Notice of **Public Hearing**

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր

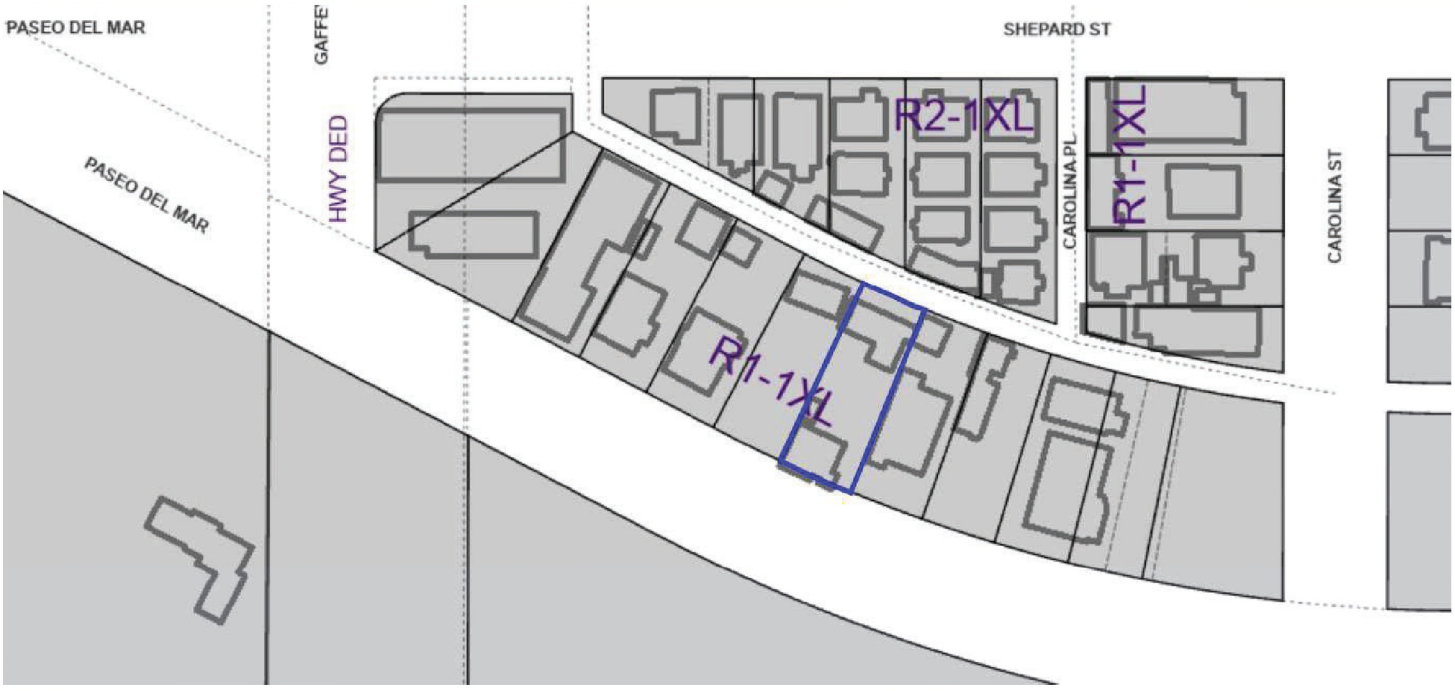
LOS ANGELES CITY PLANNING

June 2, 2026 after 4:30 p.m.
Harbor Area Planning Commission

East Wilmington Greenbelt Community Center
918 Sanford Avenue
Wilmington, CA 90744

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see **planning4la.org/hearings** for the meeting agenda.



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

700 West Paseo del Mar, San Pedro, CA 90731

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The proposed project is for the continuation and rehabilitation of an existing 736 square-foot designated historic cafe with the proposed hours of operation from 8 A.M. to 8 P.M. daily, as well as the on-site sale and consumption of beer and wine. The cafe proposes a total of 73 seats, with 27 indoor seats and 46 uncovered outdoor seats (16 seats in public right-of-way and 30 seats in rear patio). The cafe will maintain a building height of one (1) story and 12 feet 10 inches. The proposed project is also for the demolition of an existing 1,118 square-foot garage and for the construction of a new, two-story, 2,453 square-foot single-family dwelling with one (1) new balcony and roof deck, an attached 1,070 square-foot ADU with one (1) new balcony and roof deck, an attached two-car garage and one (1) carport at the rear for a total residential floor area of 3,523 square feet, and a total floor area of 4,259 square feet with the addition of the historic cafe. The proposed building will have a height of 21 feet as measured from the average existing natural grade. The project is located in the R1-1XL zone within the Dual Permit Jurisdiction of the California Coastal Zone. No trees will be removed. Grading in the amount of 42 cubic yards cut and export is proposed.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Harbor Area Planning Commission will consider:

An appeal of the Associate Zoning Administrator's determination, dated April 1, 2026, which:

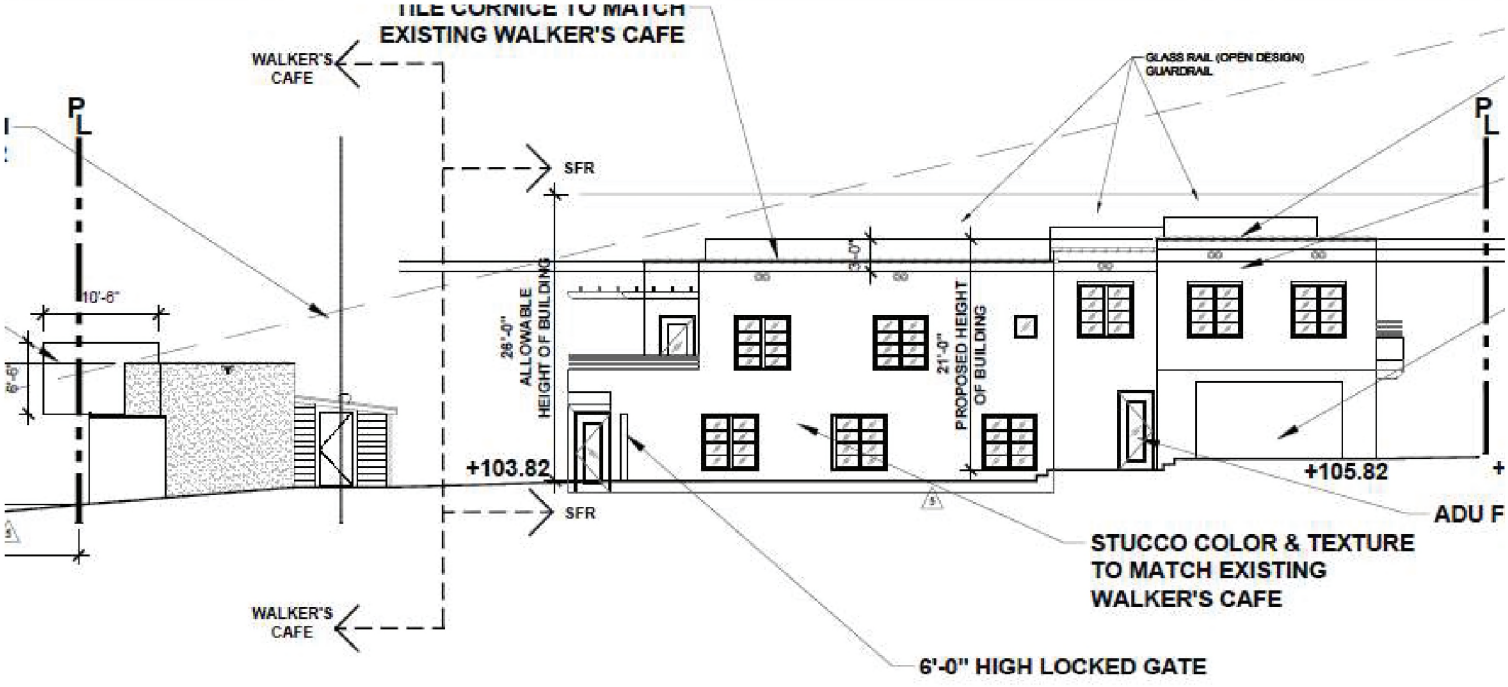
1. Determined, pursuant to California Environmental Quality Act (CEQA) the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1), 15303 (Class 3) and Section 15331 (Class 31), and there is no substantial evidence demonstrating that an exception pursuant to CEQA Section 15300.2 applies, as a project that is approved; and,

2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27 of Chapter 1 and Section 13.B.5.3 of Chapter 1A, a Zone Variance to allow the continued use of an existing non-conforming historic cafe in the R1-1XL Zone; and,

3. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27 of Chapter 1 and Section 13.B.5.3 of Chapter 1A, a Zone Variance to allow the on-site sale and consumption of beer and wine in the R1-1XL Zone; and,

4. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 of Chapter 1 and Section 13.B.9.1 of Chapter 1A, a Coastal Development Permit for the proposed project located within the Dual Permit Jurisdiction of the California Coastal Zone; and,

5. Approved, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedure, a Mello Act Compliance Review for the construction of two (2) new residential units in the California Coastal Zone.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Related Case Number(s):

N/A

Zone:

R1-1XL

Land Use Designation:

Low II Residential

Council District:

15 - McOsker

Applicant:

Vartan Achabahian, Masis Holdings, LLC

Applicant Representative:

Jesi Harris, Brian Silveira & Associates

Environmental Case Number(s):

ENV-2023-7220-CE

Overlay(s):

San Pedro Specific Plan

Community Plan Area:

San Pedro

Assigned Staff Contact Information:

Monica Taimoori, Planning Assistant
monica.taimoori@lacity.org
(213) 682-6372
200 North Spring Street, Room 720/721
Los Angeles, CA 90012

Appellant:

Noel Gould
Emma Rault
Robin Rudisill
June Smith

Appellant Representative:

N/A

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions -** Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions -** All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions -** Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions -** Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must befiled no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213) 978 1299, the Commission Office Main Line at (213) 978 1300 or by email at apcharbor @lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

DETERMINATION LETTER

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

LOS ANGELES DEPARTMENT OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

planning.lacity.org

April 1, 2026

Vartan Achabahian (A)(O)
Masis Holdings, LLC
203 North San Fernando Boulevard
Burbank, CA 91502

Elisa Paster (R)
Rand Paster and Nelson, LLP
633 West Fifth Street, Unit #5880
Los Angeles, CA 90071

CASE NO. ZA-2023-7218-ZV-CDP-MEL-HCA
Zone Variance/Coastal Development Permit/Mello Act Compliance Review

700 West Paseo del Mar
San Pedro Community Plan
San Pedro Specific Plan
Zone: R1-1XL
C.D: 15 – McOsker
D.M.: 003B197
CEQA: ENV-2023-7220-CE
Legal Description: Lot 15, Block 7, Peck's Ocean View Tract

CORRECTION LETTER

On February 19, 2026, the City of Los Angeles issued a Letter of Determination for the above-referenced case. Due to an unforeseen administrative issue involving mail processing, the determination was not mailed in accordance with established City procedures.

Accordingly, the Letter of Determination is hereby reissued and mailed with a corrected mailing date. No changes have been made to the substance, findings, conclusions, or conditions contained in the original determination.

The time period in which an appeal may be filed shall commence on the date of mailing of this reissued Letter of Determination. Any appeal must be filed within fifteen (15) days of the mailing date in accordance with applicable provisions of the Los Angeles Municipal Code Section 12.24 and/or other applicable sections of the Los Angeles Municipal Code.

Except for the corrected mailing date and this notice of re-issuance, all other provisions of the original determination remain unchanged and in full force and effect.

Inquiries regarding this matter should be directed to Monica Taimoori, Planning Staff for the Department of City Planning at (213) 682-6372 or monica.taimoori@lacity.org.

Christine M. Saponara

CHRISTINE M. SAPONARA
Associate Zoning Administrator

CMS:CC:NM:MT

cc: Councilmember Tim McOsker
Fifteenth District
Adjoining Property Owners
Interested Parties

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

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Decision Date: April 1, 2026
Appeal End Date: April 16, 2026

Vartan Achabahian (A)(O)
Masis Holdings, LLC
203 North San Fernando Boulevard
Burbank, CA 91502

Elisa Paster (R)
Rand Paster and Nelson, LLP
633 West Fifth Street, Unit #5880
Los Angeles, CA 90071

CASE NO. ZA-2023-7218-ZV-CDP-MEL-HCA
Zone Variance/Coastal Development Permit/Mello Act Compliance Review

700 West Paseo del Mar
San Pedro Community Plan
San Pedro Specific Plan
Zone: R1-1XL
C.D: 15 – McOsker
D.M.: 003B197
CEQA: ENV-2023-7220-CE
Legal Description: Lot 15, Block 7, Peck's Ocean View Tract

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1), 15303 (Class 3), and Section 15331 (Class 31), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 and Section 13B.9.1 of Chapter 1A, I hereby APPROVE:

a Coastal Development Permit to allow the continuation and rehabilitation of an existing 736 square-foot historic café, 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, along with an attached two-car garage and one (1) carport in the Dual Permit Jurisdiction Area of the Coastal Zone,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27 of Chapter 1 and Section 13.B.5.3 of Chapter 1A, I hereby APPROVE

a Zone Variance to allow the continued use of an existing non-conforming historic café in the R1-1XL Zone,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27 and Section 13.B.5.3 of Chapter 1A, I hereby APPROVE

a Zone Variance to allow the on-site sale and consumption of beer and wine in the R1-1XL Zone,

Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures I hereby APPROVE:

a Mello Act Compliance Review for the construction of two (2) new Residential Units in the Coastal Zone.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (Covenant and Agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.

7. **Coastal Development Permit.** Approved herein is:

   a. **Dual Permit Jurisdiction Area.** The project is located within the Dual Permit Jurisdiction area of the California Coastal Zone. The applicant shall file an application for a second (or "dual") coastal development permit with the Coastal Commission. Prior to the issuance of any permits, the Applicant shall submit proof of a valid ("dual") permit issued by the Coastal Commission.

   b. **Residential Use.** The project shall be limited to a maximum density of one (1) new single-family dwelling and one (1) new Accessory Dwelling Unit (ADU), for a total of two (2) dwelling units on the subject property.

   c. **Commercial Use**. The existing historic café shall be limited to 736 square feet.

   d. **Height**. The existing historic café shall maintain the building height of 12 feet 10 inches, and the proposed two-story single-family dwelling and attached ADU shall be limited to a building height of 21 feet as measured from the average existing natural grade for the new attached structures, as shown in Exhibit "A".

   e. **Roof Deck**. Railings used on the proposed roof deck shall not exceed 36 inches and be of an open design per San Pedro Specific Plan Section 5.B.5, as shown in Exhibit "A".

   f. **Parking and Access.** As shown in "Exhibit A", a minimum of three (3) covered parking spaces shall be provided for residential use. Final approval of the number and location of parking is subject to review and approval by the Department of Building and Safety.

   g. **Single-Family Zones Regulations.** Prior to the issuance of a grading or building permit, the applicant shall demonstrate compliance with Ordinance 184,802 including but not limited to:

      i. The project shall provide an encroachment plane, a 45° angled plane above a height of 20 feet that the house cannot intersect.

      ii. Side wall more than 45 feet in length and 14 feet in height require articulation.

      iii. Roof decks are required to be set back at least 3 feet from the minimum side yard.

iv. Driveways are limited to width to 25% of lot width (but not less than 9 feet) or the width of the existing driveway.

h. **San Pedro Specific Plan.** Prior to the issuance of a grading or building permit, the Department of Building and Safety shall determine that a project complies with the regulations of the San Pedro Specific Plan pursuant to Ordinance No. 166,352, including but not limited to:

i. Building or Structure for residential use shall be limited to two stories or a height of 26 feet as measured from the average existing natural grade to the highest point of the roof or parapet wall of the building, whichever is higher per San Pedro Specific Plan Section 5. B.1.

ii. Roof deck railings that do not exceed 36 inches and are of an open design.

i. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.

j. Prior to the commencement of site construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the project site. The contact information shall include a construction manager and a phone number and shall be posted on the site in a manner, which is readily visible to any interested party.

8. **Zone Variance.** Authorized herein is the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 736 square-foot non-conforming historic café and an uncovered outdoor patio in the public right-of-way. The grant shall be subject to the following limitations:

a. The hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. daily.

b. Indoor seating shall be limited to a maximum of 27 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

c. Outdoor seating shall be limited to a maximum of 46 seats. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.

d. Outdoor seating in the public right-of-way shall be limited to a maximum of 16 seats. A Revocable Permit from the Bureau of Engineering, Department of Public Works is required for the outdoor dining located in the public right-of-way. The final number of seats and their location may be modified by said agency in order to provide accessibility and required clearances from existing structures. A copy of the approved Revocable Permit, including a plot plan and

any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right of way as permitted by this grant.

9. After-hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

10. The establishment shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.

11. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

12. Game machines, pool tables, or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.

13. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

14. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

15. The security plan must be reviewed and approved by the Police Department. The approved security plan will be maintained by the Department of City Planning and be made available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.

16. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

17. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.

18. **Good Neighbor Program.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

    a. Entry, visible to pedestrians

    b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

19. **STAR/LEAD/RBS Training**. Within six months of the date of this determination and within six months of hire, all personnel acting in the capacity of a manager of the premise and all personnel who serve alcoholic beverages shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. Upon completion of the training, the applicant shall provide evidence to the Zoning Administrator that such training was provided.

20. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under the control of the applicant to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

21. Loitering is prohibited on or around these premises and the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.

22. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, the conditions imposed by the Department of Alcoholic Beverage Control (ABC), and the conditional use granted herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activities on the subject premises and in any exterior area, including accessory parking areas, over which the building owner exercises control, in an effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.

23. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.

24. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.

25. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.

26. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales

location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

27. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.

28. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

29. **Designated Driver Program.** Prior to the utilization of this grant, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.

30. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers, or buffer zones.

31. **Private Events.** Any use of the restaurant for private events, including corporate events, birthday parties, anniversary parties, weddings, or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.

32. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booths/dining areas within the interior space of the facility that restrict, limit or obstruct the clear observation of the occupants.

33. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.

34. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.

35. There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, performers or fashion shows.

36. There shall be no speakers or amplified sound permitted in the outdoor dining area.

37. No employee or agent shall be permitted to accept money or any other item of value from a customer for the purpose of sitting or otherwise spending time with the customers while on the premises. No patrons shall be made available to act as escorts, companions, or guests of customers. Employees shall not be allowed to solicit or accept any alcoholic or non-alcoholic beverage from any customers in the premises.

Administrative Conditions

38. **MViP – Monitoring Verification and Inspection Program**. Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01- E.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous Clearance - ZA shall be paid to the City.

    a. Within 24 months from the effective date of this grant, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. A second inspection will take place within 36 months of the first inspection. Observations and results of said inspection will be documented and included in the administrative file.

    b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

39. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of their new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement, or number of seats of the new operation.

40. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval. The application, in association with

the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

41. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon their initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

42. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

43. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

44. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

45. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

46. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

47. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

48. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state, or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented, or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must

be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY,** in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on October 30, 2025, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Coastal Development Permit pursuant to Section 12.20.2, a Zone Variance pursuant to Section 13B.5.3 of Chapter 1A of the Los Angeles Municipal Code, and a Mello Act Compliance Review pursuant to Sections 65590 and 65590.1 have been established by the following facts:

BACKGROUND

The subject site is a rectangular-shaped lot with an area of approximately 6,138 square feet in the R1-1XL Zone. The property has approximately 50 feet of frontage on the northeast side of Paseo del Mar, approximately 45 feet of frontage along the 20-foot-wide alley to the north, and a lot depth of approximately 130 feet. The site is located within the San Pedro Community

Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher. The site is within approximately 3.66 kilometers (2.27 miles) of the Palos Verdes Fault Zone. The site is also located within the BOE Special Grading Area, 500 feet of a park zone, and the Methane Buffer Zone. The site is located within the Dual Permit Jurisdiction of the California Coastal Zone but not located within the Calvo Exclusion area.

The site is currently improved with a one-story, 736 square-foot historic café that is 12 feet and 10 inches tall located in the front of the property and a 1,118 square-foot garage located in the rear of the property. Walker's Café was constructed in 1935 and had been in continuous operation since 1946 until its closure in October 2021 due to COVID-19-related reasons. During that time, it had been under an administrative review initially for the Historic-Cultural Monument (HCM) and now for the Coastal Development Permit and Zone Variance. The café has previously sold beer and wine for on-site consumption since 1997, as indicated on their ABC License No. 329702. This historic café was identified as individually eligible for listing as a Los Angeles Historic-Cultural Monument (HCM) by SurveyLA in 2012 as a "long time restaurant in San Pedro; in continuous operation as Walker's Burgers since 1942. Includes a neon sign." Walker's Café was designated HCM #1267 on August 24, 2022.

The applicant requests for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport.

The applicant also filed for a Zone Variance to allow the continued use of an existing non-conforming historic café, proposing 73 total seats, with 27 indoor seats and 46 outdoor seats (16 seats in public right-of-way and 30 seats in rear patio), in conjunction 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, located in the R1-1XL Zone.

The adjacent properties across the alleyway to the north are zoned R2-1XL with a land use designation of Low Medium I Residential and are developed with multi-family dwellings that are up to three (3) stories in height. The adjacent properties to the east are zoned R1-1XL with a land use designation of Low II Residential and are developed with both single and multi-family dwellings that are up to two (2) stories in height. The property to the south across the street from Paseo Del Mar is zoned OS-1XL with a land use designation of Open Space and developed with Point Fermin Park. The adjacent properties to the west are zoned R1-1XL with a land use designation of Low II Residential and are developed with both single and multi-family dwellings that are up to three (3) stories in height.

Streets:
Paseo del Mar is designated Local Street Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and designated roadway width of 36 feet and the street is dedicated to an approximately 80-foot right-of-way and improved to an approximately 55-foot roadway, with sidewalk, curb, and gutter.

Alley, adjoining the subject property to the north, has a width of approximately 20 feet with no curb or sidewalk.

Previous zoning related actions on the site include:

Case No. CHC-2021-10727-HCM- On December 21, 2021, the applicant submitted a Historic-Cultural Monument Nomination Form for Walker's Café, citing the proposed monument's historic, cultural and/or architectural significance. On March 25, 2022, the Cultural Heritage Committee took actions to include Walker's Café in the list of Historic-Cultural Monuments.

Building Permit No. 24016-10000-02615- On January 12, 2024, the applicant submitted an application for a Building Permit with the Department of Building and Safety to allow for the alteration to an existing restaurant, which is currently pending at the time of preparing this report.

Building Permit No. 24010-10000-00132- On January 12, 2024, the applicant submitted an application for a Building Permit with the Department of Building and Safety to allow a new two-story single-family dwelling with a roof deck, attached garage, and attached ADU, and to allow the renovation of an existing historic café, which is currently pending at the time of preparing this report.

Order to Comply No. 963812- On July 14, 2022, and August 12, 2022, the Department of Building and Safety issued an Order to Comply indicating that a site inspection revealed that there was construction done without Permits or Inspections.

Previous related actions in the 500 feet radius area include:

ADM-2023-1237-CEX – On March 24, 2023, an application for a Coastal Exemption was approved for a prescriptive patio cover addition to an existing single-family dwelling within the Single-Permit Jurisdiction of the California Coastal Zone at 710 and 712 West Shepard Street.

Correspondence

Planning staff received correspondence from LAPD Harbor Area in a letter dated April 1, 2024. LAPD stated that due to the revitalization efforts in the area, they were unopposed to the issuance of the license. However, acting in the interest of the public, LAPD recommends operating conditions be imposed to diminish vice-related problems that may develop at the proposed business.

Planning staff received a total of 46 comments submitted via email from constituents representing diverse opinions regarding the proposed project. Some constituents expressed disapproval of the proposed new construction of the single-family dwelling (SFD) and ADU at the rear of the property site, noting that the SFD and ADU are out-of-scale with the other buildings in the neighborhood. Furthermore, a majority of constituents submitted similar comments stating the following:

> "The Prospect Group has been alarmingly unwilling to hear the community's concerns and prioritize reopening the café, even refusing to meet with potential new operators. Over time, it has become clear that Prospect Group's first and foremost priority is to build a large house on the parcel rather than reopen an iconic legacy business. The café is literally and figuratively painted into a corner. To protect the future of the landmarked community spot, they request that the Zoning Administrator impose the following crucial conditions to any approval of the project: 1) A substantially reduced footprint for the house in the back so the café has enough space to operate 2) As the Zoning Administrator, you are able to impose so-called Q conditions. For this site, we ask that you set the key condition that an operational restaurant or coffee shop must be maintained at the location to ensure that no matter what else happens with the parcel, generations to come will be able to enjoy a cup of coffee and a bite to eat at this iconic establishment."

Conversely, some constituents expressed full support of the plans as submitted and the revitalization efforts, citing that Walker's Café is in much need of a renovation. Furthermore, some comments noted that the project is in-scale with the character and density of the surrounding properties, consistent with other local land uses, and beneficial to neighbors of San Pedro.

Additionally, on March 20, 2025, Council District 15 representative sent an email with a list of 18 public comments taken during the March 17th Coastal San Pedro Neighborhood council. The comments represent mixed opinions, with some constituents in support of the project as presented, while others expressing concern over the size and scale of the proposed SFD and ADU in relation to the lot and existing historic café.

Public Hearing

A Notice of Public Hearing was sent to all property owners within 500' from the subject site. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The Office of Zoning Administration Public Hearing was conducted virtually on October 30, 2025, at approximately 9:30 a.m. The hearing was conducted by Associate Zoning Administrator Christine Saponara. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Approximately 45 individuals participated in the meeting.

The applicant provided the following comments:

The applicant provided the following comments: The proposed project involves the rehabilitation of the 736 square-foot historic Walker's Cafe (HCM #1262) and the construction of a new residential complex. The request includes a Zone Variance to allow the continued use of the cafe and the on-site sale of beer and wine in the R1-1XL zone. The cafe proposes 73 total seats (27 indoor and 46 outdoor) with daily hours from 8:00 a.m. to 8:00 p.m. Additionally, the project includes the demolition of an existing garage to construct a 21-foot tall, two-story, 2,453 square-foot single-family dwelling and an attached 1,070 square-foot ADU. The applicant emphasized that the residential component is essential for the financial feasibility of restoring the historic landmark and that the design remains subordinate to the cafe to maintain the pedestrian-oriented character of Point Fermin.

Council District 15:
Representative Pamela Thornton stated that the Council Office supports the goals of reopening the cafe and the economic development of the community. She noted that the approval should strictly respect the historic character of the project. The office has received numerous emails containing both support and concerns and will be submitting recommended conditions to ensure the project serves the community effectively.

Public Testimony:
During the hearing, testimony was mixed but generally leaned toward support for the cafe's revival. Proponents, including long-time residents and representatives from the local Chamber of Commerce, highlighted the cafe's history as a community gathering spot and argued that the new housing is a thoughtful investment that will eliminate blight. Conversely, several neighbors expressed concerns regarding the scale and height of the new single-family dwelling, fearing it would set a precedent for over-development and impact private views. Specific concerns were also raised regarding the potential for loud music or "biker bar" activity, with some residents requesting "Q" conditions to ensure the cafe is operational before residential permits are issued.

