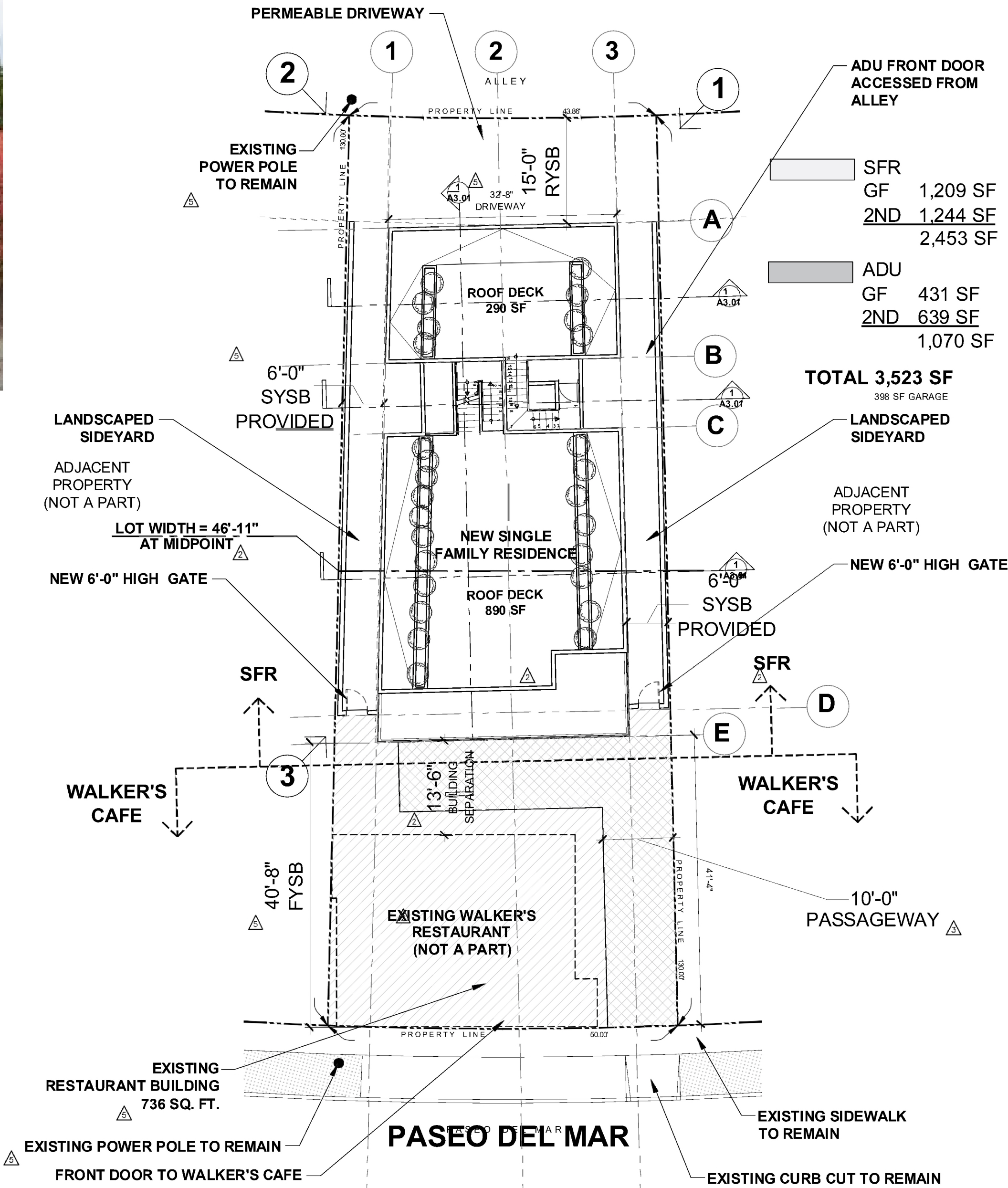
Drawing Number:

D1.00





Fraser's Photinia



Site Plan

SCALE: 1/8" = 1'-0"

FILE:

1

SINGLE FAMILY RESIDENCE & WALKER'S CAFE
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Date: 20 May 2026

File:

Scale: SCALE AS NOTED

Sheet Title: **Site Plan**

Drawing Number:

A1.03

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Date: 20 May 2026

File:

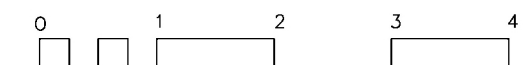
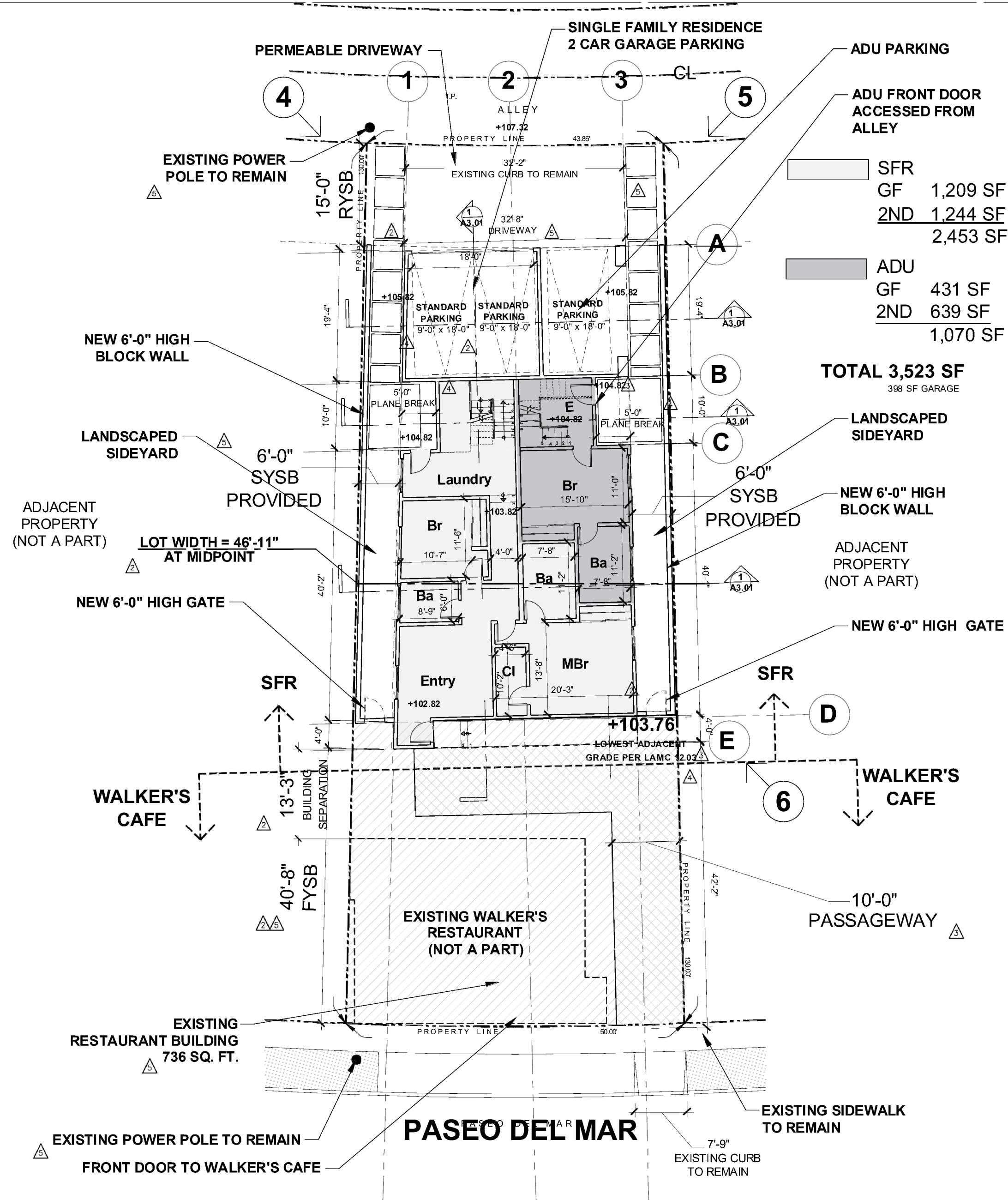
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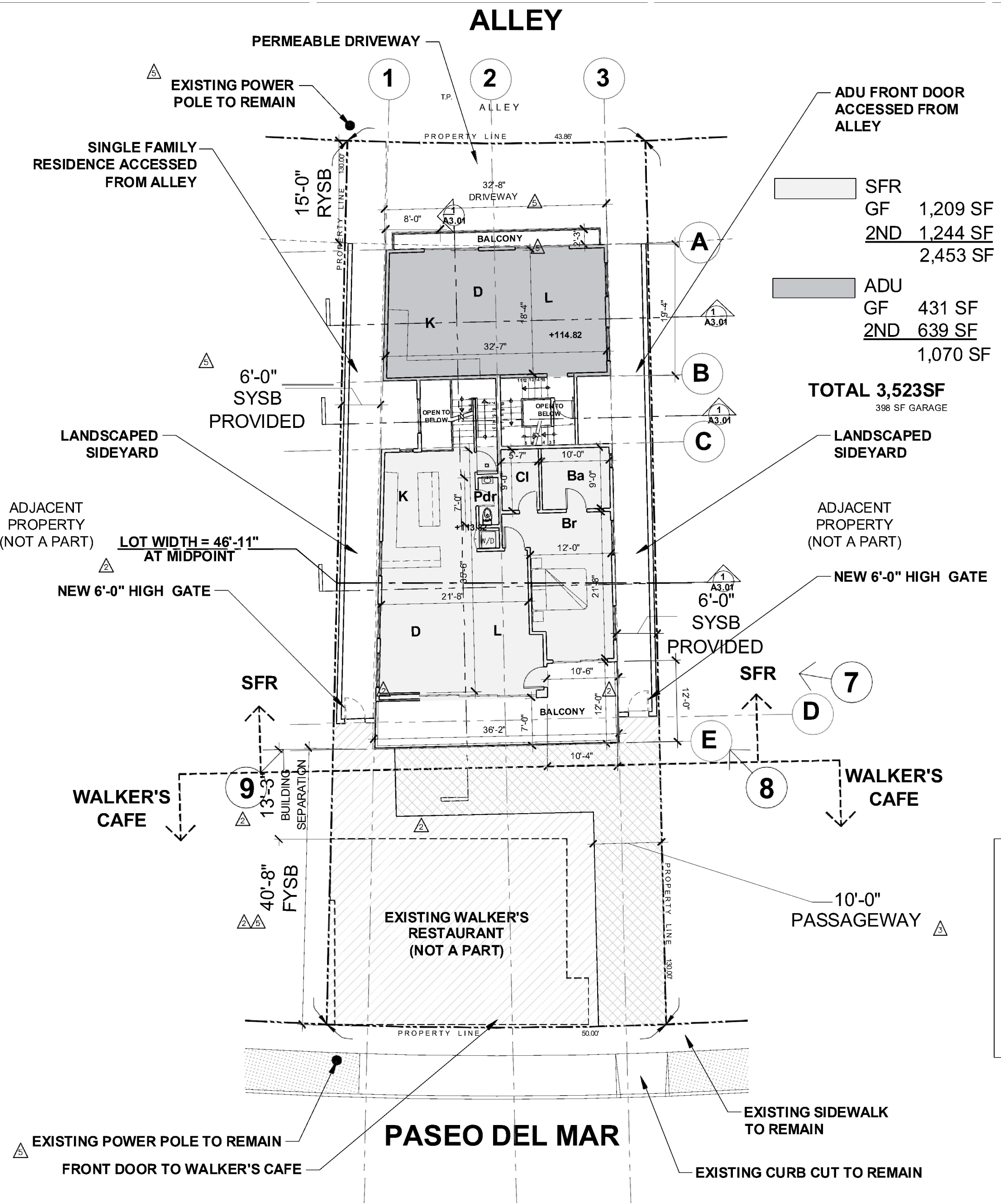
Sheet Title:

**Site Development Plan
Ground Floor**

Drawing Number:

A1.04





SINGLE FAMILY RESIDENCE & WALKER'S CAFE
700 Paseo Del Mar,
San Pedro, CA 90731

Vartan Achabadian
Prospect Group Real Estate Investments
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Kurt Gibbs AIA
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Project Number:

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File:

Scale: SCALE AS NOTED

Sheet Title: **Site Development Plan
Second Floor Plan**

Drawing Number: **A1.05**



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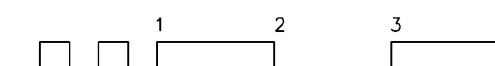
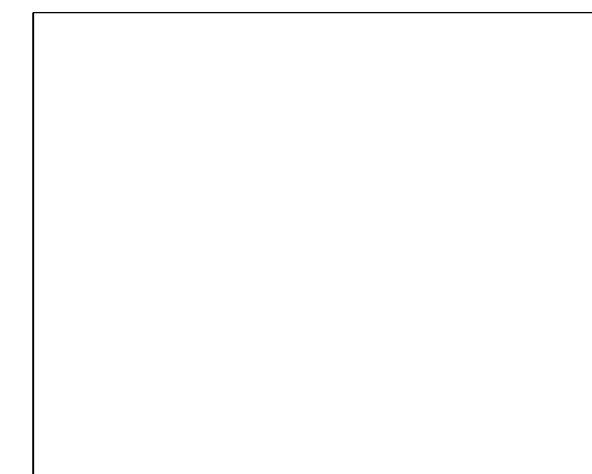
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Date: 20 May 2026

Scale: SCALE AS NOTED

Sheet Title:
**Site Development Plan
Roof Deck Plan**

A1.06

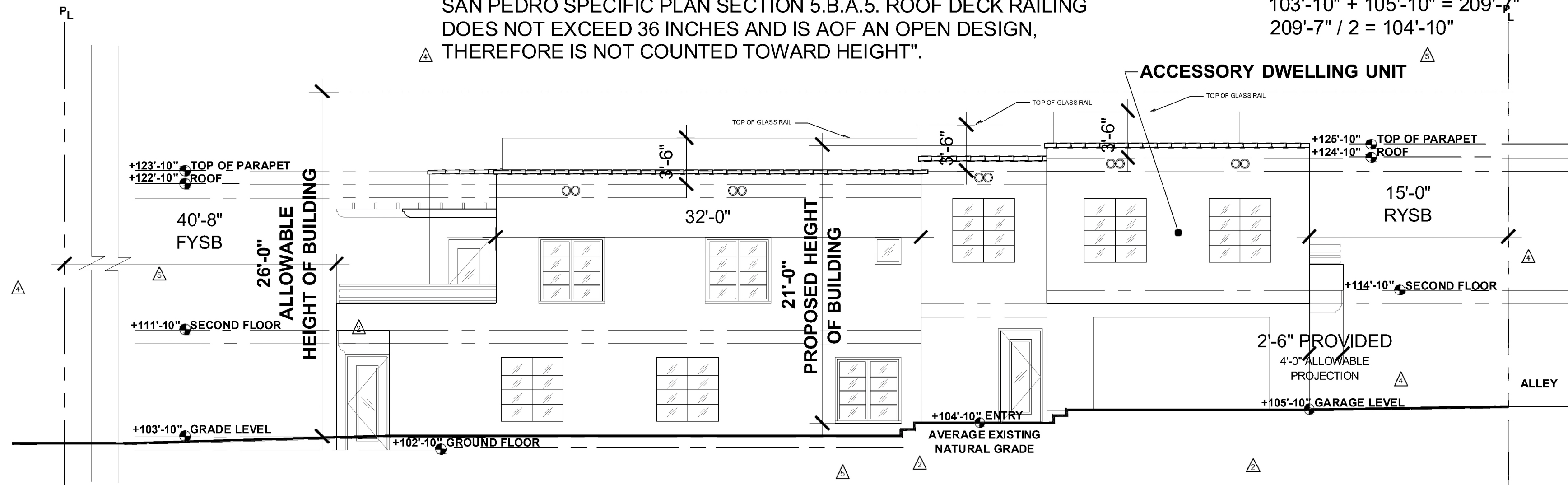


NOTE:
HEIGHT MEASURED FROM AVERAGE EXISTING NATURAL GRADE PER
SAN PEDRO SPECIFIC PLAN SECTION 5.B.A.5. ROOF DECK RAILING
DOES NOT EXCEED 36 INCHES AND IS AOF AN OPEN DESIGN,
THEREFORE IS NOT COUNTED TOWARD HEIGHT".

**AVERAGE EXISTING NATURAL
GRADE**

$$103'-10" + 105'-10" = 209'-7"$$

$$209'-7" / 2 = 104'-10"$$



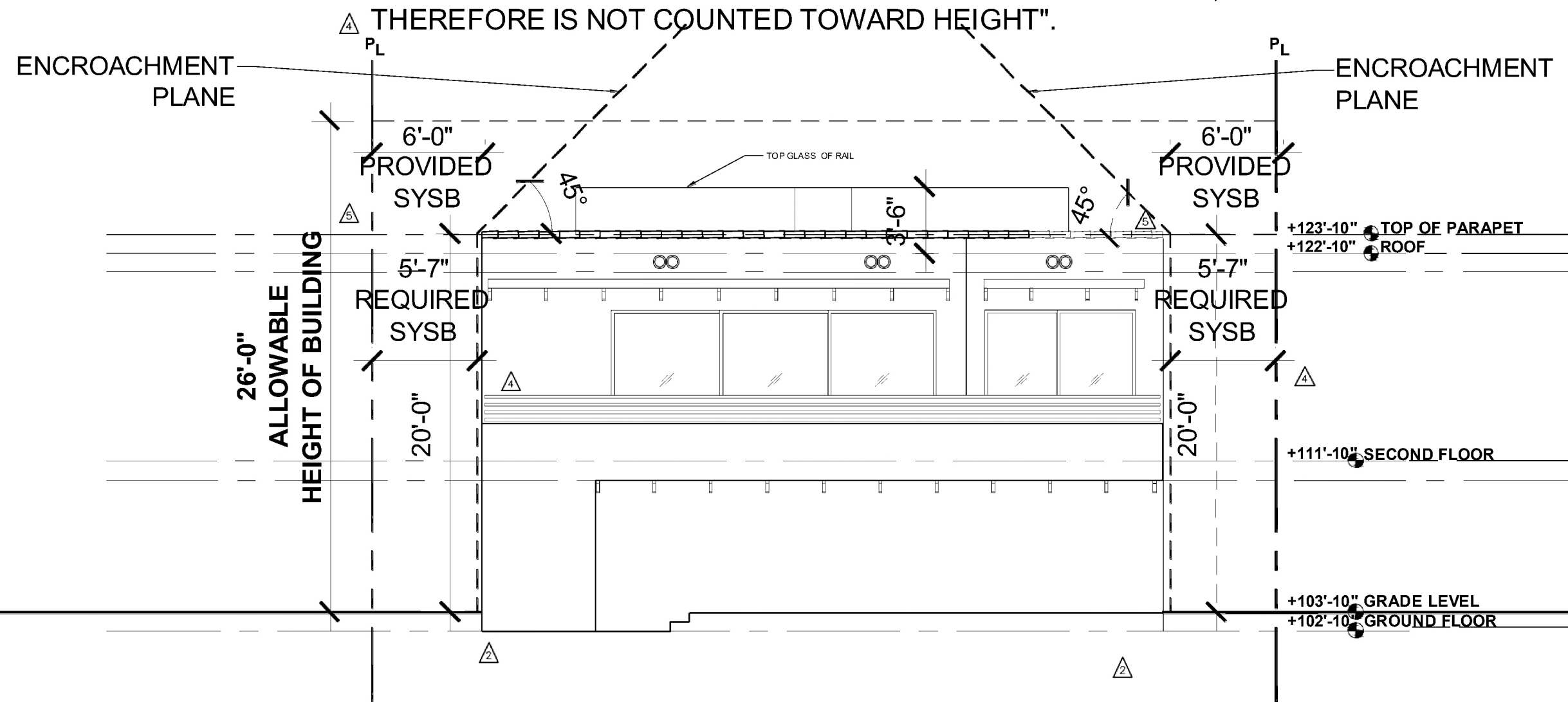
East Elevation 3

NOTE:
HEIGHT MEASURED FROM AVERAGE EXISTING NATURAL GRADE PER
SAN PEDRO SPECIFIC PLAN SECTION 5.B.A.5. ROOF DECK RAILING
DOES NOT EXCEED 36 INCHES AND IS AOF AN OPEN DESIGN,
THEREFORE IS NOT COUNTED TOWARD HEIGHT".

**AVERAGE EXISTING NATURAL
GRADE**

$$103'-10" + 105'-10" = 209'-7"$$

$$209'-7" / 2 = 104'-10"$$



South Elevation 1

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Project Number:

Date: 20 May 2026

File:

Scale: SCALE AS NOTED

Sheet Title: **Elevations
S-E**

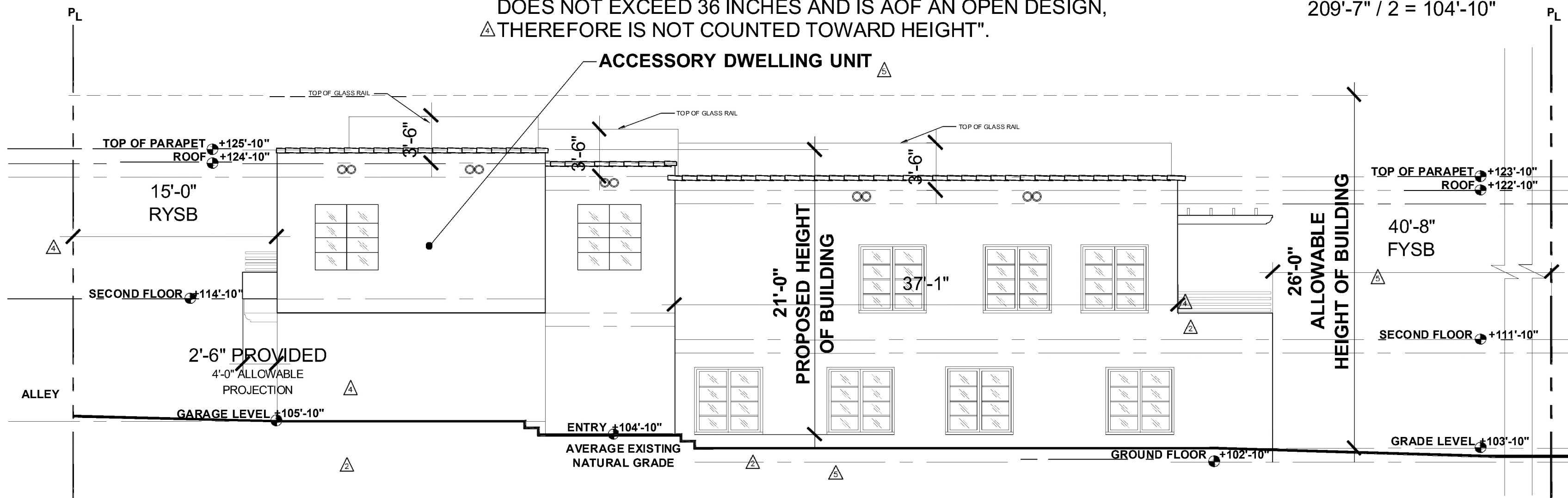
Drawing Number:

A3.01

NOTE:
HEIGHT MEASURED FROM AVERAGE EXISTING NATURAL GRADE PER
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DOES NOT EXCEED 36 INCHES AND IS AOF AN OPEN DESIGN,
△ THEREFORE IS NOT COUNTED TOWARD HEIGHT".

**AVERAGE EXISTING NATURAL
GRADE**

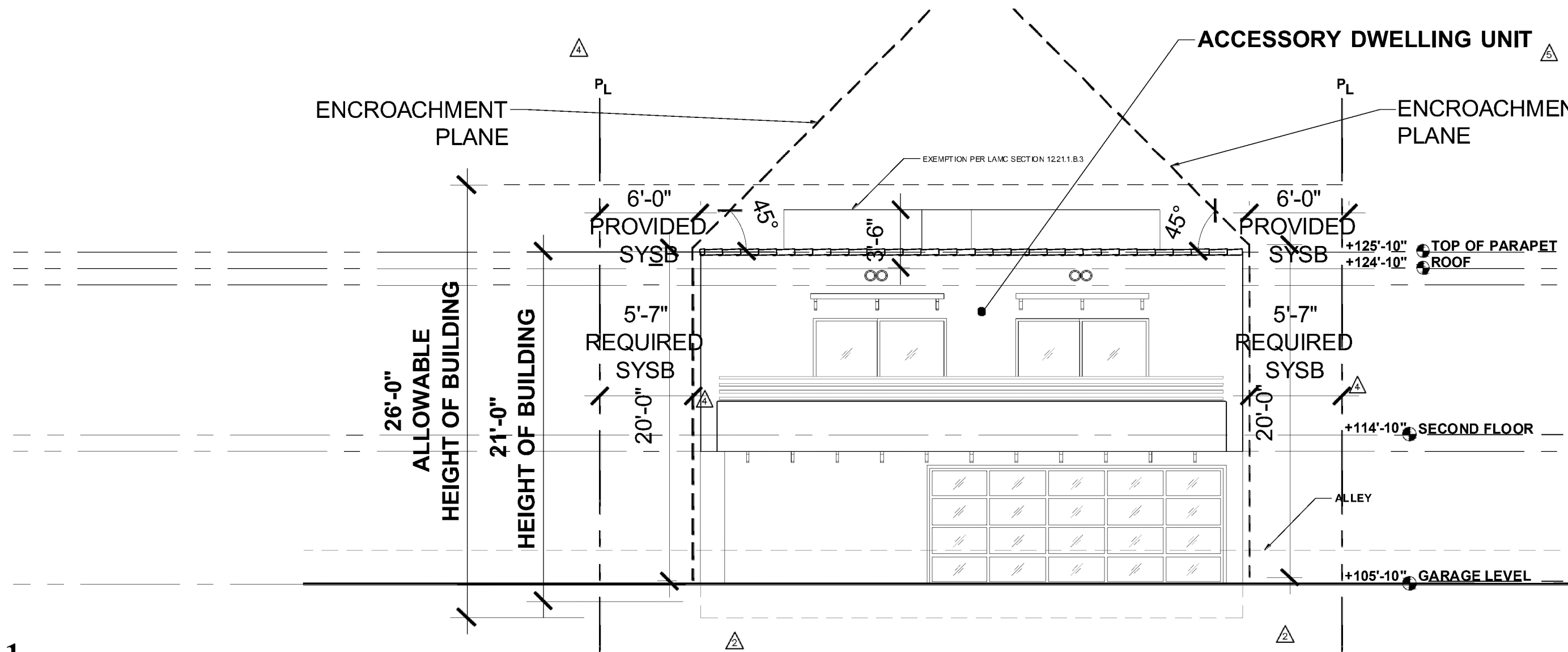
$$103'-10" + 105'-10" = 209'-7"$$
$$209'-7" / 2 = 104'-10"$$



West Elevation 3

**AVERAGE EXISTING NATURAL
GRADE**

$$103'-10" + 105'-10" = 209'-7"$$
$$209'-7" / 2 = 104'-10"$$



North Elevation 1

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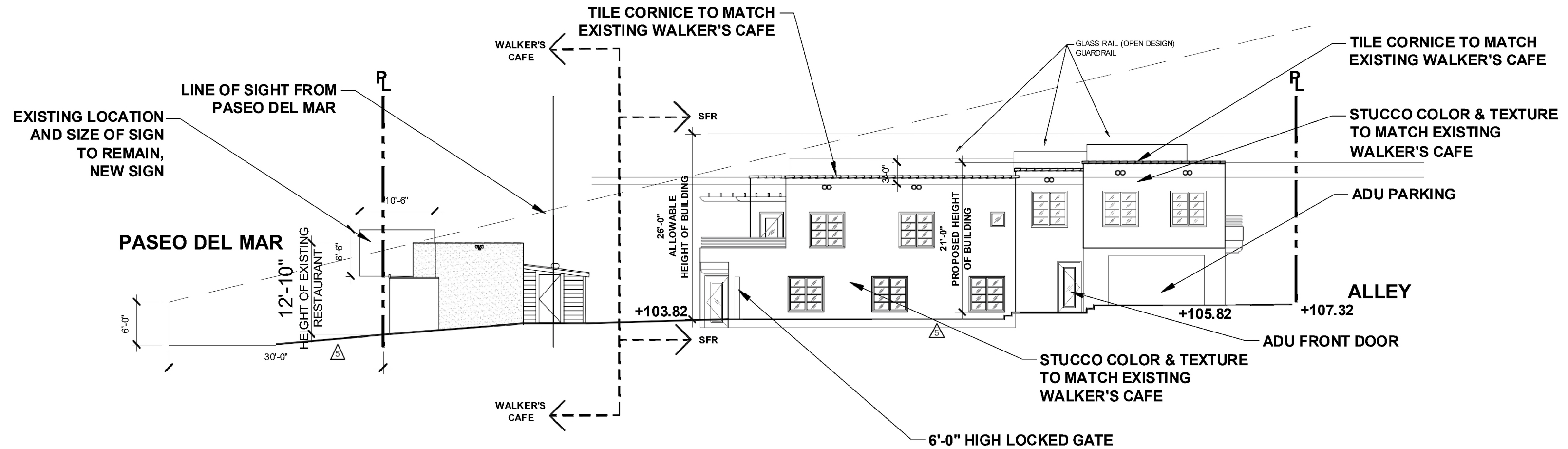
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Scale: SCALE AS NOTED

Sheet Title: **Elevations
N-W**

Drawing Number:

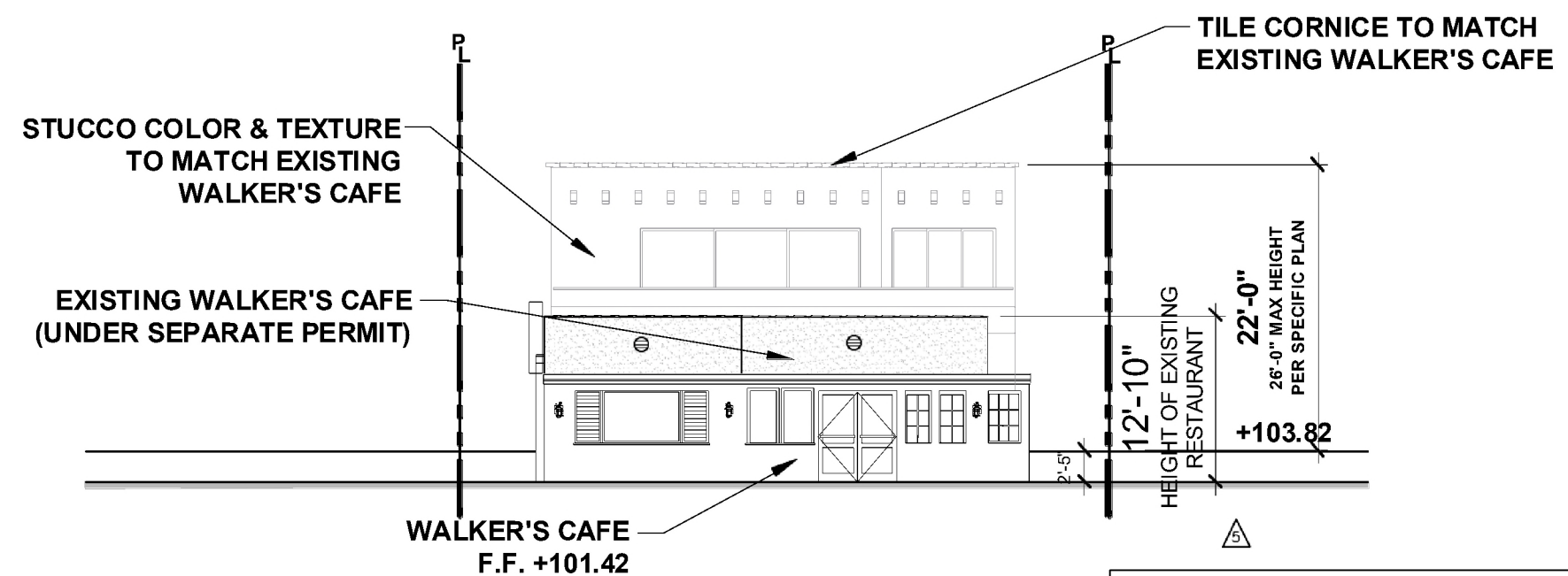
A3.02



Site Section

SCALE: 1/8" = 1'-0"
FILE:

3



Site Section

SCALE: 1/8" = 1'-0"
FILE:

1

WALKER'S CAFE

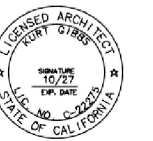
700 Paseo Del Mar
San Pedro, CA 90731

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Project Number:

Date:
20 May 2026

File:

Scale:
SCALE AS NOTED

Sheet Title:
Site Section

Drawing Number:
A4.01

NOTE:
NO ALCOHOL TO BE SERVED IN SEATS LOCATED IN THE PUBLIC
RIGHT OF WAY IN FRONT OF THE CAFE BUILDING.