Applicant's last statement:
Applicant's last statement: In rebuttal, representative Elisa Paster clarified that the single-family dwelling is crucial for the project's overall feasibility. She confirmed that the applicants have no intention of operating a bar, but rather a bona fide restaurant, and agreed to exclude alcohol service from the front sidewalk patio. She further noted that the project has been vetted by the Cultural Heritage Commission and that the new housing is consistent with state laws encouraging multi-unit properties on single lots. The Zoning Administrator took the case under advisement, leaving the record open for five days.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- Any alcoholic beverage sold or dispensed for on-site consumption shall be served by employees of the establishment. No self-service of alcohol is allowed.
- There shall be no sales of wine by the bottle or storage of any bottle for future consumption.
- There shall be no minimum drink required of patrons.
- No person under 21 years of age shall sell or serve alcoholic beverages.
- There shall be no exterior advertising of any kind of type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
- There shall be no bottle service.
- No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
- There shall be no "bottle service" of distilled spirits; "Magnum: sized wine/champagne, nor "Buckets" of beer allowed.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- The sale of alcoholic beverages for consumption off-premises shall be prohibited.
- There shall be no "Happy Hour" or reduced-price drinks.

- The maximum number of televisions used for television spectatorship shall be limited to one in the bar area. Additional televisions used for the purpose of displaying a menu, digital art or similar uses will be allowed.
- The hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. weekdays and 7:00 a.m. to 11:00 p.m. weekends. Last call for alcohol shall occur no later than 10:30 p.m. daily. After hours use of the facility, other than activities required for construction, clean up, inventory and maintenance type activities otherwise allowed per code are not permitted.
- The owner/operator shall always retain operational control of the premises and shall not sublet the premises to outside "promoters" for nightclub or concert activity.
- No cover charge shall be required to enter the premises. There shall be no requirement to purchase a minimum number of drinks at any time on the premises.
- The organization of an admissions line or line queue on the public sidewalk is prohibited.

- There shall be no coin-operated games or video machines maintained upon the premises at any time.
- No pay phone shall be maintained on the exterior of the premises.
- No person under 21 years of age shall sell or deliver alcoholic beverages with the exception of bona fide eating establishments.
- The subject alcoholic beverage license shall not be exchanged for a public premise type license.
- Off-street parking shall comply with the applicable provisions of the Los Angeles Municipal Code (LAMC).
- Vendor(s) delivery of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 7:00 p.m. each day of the week.
- The applicant shall be required to have a minimum of 10 parking spots designated for the business to facilitate a maximum of 40 patrons at time of full capacity. The parking spots will prevent the business from inhibiting parking at Point Fermin Park during business hours of operation for those community members visiting the park.

FINDINGS

ZONE VARIANCE

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. **The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations**.

   The site is located within the San Pedro Community Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher.

   The general purpose and intent of zoning regulations are to limit uses to specific zones in order to comply with the general plan and provide compatibility between respective properties. However, such regulations are written on a citywide basis and cannot take into account individual unique characteristics of a specific property as well as consider changes in the use and demand of land. A variance is a grant of permission to depart from the literal enforcement of a zoning ordinance and allow the property to be used in a manner otherwise not permitted, provided that the spirit of the zoning regulations is observed and substantial consideration is given to the impacts on the surrounding

community.

Continued Use of Existing Non-Conforming Historic Café:

The subject property is improved with a one-story commercial structure constructed in 1935 and continuously operated as Walker's Café since 1946 until its temporary closure in 2021. The structure was purpose-built for commercial use and is designated as a Historic-Cultural Monument (HCM).

The café lawfully existed prior to the 1988 legislative rezoning of the property from a commercial zone to RD1.5-1XL, and subsequently to R1-1XL in 2024. As a result of these legislative actions, the use became nonconforming through no action of the property owner.

The strict application of the R1-1XL regulations would prohibit the continued commercial use of the structure and require conversion to a single-family residential use. Due to the building's original commercial design, layout, parking configuration, and HCM designation, conversion to residential use would require substantial alteration of the structure, potentially compromising its historic integrity. The property's longstanding commercial development pattern and physical improvements are unique circumstances not shared by surrounding residentially developed lots.

The zoning regulations are written on a citywide basis and do not account for properties developed with lawful commercial uses that later became nonconforming as a result of legislative rezoning. In this instance, the literal enforcement of the zoning code would effectively eliminate a long-established historic resource and require substantial structural modification inconsistent with preservation objectives.

Accordingly, the strict application of the zoning ordinance would result in practical difficulties and unnecessary hardship inconsistent with the general purpose and intent of the zoning regulations.

On-Site Sale and Consumption of Beer and Wine:

The applicant requests authorization for the on-site sale and consumption of beer and wine in conjunction with the existing historic café. While alcohol service may be permitted by Conditional Use in commercial zones, the R1-1XL Zone does not provide such an entitlement path. As a result of the legislative rezoning of the property, the applicant must request a variance to maintain an operational component that is customary and incidental to restaurant uses.

Records from the California Department of Alcoholic Beverage Control indicate that a Type 40 (On-Sale Beer) license has been active at the subject property since July 21, 1997, with no record of disciplinary action. The alcohol service has historically operated in conjunction with the café without documented adverse impacts.

Given the café's historic designation and operational model as a neighborhood-serving establishment, the availability of beer and wine service represents a customary accessory component typical of similar small-scale restaurants. The inability to provide this service would materially limit the functionality of the café use relative to comparable establishments located in commercial zones, thereby placing this uniquely situated property at a disadvantage due solely to legislative zoning changes.

Furthermore, the continued preservation and maintenance of the designated historic structure requires viable commercial operation. Without the ability to provide customary restaurant amenities, including limited alcohol service, the adaptive reuse and preservation of the historic resource would be jeopardized.

For these reasons, the strict application of the zoning ordinance would result in practical difficulties and unnecessary hardship inconsistent with the general purpose and intent of the zoning regulations.

2. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject site is a rectangular-shaped lot with an area of approximately 6,138 square feet in the R1-1XL Zone. The property has approximately 50 feet of frontage on the northeast side of Paseo del Mar, approximately 45 feet of frontage along the 20-foot-wide alley to the north, and a lot depth of approximately 130 feet. The site is located within the San Pedro Community Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher.

The adjacent properties across the alleyway to the north are zoned R2-1XL with a land use designation of Low Medium I Residential and are developed with multi-family dwellings that are up to three (3) stories in height. The adjacent properties to the east are zoned R1-1XL with a land use designation of Low II Residential are developed with both single and multi-family dwellings that are up to two (2) stories in height. The property to the south is zoned OS-1XL with a land use designation of Open Space and developed with Point Fermin Park. The adjacent properties to the west are zoned R1-1XL with a land use designation of Low II Residential are developed with both single and multi-family dwellings that are up to three (3) stories in height.

Continued Use of Existing Non-Conforming Historic Café:

While the subject property is similar in size and configuration to other R1-1XL lots in

the vicinity, it is uniquely improved with a purpose-built, one-story commercial structure constructed in 1935 and historically operated as Walker's Café for approximately 75 years. The structure lawfully existed prior to the City's 1988 legislative rezoning of the property from a commercial zone to RD1.5-1XL, and subsequent rezoning to R1-1XL in 2024. As a result of these legislative actions, the long-established commercial use became legal nonconforming through no action of the property owner.

This circumstance does not generally apply to other properties in the same zone and vicinity, which were developed and designed for single-family residential purposes consistent with the R1 zoning regulations. The subject property is uniquely burdened by the presence of a historically significant commercial structure that was constructed and operated in reliance upon prior commercial zoning classifications.

Additionally, the property has been identified through SurveyLA with status codes 3S, 3CS, and 5S3 as eligible for listing in the California Register and locally designated as a Historic-Cultural Monument. The historic significance of the structure is directly tied to its longstanding commercial use as a neighborhood café, including its character-defining features such as the neon signage. The historic designation imposes preservation obligations that are not applicable to other properties within the R1 zone.

Furthermore, the site's location adjacent to Point Fermin Park (Open Space zoning) to the south and multi-family residential zoning (R2-1XL) across the alley to the north creates a transitional context that differs from interior R1 parcels in the neighborhood. The presence of alley access and its corner-adjacent location further reflect development characteristics that historically supported commercial activity.

These combined circumstances, legislative downzoning of a long-standing commercial use, the existence of a purpose-built historic commercial structure, HCM designation, and the property's transitional location, constitute special circumstances applicable to the subject property that do not generally apply to other properties in the same zone and vicinity.

On-Site Sale and Consumption of Beer and Wine:

The special circumstances applicable to the continued café use likewise apply to the request for on-site beer and wine sales. The property's historic designation is tied to its identity as a neighborhood-serving commercial establishment. The California Department of Alcoholic Beverage Control records indicate that a Type 40 (On-Sale Beer) license has been active at the site since July 21, 1997, without disciplinary history.

The combination of (1) a historically designated commercial structure, (2) longstanding lawful alcohol service, and (3) the absence of an entitlement pathway under the current R1 zoning due solely to legislative rezoning, creates a unique circumstance not generally applicable to other R1 properties in the vicinity. Other R1 parcels were developed as residential uses and do not contain historic commercial improvements or longstanding accessory alcohol service.

Accordingly, these special circumstances are peculiar to the subject property and justify consideration of the requested variance.

3. **The Variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.**

Continued Use of Existing Non-Conforming Historic Café:

Other properties within the same vicinity that are zoned for commercial use possess the right to operate neighborhood-serving restaurant establishments consistent with their zoning classification. Those properties may lawfully maintain commercial structures and conduct restaurant operations as permitted uses.

Because of the legislative rezoning of the subject property from commercial to residential classifications in 1988 and 2024, the subject site is uniquely deprived of the ability to maintain the commercial use for which it was originally designed and historically utilized. Unlike surrounding residential parcels that were developed as single-family dwellings in conformity with the R1 zone, the subject property contains a purpose-built commercial structure constructed in 1935 and historically operated as a café for approximately 75 years.

Absent the requested variance, the property would be required to discontinue the commercial use and convert the historic structure to a single-family residential use, thereby depriving the owner of the same fundamental property right enjoyed by similarly situated commercial properties in the vicinity, namely, the right to utilize an existing restaurant building for restaurant purposes.

The variance is therefore necessary to preserve and enjoy a substantial property right, the continued operation of a small-scale restaurant use in a structure designed and historically utilized for that purpose, which is generally possessed by other restaurant properties in the same vicinity but is denied to the subject property solely due to legislative zoning changes and its unique historical development pattern.

On-Site Sale and Consumption of Beer and Wine:

Restaurants located within commercially zoned properties in the same vicinity possess the right to apply for and obtain a Conditional Use Permit for the on-site sale and consumption of beer and wine. This entitlement pathway provides commercial restaurant operators the opportunity to offer customary accessory alcohol service subject to operational safeguards.

Due to the subject property's current R1-1XL zoning — a classification applied through legislative action after decades of lawful commercial operation — the applicant is denied access to the same conditional use entitlement process that is available to

similarly functioning restaurant properties located in commercial zones. The inability to even seek that entitlement deprives the subject property of a substantial operational privilege generally available to comparable establishments in the area.

The requested variance restores parity by allowing the historic café to maintain an operational component that is typical and incidental to restaurant uses in the vicinity, subject to appropriate conditions of approval. Without the variance, the property would be uniquely constrained in a manner not generally applicable to other restaurant properties serving the same community.

Accordingly, the variance is necessary for the preservation and enjoyment of a substantial property right generally possessed by other properties in the same zone and vicinity but denied to the subject property due to its unique zoning history and historic development.

4. **The granting of the Variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.**

The subject site is a rectangular-shaped lot with an area of approximately 6,138 square feet in the R1-1XL Zone. The property has approximately 50 feet of frontage on the northeast side of Paseo del Mar, approximately 45 feet of frontage along the 20-foot-wide alley to the north, and a lot depth of approximately 130 feet. The site is located within the San Pedro Community Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher.

The adjacent properties across the alleyway to the north are zoned R2-1XL with a land use designation of Low Medium I Residential and are developed with multi-family dwellings that are up to three (3) stories in height. The adjacent properties to the east are zoned R1-1XL with a land use designation of Low II Residential are developed with both single and multi-family dwellings that are up to two (2) stories in height. The property to the south is zoned OS-1XL with a land use designation of Open Space and developed with Point Fermin Park. The adjacent properties to the west are zoned R1-1XL with a land use designation of Low II Residential are developed with both single and multi-family dwellings that are up to three (3) stories in height.

Continued Use of Existing Non-Conforming Historic Café:

The granting of the variance will not authorize new construction, increased floor area, or physical expansion of the existing structure. The historic café will remain a one-story

building with a height of 12 feet 10 inches and a total floor area of 736 square feet. The request is limited to interior and exterior rehabilitation of the existing structure and restoration of the historic neon sign.

The proposed rehabilitation has been reviewed by the Office of Historic Resources and found consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as documented in the April 26, 2024 memorandum prepared by Historic Resources Group. The Cultural Heritage Commission has reviewed the project and will continue to provide oversight. As such, the project enhances preservation of a designated Historic-Cultural Monument rather than intensifying development on the site.

The café historically operated for approximately 75 years at this location. The variance does not introduce a new or intensified use but allows the continuation of a long-established neighborhood-serving establishment. Given the small building size, limited operational hours (8:00 a.m. to 8:00 p.m.), and absence of expansion, the continued operation is not expected to generate impacts materially different from historical operations.

Conditions of approval have been incorporated to ensure compatibility with surrounding residential uses, including operational limitations, noise controls, maintenance requirements, and monitoring provisions. As conditioned, the continued use of the café will not be materially detrimental to the public welfare nor injurious to nearby properties.

On-Site Sale and Consumption of Beer and Wine:

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, Census Tract Number 2976.01 is authorized three (3) on-site and one (1) off-site license. At the present time, there are 17 existing on-site licenses, including one (1) of which belongs to the Applicant.

Within Census Tract No. 2976.01, the following types of alcoholic beverage licenses are active:

- (2) Type 40 – On-Sale Beer (Applicant)
- (3) Type 41 – On-Sale Beer and Wine – Eating Place
- (2) Type 47 – On-Sale General – Eating Place
- (1) Type 48 – On-Sale General – Public Premises
- (3) Type 51 – Club
- (5) Type 58 – Caterer's Permit
- (1) Type 77 – Event Permit

According to information submitted by the applicant, there are no (0) establishments located within a 1,000-foot radius of the project site.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The ABC also has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. This request would not result in an additional license to Census Tract Number 2976.01, as the applicant has been operating under an ABC Type 40 License since 1997.

The grant authorized herein incorporates a number of conditions which will continue to make the use of the property and the sale and consumption of beer and wine more compatible with other uses in the surrounding community and provide for monitoring of the establishment. Operational hours have already been addressed in more detail and are limited from 8 A.M. to 8 P.M. daily. Furthermore, the sale of beer and wine will be closely regulated to prevent sales to minors. The conditions of the grant address noise, security, loitering and maintenance to deter any nuisance activity on or adjacent to the site. The conditions of the grant require STAR/LEAD/RBS training for employees, adequate site maintenance, installation of surveillance cameras, and the maintenance of age verification devices. These conditions are intended to deter or prevent nuisance or criminal activity such as loitering or public drinking and will improve public safety. Conditions reflect consideration of the surrounding sensitive uses such as the residential buildings. Some of the conditions also reflect consideration of current and/ or future residential tenants. As noted, the Background Section of this action also includes recommended conditions to the Department of Alcoholic Beverage Control for consideration in its review of an alcohol license for the subject historic café.

According to statistics provided by the Los Angeles Police Department's Southwest Division, within Crime Reporting District No. 587, which has jurisdiction over the subject property, a total of 110 crimes were reported in 2023 (94 Part I Crimes and 16 Part II Arrests), compared to the Citywide Average of 162 crimes and the High Crime Reporting District Average of 194 crimes. Part II Arrests reported include (1) DUI related arrests, (4) Other Assaults, and (2) Miscellaneous Other Violations. There were no reported crimes for violations to liquor laws, drunkenness, disturbing the peace, disorderly conduct, or gambling. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. The above statistics indicate that the crime rate in the reporting district where the subject site is located is lower than the citywide average. Further, no evidence was submitted for the record establishing any link between the subject site and the area's crime rate.

As conditioned, the use is not expected to contribute to the area's crime rate and will not result in an undue concentration of establishments providing alcoholic beverages. Furthermore, specific conditions have been incorporated into this action, which are targeted at safeguarding the community and providing for a reasonable operation. Therefore, the granting of the variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.

5. The granting of the Variance will not adversely affect any element of the General Plan.

Continued Use of Existing Non-Conforming Historic Café:

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Municipal Code Requirements. The General Plan is comprised of the Framework Elements, seven state-mandated elements, and four additional elements.

The Framework Element establishes the broad overall policy and direction for the General Plan. The variance to allow the continued use and operation of the subject historic café is consistent with the following objectives and policy of the Framework Element:

> Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.
>
> Objective 7.3: Maintain and enhance the existing businesses in the City.
>
> Objective 7.3.2: Retain existing neighborhood commercial activities within walking distance of residential areas.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The project site is located in the San Pedro Community Plan. The community plan designates the property for Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The San Pedro Community Plan contains the following text:

> Goal LU1: Complete, livable and quality residential neighborhoods throughout San Pedro that provide a variety of housing types, densities, forms and designs and a mix of uses and services that support the needs of residents.
>
> > LU1.1 Neighborhood character. Maintain the distinguishing characteristics of San Pedro's residential neighborhoods with respect to lot size, topography, housing scale and landscaping, to protect the character of existing stable neighborhoods from new, out-of-scale development.
> >
> > LU1.2 Adequate housing and services. Provide housing that accommodates households of all sizes, as well as integrates safe and convenient access to schools, parks, and other amenities and services.

LU1.3 Neighborhood transitions. Assure smooth transitions in scale, form, and character, by regulating the setback, stepbacks, rear elevations, and backyard landscaping of new development where neighborhoods of differing housing type and density abut one another.

LU1.6 Alleys. Maintain and improve existing neighborhood alleys as an alternative, safe, well maintained vehicular access to homes that reduces curb cuts, driveways, and associated pedestrian-automobile conflicts along sidewalks.

LU1.7 Build Green. Developments should be sustainable and attractive, and incorporate green building design, systems and materials to the greatest extent feasible.

Goal LU5: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs of the community while preserving the unique commercial and cultural character of the community.

LU5.1 Investment. Conserve, strengthen and encourage investment in San Pedro's existing commercial districts.

LU5.2 Mix of uses. Encourage the vertical and horizontal integration of a complementary mix of commercial, service, and other nonresidential uses that address the needs of families and other household types living in urban neighborhoods. Such uses may include daycare and school facilities, retail and services, and parks, plazas, and open spaces.

Goal LU6: Attractive, pedestrian-friendly Neighborhood Districts that serve surrounding neighborhoods and business as local gathering places where people shop and socialize.

LU6.1: Neighborhood services. Encourage the retention of existing and the development of new commercial uses that are primarily oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms).

LU6.2: Mix of Uses. Encourage the vertical and horizontal integration of a complementary mix of commercial, service and other non-residential uses that address the needs of households living in urban neighborhoods. Such uses may include retail and services, entertainment, childcare facilities, daycare and school facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity.

LU6.4: Compatible "non-conforming uses" that are a recognized part of a neighborhood (e.g., "Mom and Pop" neighborhood stores), should be allowed to continue in accordance with applicable provisions of the Municipal Code.

Goal LU17: Preservation and restoration of cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.

LU17.1 Celebrate History. Protect, preserve and enhance San Pedro's historically significant resources. Support the completion of SurveyLA within the San Pedro Community Plan Area.

LU17.2. Protect, preserve and enhance the historic characteristics of distinctive historic neighborhoods such as Old San Pedro/Downtown, Vinegar Hill HPOZ and study the possible expansion of HPOZ as well as Averill Park and the Cabrillo/27th/Gaffey neighborhood.

The Framework Element and San Pedro Community Plan each recognize the importance of retaining viable neighborhood-serving uses near residences to support a pedestrian-friendly and amenity-rich environment. The proposed variance will assist in providing local amenities for residents of the neighborhood, provide a service to promote neighborhood stability, and encourage a mix of uses.

In light of the above, the project substantially conforms to the purpose, intent, and provisions of the General Plan and the San Pedro Community Plan, as such, the approval of the variance will not adversely affect any element of the General Plan.

On-Site Sale and Consumption of Beer and Wine:

The Framework Element establishes the broad overall policy and direction for the General Plan. Policy 7.3.2 of the Framework Element encourages the establishment and retention of "neighborhood commercial activities within walking distance of residential areas."

Approval of the conditional use permit request is consistent with the following Objectives and Policies of the Community Plan:

Goal LU5: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs of the community while preserving the unique commercial and cultural character of the community.

LU5.1 Investment. Conserve, strengthen and encourage investment in San Pedro's existing commercial districts.

LU5.2 Mix of uses. Encourage the vertical and horizontal integration of a complementary mix of commercial, service, and other nonresidential

uses that address the needs of families and other household types living in urban neighborhoods. Such uses may include daycare and school facilities, retail and services, and parks, plazas, and open spaces.

The Framework Element and San Pedro Community Plan each recognize the importance of retaining viable neighborhood-serving uses near residences to support a pedestrian-friendly and amenity-rich environment. The proposed variance will assist in providing local amenities for residents of the neighborhood, provide a service to promote neighborhood stability, and encourage a mix of uses.

The ability to serve alcohol with entertainment furthers the Community Plan's aim to encourage activity in the area and provides an amenity for local residents, employees, and visitors to enjoy. With the conditions and limitations imposed by the Zoning Administrator, the surrounding properties should be protected from predictable impacts of the proposed use. In light of the above, the project substantially conforms to the purpose, intent, and provisions of the General Plan and the San Pedro Community Plan, as such, the approval of the variance will not adversely affect any element of the General Plan.

Coastal Development Permit

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

6. **The development is in conformity with Chapter 3 of the California Coastal Act of 1976.**

The subject site is a rectangular-shaped lot with an area of approximately 6,138 square feet in the R1-1XL Zone. The property has approximately 50 feet of frontage on the northeast side of Paseo del Mar, approximately 45 feet of frontage along the 20-foot-wide alley to the north, and a lot depth of approximately 130 feet. The site is located within the San Pedro Community Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher. The site is within approximately 3.66 kilometers (2.27 miles) of the Palos Verdes Fault Zone. The site is also located within the BOE Special Grading Area, 500 feet of a park zone, and the Methane Buffer Zone. The site is located within the Dual Permit Jurisdiction of the California Coastal Zone but not located within the Calvo Exclusion area.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. Applicable provisions are as follows:

Section 30244 Archaeological and Paleontological Resources.
Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measure shall be required.

The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. No (0) protected trees or non-protected trees are proposed to be removed. The project will maintain the existing one-story historic café in the R1-1XL zone in the Dual Permit Jurisdiction of the California Coastal Zone. The subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are later discovered during excavation or grading activities, the project is subject to compliance with Federal State and Local regulation already in place.

Section 30250 Location; existing developed area
(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. A Coastal Development Permit Context/Character Analysis Visual Impact Analysis conducted by Howard Robinson and Associates which was submitted on April 26, 2024, analyzed all residential properties on the block along Paseo del Mar between South Gaffey Street to the west and South Carolina Street to the east to assess the pattern of development within the surrounding area of the project site. The study suggested that the number of stories, height, Floor Area Ratio (FAR), and density of the proposed project are in line with that of the surrounding area. The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing, one-story historic café in the R1-1XL zone. The lot fronts Paseo del Mar, which provides both pedestrian and vehicular access to the site. The alley to the rear of the property to the north provides vehicular access to the site. The property is located in a developed residential area with adequate vehicle access and infrastructure. The proposed project is not expected to have a significant adverse impact on coastal

resources.

Section 30251 Scenic and Visual Qualities
The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting. The project site is located in a neighborhood that is developed with residential structures that are one (1) to three (3) stories in height; new construction in the area is limited to a maximum height of 26 feet, pursuant to the San Pedro Specific Plan. The construction, maintenance, and use of the single-family dwelling will be 21 feet maximum and will not exceed the 26 feet to the top of the roof or parapet, as measured from the Average Existing Natural Grade as specified in the San Pedro Specific Plan. No (0) protected trees or non-protected trees are proposed to be removed. The property will maintain the existing one-story historic café in the R1-XL zone within the Dual Permit Jurisdiction of the California Coastal Zone. No natural landforms will be altered as part of the project. As such, the proposed project as conditioned will not impact scenic resources in the area.

Section 30252 Maintenance and Enhancement of Public Access.
The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development. The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The provisions of ADU State Law and the City's ADU Ordinance (LAMC Section 12.22-A.33(c)(12)) require one parking space for an ADU unless 1) located within ½ mile walking distance from a bus or rail stop, 2) one block from a designated car share pickup or drop off location, 3) within an applicable historic district, or 4) part of a proposed or existing residence. The proposed project is located within ½ mile walking distance to the Metro Line 246 bus stop at the intersection of Shepard Street and Gaffey Street. As a result, no parking is required for the ADU, however, the project proposes a two-car garage with one (1) carport, which satisfies the parking requirements outlined above. No (0) protected trees

or non-protected trees are proposed to be removed. The property will maintain the existing one-story historic café in the R1-1XL zone. The subject site is located within a residential neighborhood within 500 feet from the ocean. The proposed single-family dwelling and attached ADU will be constructed in the rear of the lot behind the commercial building and will maintain yard setback requirements and no permanent structures will be placed within the public right-of-way and public access to the coast would not be impacted.

Section 30253 Minimization of Adverse Impacts.
New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and vehicle miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses. The site is not located within a Very Fire Hazard Severity Zone or Liquefaction area and approximately 3.66 kilometers (2.27 miles) of the Palos Verdes Fault Zone. This property is located in the methane buffer zone and outside of the flood zone. The site is within a Special Grading Area and is located along the coastal bluff. The property is a popular visitor destination. The project proposes the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. No (0) protected trees or non-protected trees are proposed to be removed. The site will maintain the existing one-story, commercial café in the R1-XL zone. The use would have no adverse impacts on public access, recreation, public views, or the marine environment. No permanent structures would be placed within the public right-of-way and public access to the coast would not be impacted. Although, the subject site is located within a residential neighborhood within 500 feet from the ocean, the proposed scope of work will be done in the front of the property approximately 40 feet from the front yard property line, away from the coastal bluff. The project will neither interfere nor reduce access to the shoreline or beach. There will be no dredging, filing, or diking of coastal waters or wetlands associated with the request, and there are no sensitive habitat areas, archaeological or paleontological resources identified on the site. The proposed project will not block any designated public access views. The proposed project is in conformity with Chapter 3 of the California Coastal Act.

7. **The permitted development will not prejudice the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.**

The San Pedro Community Plan designates the property for Low II Residential land uses, with corresponding zones of R1. There is currently no certified Local Coastal

Program ("LCP") for San Pedro. The San Pedro Coastal Land Use Plan (LUP) was certified by the California Coastal Commission on May 8, 1991; however, the necessary implementation ordinances were not adopted. The city is in the initial stages of preparing the LCP; prior to its adoption the guidelines contained in the certified LUP are advisory. The San Pedro Specific Plan was adopted in 1990 to implement the Coastal Act and to serve as the implementation ordinance of the Local Coastal Program for that portion of the San Pedro community within the Coastal Zone. The Specific Plan contains regulations to protect views, public access, scenic resources, and limits building height, parking, and development on sloping and geologically hazardous lots located in the Coastal Zone. The San Pedro Specific Plan limits building height at the subject property to a maximum height of 26 feet (as measured from Average Existing Natural Grade) and two stories, in order to preserve scenic views of the Pacific Ocean.

The project is consistent with the following Housing policies and standards of the Land Use Plan:

Objective 1: To preserve and protect stable single-family residential areas from encroachment by other types of uses, including higher density residential development.

Objective 3: To designate changes in residential densities based on the relationship between neighborhood units, topography, nearness to highways, availability of commercial services, and adequacy of public facilities and at levels where it will not have significant adverse effects, either individually or cumulatively, on coastal access or coastal resources.