SUMMARY:

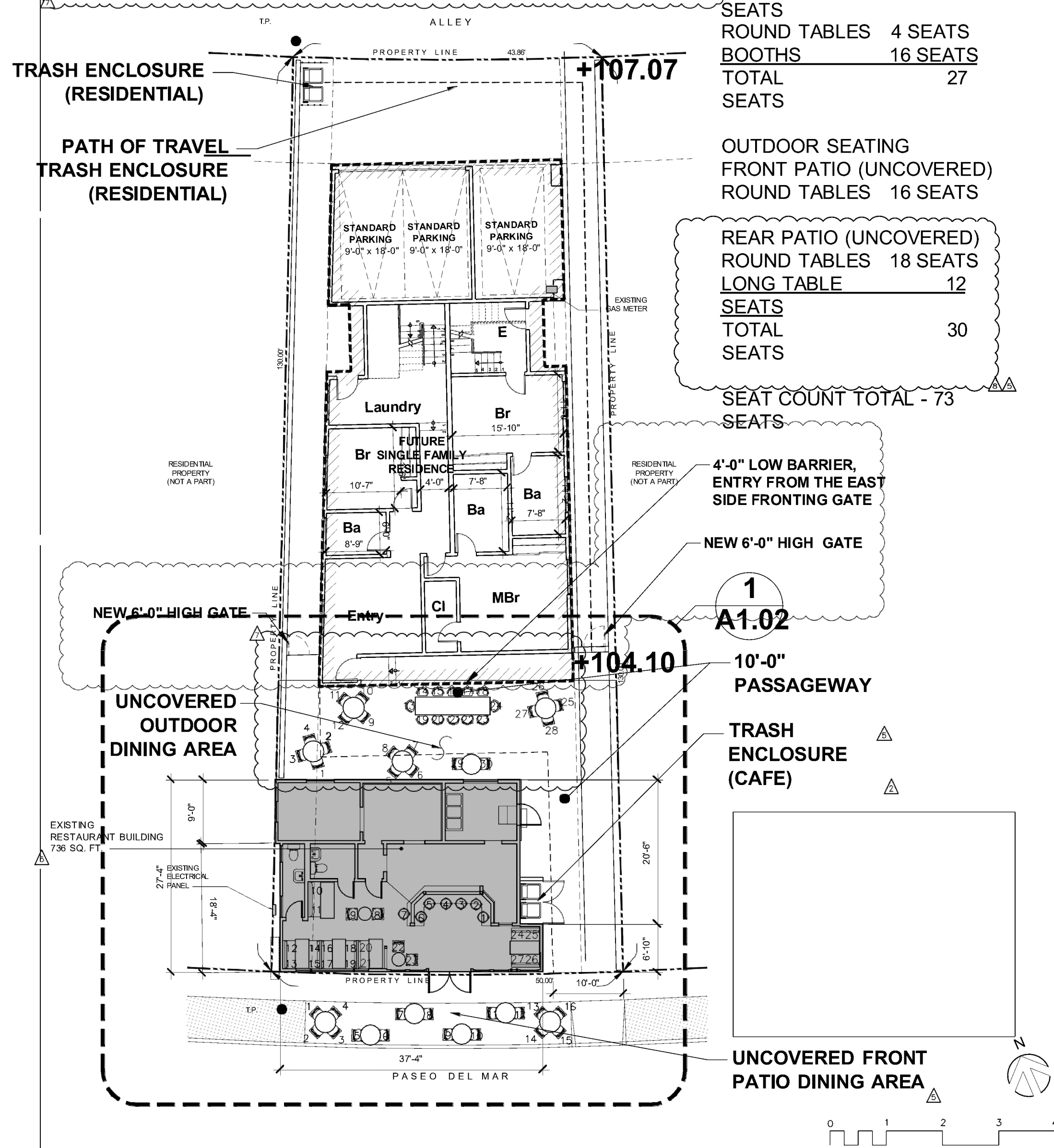
INDOOR SEATING	
BAR SEATS	7
SEATS	
ROUND TABLES	4 SEATS
BOOTH	16 SEATS
TOTAL	27
SEATS	

OUTDOOR SEATING
FRONT PATIO (UNCOVERED)
ROUND TABLES 16 SEATS

REAR PATIO (UNCOVERED)

ROUND TABLES	18 SEATS
LONG TABLE	12
SEATS	
TOTAL	30
SEATS	

SEAT COUNT TOTAL - 73
SEATS



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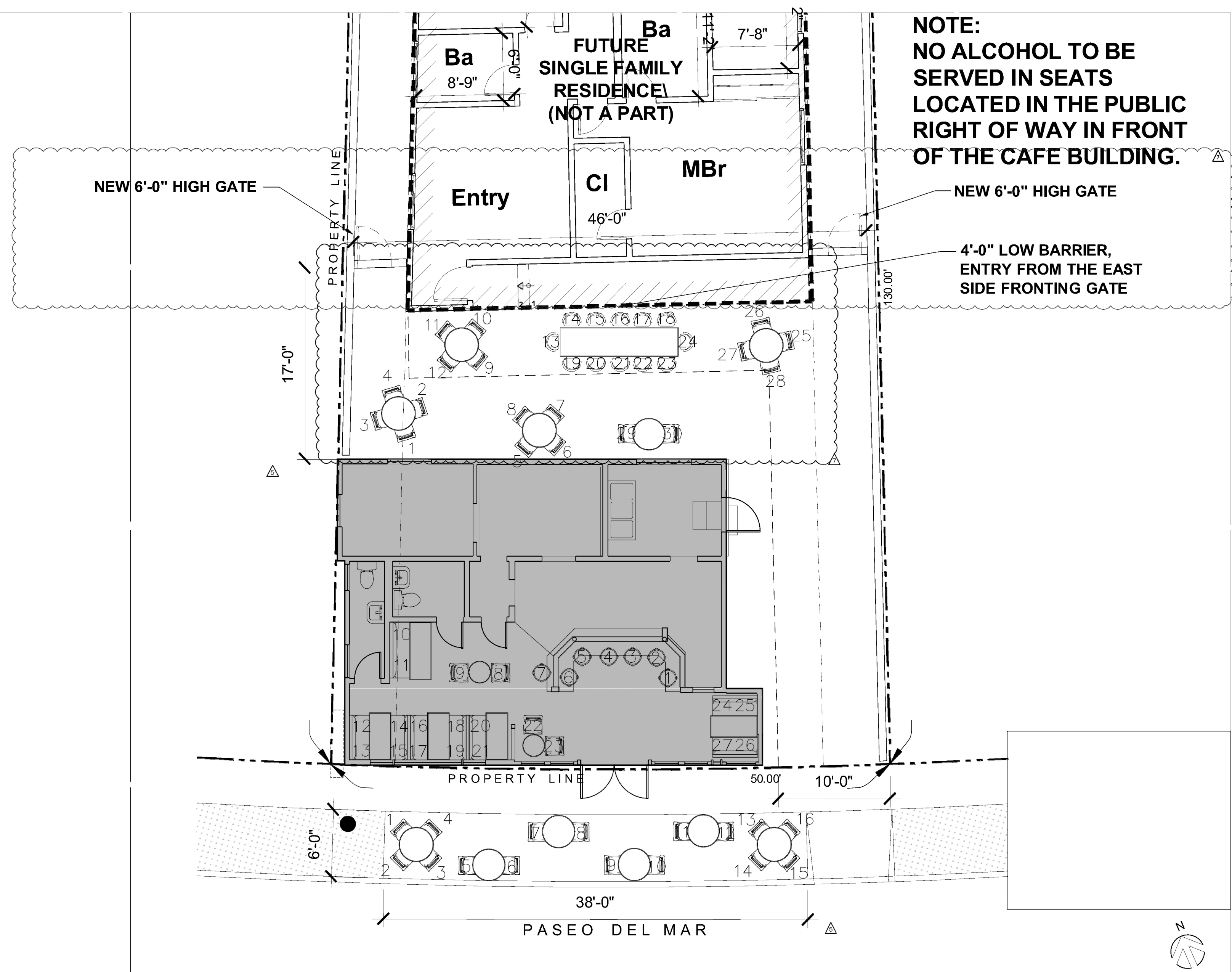
Date: 20 May 2026

File:

Scale: SCALE AS NOTED

Sheet Title: **Site Plan
(Walker's Cafe)**

Drawing Number: **A1.01**



NOTE:
NO ALCOHOL TO BE
SERVED IN SEATS
LOCATED IN THE PUBLIC
RIGHT OF WAY IN FRONT
OF THE CAFE BUILDING.

WALKER'S CAFE
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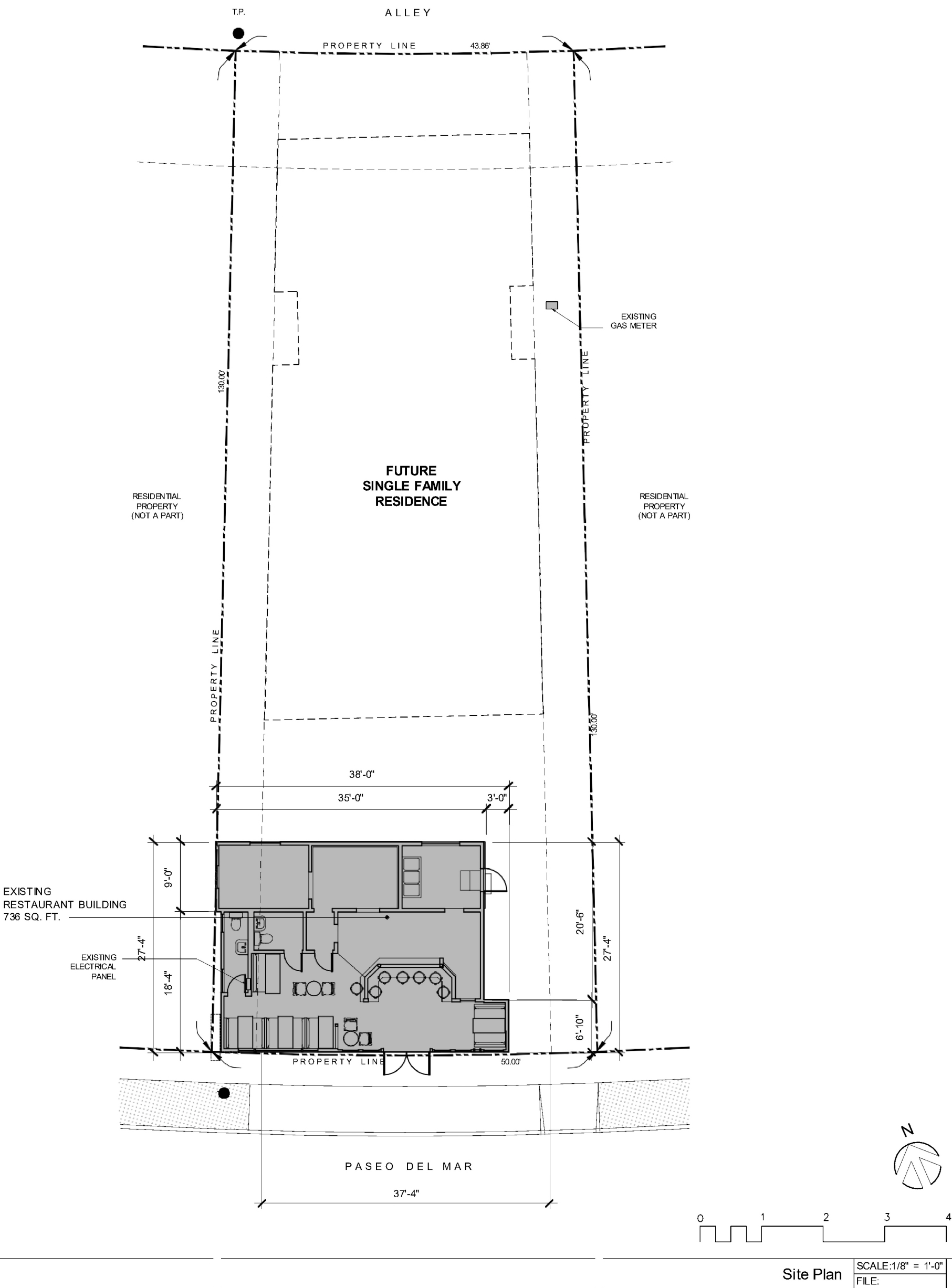
Date:
20 May 2026

File:

Scale:
SCALE AS NOTED

Sheet Title:
Seating Plan
(Walker's Cafe)

Drawing Number:
A1.02



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Project Number:

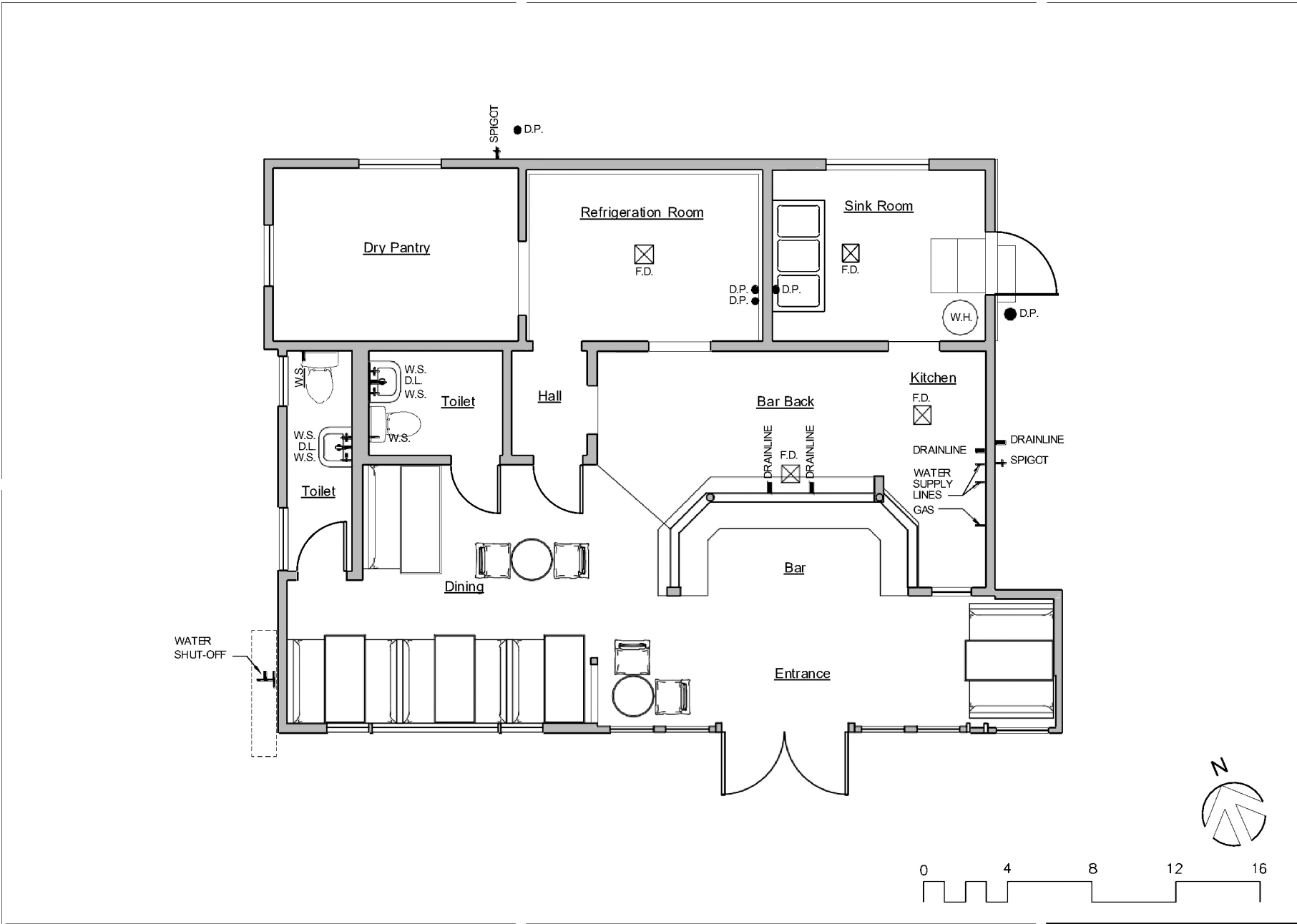
Date: 20 May 2026

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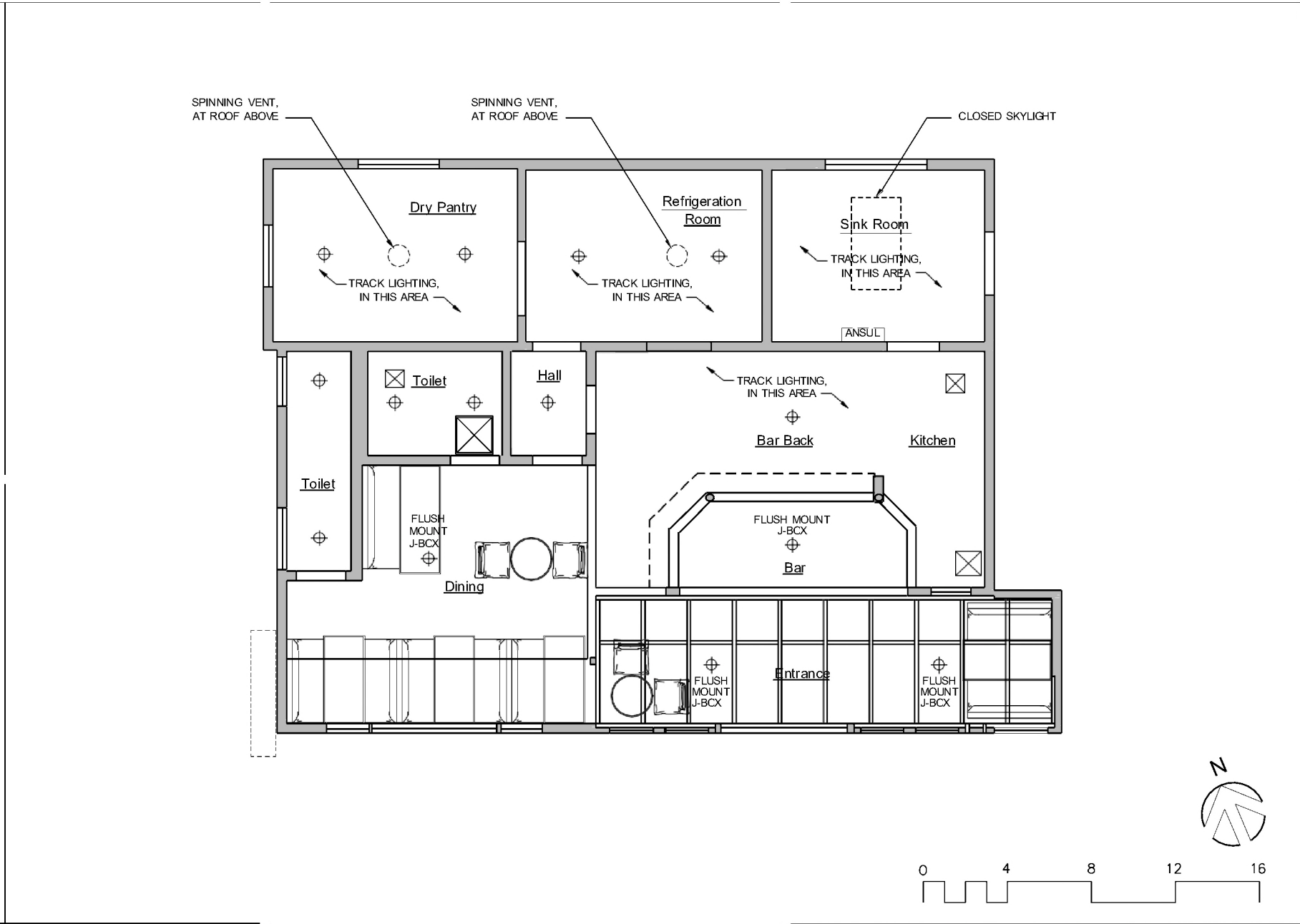
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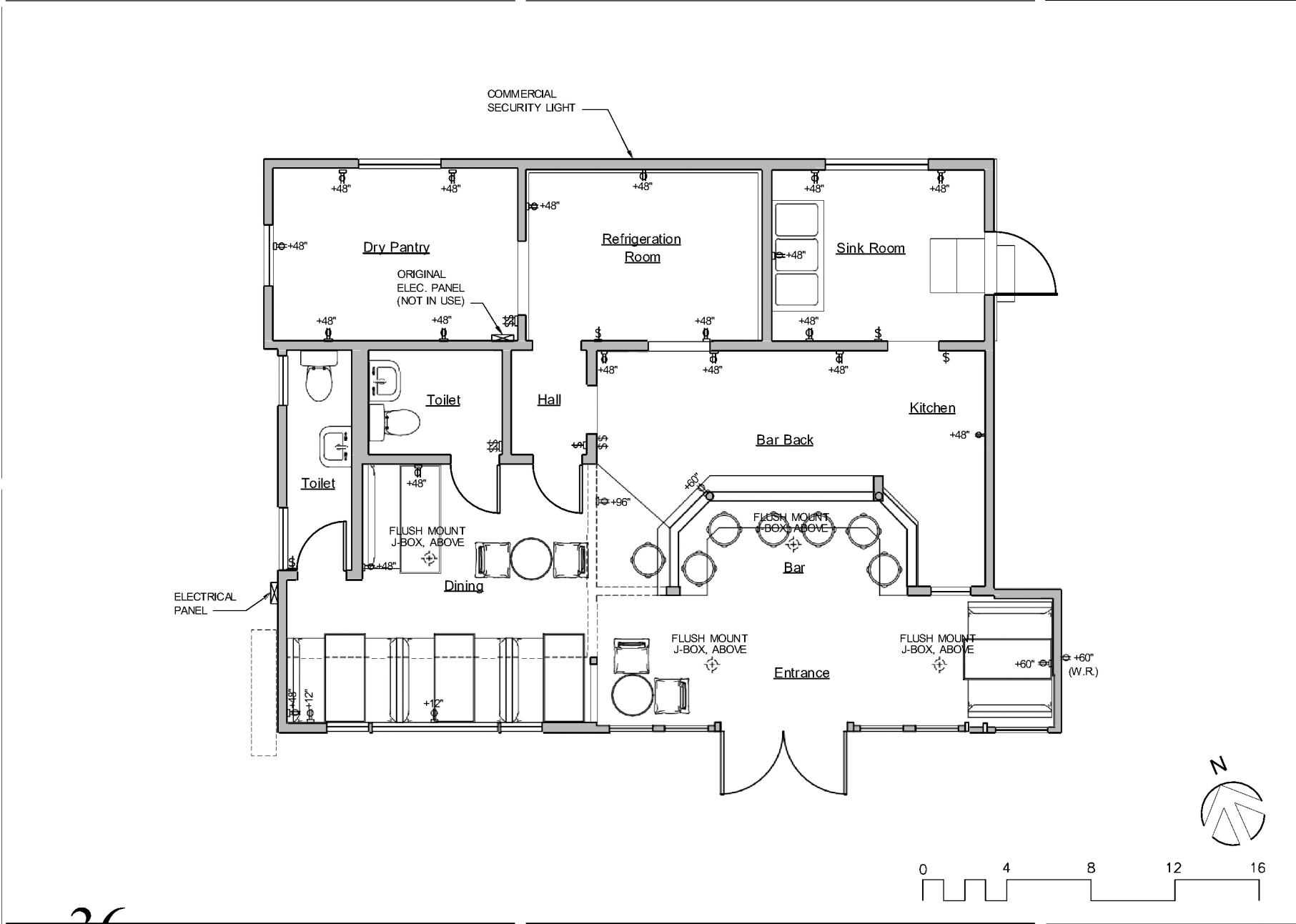
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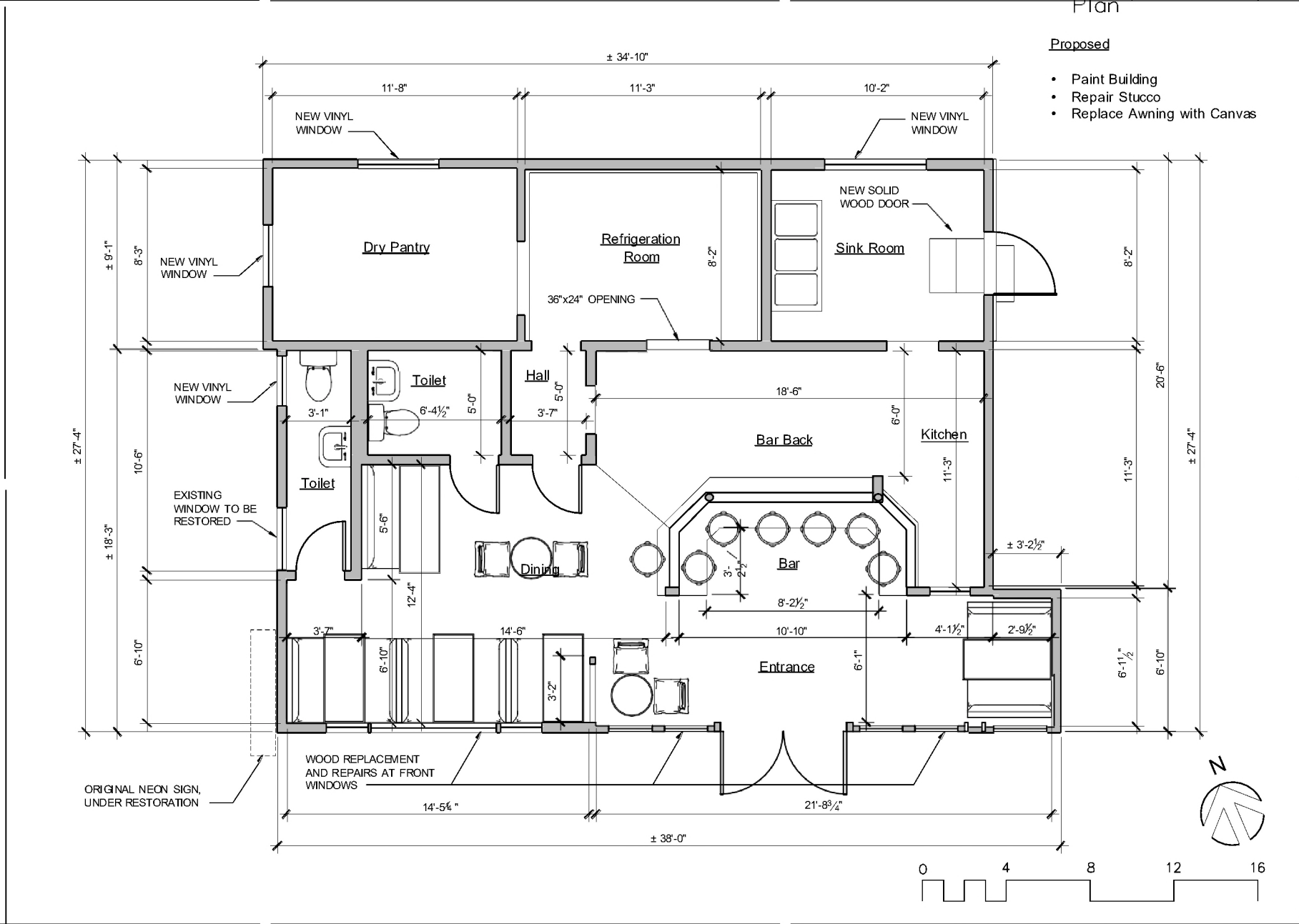
As-built Plumbing Plan
SCALE: 1/4" = 1'-0"
FILE: 1-9