Policy 6: The continuation of existing compatible land uses that are a recognized part of a neighborhood, although non-conforming with respect to zoning or the designation of the Plan map (such as "mom and pop" neighborhood markets), be permitted.

Height Standard (a): No building or structure shall be erected or enlarged within that portion of the Coastal Zone designated for residential use which exceeds two stories or a height of 26 feet as measured from the average existing natural grade to the highest point of the roof or parapet wall of the building, whichever is higher.

Parking Standard (a): Adequate on-site parking shall be provided by new development and where feasible in remodels in order to maintain and enhance public access to the coast.

The project is consistent with the following Commerce policies and standards of the Land Use Plan:

Objective 1: To emphasize, rehabilitate and strengthen the Community Center as the focal point for the Community's social, civic, and economic life.

Objective 3: To improve the aesthetic quality of commercial developments and areas.

Objective 4: To designate local commercial areas conveniently serving the day-to-day needs of residential neighborhoods, while maintaining and enhancing coastal/recreational commercial uses along Pacific Avenue by regulating permitted uses.

The project proposes the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing one-story, historic café in the R1-XL zone. The proposed project will remain compatible in scale with the adjacent properties to the north, east, and west of the subject property which are zoned R1-1XL and R2-1XL with a land use designation of Low II Residential and Low Medium I Residential and are developed with single and multi-family dwellings that are up three (3) stories in height. The existing café is a historic use that has previously been established as a neighborhood resource. The new single-family dwelling and ADU are in line with the rest of the neighborhood use and in compliance with LAMC requirements. As a result, the proposed rehabilitation of the existing historic café, the demolition of the existing garage, and the construction of a new, two-story single-family dwelling with an attached ADU will not prejudice the ability of the City to prepare a local coastal program in conformity with Chapter 3 of the Coastal Act.

8. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977, and any subsequent amendments thereto have been reviewed, analyzed, and considered in light of the individual project in making this determination.**

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act are designed to assist local governments the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources. In addition to the Regional Interpretive Guidelines, the policies of the San Pedro Coastal Land Use Plan (the Land Use Plan was certified by the Coastal Commission on May 8, 1991) have been reviewed and considered.

The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing one-story historic café in the R1-XL zone. The proposed project is consistent with the use and development guidelines of the

Regional Interpretive Guidelines for the San Pedro portion of the Coastal Zone. The Regional Interpretive Guidelines have been reviewed, analyzed, and considered in light of the individual project in making this determination, and the project as conditioned is consistent with such Guidelines.

9. The decision of the permit-granting agency has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.

The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing one-story historic café in the R1-XL zone. The proposed project does not conflict with prior decisions of the Coastal Commission. The Coastal Commission has previously approved the following project in the San Pedro Coastal Zone:

- In December 2021, the Commission found a substantial issue on appeal and approved with conditions a Coastal Development Permit for the construction of a new two-story, 26-feet high, 3,695 square feet single-family dwelling home with 921 square feet detached garage, 1,154 square feet roof deck, and rear yard deck and spa on vacant bluff top lot in the R1-1XL in the dual permit jurisdiction area of the California Coastal Zone at 1305 West Paseo Del Mar (Application No. A-5-SNP-19-0136/5-20-0153).
- In December 2021, the Commission found a substantial issue on appeal and approved with conditions a Coastal Development Permit for the demolition of 1,302 square feet single-family dwelling and the construction of a new two-story, 26-feet high, 3,548 square feet single-family home with 665 square feet detached garage, 1,124 square feet roof deck, and rear yard deck on blufftop lot in the R1-1XL in the dual permit jurisdiction area of the California Coastal Zone at 1307 West Paseo Del Mar (Application No. A-5-SNP-19-0154/5-20-0152).
- In February 2020, the Commission approved a Coastal Development Permit for the demolition of 19-feet high, 2,328 square feet single-family home; and construction of 2-story, approximately 21-feet high, 2,328 square feet single-family home on bluff top lot in the R1-1XL in the dual permit jurisdiction area of the California Coastal Zone at 1355 West Paseo Del Mar (Application No. 5-18-0999).

As such, the decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

10. The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development

is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

Section 30210 of the Coastal Act states the following in regards, to public access:

> *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.*

Section 30211 of the Coastal Act states the following in regards, to public recreation policies:

> *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

The development is not located between the nearest public road and the sea or shoreline of any body of water. The proposed construction will occur in the north property boundary within the front yard setback and will not interfere with public access to the coast. The subject site is located within a residential neighborhood within 500 feet from the ocean and the proposed new construction is proposed in the rear portion of the property away from the coastal bluff. The project will maintain the existing one-story historic café, which will be accessed from Paseo del Mar. No permanent structures would be placed within the public right-of-way and public access to the coast would not be impacted. Furthermore, all seats within the public right-of-way will require review and approval from Bureau of Engineering, Department of Public Works through a revocable permit process. As proposed, the project will not conflict with any public access or public recreation policies of the Coastal Act.

11. An appropriate environmental clearance under the California Environmental Quality Act has been granted.

A Categorical Exemption, ENV-2023-7220-CE, has been prepared for the proposed project consistent with the provisions of CEQA. The proposed project is for the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing one-story historic café in the R1-XL zone within the Dual Permit Jurisdiction of the California Coastal Zone.

The Categorical Exemption prepared for the project is appropriate pursuant to CEQA Guidelines, Section 15301 (Class 1), Section 15303 (Class 3), and Section 15331 (Class 31). As described herein, each categorical exemption prepared covers different components of the project, including the restoration of an existing older historic café, the construction of one (1) new single-family dwelling and attached ADU, and the rehabilitation of the historical resource in the manner consistent with the Secretary of Interior Standards.

Specifically, the Class 1 categorical exemption allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of exiting public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. As discussed, the proposed project is for the continuation of an existing non-conforming historic café in conjunction with the on-site sale of beer and wine.

The Class 3 categorical exemption allows for the construction of a limited number of new, small facilities or structures, including one (1) single-family residence, or a second dwelling unit in a residential zone, and up to three (3) single-family residences in highly urbanized areas. As discussed, the proposed project is for the construction of a new, two-story single-family dwelling with an attached ADU.

The Class 31 categorical exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservations, 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, and Reconstruction Historic Buildings. As previously mentioned, the proposed project is for the rehabilitation of an existing historic café.

Furthermore, the Exceptions outlined in the CEQA Guidelines Section 15300.2 do not apply to the project:

a. Location. The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject project is located within a Special Grading Area and Methane Buffer Zone; however, it is not located in a fault or flood zone, landslide area, liquefaction area, very high fire severity area, or airport hazard area. The project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for construction.

b. Cumulative Impacts. The project is consistent with the type of development permitted for the area zoned R1-1XL and designated Low II Residential. The project proposed is the rehabilitation of an existing historic café, the demolition of an existing garage, and the construction of a new, two-story single-family dwelling with an attached ADU, and will not exceed thresholds identified for impacts to the area (i.e., traffic, noise, etc.), conforms to the permitted regulations for the underlying zone, and will not result in significant cumulative impacts.

c. Significant Effect. The subject property is located in a highly urbanized area. The surrounding properties are developed with both single and multi-family dwellings and a park. The subject project is of a similar size and scope to these properties. The proposed project consists of work typical of residential development. Thus, there are no unusual circumstances that will lead to a significant impact on the environment.

d. Scenic Highways. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject site is located approximately 28.92 miles to the southeast of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources within a State-designated Scenic Highway.

e. Hazardous Waste Sites. According to the EnviroStor, the State of California's database of hazardous waste sites, neither the subject property nor any property in the vicinity, is identified as a hazardous waste site.

f. Historical Resources. The subject site was identified in SurveyLA as a historic resource, eligible for listing in the California Register of Historical Resources (California Register) and locally as Historic-Cultural Monument (HCM) (status codes 3S, 3CS, and 5S3) as a "long time restaurant in San Pedro; in continuous operation as Walker's Burgers since 1942. Includes neon sign." The proposed project qualifies for a Class 31 Categorical Exemption, which is limited to the 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 proposed project is for the continuation and rehabilitation of an existing 736 square-foot historic café, proposing 73 total seats, with 27 indoor seats and 46 uncovered outdoor seats (16 seats in public right-of-way and 30 seats in rear patio) 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. A memorandum prepared by Historic Resources Group, dated April 26, 2024, outlines the proposed rehabilitation and consistency 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 memorandum and proposed plans were reviewed and approved by the Office of Historic Resources, in an email dated June 21, 2024. As discussed in the memorandum, the proposed project is consistent with the Secretary of the Interior's Standards.

Therefore, the proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures. No alternatives of the proposed project were evaluated. The appropriate environmental clearance has been granted.

Mello Act Compliance Review

12. Pursuant to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act, all Conversions, Demolitions, and New Housing Developments must be identified in order to determine if any Affordable Residential Units are onsite and must be maintained, and if the project is subject to the Inclusionary Residential Units requirement. Accordingly, pursuant to the settlement agreement between the City of Los Angeles and the Venice Town

Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles, the findings are as follows:

Categorical Exemptions (Part 2.4) Small New Housing Developments

The project proposes the demolition of an existing 1,118 square-foot garage and the construction of a new 2,453 square-foot two-story single-family dwelling with an attached 1,070 square-foot two-story Accessory Dwelling Unit (ADU) along with an attached two-car garage and one (1) carport. The project will maintain the existing historic café in the front of the property, in the R1-1XL zone. Pursuant to Part 2.4.2 of the Interim Administrative Procedures, developments which consist of nine or fewer Residential Units are Small New Housing Developments and are categorically exempt from the Inclusionary Residential Unit requirement. Therefore, the proposed development of two new Residential Units is found to be categorically exempt from the Inclusionary Residential Unit requirement for New Housing Developments.

ADDITIONAL MANDATORY FINDINGS

13. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is not located within Flood Hazard Area. The project conforms with both the specific provisions and the intent of the Floodplain Hazard Management Ordinance.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill

out and submit an appeal application online directly to City Planning's DSC and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at http://planning.lacity.gov/development-services/forms. Public offices are located at:

Metro DSC	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 13B.9.1.I.2 of Chapter 1A of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission, pursuant to Section 13B.9.1.E.4 of Chapter 1A of the Los Angeles Municipal Code. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

The proposed development is in the dual permit jurisdiction area, and will require an additional permit from the California Coastal Commission upon the expiration of the above 20 working day appeal period. For more information on filing a permit, applicants should visit https://www.coastal.ca.gov/cdp/cdp-forms.html or contact the Coastal Commission South Coast District Office: SouthCoast@coastal.ca.gov.

Inquiries regarding this matter should be directed to Monica Taimoori, Planning Staff for the Department of City Planning at (213) 682-6372 or monica.taimoori@lacity.org.

Christine M. Saponara

CHRISTINE M. SAPONARA
Associate Zoning Administrator

CMS:CC:NM:MT

cc: Councilmember Tim McOsker
Fifteenth District
Adjoining Property Owners
Interested Parties

PLOT PLANS



Context Map | 15

ENTITLEMENTS:

- PER LAMC SECTION LAMC CH 1 SEC 12.27 AND CH1A SEC 13B.5.3, A ZONE VARIANCE TO PERMIT THE CONTINUATION OF USE OF AN EXISTING, HISTORIC NON-CONFORMING COMMERCIAL CAFE IN THE R1-1XL ZONE.
- PER LAMC SECTION LAMC CH 1 SEC 12.27 AND CH1A SEC 13B.5.3, A ZONE VARIANCE TO PERMIT THE SALE AND DISPENSING OF ALCOHOL (BEER AND WINE) WITHIN AN EXISTING, HISTORIC NON-CONFORMING COMMERCIAL CAFE IN THE R1-1XL ZONE.
- PER LAMC SECTION 12.20.2, A COASTAL DEVELOPMENT PERMIT TO PERMIT THE RENOVATION OF AN EXISTING HISTORIC CAFE AND TO PERMIT THE NEW CONSTRUCTION OF A SINGLE FAMILY DWELLING WITH AN ATTACHED ADU.



Site Map | 7

ARCHITECTURAL			
A0.00	Cover Sheet	A3.02	Elevations N-W
A1.00	Survey	A4.01	Site Section
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

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

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

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

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
Arb (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



Render | 9

Building Height

	Allowable	Proposed
Stories	2 Stories	**2 Stories**
Height	26'-0"	**21'-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 10,170 / 3,390 = 3 ALLOWABLE FAR = 3		**4,259 SF < 10,170 SF** ⚠ 4,529 / 3,390 =1.26 **PROPOSED FAR = 1.26 : 1**

Area Summary & Breakdown

Walker's Cafe (EXISTING)			
Ground Floor	**736 SF**		
Main House (NEW)		ADU(NEW)	
Ground Floor	1,209 SF	Ground Floor	431 SF ⚠
Second Floor	1,244 SF	Second Floor	639 SF
	2,453 SF		**1,070 SF**
TOTAL	**3,523 SF**		
Main House (NEW)		ADU(NEW)	
Roof Deck	890 SF	Roof Deck	290 SF
Garage	398 SF	**NO PARKING PROVIDED FOR COMMERCIAL BUILDING.** ⚠	
(EXISTING) + (NEW)			
Walker's Cafe + Residential			
736 SF + 3,523 SF			
GRAND TOTAL	**4,259 SF**		

Project Summary | 5

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OCT 15 2025
CITY PLANNING
PROJECT PLANNING

EXHIBIT "A"
Page No. 1 of 20
Case No. ZA-23-7218-CW-CDP-MEL-HCA

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

Vartan Achabahian
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GIBBS ARCHITECTS INC
Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
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E: kurt@gibbs1934.com

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:

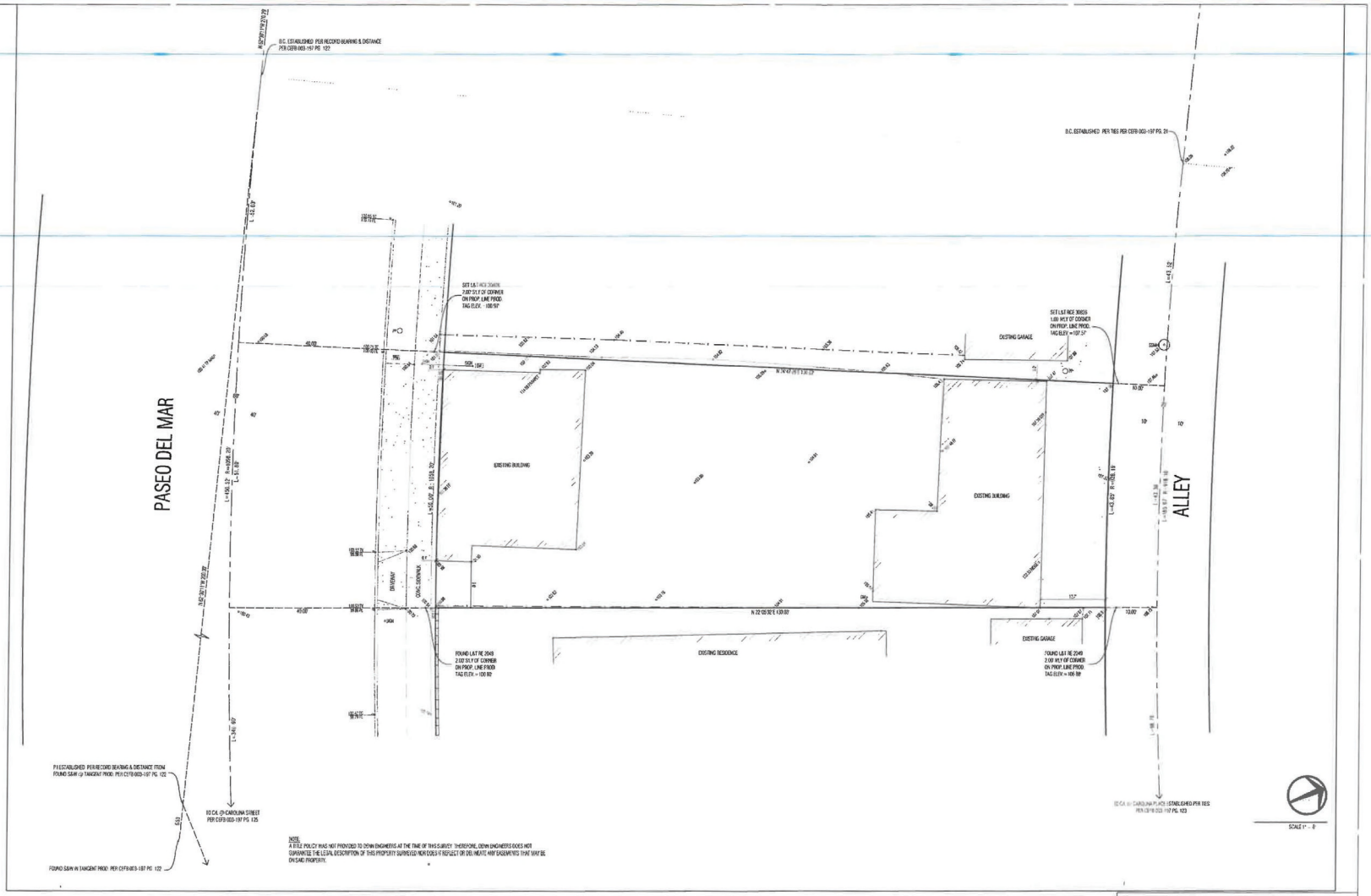
Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: **Cover Sheet**

Drawing Number: **A0.00**



NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DOHN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DOHN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

EXHIBIT "A"
Page No. 2 of 20
Case No. ZA-23-7218

Survey | SCALE: NTS | FILE: | 1

SINGLE FAMILY RESIDENCE & WALKER'S CAFE

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Revisions:

No.	Issue	Date
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5	Planning Comment Response	13 June 2024
6	Planning Comment Response	22 Nov 2024

Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: **Survey**

Drawing Number: **A1.00**

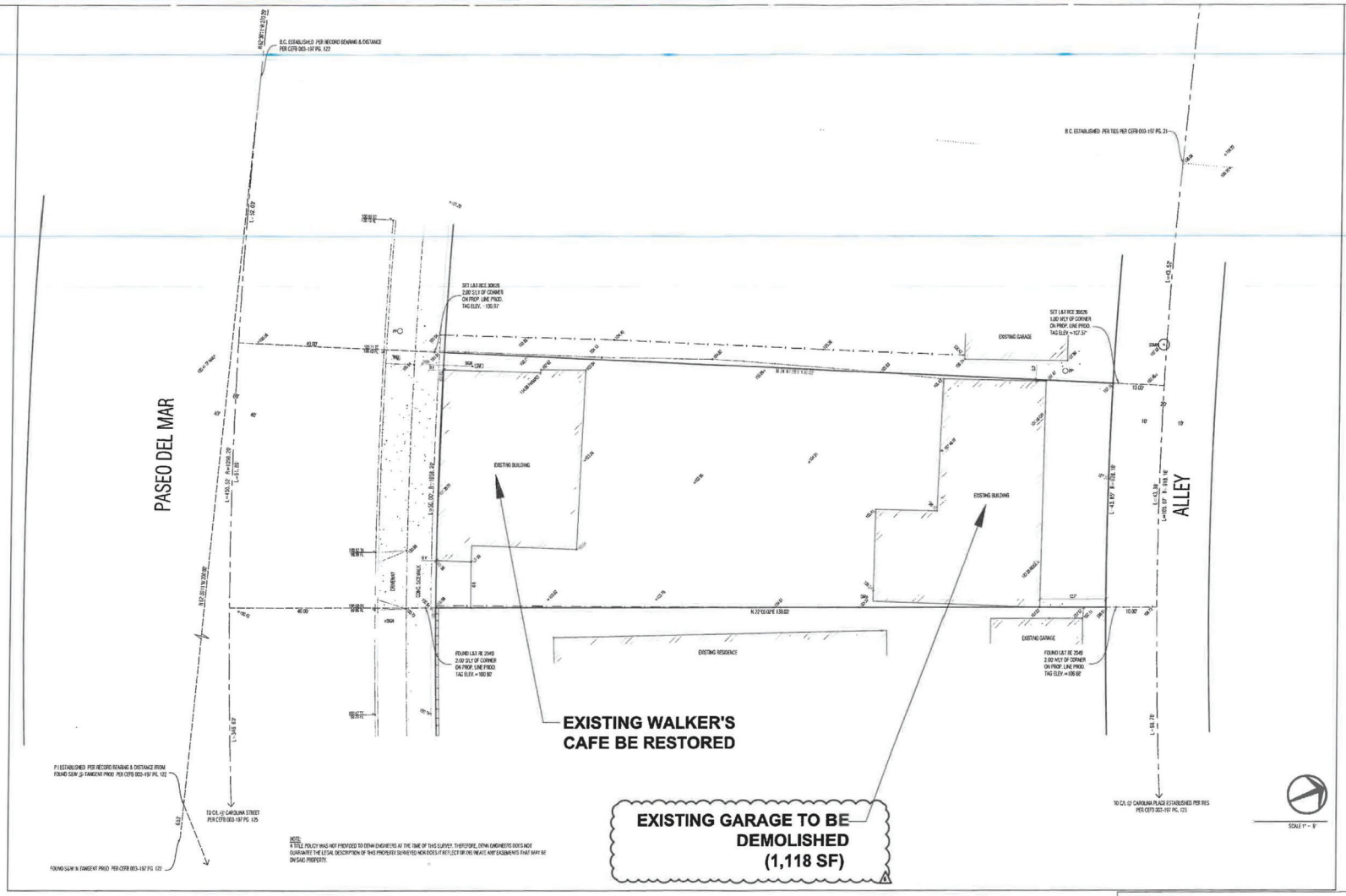


EXHIBIT "A"
Page No. 3 of 20
Case No. ZA-23-7148

Demolition Plan | SCALE: NTS | FILE: | 1

SINGLE FAMILY RESIDENCE & WALKER'S CAFE
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Revisions:

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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: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: **Demolition Plan**

Drawing Number: **D1.00**

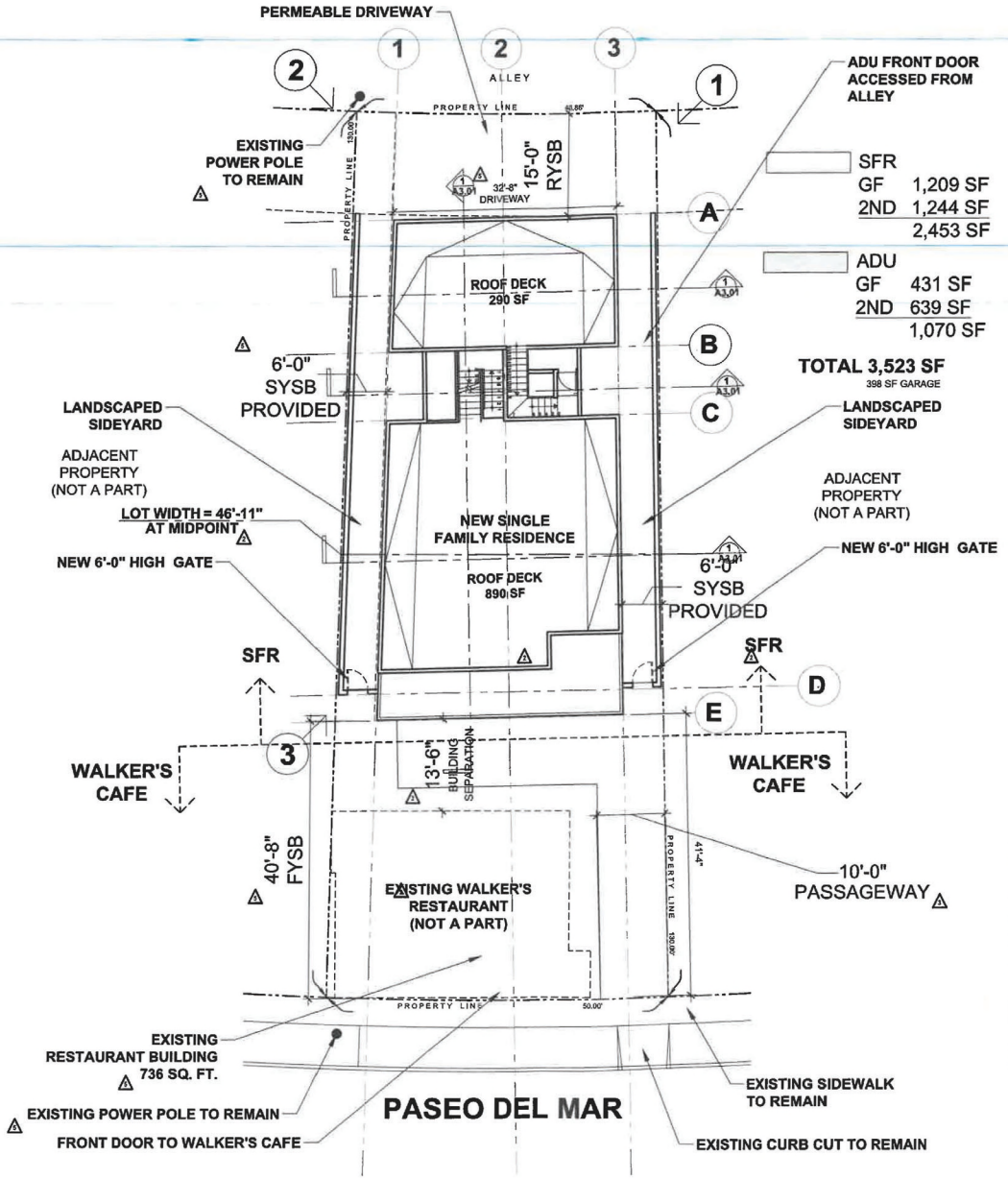


EXHIBIT "A"
Page No. 4 of 20
Case No. ZA-23-7218

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

SINGLE FAMILY RESIDENCE & WALKER'S CAFE
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Revisions:

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4	Zoning Comment Response	27 Mar 2024
5	Planning Comment Response	13 June 2024
6	Planning Comment Response	22 Nov 2024

Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: Site Plan

Drawing Number: A1.03

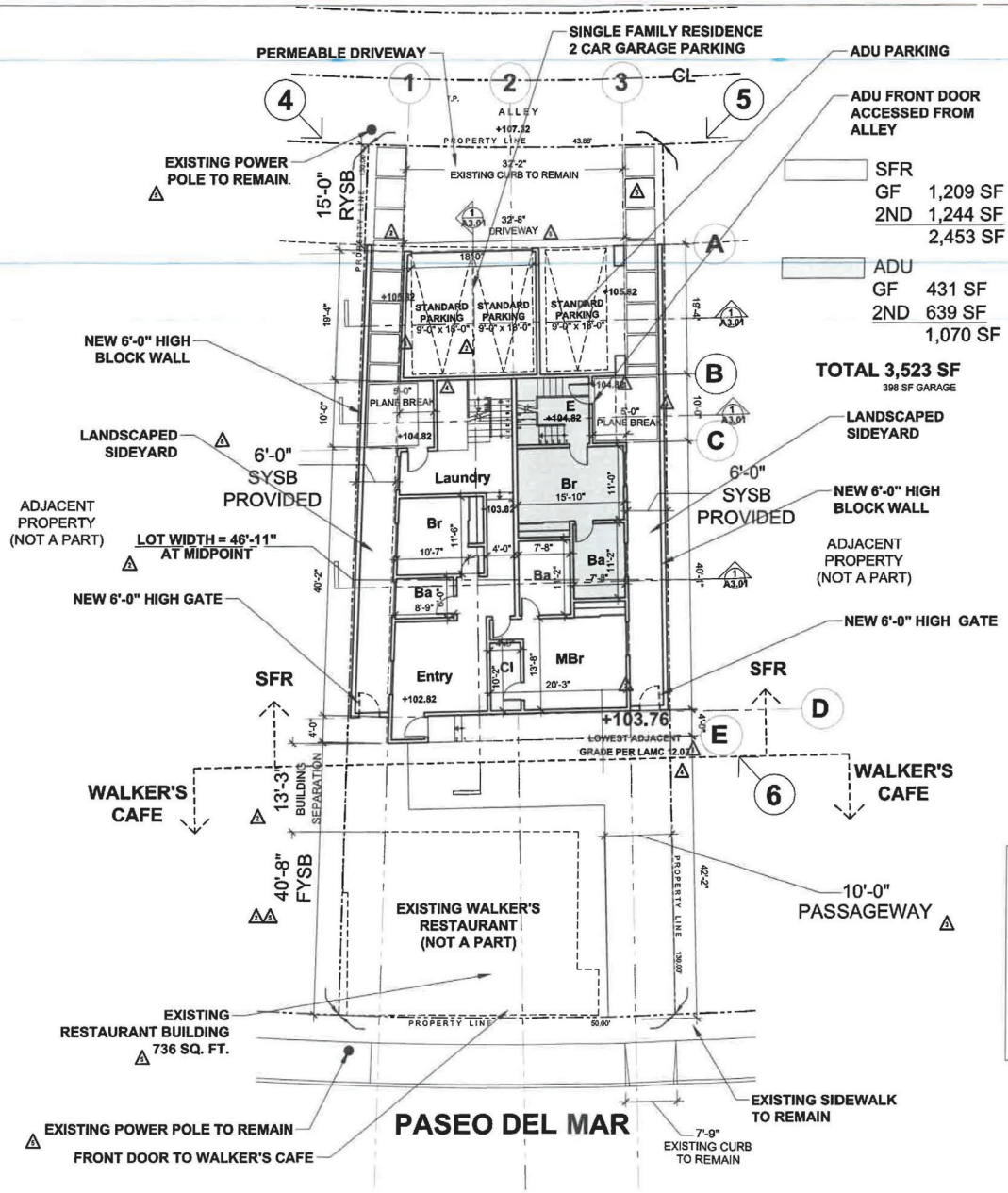


EXHIBIT "A"
Page No. 5 of 20
Case No. ZA-23-7248

Site Development Plan Ground Floor | SCALE: 1/8" = 1'-0" | FILE: | 1

SINGLE FAMILY RESIDENCE & 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

Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: Site Development Plan Ground Floor

Drawing Number: A1.04

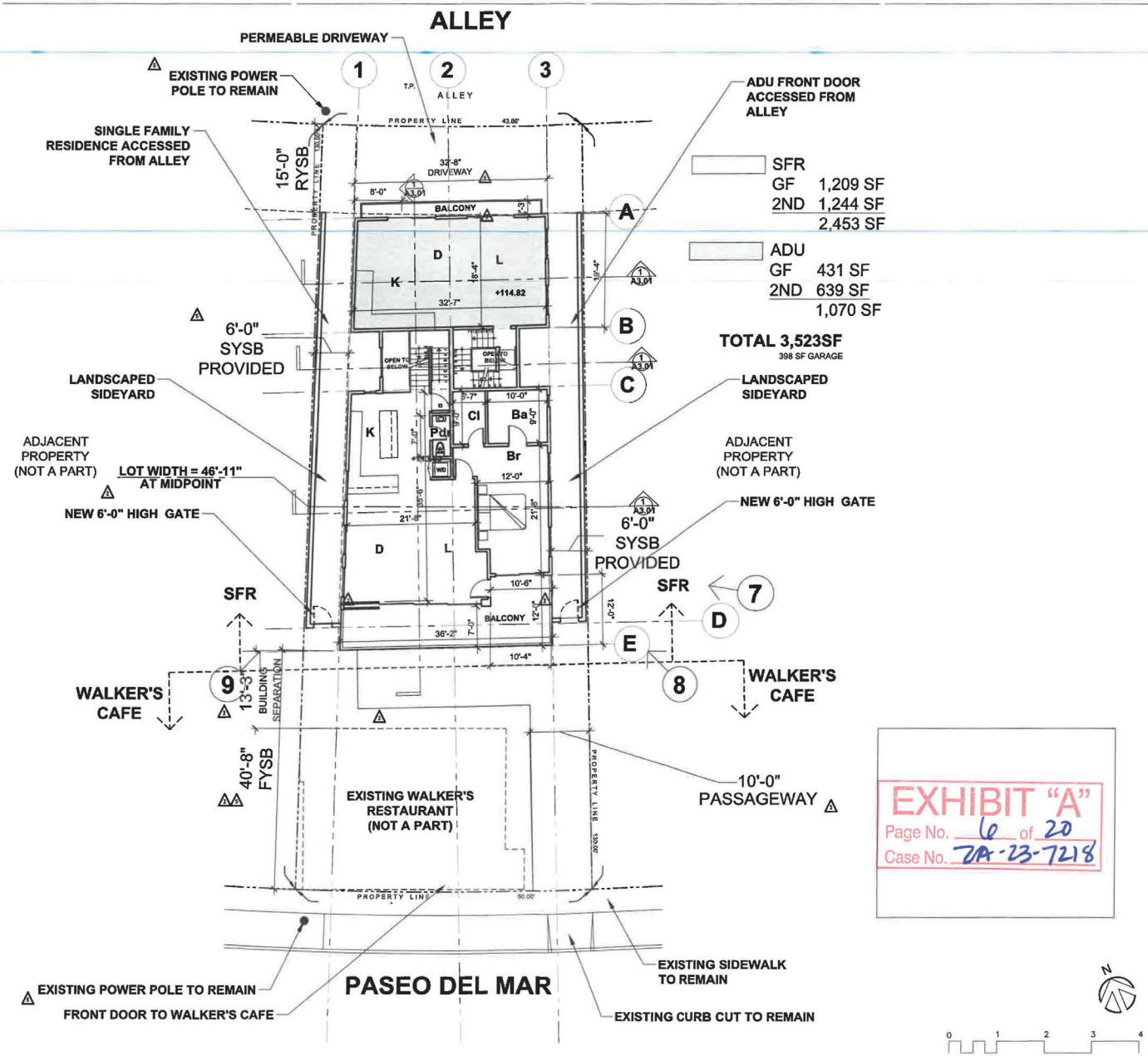


EXHIBIT "A"
Page No. 6 of 20
Case No. ZA-23-7218

Site Development Plan Second Floor Plan | SCALE: 1/8" = 1'-0" | FILE: | 1

SINGLE FAMILY RESIDENCE & WALKER'S CAFE
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6	Planning Comment Response	22 Nov 2024

Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: Site Development Plan Second Floor Plan

Drawing Number: A1.05

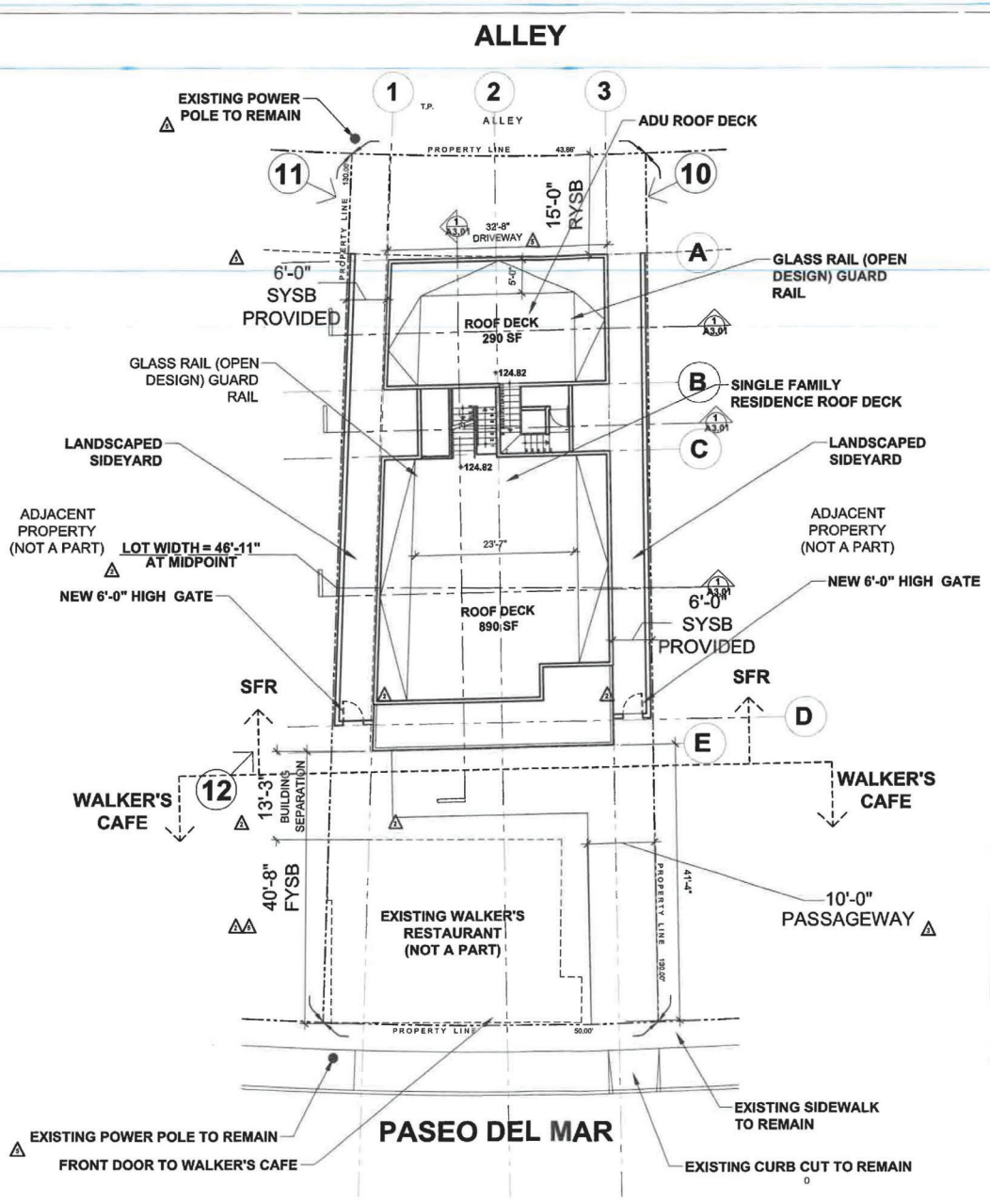


EXHIBIT "A"
Page No. 7 of 20
Case No. ZA-23-7018

Site Development Plan Roof Deck Plan | SCALE: 1/8" = 1'-0" | FILE: | 1

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6	Planning Comment Response	22 Nov 2024

Project Number:

Date: 12 September 2025

File:

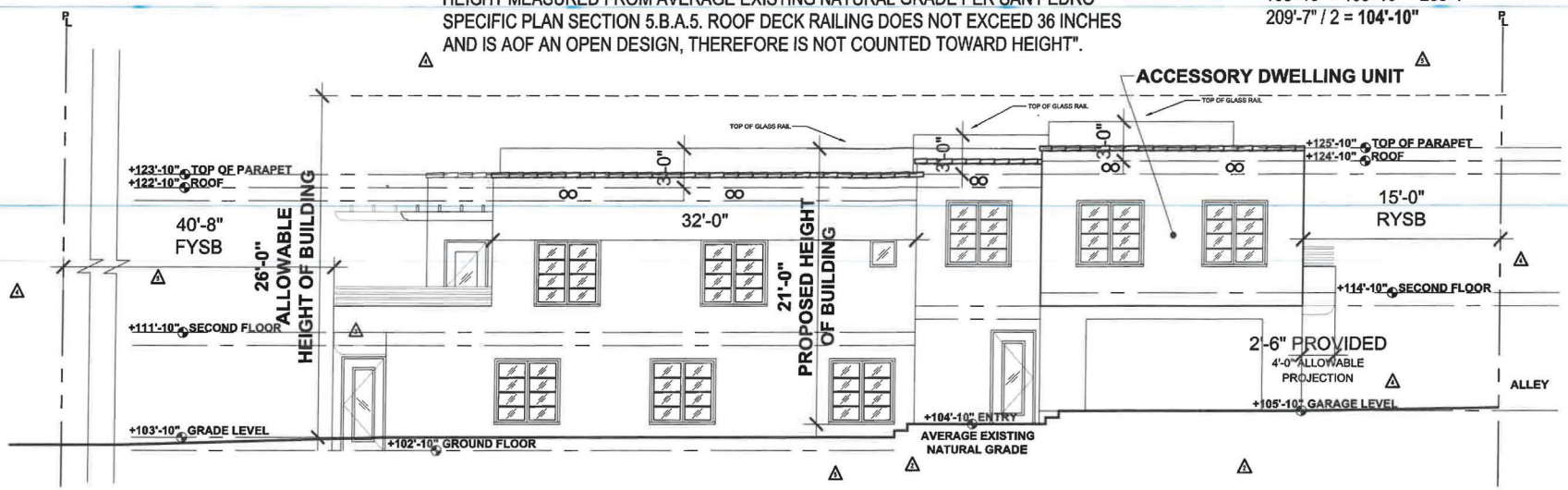
Scale: SCALE AS NOTED

Sheet Title: Site Development Plan Roof Deck Plan

Drawing Number: 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"**

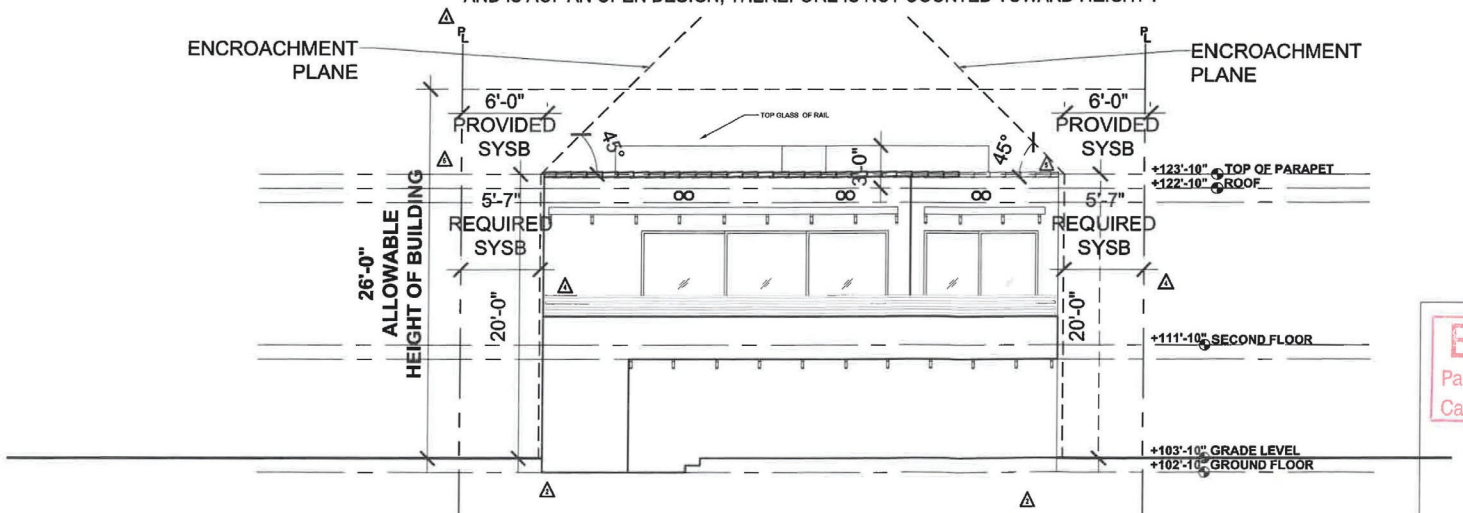


EXHIBIT "A"
Page No. 8 of 20
Case No. ZA-23-7218

South Elevation | 1

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Project Number:

Date: 12 September 2025

File:

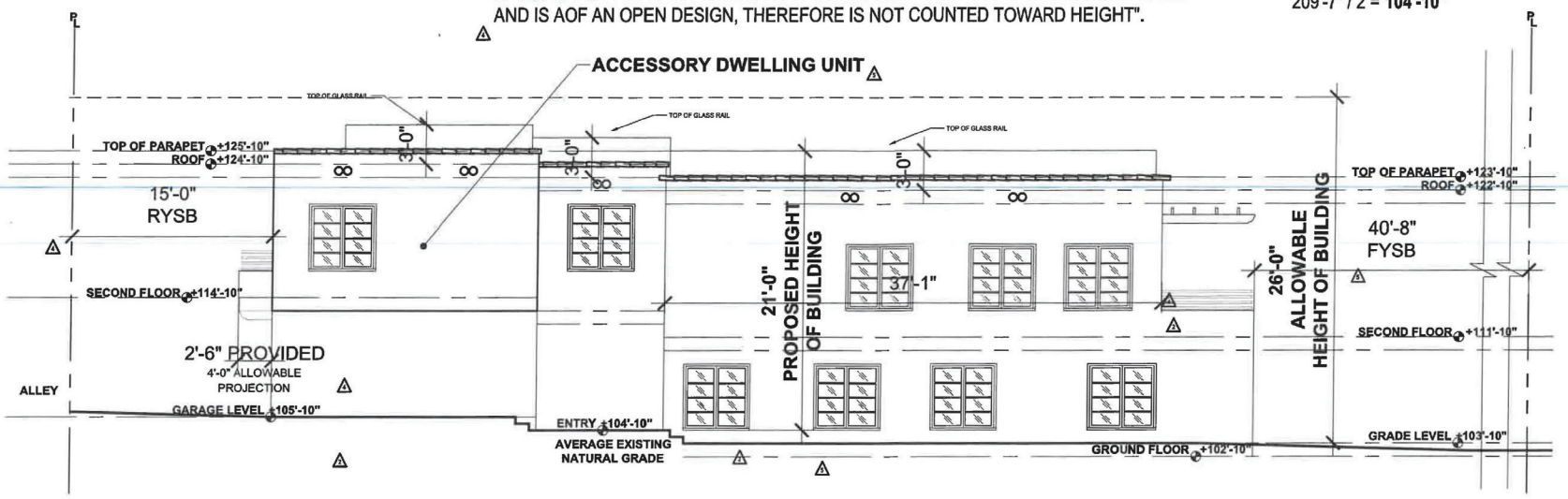
Scale: SCALE AS NOTED

Sheet Title: **Elevations S-E**

Drawing Number: **A3.01**

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"**



West Elevation | 3

AVERAGE EXISTING NATURAL GRADE
103'-10" + 105'-10" = 209'-7"
209'-7" / 2 = **104'-10"**

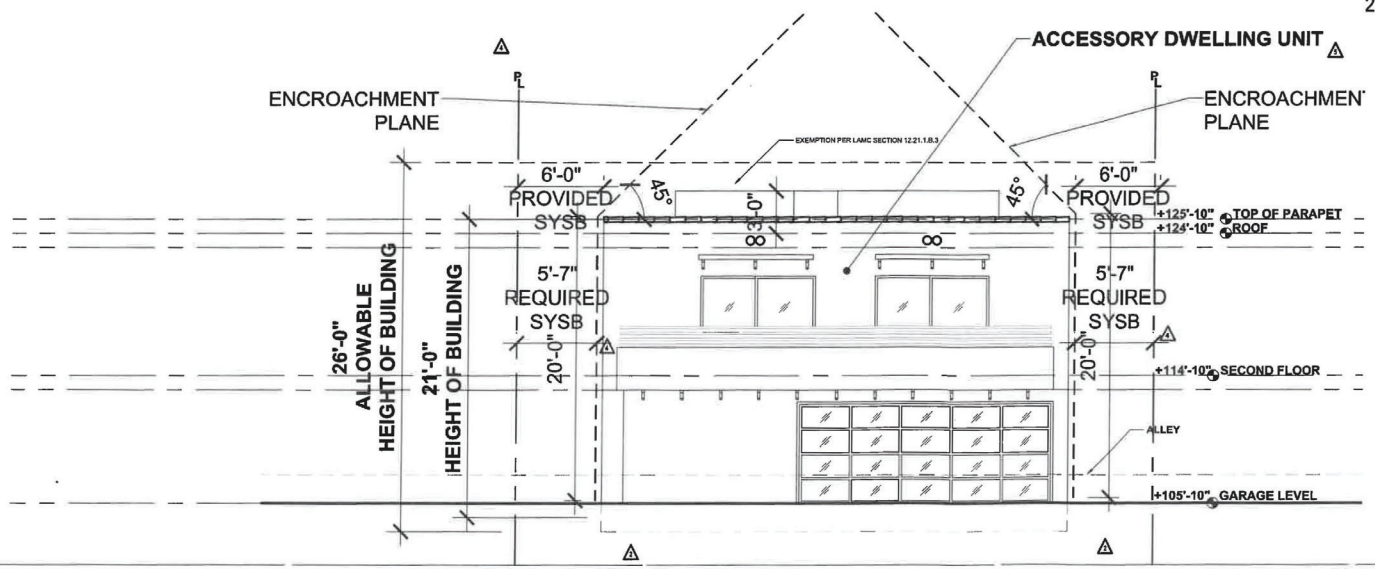


EXHIBIT "A"
Page No. 9 of 20
Case No. ZA-23-7218

North Elevation | 1

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Project Number:

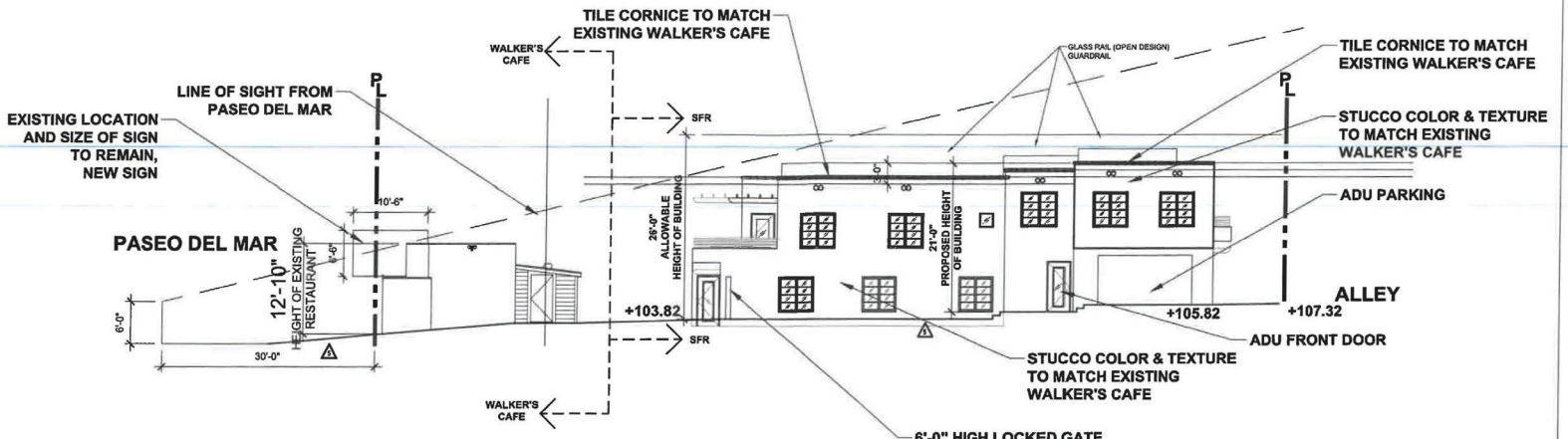
Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: Elevations N-W

Drawing Number: **A3.02**



Site Section | SCALE: 1/8" = 1'-0" | FILE: | 3

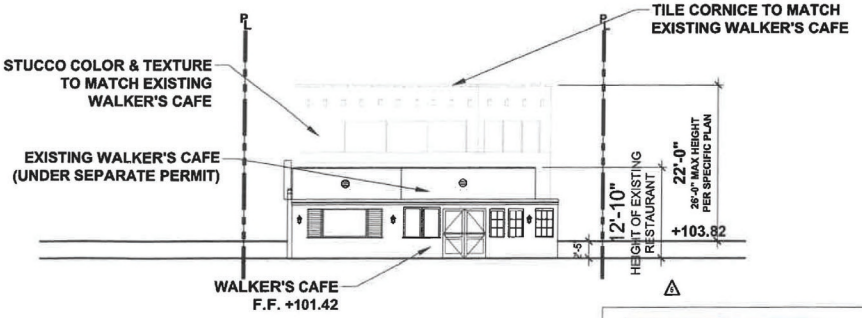


EXHIBIT "A"
Page No. 10 of 20
Case No. ZA-23-7218

Site Section | SCALE: 1/8" = 1'-0" | FILE: | 1

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Project Number:

Date: 12 September 2025

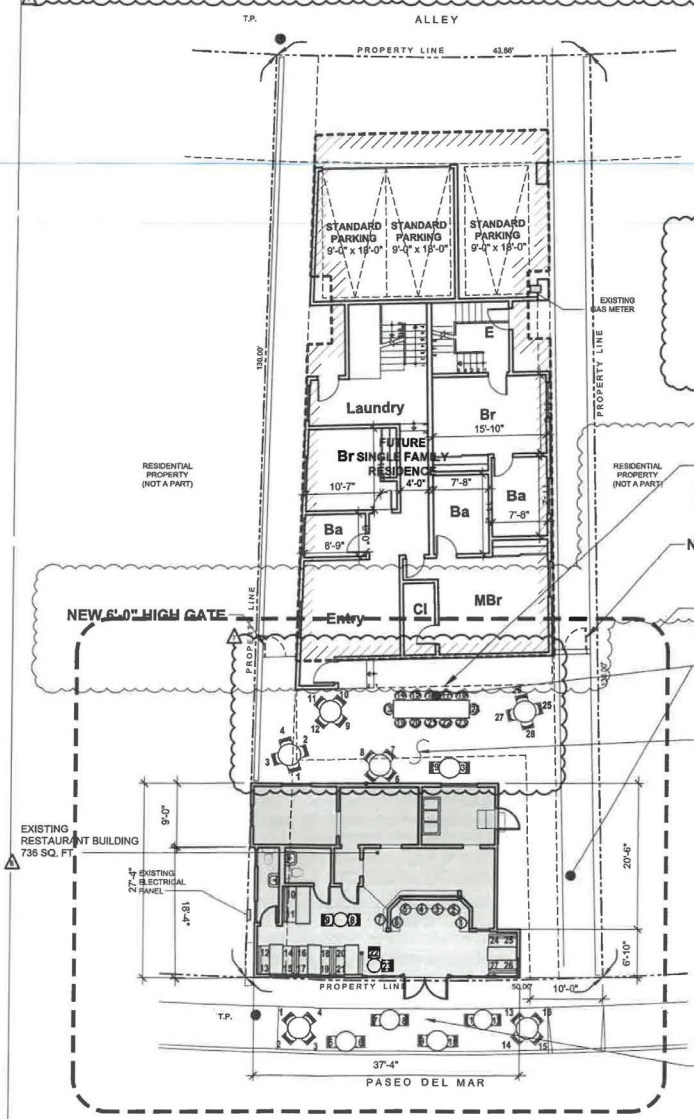
File:

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
BOOTHS	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

4'-0" LOW BARRIER, ENTRY FROM THE EAST SIDE FRONTING GATE

NEW 6'-0" HIGH GATE

1
A1.02

10'-0" PASSAGEWAY

UNCOVERED OUTDOOR DINING AREA

UNCOVERED FRONT PATIO DINING AREA

EXHIBIT "A"
Page No. 11 of 20
Case No. ZA-23-7218

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

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8	Planning Comment Response	2 July 2025

Project Number:

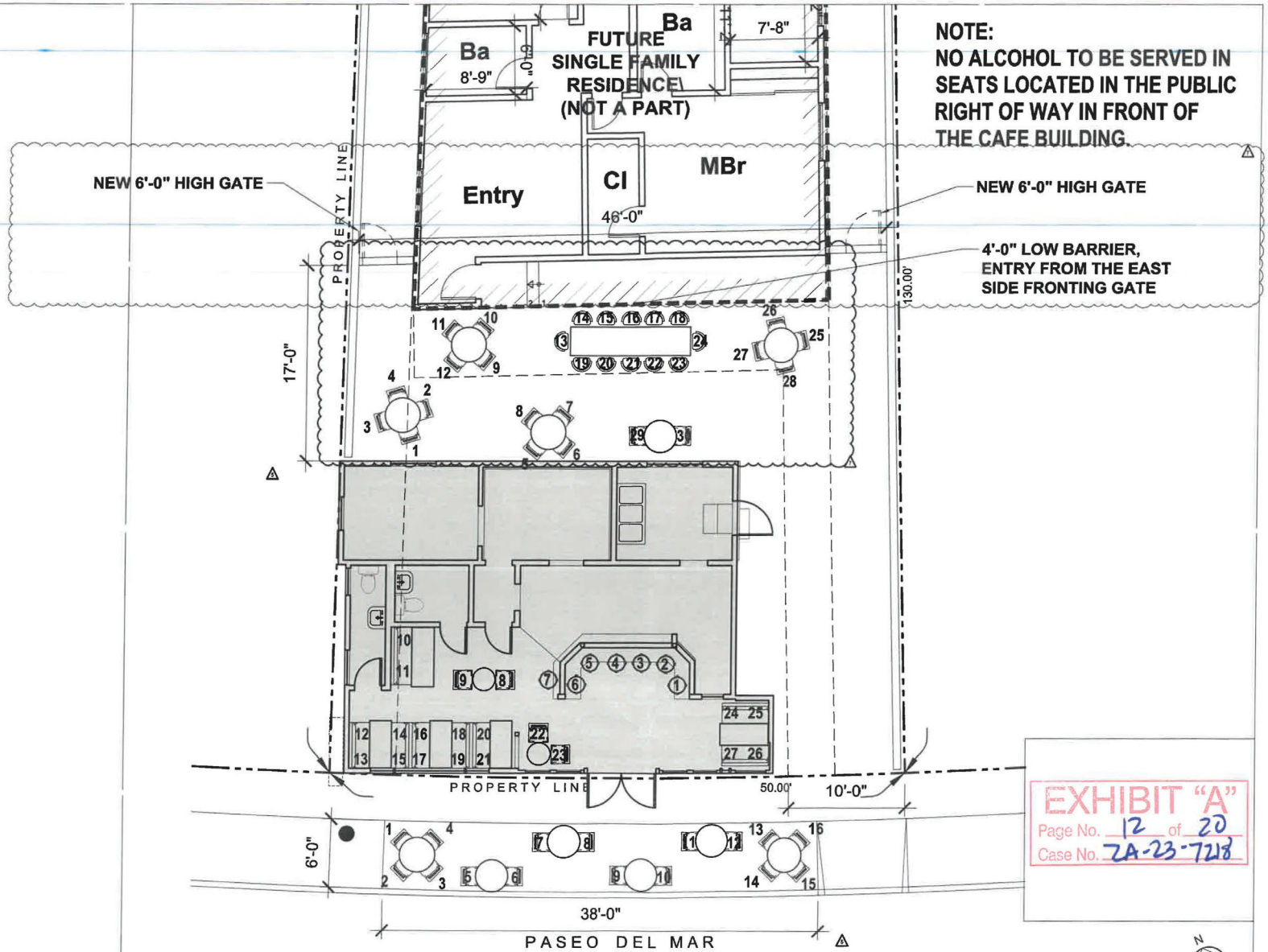
Date: 12 September 2025

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.

EXHIBIT "A"
Page No. 12 of 20
Case No. ZA-23-728

Enlarged Site Plan - Seating Plan | SCALE: 1/4" = 1'-0" | FILE: | 1

WALKER'S CAFE
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8	Planning Comment Response	2 July 2025

Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

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

Drawing Number: **A1.02**

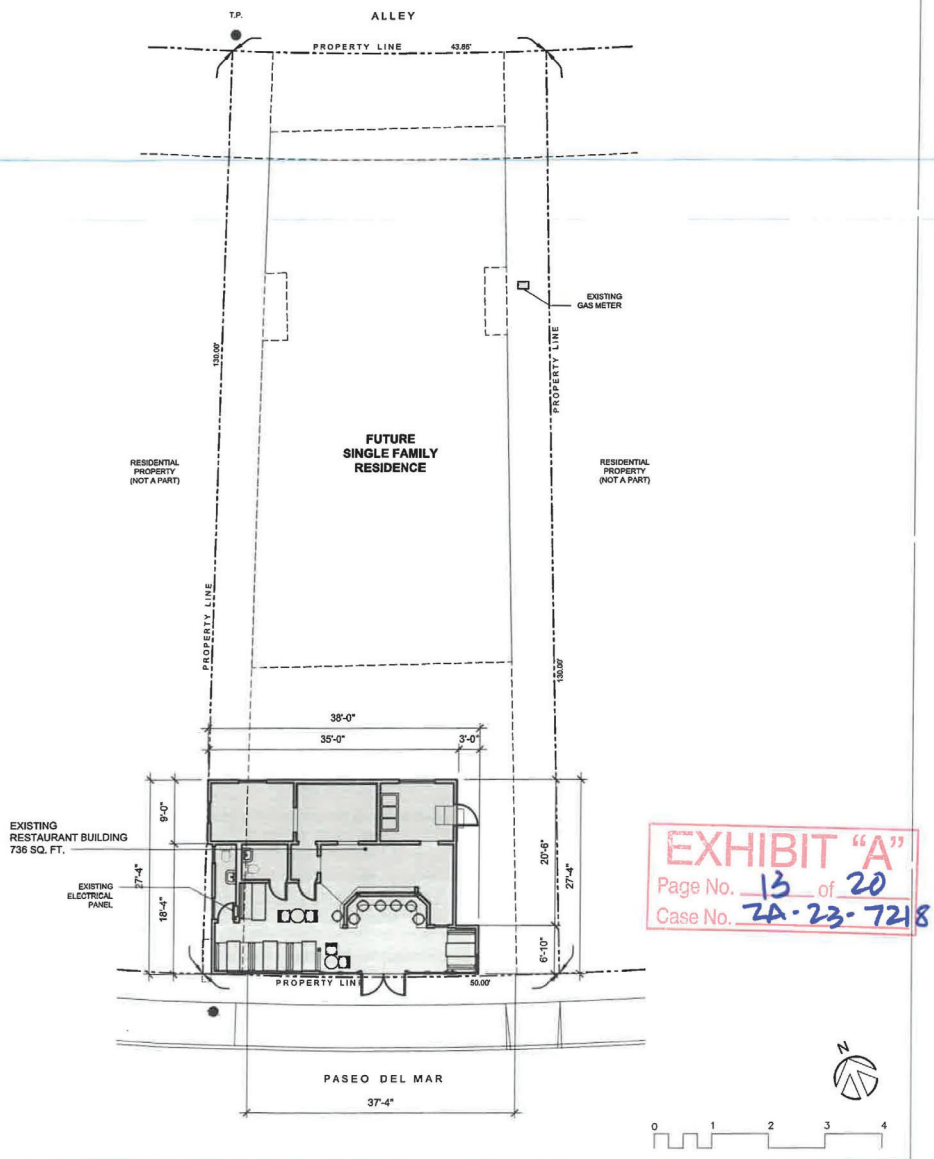


EXHIBIT "A"
Page No. 13 of 20
Case No. ZA-23-7218

Site Plan | SCALE: 1/8" = 1'-0" | FILE: | 1

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Project Number:

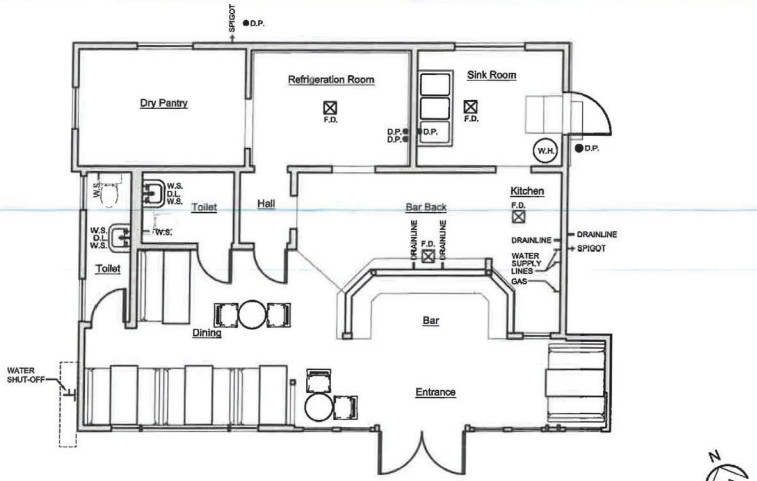
Date: 12 September 2025

File:

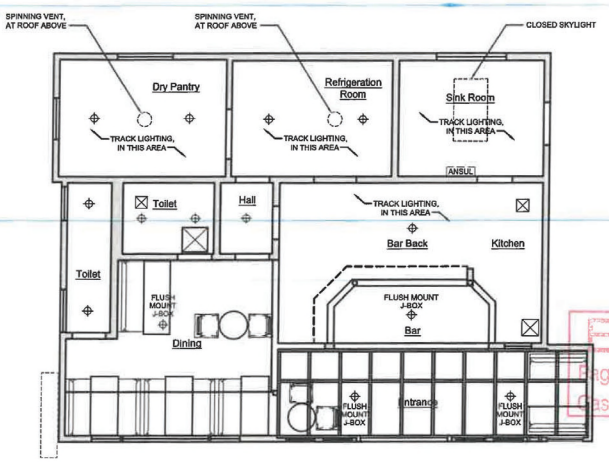
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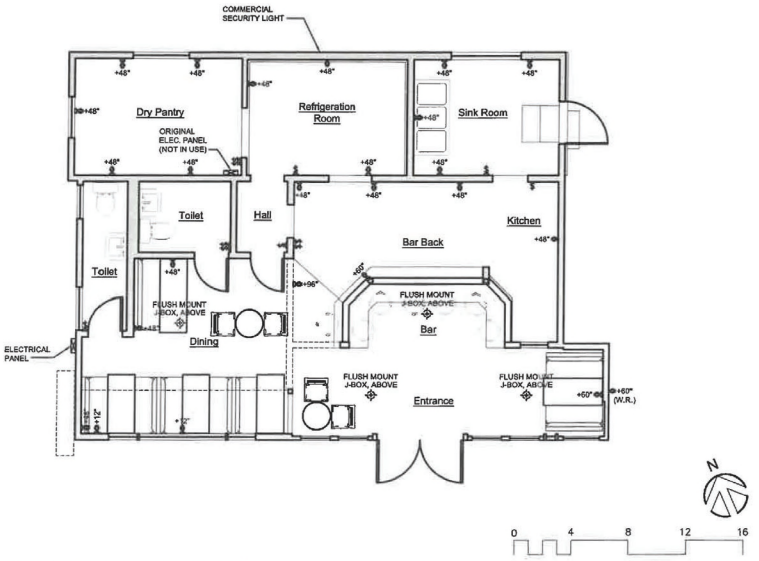
Drawing Number: **A1.00**



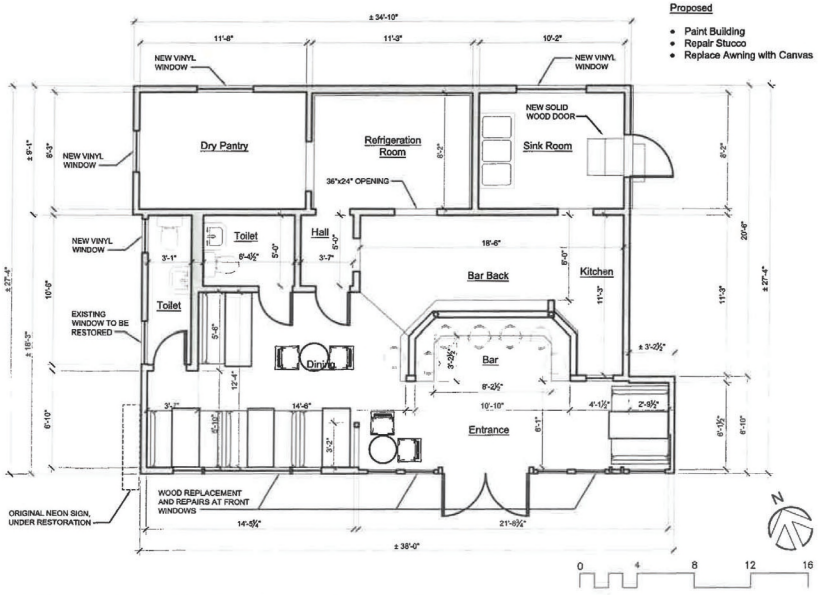
As-built Plumbing Plan | SCALE: 1/4" = 1'-0" | FILE: | 4



As-built Reflected Ceiling Plan | SCALE: 1/4" = 1'-0" | FILE: | 2



As-built Electrical Plan | SCALE: 1/4" = 1'-0" | FILE: | 3



Proposed

- Paint Building
- Repair Stucco
- Replace Awning with Canvas

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

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EXHIBIT "A"
Page No. 14 of 20
Case No. ZA-23-7218

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LICENSED ARCHITECT KURT GIBBS No. C-30807 STATE OF CALIFORNIA

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Date: 12 September 2025

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Scale: SCALE AS NOTED

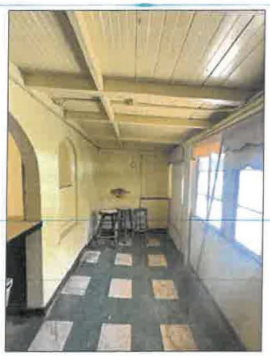
Sheet Title: **As-built Floor, Reflected Ceiling, Electrical & Plumbing Plans**

Drawing Number: **A2.00**









(2) **EXISTING TILES TO BE REMOVED AND REPLACED**

(1) **EXISTING LINOLEUM TILES TO BE RESTORED.**



(3) **EXISTING CONCRETE FLOOR TO REMAIN**



(4) **NEW PLUMBING FIXTURES TO BE INSTALLED**
NEW FLOOR TILES

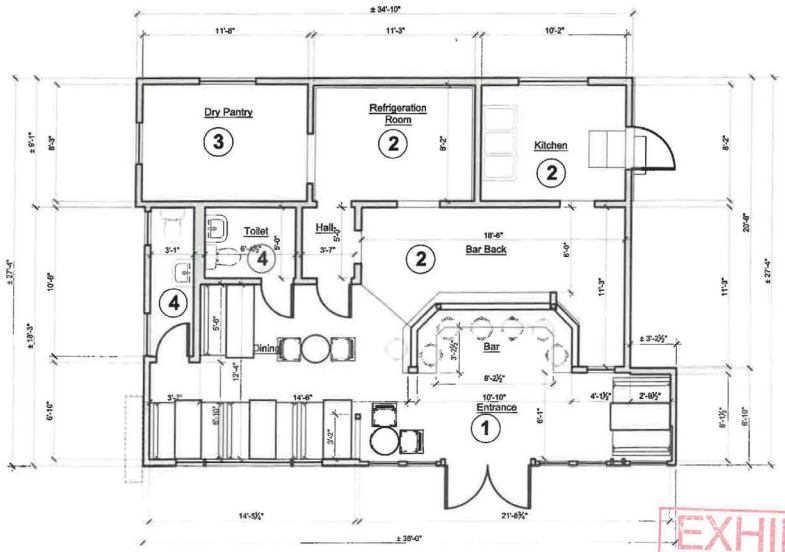


EXHIBIT "A"
Page No. 15 of 20
Case No. ZA-23-7218

N

0 4 8 12 16

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

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Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: Floor Plan Floor Finishes

Drawing Number: **A2.01**







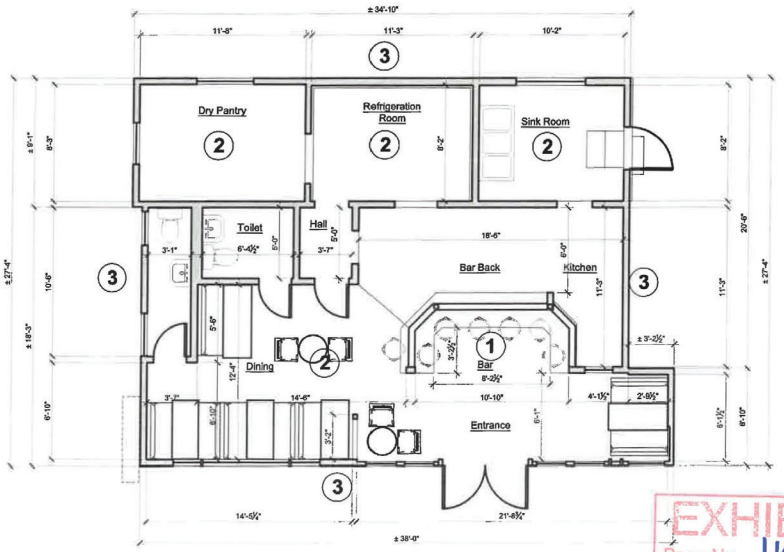
(2) **EXISTING INTERIOR WALL PAINT TO MATCH EXISTING PAINT**

(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

0 4 8 12 16

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

EXHIBIT "A"
Page No. 16 of 20
Case No. ZA-23-7218

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Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: Floor Plan Wall Finishes

Drawing Number: **A2.02**





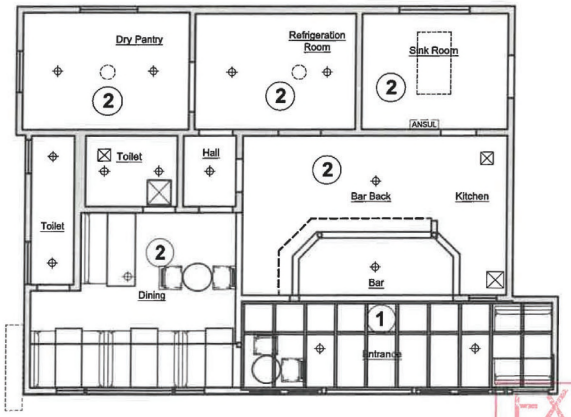


(1) **EXISTING CEILING TO REMAIN**
WALL PAINT TO MATCH EXISTING





(2) **EXISTING CEILING TO REMAIN**
WALL PAINT TO MATCH EXISTING



NOTE:
EXISTING LIGHTING FIXTURE TO REMAIN

EXHIBIT "A"
Page No. 17 of 20
Case No. ZA-23-7218

N

0 4 8 12 16

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

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6	Planning Comment Response	22 Nov 2024
7	Planning Comment Response	21 Mar 2025
8	Planning Comment Response	2 July 2025

Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: **Ceiling Plan Finishes**

Drawing Number: **A2.03**

DESCRIPTION	ITEM
HOT WATER HEATER	0001
MOP SINK	0002
FAUCET, BACKSPLASH 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

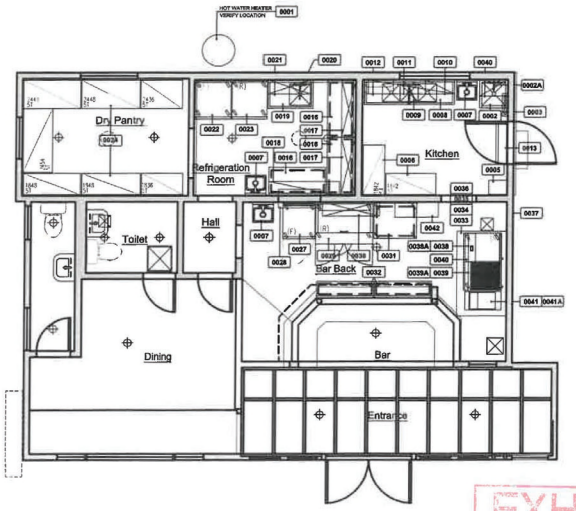


EXHIBIT "A"
Page No. 18 of 20
Case No. ZA-23-7218

N

0 4 8 12 16

Floor Plan Kitchen Equipment | SCALE: 1/4" = 1'-0" | FILE: | 1

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

REHABILITATION

Vartan Achabahian
Prospect Group Real Estate Investments
203 N San Fernando Blvd, Burbank, CA 91502
T:(818) 588 3881

GIBBS ARCHITECTS INC
Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
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E: kurt@gibbs1934.com

Revisions:

No.	Issue	Date
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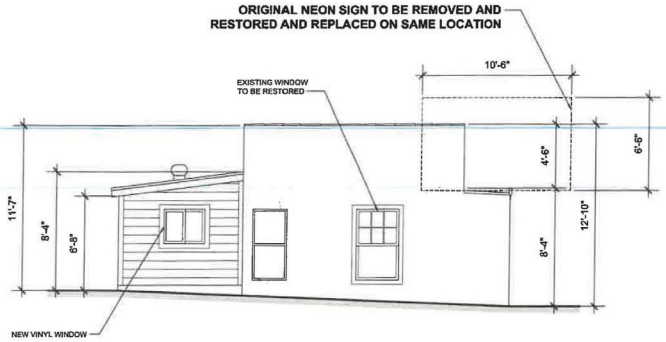
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Sheet Title: Floor Plan Kitchen Equipment

Drawing Number: A2.04





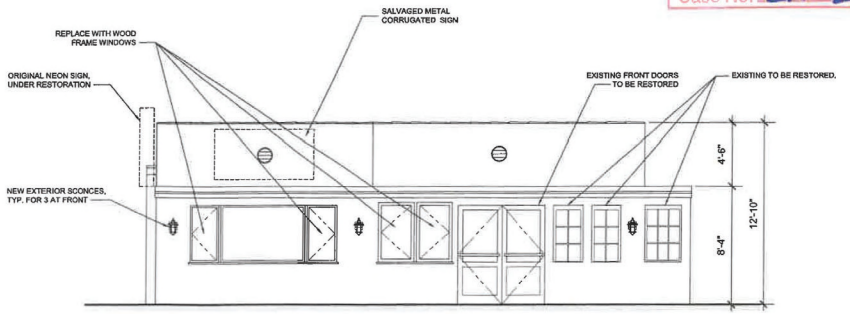


0 2 4 6 8 FT

Exterior Elevation - West SCALE: 1/4" = 1'-0" FILE: 3







0 2 4 6 8 FT

Exterior Elevation - South SCALE: 1/4" = 1'-0" FILE: 1

EXHIBIT "A"
Page No. 19 of 20
Case No. ZA-23-7218

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

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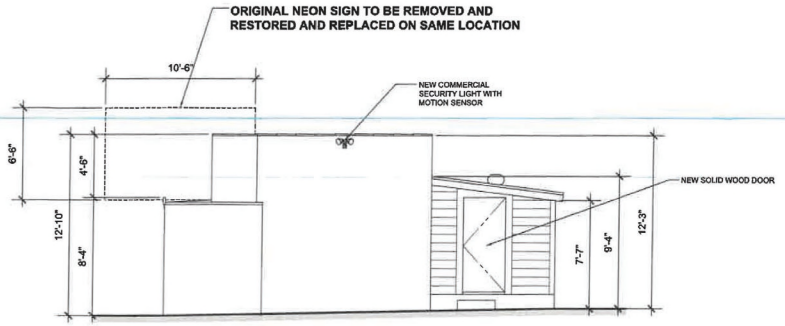
Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: **Exterior Elevations**

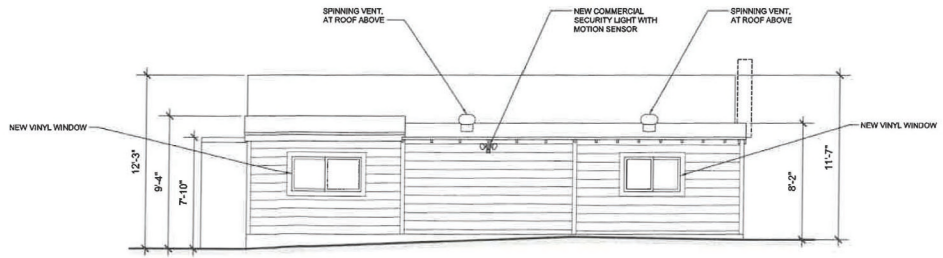
Drawing Number: **A3.01**



0 2 4 6 8 FT

Exterior Elevation - East SCALE: 1/4" = 1'-0" FILE: 3

EXHIBIT "A"
Page No. 20 of 20
Case No. ZA-23-7918



0 2 4 6 8 FT

Exterior Elevation - North SCALE: 1/4" = 1'-0" FILE: 1

WALKER'S CAFE
700 Paseo Del Mar
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Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: **Exterior Elevations**

Drawing Number: **A3.02**

MASTER APPEAL FORM

WITH ATTACHMENTS

APPLICATIONS

APPEAL APPLICATION
Instructions and Checklist

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: _____

Reviewed & Accepted by (DSC Planner): _____

Receipt No.: _____ **Date:** _____

☐ Determination authority notified ☐ Receipt Number: _____

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals, use form CP13-7854.

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

☑ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☐ City Council

☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: ZA-2023-7218-ZV-CDP-MEL-HCA

APN: 7467-029-016

Project Address: 700 Paseo del Mar, San Pedro, CA 90731

Final Date to Appeal: April 16, 2026

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☑ **Entire** ☐ **Part**

Are specific Conditions of Approval being appealed? ☐ YES ☑ NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet provide the following:

- ☑ Reason(s) for the appeal
- ☑ Specific points at issue
- ☑ How you are aggrieved by the decision

APPELLANT

Check all that apply.

☑ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Noel Gould, Emma Rault, Robin Rudisill, June Smith

Company/Organization: _____

Mailing Address: 728 Paseo del Mar (and see attached for other individual addresses)

City: San Pedro **State:** CA **Zip Code:** 90731

Telephone: 310-625-1157 **E-mail:** aquarianstudios@hotmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☑ Self ☐ Other: _____

Is the appeal being filed to support the original applicant's position? ☐ YES ☑ NO

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Primary

Appellant Signature: Noel Gould **Date:** 4/14/2026

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

GENERAL APPEAL FILING REQUIREMENTS

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.	QR Code to Online Appeal Filing

IN PERSON APPEAL FILINGS

Drop off at DSC: Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check.

a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications.

b. Alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC *Tuesday and Thursday Only*	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- ☐ Appeal Application
- ☐ Justification/Reason for Appeal
- ☐ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- ☐ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- ☐ *Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable, or a fee

equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

☑ *Aggrieved Party. The fee charged shall be in accordance with LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.*

4. Noticing Requirements (Applicant Appeals Only)

☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

SPECIFIC CASE TYPES
ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 13B.2.5. (Director Determination) of Chapter 1A or LAMC Section 13B.2.3. (Class 3 Conditional Use) of Chapter 1A as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
    - ☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1 or LAMC Section 10.1.10. (Waiver and Appeals) of Chapter 1A as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 13B.6.2.G. of Chapter 1A. Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

- ☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable.

  For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- ☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.