As-built Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"
FILE: 1-9



As-built Electrical Plan
SCALE: 1/4" = 1'-0"
FILE: 1-9



As-built Floor Plan
SCALE: 1/4" = 1'-0"
FILE: 1

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Project Number:

Date:
20 May 2026

File:

Scale:
SCALE AS NOTED

Sheet Title:
As-built Floor, Reflected Ceiling, Electrical & Plumbing Plans

Drawing Number:
A2.00

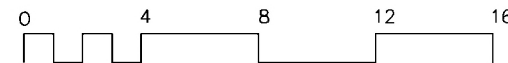
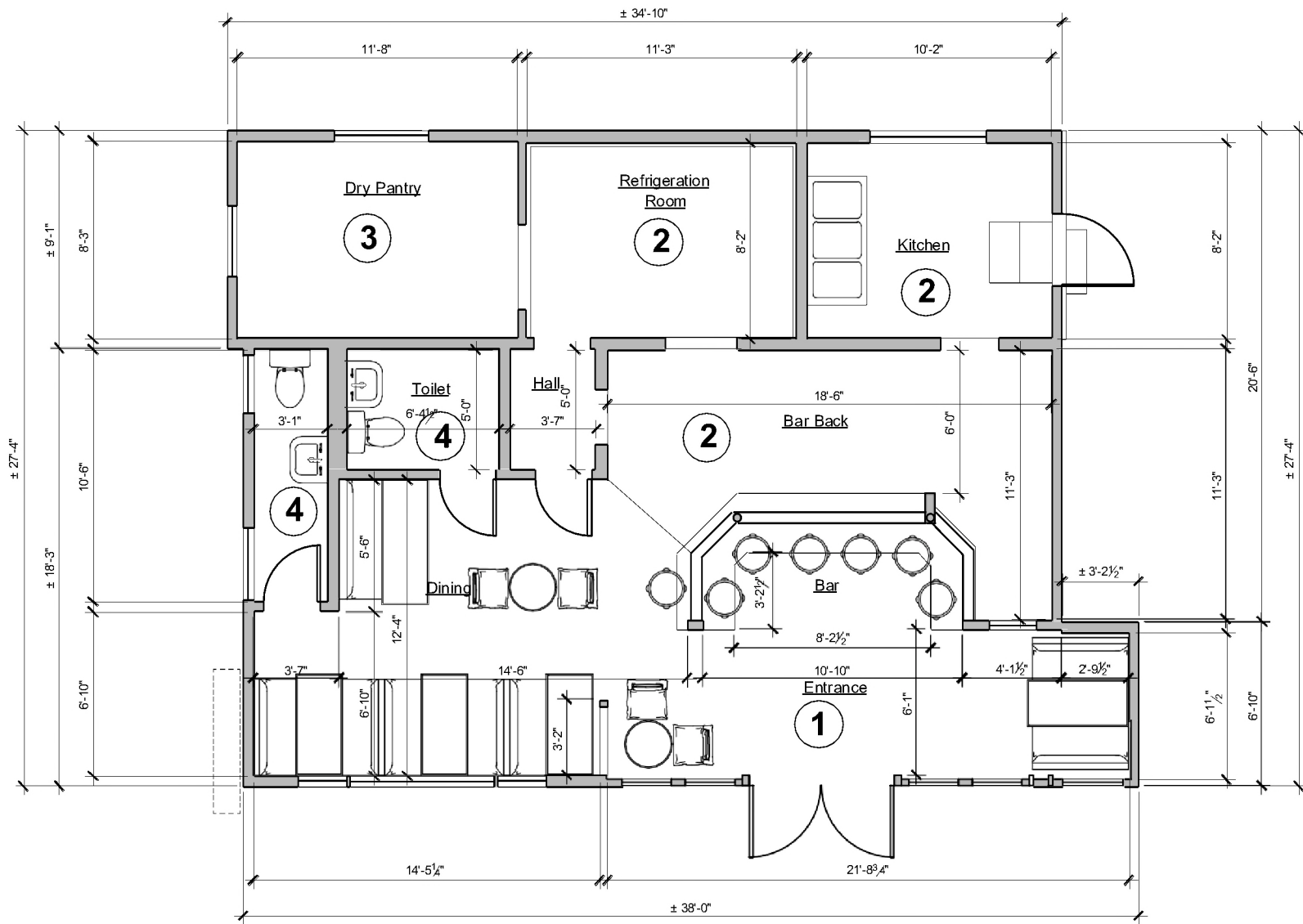


2 EXISTING TILES TO BE REMOVED AND REPLACED

3 EXISTING CONCRETE FLOOR TO REMAIN

4 NEW PLUMBING FIXTURES TO BE INSTALLED
NEW FLOOR TILES

1 EXISTING LINOLEUM TILES TO BE RESTORED.



Floor Plan Floor Finishes SCALE: 1/4" = 1'-0" FILE:

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700 Paseo Del Mar
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Date: 20 May 2026

File:

Scale: SCALE AS NOTED

Sheet Title: Floor Plan
Floor Finishes

Drawing Number:

A2.01

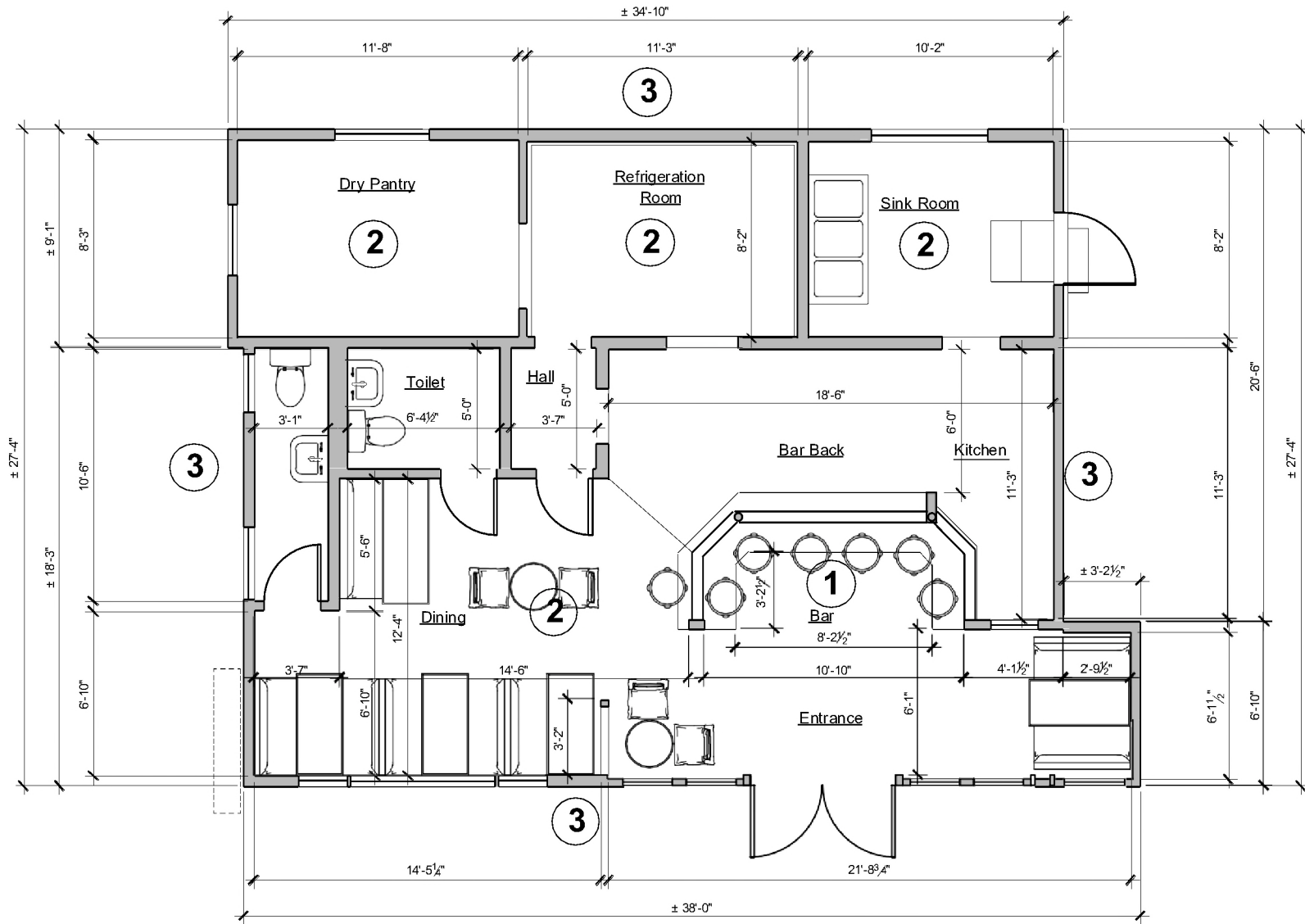


2 EXISTING INTERIOR WALL PAINT TO MATCH EXISTING PAINT

1 EXISTING MENU SIGN TO BE RESTORED



3 NEW EXTERIOR WALL PAINT (POINT FERMIN WHITE)



NOTE:
EXISTING DOORS TO REMAIN
DAMAGED DOORS TO BE REMOVED AND
REPLACED TO MATCH EXISTING
INSTALL NEW HARDWARE



Floor Plan Wall Finishes

SCALE: 1/4" = 1'-0"
FILE:

1

WALKER'S CAFE
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San Pedro, CA 90731

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File:

Scale: SCALE AS NOTED

Sheet Title: **Floor Plan Wall Finishes**

Drawing Number:

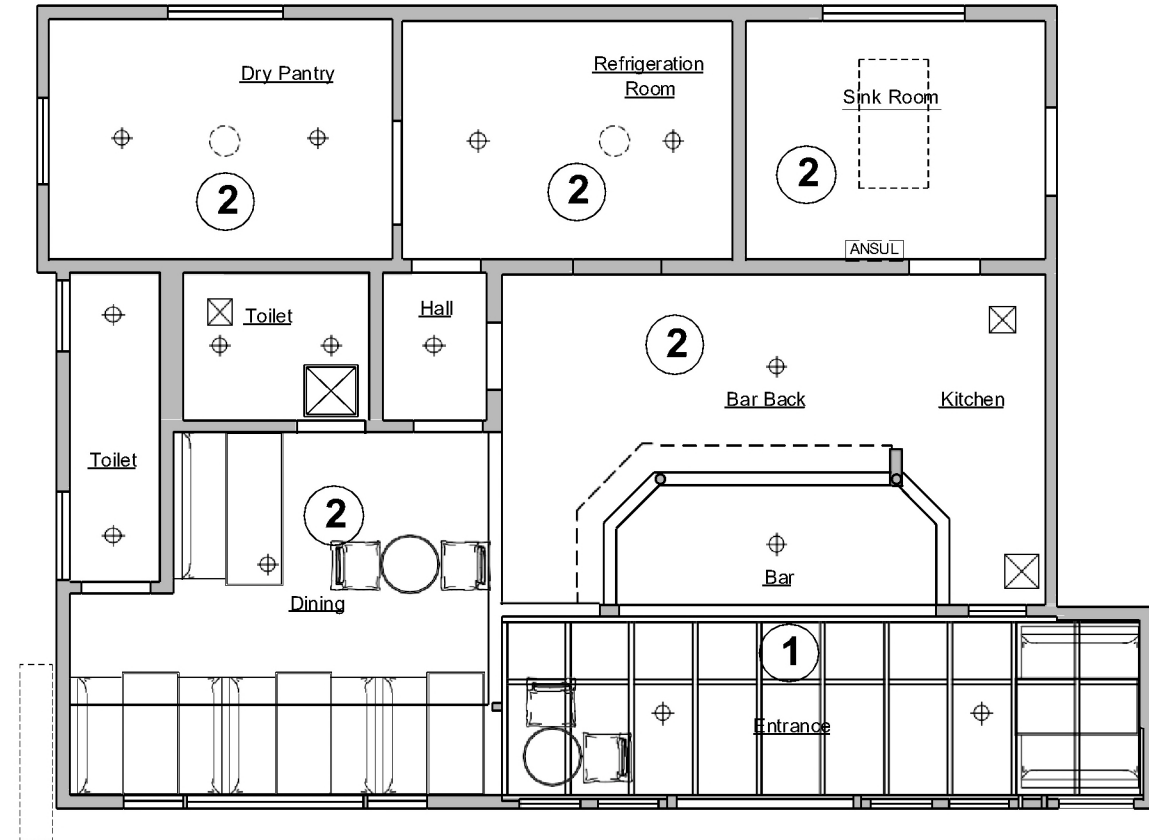
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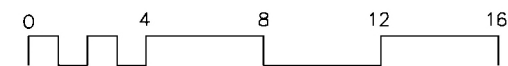
① EXISTING CEILING TO REMAIN
WALL PAINT TO MATCH EXISTING



② EXISTING CEILING TO REMAIN
WALL PAINT TO MATCH EXISTING



NOTE:
EXISTING LIGHTING FIXTURE TO REMAIN



Ceiling Plan Finishes

SCALE: 1/4" = 1'-0"
FILE:

1

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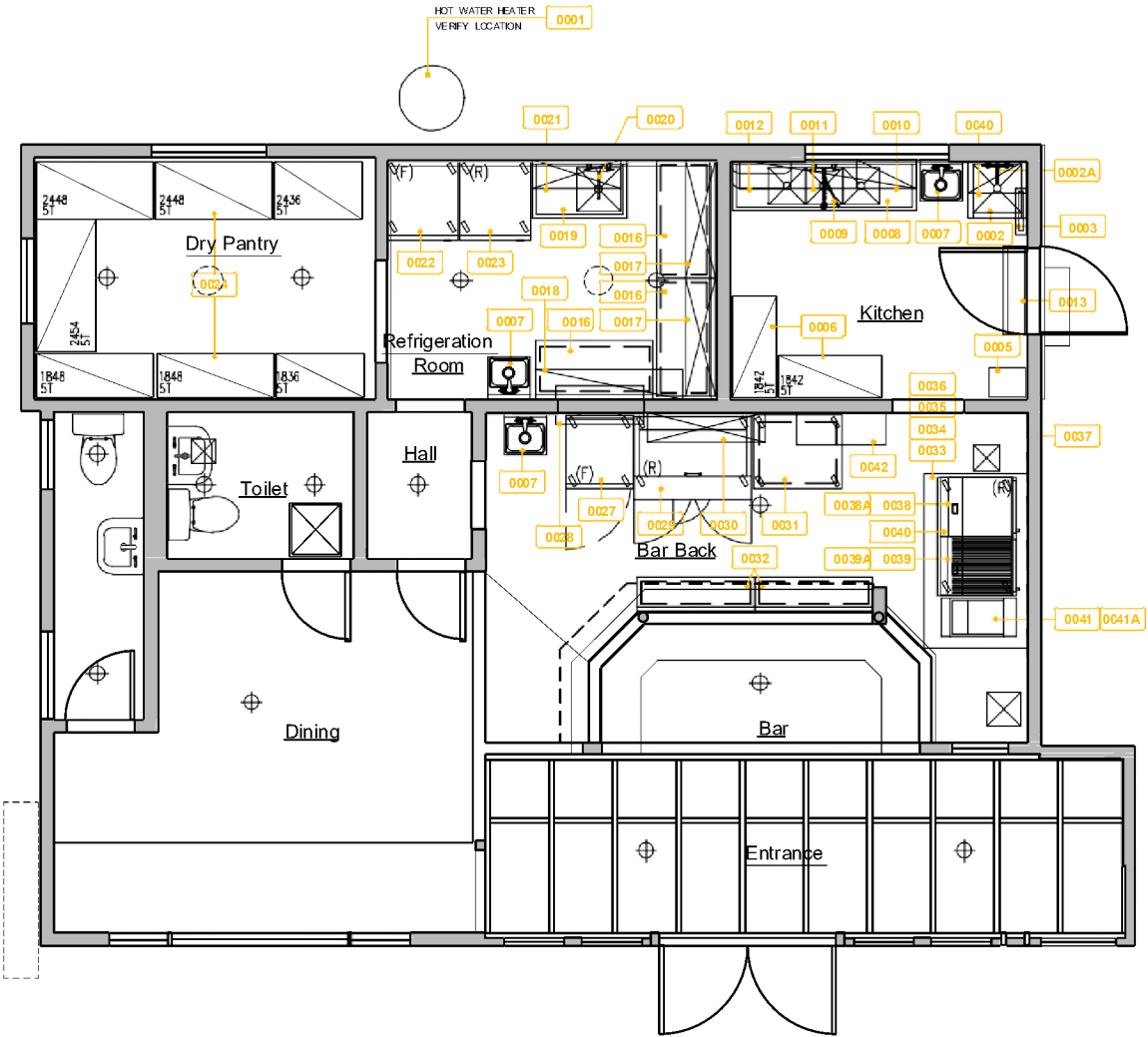
Scale: SCALE AS NOTED

Sheet Title:
Ceiling Plan Finishes

Drawing Number:

A2.03

DESCRIPTION	ITEM
HOT WATER HEATER	0001
MOP SINK	0002
FAUCET, BACKSPASH MOUNT	0002A
MOP RACK	0003
CHEMICAL STORAGE SHELF	0004
EMPLOYEE LOCKERS	0005
STORAGE SHELVING	0006
HAND SINK, WALL MOUNT	0007
3-COMPARTMENT SINK	0008
COMBINATION PRE-RINSE FAUCET	0009
S/S OVERSHELF	0010
S/S OVERSHELF	0011
DOUBLE POT RACK	0012
AIR CURTAIN, UNHEATED	0013
SPARE NUMBER	0014
SPARE NUMBER	0015
WORKTABLE WITH UNDERSHELF	0016
S/S OVERSHELF	0017
S/S OVERSHELF	0018
PREP TABLE WITH PREP SINK	0019
FAUCET, WALL MOUNT	0020
S/S OVERSHELF	0021
REACH-IN REFRIGERATOR	0022
REACH-IN REFRIGERATOR	0023
STORAGE SHELVING	0024
SPARE NUMBER	0025
SPARE NUMBER	0026
FREEZER, WORKTOP	0027
PASS SHELF WITH FRAME	0028
MEGA TOP PREP REFRIGERATOR	0029
S/S OVERSHELF	0030
MOBILE WORKTABLE W/ UNDERSHELF	0031
WORKTABLE WITH UNDERSHELF	0032
EXHAUST HOOD WITH PSP	0033
EXHAUST AND MAKE-UP AIR FAN SYSTEM	0034
1/2" DIA. ALL-THREAD HOOD HANGER RODS	0035
S/S EXHAUST HOOD CLOSURE PANELS	0036
S/S WALL FLASHING	0037
COUNTERTOP GAS GRIDDLE	0038
GAS CONNECTOR SYSTEM	0038A
COUNTERTOP GAS CHARBROILER	0039
GAS CONNECTOR SYSTEM	0039A
REFRIGERATED, REACH-IN UNDERCOUNTER	0040
GAS FRYER	0041
GAS CONNECTOR SYSTEM	0041A
FIRE SUPPRESSION SYSTEM	0042



Floor Plan Kitchen Equipment

SCALE: 1/4" = 1'-0"
FILE:

WALKER'S CAFE
700 Paseo Del Mar
San Pedro, CA 90731

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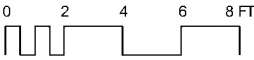
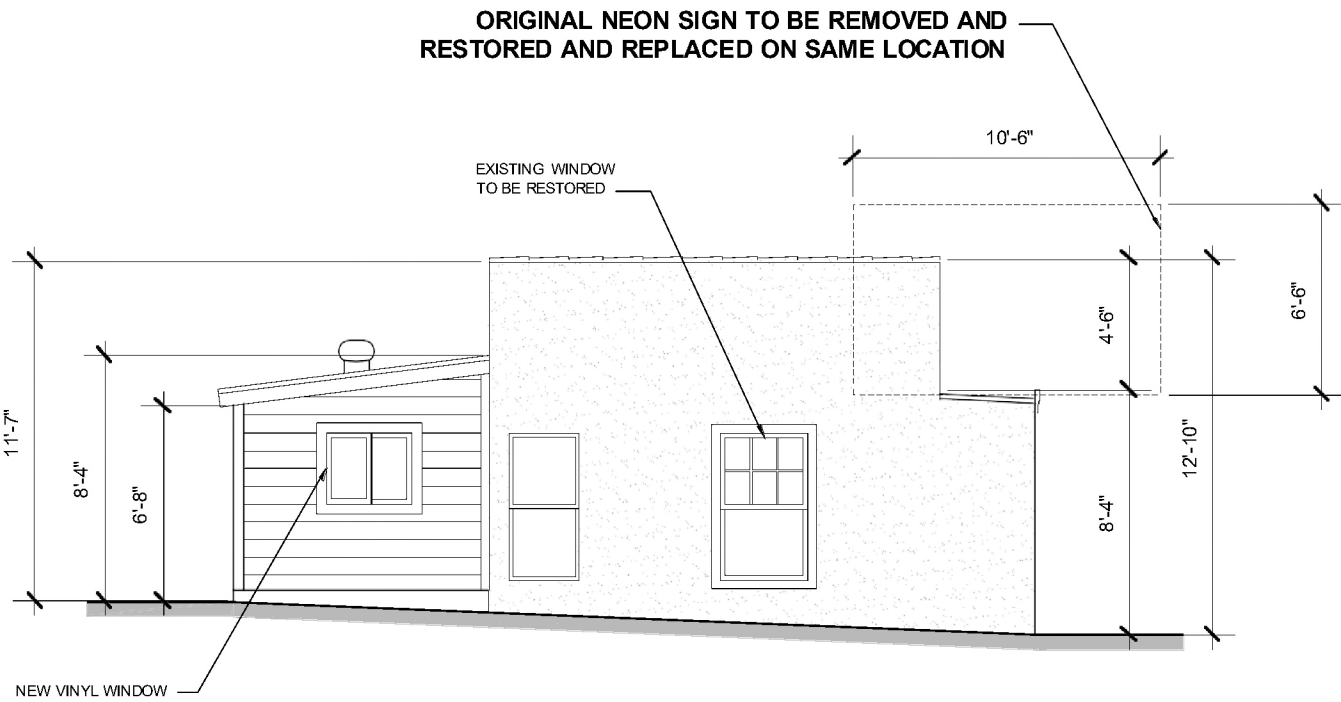
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Scale: SCALE AS NOTED

Sheet Title:
Floor Plan
Kitchen Equipment

Drawing Number:

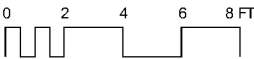
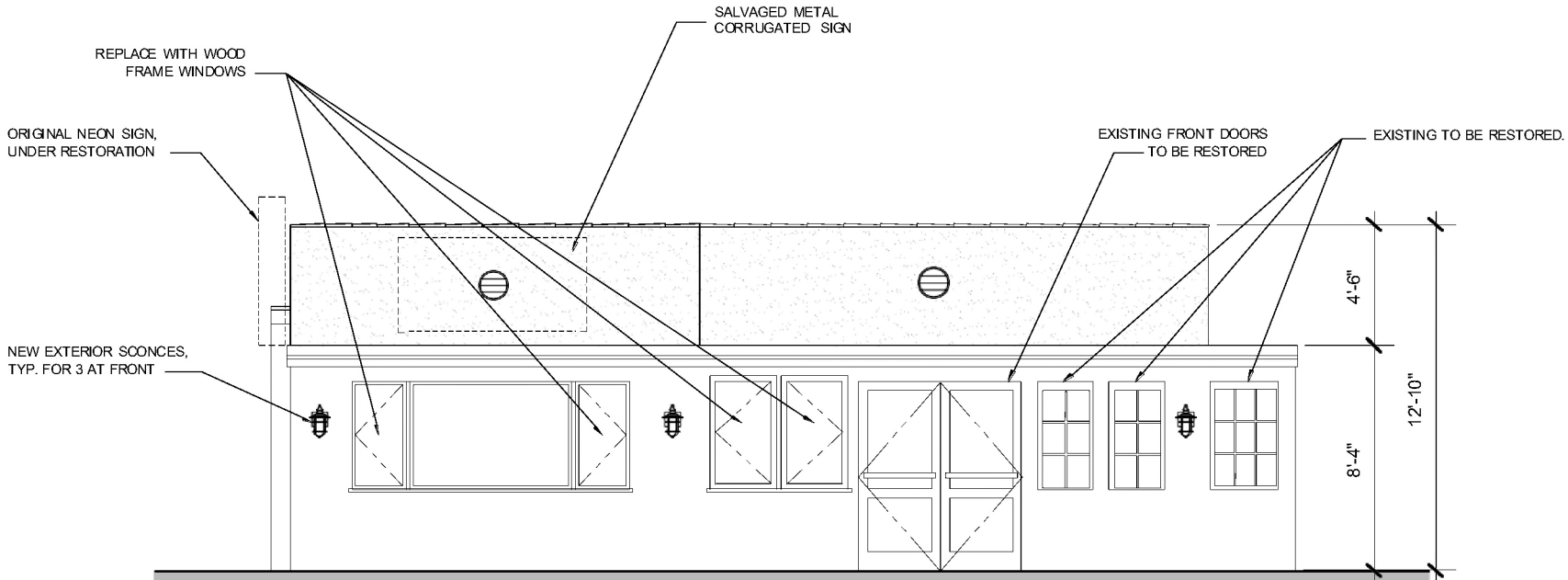
A2.04



Exterior Elevation - West

SCALE: 1/4" = 1'-0"
FILE:

3



Exterior Elevation - South

SCALE: 1/4" = 1'-0"
FILE:

1

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Date: 20 May 2026

File:

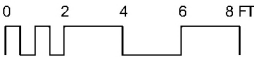
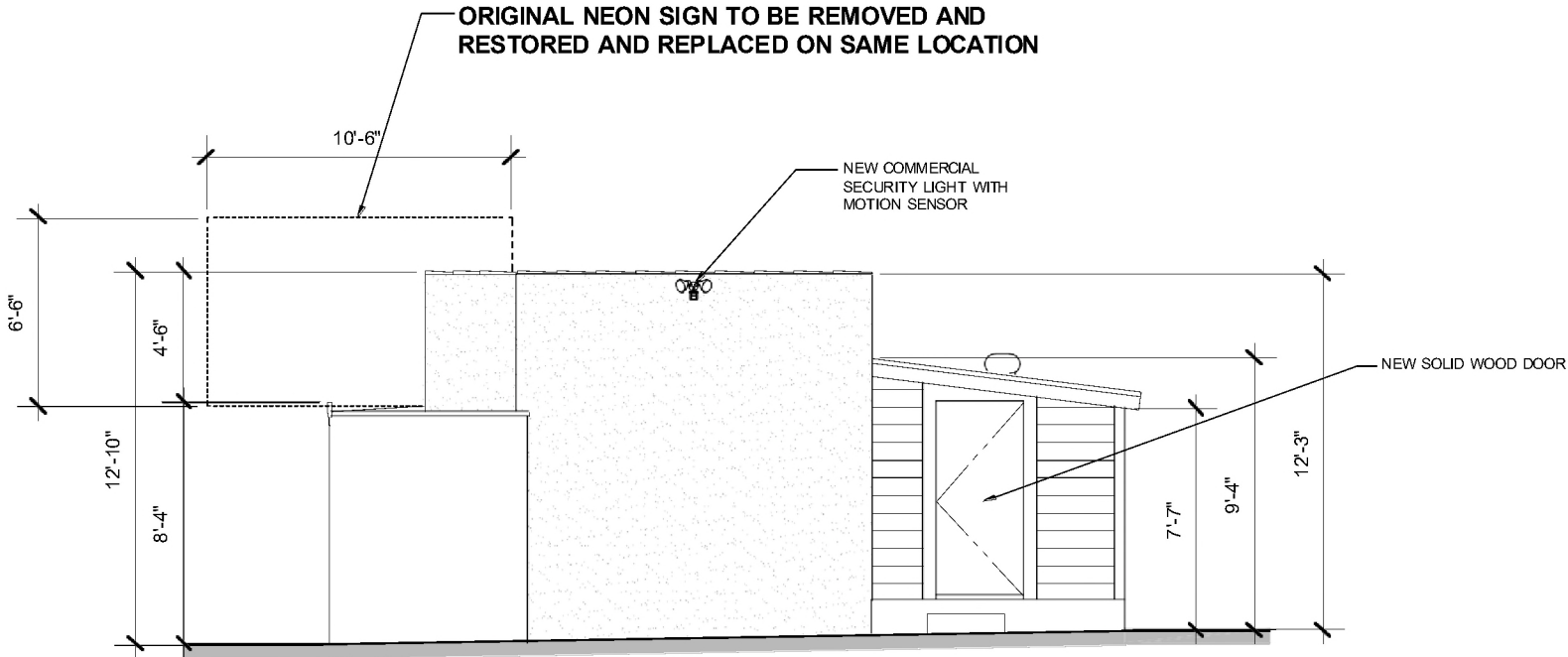
Scale: SCALE AS NOTED

Sheet Title:

Exterior Elevations

Drawing Number:

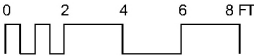
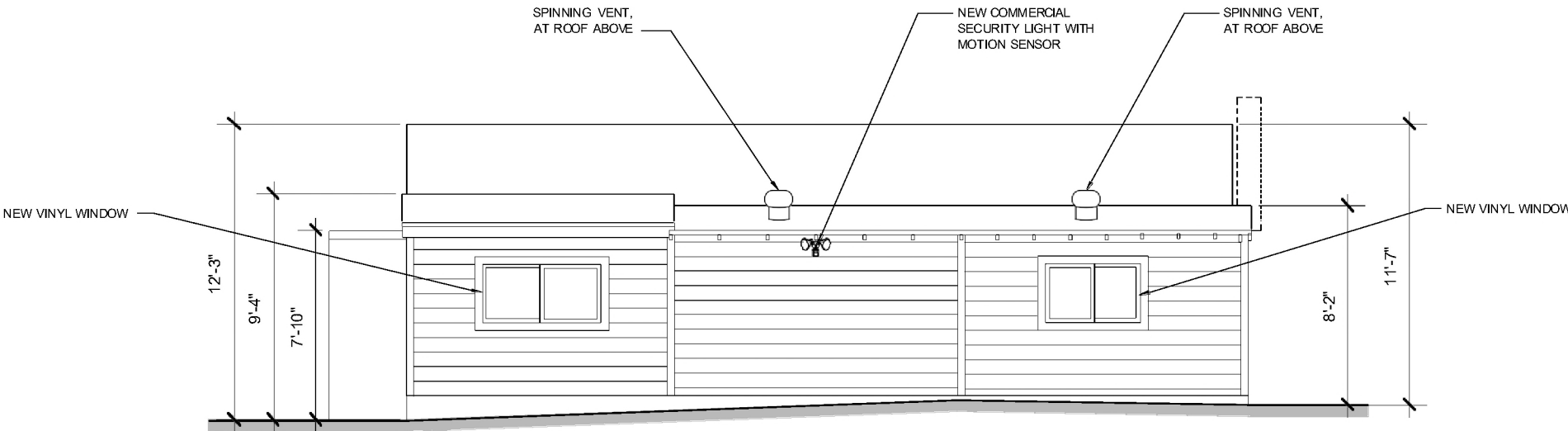
A3.01



Exterior Elevation - East

SCALE: 1/4" = 1'-0"
FILE:

3



Exterior Elevation - North

SCALE: 1/4" = 1'-0"
FILE:

1

WALKER'S CAFE
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Revisions:

No.	Issue	Date
1	OHR Review	17 Feb 2023
2	Zoning Comment Response	7 Feb 2024
3	Zoning Comment Response	7 Mar 2024
4	Zoning Comment Response	27 Mar 2024
5	Planning Comment Response	13 June 2024
6	Planning Comment Response	22 Nov 2024
7	Planning Comment Response	21 Mar 2025
8	Planning Comment Response	2 July 2025

Project Number:

Date:
20 May 2026

File:

Scale:
SCALE AS NOTED

Sheet Title:

Exterior Elevations

Drawing Number:

A3.02