April 16, 2026

Harbor Area Planning Commission
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

RE: APPEAL JUSTIFICATION FOR 700 Paseo del Mar / Walkers Café – Case No. ZA-2023-7218-ZV-CDP-MEL-HCA

Dear Commissioners,

We respectfully submit the following justification for our appeal of the City determination for the project at 700 Paseo del Mar under Case No. ZA-2023-7218-ZV-CDP-MEL-HCA:

Walker's Café is an historic resource and designated Historic-Cultural Monument and is one of the last authentic coastal visitor-serving establishments on the San Pedro bluffs. It is well known as a longstanding visitor-serving establishment that contributes to the cultural and community character of the coastal area. The community strongly supports the restoration and continued operation and success of the café, as well as reasonable residential development on the property.

This appeal does not oppose construction of a residence on the site. Rather, it seeks correction of significant factual and analytical errors in the City's determination and recommends modification of the approved project to ensure that the scale and placement of the proposed residential structure are compatible with the historic resource, surrounding neighborhood character, and public safety requirements.

The City approved project design expands the residential structure across nearly the entire lot, leaving only a narrow residual space between the historic café and the residences. That limited space must accommodate circulation, emergency access, and operational functions for the café. As described in the sections that follow, the resulting configuration creates a constrained circulation environment that raises concerns regarding safety, compatibility, and the long-term viability of the historic use.

Importantly, these concerns are not inherent to residential development on the property. A smaller residential structure located generally within the footprint of the existing garage, or modestly expanded from that footprint, would allow both uses to coexist safely and compatibly while preserving the historic character of the site.

The purpose of this appeal is therefore to ensure that development on the property proceeds in a manner that:

- protects public safety and emergency access
- preserves the setting and functionality of the historic café
- maintains compatibility with the surrounding neighborhood
- supports continued visitor-serving use of the site

The requested corrections to this determination and recommended conditions and modifications are essential to ensure conformance with the Coastal Act policies, including

protecting lower-cost visitor-serving uses, and to maintain compatibility with surrounding residential development.

The City determination fails to adequately address the compatibility of the proposed structure with the adjacent historic landmark and surrounding neighborhood character. The findings do not demonstrate compliance with required historic preservation and Coastal Act visual compatibility standards, particularly regarding scale, massing and the preservation of the historic setting. As approved by the City, the project introduces a structure whose size and mass overwhelm the established character of the area and diminish the setting of the historic resource.

The project must be looked at as a whole and not on a piecemeal basis. It is clear that when comparing *total size* of the project to the size of structures in the surrounding area, the character, mass and scale of the neighborhood is not maintained or even remotely visually compatible, as required by the Coastal Act. The overall square footage of the project itself increases from the existing 1,854 SF to 4,259 SF, not including the roof decks or parking area, a 129% increase, and to approximately 4,859 SF including an estimated 600 SF of garage and carport space. It should be noted that the San Pedro Community Plan also specifically protects stable single-family neighborhoods from new "out of scale" development.

As set forth in detail herein, the project does not comply with the standard of review for a Coastal Development Permit (CDP), Chapter 3 of the Coastal Act, nor does it follow the guidance of the certified San Pedro Coastal Land Use Plan and thus the project cannot be approved as proposed.

A. DETAILED APPEAL FINDINGS RE. ERRORS IN CITY DETERMINATION:

Finding 1 – The Project Was Evaluated on a Piecemeal Basis

The project is analyzed on a piecemeal basis. For both the CDP and CEQA, the City bases many of its conclusions only on either the single-family dwelling and ADU or on the café, but not both. The findings must be made based on the total project. The determination is essentially a piecemeal review of the project, noting only potential compliance based on either the residential structure or the café, but not based on the project as a whole. A piecemeal review of a project's compliance with the Coastal Act or CEQA is not allowed and thus those findings fail.

Finding 2 – The Community Character Analysis Is Based on Incorrect Height Data

The City determination (page 32) relied on the character study prepared by Howard Robinson and Associates in concluding that the proposed project is not expected to have a significant adverse impact on coastal resources. See applicant's height study at EXHIBIT A. The City found that the study indicates that the number of stories, height, Floor Area Ratio (FAR) and density of the proposed project are in line with that of the surrounding area. However, the study is materially flawed and cannot be relied on for any findings. The Community Character Analysis relies on inaccurate height data for surrounding structures, materially overstating the scale of neighborhood buildings. These are not rounding errors; correcting these errors materially changes the scale analysis. Neither are these random

errors, but rather there is a pattern of errors. These errors materially overstate and distort the baseline conditions used to evaluate compatibility and undermine the reliability of the City determination's findings regarding neighborhood character and visual scale.

As compared to the data in the verified Building Records, the applicant's reported average height is approximately 30% higher than the actual average height when all properties are included, and approximately 28% higher when only single-family residences are included. Because community character determinations rely heavily on comparative building height and scale, inflating average neighborhood height by nearly one-third significantly distorts the perceived development pattern of the area. The level of discrepancy materially misrepresents existing neighborhood conditions and undermines the reliability of the applicant's compatibility analysis under Coastal Act Section 30251.

See attached Neighborhood Height Corrections in Applicant's Community Character Analysis at EXHIBIT B (detailed support is included in Attachment I to the appeal). Because the City's findings are based on a materially incorrect study, those findings are in error.

At the applicant's claimed height of 21 feet, the proposed structure would be approximately 21% taller than the actual neighborhood average (17.32 feet) and approximately 32% taller than the average single-family residences (15.96 feet), again, based on verified LADBS records. This is a significant difference and shows the structure is not compatible with the surrounding area. In addition, due to the lack of front and back yards and the unusually extensive lot coverage, a comparison of the sheer size or mass of the total project on the lot with lots in the surrounding area would result in an even more dramatic visual incompatibility with the surrounding area. Based on this clear evidence, the total project is materially incompatible with the surrounding area with respect to mass, scale and character.

Finding 3 – The City Improperly Relies on Uncertified LAMC Standards Rather Than the Certified Coastal Framework, and The Project Fails to Conform With Coastal Act Section 30251

Within the Coastal Zone, for a CDP, the size of a development is not simply allowed by right because it is in compliance with the City's ***uncertified*** zoning regulations, which is the way it works outside the Coastal Zone. Rather, development must be visually compatible with surrounding character and protective of scenic and community resources, in conformance with the standard of review for a CDP, the Coastal Act Chapter 3 and the related guidance of the ***certified*** San Pedro Coastal Land Use Plan (LUP). If the single-family residence and ADU result in far more mass and scale than the surrounding structures and overwhelm the historic café, then the required Coastal Act findings cannot be made in the affirmative.

The applicant states that the proposed new development of a single-family dwelling with an attached ADU is wholly compliant with the uncertified San Pedro Specific Plan regulations and the uncertified zoning regulations of the R1-1XL zone.

However, the proposed project is not in conformance with the Coastal Act or the LUP as it would be dramatically larger than most single-family dwellings and ADUs in the area and would have a significant adverse impact on community character, a Coastal Resource that is

protected by the Coastal Act. Moreover, the applicant used several pre-Coastal Act apartment buildings as comps that are much larger than currently allowed. Cherry-picking the largest surrounding buildings, mostly pre-Coastal Act apartment buildings, is a disingenuous attempt to confuse the community, whose members can easily see and judge compatibility with their own eyes through their own experience. Also, as previously stated, the applicant's Community Character Analysis materially overstates all of the cited buildings' heights and thus must be dismissed.

Coastal Act Section 30251 Scenic and Visual Qualities:

> *…Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas…to be visually compatible with the character of surrounding areas…to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The City's determination on page 36, Finding 7, states "the new single-family dwelling and ADU are in line with the rest of the neighborhood use and in compliance with LAMC requirements." However, the LAMC is an uncertified zoning document, and Coastal Zone projects must be evaluated based on the certified zoning document, the LUP, and the Coastal Act. In addition, as is explained in Appeal Finding 2 above, the total project size is not at all "in line" with the rest of the neighborhood and in fact is significantly greater in terms of both height and scale/mass. Thus, this finding fails as the project is not visually compatible with the character of the surrounding area, and the project ***will*** prejudice the ability of the City to prepare a local coastal program in conformity with Chapter 3 of the Coastal Act.

In addition, as noted herein in historic preservation terms, a new structure constructed in proximity to a designated historic resource must be compatible but differentiated. This means the new building should respect the historic property's scale, massing, materials, and setting without imitating it or creating a false sense of historical development. In this case, a large modern house built directly behind the historic café would diminish the integrity and setting of the landmark by visually and spatially competing with its original context. Such an addition would be considered incompatible with the historic resource because it fails to preserve the café's historic character, feeling, and association—key aspects of its significance under the Secretary of the Interior's Standards for Rehabilitation.

The proposed and, for this neighborhood area, grossly oversized single-family dwelling and ADU, of approximately 3,523 SF (not including garage and carport space that is part of the mass of the structure of approximately 600 SF for three cars or the visual impact of the roof decks), adds significantly to the mass and scale of the project. It would also dramatically block the sun for over half the day and adversely impact the ability of adjoining residents to grow their gardens. Additionally, the windows would reflect the sunshine on homes of the residents to the east and west, depending on the time of day. Moreover, the roof decks and balconies would allow people using them to look into the windows and yards of the neighbors, greatly impacting their privacy as well as the privacy of potential diners jammed onto the café's back patio, with tables in a tiny rear area with a depth of just over 13 feet, squeezed in between the residential structure and Walker's Café, while those on the balcony

have a clear and close aerial view of the Walker's Café customers. The project plans literally show chairs up against the south wall of the residential structure and the north side of Walker's Café.

The community at large is very supportive of re-opening Walker's but is concerned that building a large residential development is Prospect Group's ultimate priority. The scant rear space afforded to the café attests to this. The applicant claims that they are unable to operate Walker's without the income generated by the project as proposed. However, they have also stated that the house in the back would be "owner-occupied," which raises questions about the long-term stewardship of the café and the applicant's vision for how the house and the café are supposed to coexist.

In addition, there is no front or back yard for the proposed single-family dwelling and ADU. This is completely out of character with the neighborhood as every other property has a front and back yard. No variance was requested for the complete lack of front and back yards. Also, ADUs in the area are much smaller, closer to the lower end of the size spectrum. The roof decks are also out of character with the neighborhood and should be completely eliminated. The roof access structures, which are not shown in the renderings, would result in the appearance of a third story.

When asked to describe the current location of service lines or necessary utility connections and any extensions or relocations of service lines, the applicant states that the development would utilize the existing LADWP electrical and water lines that already serve the site and that any required upgrades or modifications to these utility lines would be conducted in accordance with the requirements of the City. However, within the last few years, the applicant dug a large trench over 50 feet long, 3 feet wide, and about 4 feet deep to replace a large pipe that ran from the bathroom/kitchen area of the garage all the way to the street sewer system, without the required permits (it is not known whether they were obtained after the fact).

The applicant also did a large amount of unpermitted work in the Café itself, which led to a site visit by Department of Building and Safety inspector Andrew Beeli, who asked to gain entrance to inspect, which the applicant denied. Inspector Beeli immediately slapped a Stop Work Order on the premises. The applicant continued the unpermitted work the next day and over a period of weeks, ignoring the order. See email from Inspectors Paul Becker and Andrew Beeli at EXHIBIT C.

This project, despite being extremely large—3,523 SF residential structure (not including the physical garage and carport space of approximately 600 SF, which adds to the mass of the house) plus the café equals 4,259 SF—would be surrounded by a 6' tall concrete block wall at the property line, further adding to the bulk of the property and creating a compound effect as well as effectively defeating the purpose of the side yard setbacks.

The residential portion of the project, as proposed, would tower over Walker's Café and cannot be considered compatible simply because it's the same color and makes a vague gesture toward Spanish Colonial design. Crucially, it would present as extremely large in total scale and mass. Mass and scale are vital considerations regarding compatibility, and this residential structure by its size alone fails the compatibility test. The majority of single-family homes in the area are only one story, and the area contains a mix of single-family dwellings and apartments. All of the three-story apartment buildings in the area are ***pre-Coastal Act***. Even though the post-Coastal Act height limitation is 26 feet as measured from

the average existing natural grade and this house is lower than that, the requirement of compatibility with the character, mass, and scale of the area is a significant factor in deciding what is ultimately allowed to be built. Furthermore, as explained herein, the requirements of preserving an Historic-Cultural Monument prohibits building anything that detracts from the character and feel of that monument, as the proposed large residential structure built just 13.5 feet behind the café obviously would. In addition, the project has been represented by the applicant from the beginning as a Walker's Café-focused project, when in reality it seems to have changed to a large house and ADU-focused project, with the restoration of Walker's Café as a necessary thorn in their side. See rendering of residential structure at EXHIBIT D. (It is worth noting that the applicant has at no point included Walker's Café in their renderings visualizing the parcel's future.)

In addition, there are no homes in the area with roof decks (only one home in the entire area has a small viewing landing), and this project proposes an 890 SF roof deck on the single-family dwelling and a 290 SF roof deck on the ADU, another factor of significant incompatibility of the project with the area's community character. Roof decks increase the mass of a project and present as a third story, which is prohibited in both the San Pedro Specific Plan and the LUP. Also, although the roof decks and related roof access structures are in the plans, they are not reflected in the current rendering of the project, which makes it misleading. See EXHIBIT D.

Also, the sheer amount of lot coverage is grossly incompatible with the surrounding neighborhood and a violation of the Coastal Act and LUP policies. Nothing is referenced and no evidence is provided in terms of the visual compatibility with the character of the surrounding area (page 33). Thus, the conclusion that the proposed project as conditioned will not impact scenic resources in the area is conclusory and not based on substantial evidence; this finding is erroneous.

Finding 4 – The Approved Residential Structure is Incompatible With the Historic Resource and the Project Fails to Demonstrate Compliance With the Secretary of the Interior's Standards

The approval fails to demonstrate compliance with the Secretary of the Interior's Standards for Rehabilitation, specifically the requirement that new construction adjacent to a historic resource be compatible in scale, massing and setting.

The Secretary of the Interior's Standards for Rehabilitation set out the following core requirements for adjacent new construction:

Standard 2: "The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Standard 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 will 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."

Standard 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." (emphasis added)

The applicant arguably already violated Standard 2 when they illegally demolished a storage structure behind the café (originally permitted in 1953) in July 2022. See EXHIBIT E1 for shed before demolition and EXHIBIT E2 for shed after demolition. Moreover, the proposed new construction is not consistent with the size, scale, proportion and massing of the historic landmark, and is incompatible with its existing environment and spatial relationships.

Page 26 of the City's determination states: "**The proposed rehabilitation** has been reviewed by the Office of Historic Resources and found consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as documented in the April 26, 2024 memorandum prepared by Historic Resources Group. The Cultural Heritage Commission has reviewed the project and will continue to provide oversight. **As such, the project enhances preservation of a designated Historic-Cultural Monument rather than intensifying development on the site**." (emphasis added)

However, the "proposed rehabilitation," as documented in the April 26, 2024 memorandum prepared by Historic Resources Group—an independent consultancy firm contracted by the applicant—refers **only to the rehabilitation of the café**, not to the new build or the total project. Therefore, it is inaccurate to say that "the project" **as a whole** does not "**intensify…development on the site.**" In fact, development is increasing by over 260%--going from the café and garage of approximately 1,854 SF (736 SF café plus 1,118 SF garage) to 4,859 SF total (2,453 SF single-family dwelling plus 1,070 SF ADU, plus 736 SF for the café, plus 600 SF for estimated parking for residential structure which is part of the structural mass and must be included for consistency of comparison with the existing square footage).

Page 40 of the City's determination states under section "f. Historical Resources": "A memorandum prepared by Historic Resources Group, dated April 26, 2024, outlines the proposed rehabilitation and consistency 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 memorandum and proposed plans were reviewed and approved by the Office of Historic Resources, in an email dated June 21, 2024.** As discussed in the memorandum, the proposed project is consistent with the Secretary of the Interior's Standards." (emphasis added)

However, here the phrase "proposed plans" refers to the café restoration, as this section is **only** about historical resources. According to City Planning's Office of Historic Resources (OHR), the reference on page 40 to the "memorandum and proposed plans" being reviewed and approved" by OHR refers to an email from OHR to Monica Taimoori that states "the report [i.e. the applicant's memorandum **about the café restoration**] "will suffice for CEQA purposes."

It should be noted that this is the same email in which OHR states that they "remain concerned about the out of scale nature of the new construction in relation to the historic Walker's Café and the surrounding neighborhood." See EXHIBIT F.

As such, the findings do not show that the "project," which includes both the residences and the café, are compatible.

Finding 5 -- The Project Reduces Operational Viability of the Historic Café

Although the finding on pages 25- 26 of the City determination states that the granting of the variance will not authorize new construction, increase floor area or physical expansion of the existing structure, the café seating is increasing to 73 seats while the kitchen/back room is not being increased at all. It is not clear how the same kitchen can support a significantly increased in intensity of use. Amplifying this operational issue, there was originally a storage shed behind the cafe that was illegally demolished in the summer of 2022. This structure was permitted in 1953 and was illegally demolished shortly after purchase by the current owners. That space and its square footage must be allocated back to the café. See Building Record for permitting of storage room EXHIBIT G.

The current plans rob the cafe of rear/alley access entirely, so that all commercial deliveries would have to occur through the front, which likely impacts restaurant operations. We have repeatedly pointed out that the rear patio of 13'6" also leaves no space for storage, dumpsters, or room for future expansion to allow the restaurant to grow and adapt according to financial needs and opportunities in the future.

Not only is it not clear in the plans or in the City's determination where the café's dumpster will be located, it is not clear how the café will get to the dumpster, which must be located on the alley side, or how the residents will get their garbage cans to Paseo del Mar for weekly pickup. Also, for projects such as this that include a restaurant in a residential neighborhood, there typically are restrictions on noise related to the use of the dumpster after hours. This may also be a reason for an earlier closing time so that any noise resulting from dumpster use would end by 8 pm.

In short, the cafe is being completely boxed in and robbed of essential space it needs to remain a viable business. Related to this, we continue to implore the City to add the requested conditions that require a substantial effort to assure the success of this historic café.

The café is not only an historic coastal resource, but it is an important and long-time visitor-serving destination, and historically a lower-cost use. Walker's Cafe is the oldest surviving restaurant in San Pedro and one of the oldest in all of Los Angeles. Founded in 1946 by a Navy veteran and his wife, it is a vital piece of San Pedro's military history and social fabric. It was a community hub for nearly eighty years, featured in iconic L.A. movies like *Chinatown*, and drew fans from all over the world. It obtained landmark designation in 2022 as a result of a grassroots campaign with over three thousand supporters. Thus, steps must be taken to preserve this use.

Finding 6 – The Project Fails to Conform With Coastal Act Section 30252

Coastal Act Section 30252 Maintenance and Enhancement of Public Access:

The location and amount of new development should maintain and enhance public access to the coast by…providing adequate parking facilities or providing substitute means of serving the development with public transportation…

The applicant states that they would continue to use the existing visitor-serving parking for Point Fermin Park to service their significantly expanded restaurant, reducing existing public parking that serves the park and its amenities.

They also state that there is no adjoining public access point or public recreation facility that would be affected by the project and therefore the proposed development would not have any adverse impacts on public access to the coast. However, the entire park is a public recreation facility, including the three acres surrounding the Point Fermin Lighthouse, built in 1874 and featured on the National Register of Historic Places, and would be negatively impacted by the project.

The applicant claims that Paseo del Mar provides no direct coastal access. However, Paseo del Mar does provide direct access to Point Fermin Park and Sunken City where people enjoy spectacular ocean views of the harbor, Catalina Island, and access trails to the beach.

In its proposed findings, the applicant claims that "As proposed, the project would not conflict with any public access or public recreation policies of the Coastal Act." However, as proposed, the project would rely on existing public parking and the applicant is proposing 16 seats in the public right of way, which should not be allowed in a residential area. As noted in Appeal Finding 11 below, as per page 18 of the City determination "Applicant's last statement" the applicant's representative, Elisa Paster, agreed to exclude alcohol service from the front sidewalk patio. That change must be reflected in the determination's conditions.

Parking for the café is inadequate. As per the LUP, Appendix D, Parking Requirement Table, required parking for a restaurant is based on service floor area, including outdoor service floor area. Thus, the significant increase in seats requires consideration of additional parking, especially as the café is in a highly utilized visitor-serving area with Pt. Fermin Park, the historic lighthouse, and Sunken City. The City's determination errs as it does not address these issues. Downsizing the development in the back would allow the applicant to offer rear parking.

In addition, simply requiring a condition (7f. on page 5 of 43) that states "the final approval of the number and location of parking is subject to review and approval by the Department of Building and Safety" is not adequate for a CDP. An explicit finding must be made in the CDP determination that the parking provided conforms with Chapter 3 of the Coastal Act.

Moreover, the determination errs in saying the required parking for the single-family dwelling is two parking spaces. The LUP clearly states, in Appendix D, Parking Requirement Table, that for a single-family dwelling on a lot of 40 feet or more in width, or 35 feet or more in width if adjacent to an alley, three parking spaces are required. The property description at the bottom of page 14 indicates that the property exceeds that width.

The determination also errs in the condition on page 7 that indicates no variance from the parking requirements has been requested or granted, as approval would allow for a parking variance from the requirements created by the additional outdoor seating area, which has not been requested, mentioned or considered.

Finding 7 – The Project Fails to Conform With Coastal Act Section 30253

Coastal Act Section 30253 Minimization of Adverse Impacts:

> *New development shall do all of the following… Minimize risks to life and property…, Minimize energy consumption and vehicle miles traveled, and Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

Given the constrained access around the structures, including the lack of a front or rear yard for the residential structure, there are serious safety concerns with respect to emergency access and circulation and safety and Fire Department operations, including crowded or enclosed spaces adjacent to occupied uses, and site layout.

The project proposes outdoor dining in two separate locations:

- A rear yard seating area located between the historic café and the proposed residential structure
- Additional seating in the public right-of-way along Paseo del Mar

The rear yard seating area is limited to approximately 13.5 feet between the café and a continuous perimeter wall surrounding the residential structure. Access to this area requires movement through a ten-foot-wide passageway along the east side of the café followed by a turning movement into the rear yard. The approved seating plan provides a total of approximately 73 seats, including 27 interior seats, 30 seats in the rear patio, and 16 seats in the public right-of-way along the sidewalk.

Patrons seated inside the café would exit directly through the front entrance. Patrons seated on the sidewalk would disperse into the public right-of-way. However, patrons seated in the rear patio have only one means of egress and must move through the rear seating area and exit to the street through the ten-foot passageway along the east side of the café. This passageway is also the only practical route for Fire Department personnel to reach the rear of the property and operate safely during emergency conditions. This configuration creates a condition in which approximately 30 occupants rely on a single circulation route bounded by walls and structures.

In addition to serving as the sole egress route for rear patio occupants, Fire Department personnel must be able to move equipment, maneuver safely, and maintain clear access during emergency operations. The presence of tightly spaced tables, chairs, and occupants within the rear patio area and along the access route increases the likelihood of congestion and delay.

The rear yard seating area is the furthest point from the public street and requires movement through a confined space before reaching an exit. During an emergency, responders and occupants would be required to operate within the same constrained circulation environment.

Under Coastal Act Section 30253, development must minimize risks to life and property and ensure safe access for emergency response and evacuation.

The proposed layout concentrates rear patio occupants and emergency access into a single narrow circulation path within a confined space. This configuration increases the potential for delay, restricted maneuverability, and reduced operational effectiveness for emergency responders. Importantly, the circulation constraint is not inherent to the presence of outdoor dining or residential development on the property. It results from the limited maneuvering space created by the size and placement of the proposed residential structure.

In addition, considering the significantly expanded service floor area to 73 seats (27 indoor seats and 46 outdoor seats, with 16 in the public right-of-way and 30 on the back patio), it is nonsensical to say the project minimizes vehicle miles traveled, given a large portion of the significantly increased number of patrons would drive there.

Additionally, citing compliance with the 26' height limit in the San Pedro Specific Plan does not mean the project is compatible with the surrounding area, as that is more than offset by the incompatibility of the overall size with the prevailing character, mass, and scale of the surrounding neighborhood.

Objective 1 in the LUP is to preserve and protect stable single-family residential areas from encroachment by other types of uses, including from higher-density residential development. When the average ADU size in San Pedro is usually around 400 SF, a 1,070 SF ADU is much higher density than the vast majority of ADUs in the Coastal San Pedro neighborhoods.

LUP parking standard (a) states that adequate on-site parking *shall* be provided by new development. Yet again, the project proposes to continue to rely on existing public parking, despite an essential doubling of the café's service floor area. If the proposed residences were significantly smaller—occupying the general footprint where the garages currently are, for example—there would be ample space to provide additional parking for the café.

Moreover, San Pedro, and Point Fermin in particular, is a Special Coastal Community because of its unique character and visitor-serving amenities, with one of the oldest lighthouses in California and one of the most beautiful parks in the state, which also has hosted Music by the Sea and Shakespeare by the Sea among other events. This requires additional protection under the Coastal Act. Paseo del Mar also provides direct access to the Sunken City Trail, which is listed as third for improvement in order of priority in the LUP, and the City's District "One Five" Council Office has made re-opening Sunken City a priority that they say will be completed in the near future.

The City indicates that the project would not induce any adverse changes to the adjacent park and would not cause environmental impacts on the park or other surrounding coastal areas. The City errs in not recognizing the sensitive habitat areas nearby, including the Point Fermin bluffs on the western end of the park, which are well known nesting, breeding, and fledgling areas for the protected Peregrine Falcon. A photo of a Peregrine Falcon was taken on October 29, 2025 on the wire behind 724 Paseo del Mar, immediately adjacent to 700 Paseo del Mar. See EXHIBIT H.

In addition, the City determination incorrectly states on page 34 that yard setback requirements for the residential structure will be maintained, as there are no front or rear yard setbacks.

Due to all of the foregoing errors, the City's finding is invalid.

Finding 8 – The Project Fails to Conform With Coastal Act Section 30625(c)

Coastal Act Section 30625 (c) requires that "*decisions of the [Coastal] commission, where applicable, shall guide local governments or port governing bodies in their future actions under this division.*" The third example provided in the City determination (page 37, Finding 9), the 1355 W. Paseo del Mar development, occupies the same footprint as the existing structure prior to the remodel and retains the same square footage in the new structure. Thus, that project would lend support to the idea of having the proposed residential structure for this project occupy the same (or up to 10% more) footprint occupied by the existing garage structure in the rear of the property, freeing up much needed space to support Walker's, which should be the primary focus of this development. This idea is proposed herein.

Finding 9 -- Other Miscellaneous Findings:

State Mello Act (MEL) and State Housing Accountability Act (HCA): The existing garage formerly had a bathroom and kitchen area, where people lived for decades, and thus a residential structure is proposed for demolition. The Mello Act and Housing Accountability Act Compliance Reviews must consider the prior residential units and use, regardless of whether they were legally permitted as such.

In addition, from the HCM Application p.15 "The garage at the rear of the parcel dates back to 1928. Footnote 69. *It still contains an inspection pit used by the Landiers to service their vehicles.* Footnote 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, the Landiers were ideally positioned to cater to the growing stream of visitors and residents." See the photo showing the fleet of Jitneys in front of the building that became Walker's Café at EXHIBIT I.

Given that the vehicle inspection pit where the Jitneys were serviced still exists in the garage, although records from that time are sparse, it's reasonable to conclude that they also refueled their vehicles there. Also, before you to consider is a CEQA exemption. Considering that there were likely a great deal of contaminants dispersed into the ground where vehicles were serviced and likely refueled, exempting the project from CEQA where a very large residential structure is proposed to be built upon a likely contaminated area would likely be in violation of CEQA, and, at a minimum, a detailed and thorough soil analysis must be required and performed before any such exemption from CEQA for the construction of the residential structure would be granted.

Finding 10– Procedural Errors With Respect to Neighborhood Council Role and Involvement:

The Coastal San Pedro Neighborhood Council (CSPNC) should be included as a "cc" on all notices and all determinations issued for this project. (It was not indicated as copied on the February 19, 2026 determination or the April 1, 2026 Correction Letter.)

The CSPNC recommendation letter dated October 28, 2025 should be mentioned in the determination and its recommendations addressed. See EXHIBIT J. Rather than reference the official CSPNC recommendation letter, the only reference to the CSPNC is on page 17 with respect to its March 17, 2025 meeting, but the source of the reference is not clear as it only mentions a Council District 15 "representative" who sent the ZA an email with a list of 18 public comments. This is a highly unusual and possibly inappropriate disclosure. Neither is the CSPNC testimony at the hearing (page 18) mentioned.

Finding 11 -- Other Miscellaneous Errors that Must Be Corrected:

A. Zone Variance/Café Operations Errors

1. Condition 12. (page 7) Official California State lottery games and machines must not be allowed as it is incongruous with the stated nature of the use. This appears to be boilerplate language that was not correctly tailored to Walker's.
2. Condition 14. (page 7) Camera surveillance system must not include any footage of the adjacent properties.
3. Condition 17. (page 7) References to "store" are incorrect.
4. Conditions 20. and 22. (page 8) are erroneous. There are no parking areas under the control of the applicant.
5. Condition 30. (page 9) Must be revised to be clear there is no sound system or amplified or acoustic music allowed. (see Conditions 35. & 36.)
6. Condition 31. (page 9) Private events must not be allowed in this residential area.
7. Page 15—The statement that "the café has previously sold beer and wine for on-site consumption since 1997, as indicated on their ABC License No. 329702." is erroneous. The café never sold wine, only beer. As indicated on page 21—" Records from the California Department of Alcoholic Beverage Control indicate that a Type 40 (On-Sale Beer) license has been active at the subject property since July 21, 1997." Thus, only beer use can be perpetuated in the Zone Variance.
8. Page 18 "Applicant's last statement"--The applicant's representative, Elisa Paster, agreed to exclude alcohol service from the front sidewalk patio, but that change is not reflected in the conditions and must be added.
9. Page 19 "conditions for further consideration by the ABC"—The hours of operation indicated must be changed to 8 am to 8 pm.
10. Page 23 Zone Variance Finding 2 "Continued Use of Existing Non-Conforming Historic Café"—The finding refers to a "corner-adjacent location;" however, the project is not on or adjacent to a corner.
11. Page 27 Zone Variance Finding 4—2023 crime statistics must be updated to latest year available—2025.
12. Page 28 Zone Variance Finding 5—The finding does not recognize the fact that the LUP is a part of the General Plan. The project (both residential and café portions)

does not meet the San Pedro Community Plan Goal LU1.1: Neighborhood character. Maintain the distinguishing characteristics of San Pedro's residential neighborhoods with respect to lot size, topography, housing scale and landscaping, to protect the character of existing stable neighborhoods from new, out-of-scale development." As is proven herein, this total project is out-of-scale development. Neither does the project comply with LU1.3 Neighborhood transitions, LU1.6 Alleys, or LU6.2 Mix of Uses.

13. Page 31 Zone Variance Finding 5—"The ability to serve alcohol with entertainment" is incorrect as no entertainment is allowed.

B. Coastal Development Permit and Other Errors

1. CDP Condition 7.e. (page 5) is erroneous. Roof deck railings are required by the Department of Building and Safety to be a minimum of 42".
2. CDP Condition 7.h. (page 6) is erroneous. It is written incorrectly as the limit of 36" for the roof deck railings is only applicable to the extent the top of the railings exceed the specified height limit. The structure height including roof deck railings cannot exceed 26 feet plus 3 feet (36") = 29 feet.
3. Page 16 "Streets"—Paseo del Mar is a designated scenic highway as per the San Pedro Community Plan.
4. Page 16 "Previous zoning related actions on the site"—It was not the applicant who submitted the Historic-Cultural Monument nomination for Walker's Café, but a member of the public.
5. Page 20 "conditions for further consideration by the ABC" —although we agree some parking should be designated, no parking is being provided.
6. Page 35 CDP Finding 7 —It should be noted that although the LUP is advisory but its policies and standards must be followed unless there is a legally sufficient, fact-based and significant reason or special condition why it cannot be followed (based on case law—Pacific Palisades Bowl Mobile Estates, LLC v. City of Los Angeles and Douda v. California Coastal Commission).

Finding 12 - The Project is Not Exempt from CEQA and Requires Additional Environmental Analysis

The CEQA evaluation (City Determination pages 38 - 40) does not consider the total project. Also, the Class 31 categorical exemption is not met because, as stated herein, the Secretary of the Interior Standards are not met as the new construction adjacent to the historic resource is not compatible in scale, massing and setting. The Exceptions outlined in section 15300.2 ***do*** apply as a. Location: The project IS located in a sensitive environment (adjacent to an historic park and historic lighthouse) and the proposed total project is not consistent with the scale and uses proximate to the area; b. Cumulative Impacts: The project does not conform to the permitted regulations for the underlying zone (thus a zone variance is required); c. Significant Effect: The subject (total) project is not of a similar size and scope to the surrounding properties, d. Scenic Highways: Paseo del Mar is a designated scenic highway in the San Pedro Community Plan; and f. Historic Resources: The total proposed project is not consistent with the Secretary of the Interior's Standards, as noted above. The project is not categorically exempt and requires an Environmental Impact Report (EIR), including an analysis of alternative projects.

Also, as noted in Appeal Finding 9 above, the vehicle inspection pit where the Jitneys were serviced still exists in the garage, although records from that time are sparse, it's reasonable to conclude that they also refueled their vehicles there. Also before you to consider is a CEQA exemption. Considering that there were likely a great deal of contaminants dispersed into the ground where vehicles were serviced and likely refueled, exempting the project from CEQA where a very large residential structure is proposed to be built upon a likely contaminated area would likely be in violation of CEQA, and, at a minimum, a detailed and thorough soil analysis must be required and performed before any such exemption from CEQA for the construction of the residential structure would be granted.

B. ABUTTING OWNER PERSPECTIVE:

As owner of the properties at 724/728 Paseo del Mar, immediately adjacent to the Walkers Café property at 700 Paseo del Mar, I must emphasize three major concerns:

* The oversized ADU will negatively affect not only my property at 724/728 by its inappropriate placement and size because people will have visual and auditory impacts on those properties. I stand to lose tens of thousands of dollars of value.

* The proposal for seating for Walkers is infeasible as 1) the orientation of Walkers is south toward the Park and the Ocean, not my yard of two garages, and 2) its patrons would have nothing to look at but concrete and the back of the café unless an open fence showing the vegetation at 724 is built. Otherwise, I/my property will be providing the "visual" for that outdoor seating space.

* A build out as proposed will destroy the character of this unique coastal neighborhood, replacing a "charming early 20th century feel and look" to a "21st century grab and build façade." The inevitable cumulative impact will be that eventually the entire block will look like that.

Thank you for your consideration, June Burlingame Smith

C. SPECIFIC RECOMMENDATIONS:

Recommended Conditions:

Coastal Development Permit Special Conditions:

These conditions stand on their own coastal authority and should be implemented using the Coastal Commission's standard tools—recorded deed restriction, and no-change-of-use without CDP amendment, monitoring, and remedies.

A. Conditions for Continued Visitor-Serving Use

1. Walker's Café shall be maintained and operated as a public sit-down restaurant open to the general public.
2. Minimum service: open at least 5 days/week, 8 hours/day, with clearly posted hours; reasonable, nondiscriminatory pricing; and no membership or private access requirements.
3. No substitution: the café space shall not be converted to any other use.
4. No reduction: any proposed reduction in café floor area or removal of the commercial kitchen would require an application for a CDP amendment.
5. Phasing: no temporary or final Certificate of Occupancy for any dwelling unit shall be issued until:
   (i) café construction is final; and
   (ii) the café has operated 90 consecutive days
6. Continuity: if café operations cease for more than 60 days, the permittee must re-open within 180 days.
7. Enforcement: this condition shall be secured by a recorded deed restriction running with the land; violations are subject to permit revocation/abatement and Coastal Act administrative penalties.

B. Other Conditions

1. Prior to issuance of building permits, a comprehensive traffic management and loading plan shall be submitted for review and approval by LADOT and City Planning, showing how deliveries to the café will be routed, timed, and accommodated without adverse impacts on the residential neighborhood or the public right-of-way.
2. The residential component of the project shall be designed and constructed such that all service, loading, garbage and recycling functions of the cafe are routed to the alley behind the lot, screened from residential uses, and designed to prevent noise and odor impacts such that the dumpster is not a nuisance to adjacent and nearby residential uses.
3. The applicant shall provide grease and other waste-water disposal strategies for the café kitchen that meet best-management practices for Coastal Zone environments, including spill-prevention, stormwater capture and signage prohibiting discharge to the marine environment.
4. Outdoor seating, service and operations of the café shall be limited to hours of operation that will avoid significant noise disturbance to adjacent residents; and an acoustical report shall be submitted, showing measures to mitigate noise, vibration and mechanical equipment in conformance with the City's Noise Ordinance, the San Pedro Community Plan, and the LUP. No outdoor music or amplified sound shall be allowed. No noise of any kind is allowed beyond the premises.
5. Landscaping and fencing along the rear alley and side property lines shall be designed to completely block views of all service activities—including loading, unloading, storage, trash, and equipment—from adjacent residential properties, and to ensure pedestrian safety. Under no circumstances shall any lighting of any kind spill over, trespass, or cast glare onto adjacent or nearby properties.
6. The residential structure on the site shall be substantially reduced in size and footprint to ensure that the lot provides adequate space to:

a. Establish a dedicated loading zone in the rear alley and a continuous side pathway for transporting supplies from the alley to the café and for moving refuse from the café to the dumpster,
b. Provide a pathway from the rear of the lot (where residential garbage cans will be stored) to Paseo del Mar (where residential collection occurs), which may also serve as a pedestrian access route from Paseo del Mar to the front entrance of the residential structure,
c. Allow for some expansion of the café kitchen and storage to accommodate the proposed expanded service floor area/seating, and
d. Fully meet all development standards of the LUP including limiting the residential structure to the size, mass and scale of adjacent and immediately surrounding residential development; and remove the two roof decks, which are not compatible with the surrounding area.

This reduction and re-configuration of the residential structure is necessary to ensure that the commercial and residential functions both operate in a manner respectful of the alley, the adjacent residences, the adjacent Point Fermin Park, the public right of way and the coastal environment.

7. The residential structure shall not be used for Home Sharing, Short-Term Rental, Vacation Rental, or any non-residential use.

C. Conditions for Covenant and Ongoing Reporting

Prior to issuing a CDP, it is necessary to record a covenant that ensures all future owners, successors, and assigns are obligated to comply with every Special and Regular Condition.

Prior to issuance of certificate of occupancy for the café expansion, the applicant shall record a covenant on the property deed in the Los Angeles County Recorder's office, binding the property and any successor in interest to operate the café and any residential uses in compliance with any "Q" conditions and all of the required CDP conditions, and to submit annual reports to the Department of City Planning regarding compliance with loading, waste-management and operational conditions for a period of at least five (5) years. Any lease for the café must incorporate the CDP Conditions, with the lessee acknowledging Coastal enforcement authority.

The "Q" or Qualified Condition cited in the Los Angeles Municipal Code Section 12.32 can be used in connection with a Zone Change to impose limitations or standards on a parcel. Given that the current case includes a Zone Variance (ZV) and not a Zone Change, we respectfully ask the Department of City Planning to impose a "Q" condition (***or similar condition***) in this particular entitlement as a binding, enforceable way to stipulate protection for this historic property to continue as a cafe, in addition to the Special Conditions noted above.

Recommended Project Changes:

Replacement of the Existing Garage — Reasonable Scale vs. Lot-Filling Development

We recommend a significant decrease in size of the residential structure, including elimination of the roof decks and the concrete block wall. If the existing garage was to be demolished and only slightly expanded in size, including the footprint (and with the addition of a second floor), the applicant could easily build 2,000 to 2,400 square feet of residential development at the back of the lot, including a more modest ADU similar to the smaller size of the majority of those in San Pedro. With a marvelous chef's garden on the west side of the property, they could create a great vibe, both enhancing Walker's and having the additional income from the two homes, and without destroying the surrounding area's community character as the overall project would not be so massive. With a smaller residential structure there could also be space for some parking for patrons. There would likely be wide community support for such a smaller in scale approach.

The project proposes demolition of the existing garage and construction of a new residential structure in its place. Replacement of the garage with a residence is not opposed. However, the approved design expands the residential structure across nearly the entire lot rather than maintaining a development pattern generally consistent with the existing garage location.

As described in Appeal Finding 7 above, the expansion of the residential footprint leaves only a narrow residual space between the historic café and the residential structure to accommodate circulation, emergency access, and operational functions.

This narrow residual space must serve multiple simultaneous purposes, including:

- pedestrian circulation
- emergency responder access
- operational support for the café
- outdoor dining
- evacuation movement

The resulting condition compresses all functional activity into a single constrained area. The constrained circulation environment is therefore not caused by the existence of a residence on the property, but by the scale and placement of the proposed residential structure, which occupies nearly the entire lot and leaves only a limited buffer between the historic café and the residential use.

A smaller residential structure located generally within the footprint of the existing garage, or modestly expanded from that footprint, would provide adequate residential space while preserving necessary circulation and operational functions for the historic café and maintaining safe access for emergency response.

The issue is therefore not whether a residence may be constructed, but whether the scale and placement of the proposed structure are compatible with the continued safe and functional operation of the historic resource and surrounding neighborhood.

Requested Modifications

We respectfully request that the approval be modified to ensure that development on the property proceeds in a manner consistent with public safety requirements, historic preservation standards, and visual compatibility with the surrounding neighborhood. Specifically, the project should be revised to address the constrained circulation and compatibility concerns identified in this appeal.

The following modifications are requested:

1. Reduce the scale and footprint of the proposed residential structure
The residential structure should be reduced in size and configured generally within the footprint of the existing garage, or modestly expanded from that footprint, in order to preserve adequate circulation and operational space between the historic café and the residence.

2. Preserve adequate maneuvering and circulation space behind the café
The design should maintain sufficient open space between the historic café and the residential structure to allow safe circulation, emergency access, and operational support for the café, consistent with the risk minimization policy objective of Coastal Act Section 30253.

3. Ensure unobstructed emergency access to the rear of the property
The circulation route along the east side of the café and the rear yard area should remain clear and functionally usable for emergency responders and evacuation movement. Seating layouts and site design should not impede the ability of Fire Department personnel to access and operate safely within the rear yard area.

4. Modify site design features that contribute to constrained circulation
Site features that restrict maneuverability or create enclosed circulation conditions — including excessive lot coverage, continuous perimeter walls, and placement of structures immediately adjacent to the historic café — should be revised to improve safety, visibility, and access.

5. Maintain compatibility with the historic resource and surrounding neighborhood
The revised project should be designed to respect the scale, setting, and functional environment of the historic café and to maintain compatibility with the surrounding residential neighborhood, consistent with applicable historic preservation standards and Coastal Act policies.

Conclusion:

Walker's Café is a historic community resource that has served residents and visitors for generations. The continued success of the café depends not only on preservation of the building itself, but on preservation of the functional space and circulation necessary for safe and effective operation.

This appeal does not oppose residential development on the property. A residence located generally within the footprint of the existing garage, or modestly expanded from that footprint, would allow both residential and commercial uses to coexist successfully.

However, the currently approved design expands the residential structure across nearly the entire lot, leaving only a narrow residual space between the historic café and the residence to accommodate circulation, emergency access, and operational functions.

As further described in this appeal, the resulting configuration creates a constrained circulation environment that increases risk to life and property and reduces compatibility with the historic resource and surrounding neighborhood.

Modification of the project to reduce the scale and placement of the residential structure would:

- improve safety and emergency access
- preserve the functional setting of the historic café
- maintain compatibility with the surrounding neighborhood
- support continued visitor-serving use of the site

For these reasons, we respectfully request that the City approval be modified to ensure that development on the property proceeds in a manner consistent with public safety, historic preservation, and community character.

Thank you for your careful attention and for seriously considering the necessary changes to this important project and incorporating needed protections into the City's final CDP and Zone Variance determination. We welcome the opportunity to provide any additional information or participate in continued review of the project to ensure responsiveness to the neighborhood, protection of the Dual Permit Jurisdiction Coastal Zone, and adherence to the City's land-use objectives.
Sincerely,

Noel Gould
Emma Rault
Robin Rudisill
June Smith

cc:
Councilmember McOsker
Monica Taimoori, City Planning Assistant

EXHIBITS

EXHIBIT A

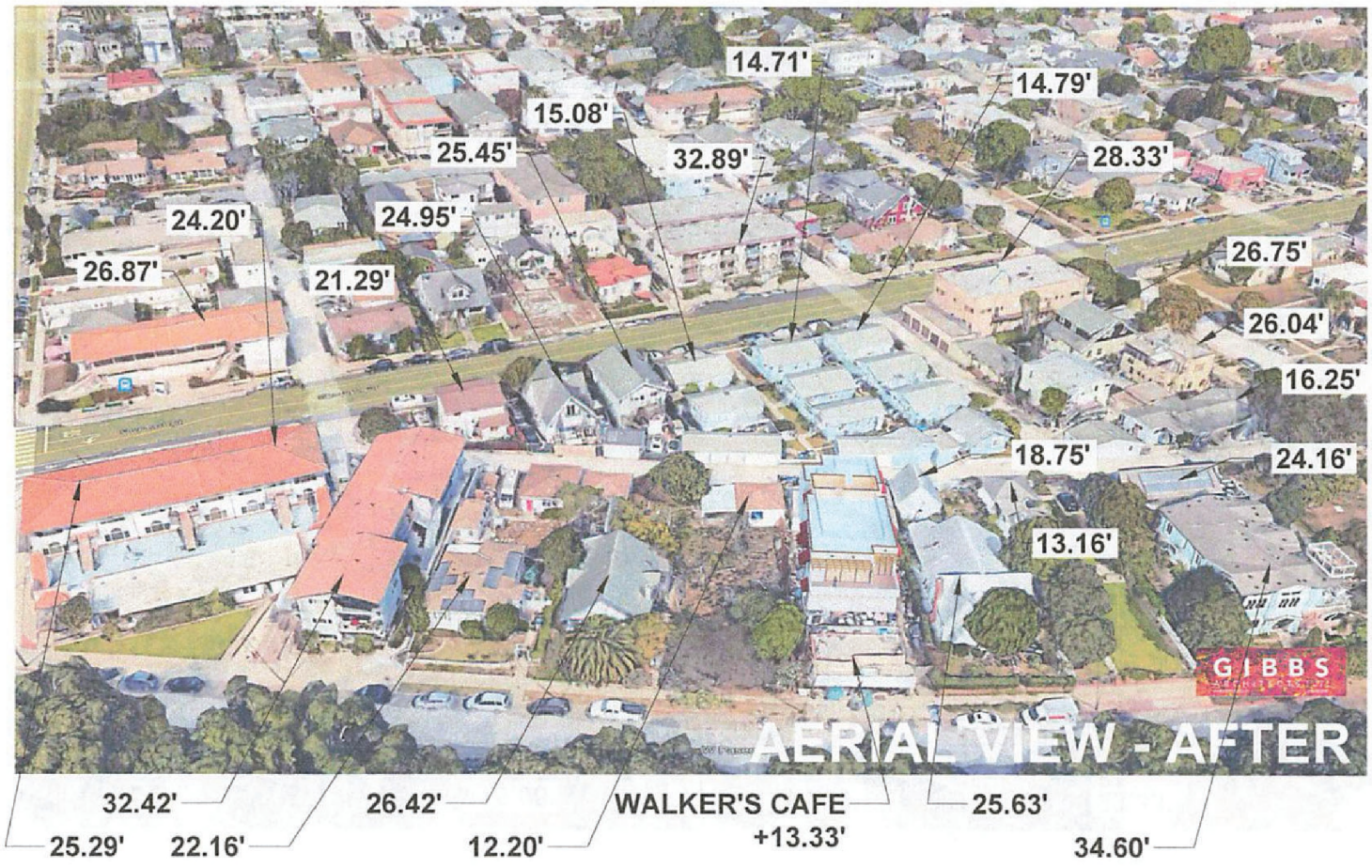

14.71'
14.79'
15.08'
25.45'
32.89'
28.33'
24.20'
24.95'
26.87'
21.29'
26.75'
26.04'
16.25'
18.75'
24.16'
13.16'
GIBBS
AERIAL VIEW - AFTER
32.42'
26.42'
WALKER'S CAFE
+13.33'
25.63'
25.29'
22.16'
12.20'
34.60'

EXHIBIT B

NEIGHBORHOOD HEIGHT CORRECTIONS IN APPLICANT'S COMMUNITY CHARACTER ANALISYS

ADDRESS	REPORTED HEIGHT	ACTUAL HEIGHT	VERIFICATION SOURCE
728 W, Paseo del Mar	26.42 feet	17 feet	DBS
730 W. Paseo del Mar	22.16 feet	12 feet	DBS
740 W. Paseo del Mar Apt. Bldg.	32.42 feet	29 feet	DBS
736 Shepard St. Apt. Bldg.	26.87 feet	16 feet	DBS
725-727 Shepard St.	21.29 feet	18.5 feet	DBS
705 Shepard St.	15.08 feet	12 feet	DBS
676 Shepard St. Apt. Bldg.	32.89 feet	26 feet	DBS
677 Shepard St. bungalows	14.71 feet	14 feet	DBS
675 Shepard St. bungalows	14.79 feet	14 feet	DBS
4115 S. Carolina St.	26.75 feet	20 feet	DBS
4127 S. Carolina St.	16.25 feet	15 feet	DBS
670 W. Paseo del Mar ADU	24.16 feet	21 feet	DBS
670 W. Paseo del Mar	34.60 feet	26 feet	DBS
680 W. Paseo del Mar	13.16 feet	12 feet	DBS
690 W. Paseo del Mar garage	18.75 feet	12 feet	DBS
690 W. Paseo del Mar	25.63 feet	18 feet	DBS
724 W. Paseo del Mar garage	12.20 feet	12 feet	DBS
TOTAL HEIGHT	378.13 feet using 17 properties reported by applicant	294.50 feet actual height according to LADBS records	
AVERAGE HEIGHT	22.58 feet	17.32 feet	
AVERAGE HEIGHT EXCLUDING MULTIFAMILY BLDGS.	20.43 feet	15.96 feet	
Note: Not all actual heights were found for comparison			

EXHIBIT C

Amanda,
There has been no movement towards compliance of our Order To Comply in almost a year.Â
At the beginningÂ of the year I reached outÂ to the Planning Dept, who has the planning case, and they also have heard nothing from the owners on this project.
Basically we wrote an Order to Stop Work on a Historic building withoutÂ the benefitÂ of plans and permits.Â They continued to work and coverupÂ unpermitted work.
Planning and Historical got involved and helped get the owners to understand that they were altering a historic building without approval.
Planning should be involved in any discussionsÂ you have with this ownerÂ !
Let me know if you have more questions.Â
Sincerely,
Paul

Paul Becker, Senior Inspector
Los Angeles Dept. of Building & Safety
Code Enforcement Bureau
638 S Beacon St
San Pedro, CA Â 90732
310-732-4530Â Â Office
E-mailÂ paul.becker@lacity.org

On Wed, Jun 21, 2023 at 4:43â€¯PM Amanda Enriquez <amanda.enriquez@lacity.org> wrote:
Thank you for getting back to me!Â

Hi Paul! Are you able to give me an update?Â

On Wed, Jun 21, 2023 at 4:11â€¯PM Andrew Beeli <andrew.beeli@lacity.org> wrote:
Hello Amanda,

I would love to help with this, however my past Supervisor Senior Inspector Paul Becker would hurt more than my feelings if I did.Â I am no longer the Code Enforcement person for the San PedroÂ area.Â Paul can be reached at paul.becker@lacity.org
Regards,

Inspector Andrew Beeli

Building Mechanical Inspector

LADBS - Code Enforcement BureauÂ

7166 W. Manchester Ave. - Suite 10A

EXHIBIT D



EXHIBIT E1

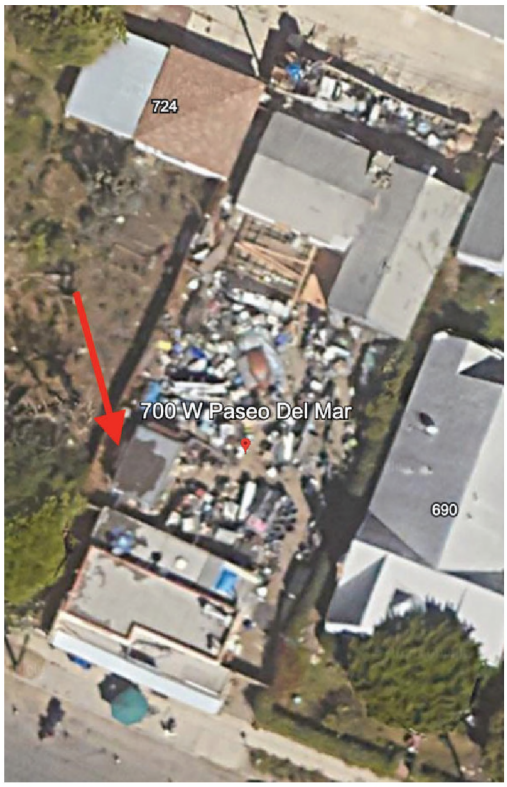


EXHIBIT E2



EXHIBIT F

T: (213) 682-6372 | Planning4LA.org

E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

On Fri, Jun 21, 2024 at 2:17 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

Hi Monica,

The report will suffice for CEQA purposes. However, we remain concerned about the out of scale nature of the new construction in relation to the historic Walker's Cafe and the surrounding neighborhood.

Lambert

Lambert Giessinger
Senior Architect | Office of Historic Resources
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
T: (213) 847-3648| Planning4LA.org

On Tue, Jun 18, 2024 at 12:54 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Also-- do you know if the design of the new house has been revised? Does the coastal zone/CDP requirement of "neighborhood compatibility" still factor in?

Lambert Giessinger
Senior Architect | Office of Historic Resources
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
T: (213) 847-3648| Planning4LA.org

On Tue, Jun 18, 2024 at 12:37 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Monica,
>
> Thanks for following-up. Your June 4 email just came in with the one from yesterday. Give us a week to review the memo and see if the Cultural Heritage Commission's comments have been incorporated.

EXHIBIT G

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
Tract PECK OCEAN VIEW
Location of Building 700 PASEO DEL MAR (House Number and Street) — Approved by City Engineer
Between what cross streets? GAFFY & PACIFC — Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building CAFE (Store, Dwelling, Apartment House, Hotel or other purpose) Families Rooms
2. State how long building has been used for present occupancy PROX. 12 YEARS
3. Use of building AFTER construction or moving SAME Families Rooms
4. Owner MRS. BESSIE WALKER Phone DA. 60176
5. Owner's Address 1647 226 ST. P. O. LOMITA
6. Certificated Architect License No. State Phone
7. Licensed Engineer License No. State Phone
8. Contractor [redacted] OWNER License No. State Phone
9. Contractor's Address
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.) $ 400.00
11. State how many buildings NOW on lot and give use of each. 2 BLDG. CAFE & GARAGE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 52' x 44' Number of stories high 1 Height to highest point 12
13. Material Exterior Walls STUCCO (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work: STORAGE ROOM — WOOD EXTERIOR WALLS — CEMENT FLOOR

Certificate of Occupancy Issued — 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 [redacted] CON. FLOOR
17. Size of Studs 2" x 4" Material of Floor CON. Size of Rafters 2" x 4" Type of Roofing TAR & GRAVEL 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.

DISTRICT OFFICE SAN PEDRO
Sign here Bessie M Walker (Owner or Authorized Agent)
By

FOR DEPARTMENT USE ONLY G4552

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $ 400.00	Area of Bldg. ..... Sq. Ft.	Investigation Fee $ .....
Fee $ 1.00	Fee $	Cert. of Occupancy Fee $ .....
		Bldg. Permit Fee $ 2.00
		Total $ 3.00

TYPE V	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 50 X 130	50 Ft. rear alley / Ft. side alley — Clerk 7/6/53
GROUP G-1 Food	Plans and Specifications checked	Zone C-1	Fire District No. 1	District Map No. 501-4	
For Plans See	Correction Verified	Bldg. Line Y Ft.	Street Widening Y Ft.	Application checked and approved	Clerk
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes / No	Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	6-29-53		3496		1.00
Supplemental Plan Checking					
Building Permit	JUL 6 - 1953		SP 6210		2.00

ALLEY
EXISTING BUILDING
16'
5'
72'
130'
60'
12'
8'
ADDITION
EXISTING BUILDING
5'
4'
SIDE WALK
7'6"
1'
4

EXHIBIT H



EXHIBIT I

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.

EXHIBIT J

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,

Douglas Epperhart

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

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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 REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

Lot No. 5 Block 7
(Description of Property)

Tract Tract

District No. ..... M. B. Page ..... F. B. Page ..... SAN PEDRO

O.K. City Clerk ..... Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 669 Street
(Location of Job)

Shepard St.

O.K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 4 No. of Families One
2. Owner's name H A Linkletter Phone 337 J
3. Owner's address 678 Shepard St
4. Architect's name W F Dolan Phone
5. Contractor's name H A Linkletter Phone
6. Contractor's address 678 Shepard St
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 2000.00
8. Is there any existing (old) building on lot? Yes How used? Residence
9. Size of proposed building 24 x 30 Height to highest point 14 feet
10. Number of Stories in height One Character of ground Adobe
11. Material of foundation Concrete Size of footings 12 Size of wall 8 Depth below ground 12
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 3 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists x Specify material of roof Paper
14. Will all provisions of State Dwelling House Act be complied with? Yes

I have 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.

H A Linkletter

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

.....

Owner.

670 W Paseo Del Mar

Permit #: **03010 - 40000 - 02503**
Plan Check #: B03SP0316FO Printed: 06/23/04 02:07 PM
Event Code:

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(s)	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
ORD - ORD-161185
ORD - ORD-83032
CPC - CPC-2000-4046-CA
CDBG - LARZ-San Pedro / Wilmington

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 Reqd - Glued-Laminated Timber
Fabricator Reqd - Prefabricated Joist
Special Inspect - Concrete>2.5ksi
Special Inspect - Grade Beam/Caisson
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Robertson, Graham And Massengill,Karena 1162 Paseo Del Mar SAN PEDRO CA 90731

Tenant:

Applicant: (Relationship: Owner-Bldr)
Graham - Owner-Builder (310) 832-3076

7.EXISTING USE

PROPOSED USE
(07) Garage - Private
(23) Accessory Living Quarters

8. DESCRIPTION OF WORK
44'- 0" X 21'-6" TWO STORY ACCESSORY BUILDING. FOUR CAR GARAGE AT FIRST FLOOR AND ACCESSORY LIVING QUARTERS ON SECOND FLOOR.

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/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $105,000 PC Valuation:

FINAL TOTAL Bldg-New	4,518.72	Planning Surcharge Misc Fee	5.00
Permit Fee Subtotal Bldg-New	838.75	School District Residential Level 2	2,872.10
Energy Surcharge		Dwelling Unit Construction Tax	0.00
Electrical	218.08	Residential Development Tax	0.00
HVAC	109.04	Permit Issuing Fee	0.00
Plumbing	218.08		
Plan Check Subtotal Bldg-New	66.33		
Off-hour Plan Check	33.17		
Fire Hydrant Refuse-To-Pay	0.00		
E.Q. Instrumentation	10.50		
O.S. Surcharge	29.88		
Sys. Surcharge	89.64		
Planning Surcharge	28.15		

Sewer Cap ID:
Total Bond(s) Due:

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 PROVIDE ADDITIONAL FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT EXCEPTION THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE

12. ATTACHMENTS
Plot Plan

For Cashier's Use Only W/O #: 31002503
LA Department of Building and Safety
WL 11 09 065942 06/23/04 02:30PM

BUILDING PERMIT-RES	$838.75
ELECTRICAL PERMIT RES	$218.08
HTG/REF PMT RES	$109.04
BUILDING PLAN CHECK	$66.33
PLAN APPROVAL FEE	$33.17
EI RESIDENTIAL	$10.50
ONE STOP SURCH	$29.88
CITY PLANNING SURCH	$28.15
MISCELLANEOUS	$5.00
SCHOOL DEV RES	$2,872.10
PLUMBING PERMIT RES	$218.08
SYSTEMS DEVT FEE	$89.64
Subtotal:	$4,518.72
Carry Over FROM Tran# 065941	$627.16
Total Due:	$5,145.88

04WL
94713

* P 0 3 0 1 0 4 0 0 0 0 0 2 5 0 3 F N *

13. STRUCTURE INVENTORY 03010 - 40000 - 02503

(P) Floor Area (ZC) 1,594 Sqft
(P) Height (BC) 19 Feet
(P) Height (ZC) 21 Feet
(P) Length 21.5 Feet
(P) Stories 2 Levels
(P) Width 44 Feet
(P) R3 Occupancy 648 Sqft Max Occ.
(P) U1 Occupancy 946 Sqft Max Occ.
(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 Rerral 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 19825 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).

OR

(X) 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:_____

(X) 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: Karena Massengill Sign: Karena Massengill Date: 6/23/04 ☒ Owner ☐ Authorized Agent

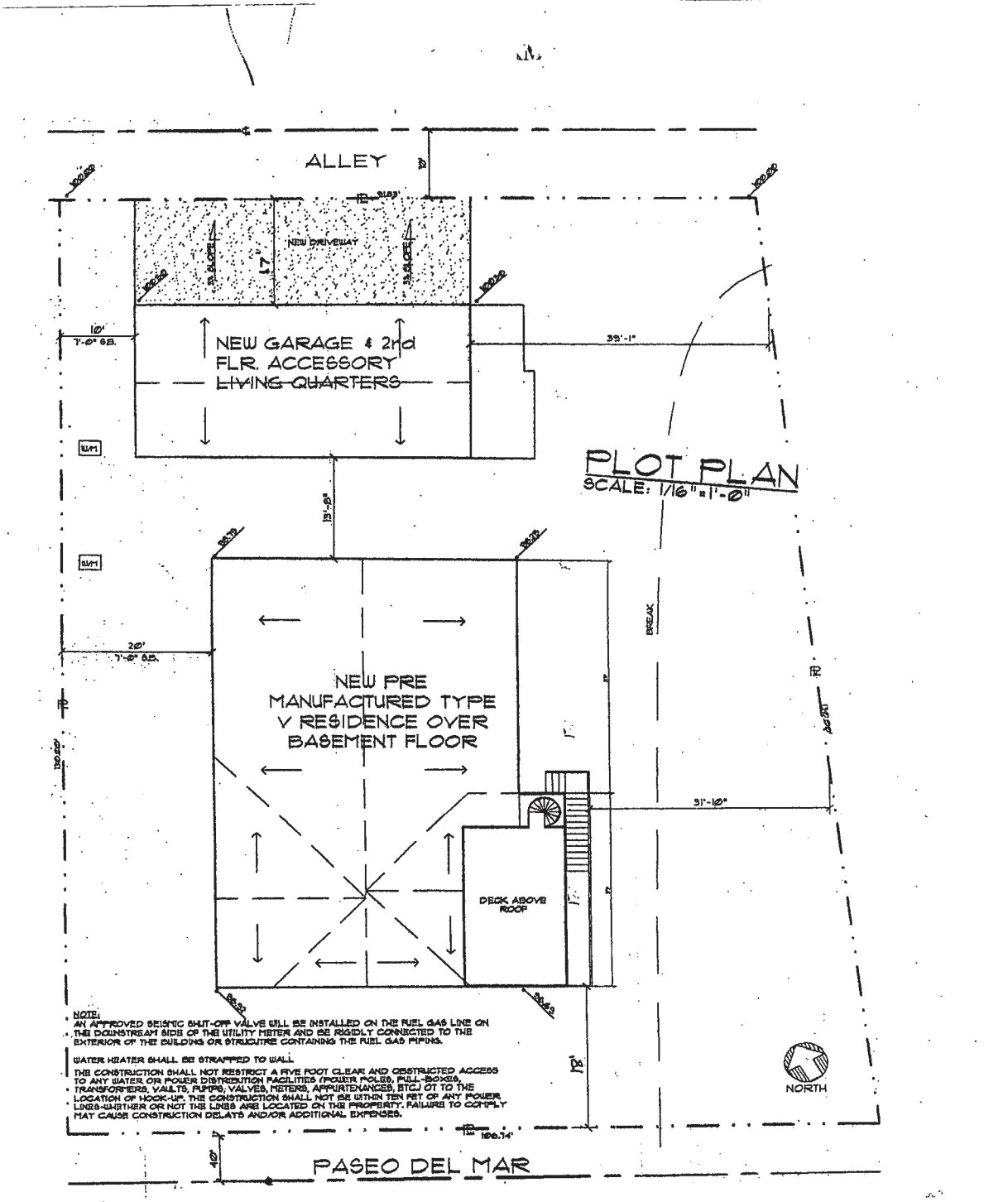
Bldg-New
1 or 2 Family Dwelling
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B03SP0316FO
Initiating Office: SANPEDRO
Printed on: 04/08/04 08:11:37

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



670 W Paseo Del Mar

Permit #: **03010 - 40000 - 02411**
Plan Check #: B03SP0316FO Printed: 06/23/04 02:01 PM
Event Code:

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(s)	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 Reqd - Glued-Laminated Timber
Fabricator Reqd - Prefabricated Joist
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Robertson, Graham And Massengill,Karena 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/or inspection requests originating within LA County
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 3100241E

BUILDING PERMIT-RES	$2,355.65
ELECTRICAL PERMIT RES	$612.47
HTG/REF PMT RES	$306.23
PLUMBING PERMIT RES	$612.47
BUILDING PLAN CHECK	$1,053.36
PLAN APPROVAL FEE	$526.68
PLAN MAINTENANCE	$47.11
EI RESIDENTIAL	$49.85
ONE STOP SURCH	$111.28
SYSTEMS DEVT FEE	$333.83
CITY PLANNING SURCH	$119.48
MISCELLANEOUS	$5.00
SCHOOL DEV RES	$18,594.05
DWELLING UNIT	$200.00
RES DEVT TAX	$300.00
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 Period

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.Q. Instrumentation	49.85		
O.S. Surcharge	111.28		
Sys. Surcharge	333.83		

Sewer Cap ID: Total Bond(s) Due:

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 PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT EXCEPTION THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE

12. ATTACHMENTS

Plot Plan

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

3968007 07/02/2004

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 19825 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).

OR

(X) 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:_____

(X) 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: X KARENA MASSENGILL Sign: X Karena Massengill Date: X 6/23/04 ☑ Owner ☐ Authorized Agent

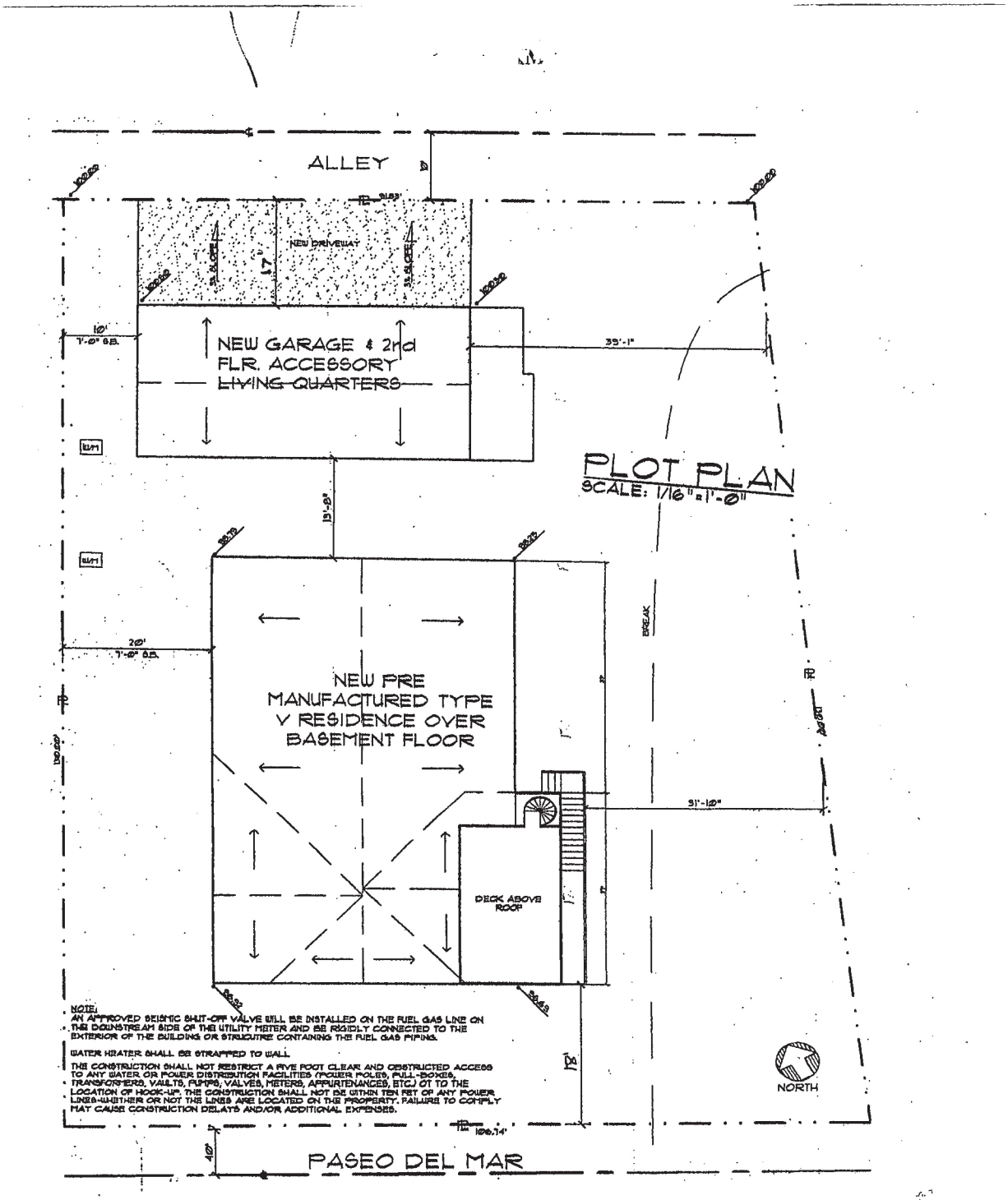
Bldg-New
1 or 2 Family Dwelling
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B03SP0316FO
Initiating Office: SANPEDRO
Printed on: 04/08/04 08:10:24

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



3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 1	BLOCK:	TRACT: 43971	COUNCIL DISTRICT NO: 15	DIST. MAP: 3B 197
					CENSUS TRACT: 2976.00
2. PRESENT USE OF BUILDING: 85' 8 Unit Condo		NEW USE OF BUILDING: '05 same			ZONE: R3-1
3. JOB ADDRESS: 676 Shepard St.					FIRE DIST.
4. BETWEEEN CROSS STREETS: Carolina		AND: Gaffey St.			LOT TYPE: Int.
5. OWNER'S NAME: John Trutanich & E. Bozulich			PHONE: 519-7730		LOT SIZE
6. OWNER'S ADDRESS: 801 W. 9th St.	CITY: San Pedro		ZIP: 90731		100x122
7. ENGINEER: Ron Hale	BUS. LIC. NO.: 17056	ACTIVE STATE LIC. NO.	PHONE: 519-8633		ALLEY
8. ARCHITECT OR DESIGNER: Pacific Projects	BUS LIC. NO.	ACTIVE STATE LIC. NO.	PHONE: 519-8633		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS: 545 W. 9th St. #1	CITY: San Pedro		ZIP		AFFIDAVITS: CDD 85/013
10. CONTRACTOR: Gregorio Const.	BUS LIC. NO.	ACTIVE STATE LIC. NO.: 486529	PHONE: 547-5272		ZI 1338
11. SIZE OF EXISTING BLDG. WIDTH 85 LENGTH 89'6"	STORIES: 2	HEIGHT: 26	NO. OF EXISTING BUILDINGS ON LOT AND USE: none		ZI 1322
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS: stucco	ROOF: tile	FLOOR: wd/conc		P.C. REQ'D: yes
3 13. JOB ADDRESS: 676 Shepard St.				STREET GUIDE	DISTRICT OFFICE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ PC 3000.00 BP 201.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe): Revise front portion of 1st flr from slab flr to struct. conc. flr.					GRADING: yes; FLOOD; HWY. DED.: yes; CONS.
NEW USE OF BUILDING: 8 Unit condo/parking ATTACHED GARAGE	SIZE OF ADDITION		STORIES: ~~2~~	HEIGHT: ~~26~~	ZONED BY: Treadaway
TYPE: V-1Hr	GROUP OCC.: R1/M1	FLOOR AREA	PLANS CHECKED: Pete Ortiz		FILE WITH
DWELL UNITS: 0	MAX OCC.	TOTAL	APPLICATION APPROVED: Pete Ortiz		TYPIST: rab
GUEST ROOMS	PARKING REQ'D: n/c	PARKING PROVIDED STD. COMP	INSPECTION ACTIVITY: COMB GRD MAJS CONS EQ		INSPECTOR

PC: 27.20	GPL	CONT INSP	
SPC	PM		
BP: 20.00	FI: 0.50	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	
TF,	FH		
O/S	OSS: 1.00		
DIST OFFICE: SP	SOSS	SPRINKLERS REQ'D SPEC	
PC NO	C/O	ENERGY	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

CASHIER'S USE ONLY

B & S D-3 (R 5.85)

48.70 CHTD

SP4347

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 _____ Lic. Class _____ Lic. Number _____ Contractor _____ (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 2/17/87 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. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

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 2/17/87 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 _____ (Owner or agent having property owner's consent) Owner (Position) 2/17/87 (Date)

SP4347

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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 REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. 4 Block 7 (Description of Property)

Peck's Cream Puff

District No. ____ M. B. Page ____ F. B. Page ____

No. 677 San Pedro Street (Location of Job)

Hobart St.

O.K. City Clerk By ____ Deputy

O.K. City Engineer By ____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 4 No. of Families One
2. Owner's name H. A. Lankford Phone 337 J
3. Owner's address 678 Pleasant
4. Architect's name W. F. Dean Phone ____
5. Contractor's name H. A. Lankford Phone ____
6. Contractor's address ____
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 2000.00
8. Is there any existing (old) building on lot? Yes How used? Residence
9. Size of proposed building 24 x 30 Height to highest point 14 feet
10. Number of Stories in height One Character of ground Adobe
11. Material of foundation Concrete Size of footings 12 Size of wall 8 Depth below ground 6
12. Material of chimneys ____ Number of inlets to flue ____ Interior size of flues ____ x ____
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 8 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists ____ x ____ Specify material of roof Paper
14. Will all provisions of State Dwelling House Act be complied with? Yes

I have 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.

H. A. Lankford

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

.....

Owner.

2

APPLICATION TO RELOCATE BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL FROM LOT	TRACT	TO LOT	TRACT
3-197	Blk E, #15	4362	Blk 7	Pecks-Ocean View

ZONE: C-1
FIRE DIST.:
INSIDE X
KEY:
COR. LOT:
REV. COR:
LOT SIZE: 50 / 43.86 x 130
REAR ALLEY: 20
SIDE ALLEY:
BLDG. LINE:
AFFIDAVITS:
BLDG. AREA:
SPRINKLERS REQ'D. SPECIFIED:

2. PRESENT ADDRESS: 1306 South Ogden Drive
NEW ADDRESS: 690 Paseo Del Mar
APPROVED: BS

3. PRESENT USE OF BLDG.: garage
USE AFTER RELOCATION: same

4. OWNER: Valentine Partida

5. OWNER'S ADDRESS: 681 Upland Avenue, San Pedro

6. CERT. ARCH OR LIC. ENG.: c/o 1660 W. 139th St., Gardena — STATE LICENSE NUMBER:

7. CONTRACTOR: owner — STATE LICENSE NUMBER:

8. SIZE OF BLDG.: 20'2"x20'2" — STORIES: 1 — HEIGHT: 12

9. MATERIAL OF EXTERIOR WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE

10. NEW WORK (DESCRIBE):

2 — 690 Paseo Del Mar — SP

VALIDATION: LA38272 — MAR--5-56 — 37675 — B 15 — CK — 10.00

TYPE	GROUP	MAX. OCC.			
V	R-access.	MAR-19-56	~~HCB~~ 265	A — 1	CK 2.50

DIST. OFFICE: SAN PEDRO
C. OF O. ISSUED:
DATE APPROVED: 3-13-56
BOND: ☐ CASH BOND ☐ SURETY BOND

DWELL. UNITS:
PARKING SPACES:
GUEST ROOMS:
FILE WITH:
CONT. INSP.:
SEWER CAP PER. 75031
GRADING

11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 300.00

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
The issuance of this permit will not violate any deed restrictions of record.
The purchase of either site or building for relocation purposes until this application is approved is at my own risk.
This is an application only and does not guarantee approval.
The building when relocated must be repaired so as not to be detrimental to property within 1000 feet of the new site.

Valentine Partida
MUST BE SIGNED BY OWNER

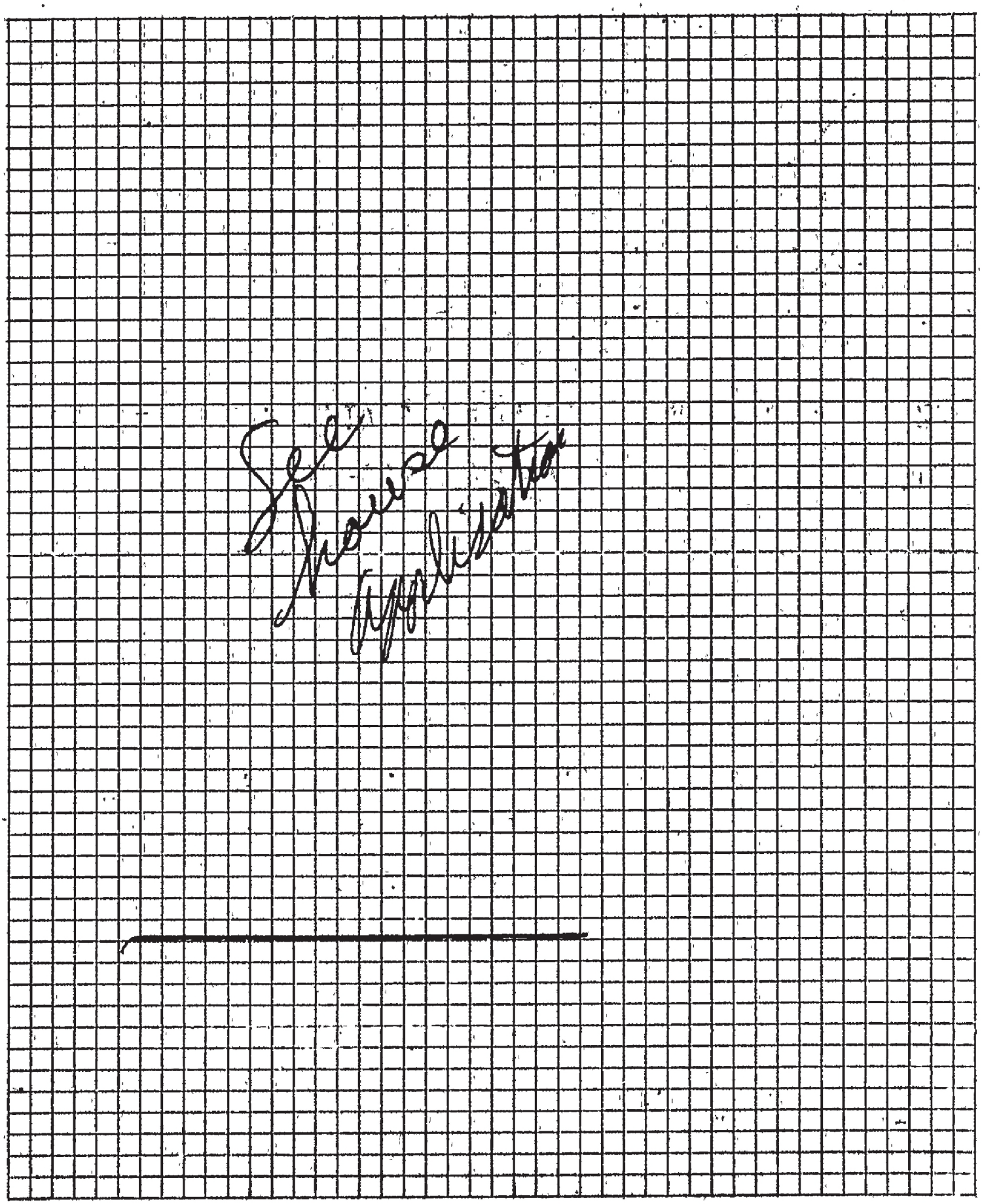
This form when properly validated is a permit to do the work described.

VALUATION APPROVED: A. Gosling
APPLICATION CHECKED: Mutch
PLANS CHECKED:
CORRECTIONS VERIFIED:
PLANS APPROVED:
APPLICATION APPROVED: C Tibbet
FILE NUMBER: 1010

Form B-2

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

LEGAL DESCRIPTION LOT 14 - TR [redacted]
Parks Ocean View



On Plat Plan Show all Buildings on Lot and Use of Each

2

APPLICATION TO RELOCATE BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL FROM LOT	TRACT	TO LOT	TRACT
3-197	Blk E, #15	4362	14 Blk 7	Pecks-Ocean View

ZONE	2. PRESENT ADDRESS	APPROVED
C-1	1306 S. Ogden Drive	
FIRE DIST.	NEW ADDRESS: 690 Paseo Del Mar	BS

INSIDE X / KEY	3. PRESENT USE OF BLDG.	USE AFTER RELOCATION
	dwell.	same
COR. LOT / REV. COR.	4. OWNER: Valentine Partida	TE 25685
LOT SIZE 50 43.86x130	5. OWNER'S ADDRESS: 681 Upland Avenue, San Pedro	
REAR ALLEY 20 / SIDE ALLEY	6. CERT. ARCH OR LIC. ENG.: c/o 1660 W. 139th St., Gardena	STATE LICENSE NUMBER
BLDG. LINE	7. CONTRACTOR: owner	STATE LICENSE NUMBER
AFFIDAVITS	8. SIZE OF BLDG.: 36' x 65'-2"	STORIES 1 HEIGHT 18
BLDG. AREA	9. MATERIAL OF EXTERIOR WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE	
SPRINKLERS REQ'D. SPECIFIED	10. NEW WORK (DESCRIBE)	

2 690 Paseo Del Mar SP

VALIDATION				
LA 38074	MAR--5-56	37674	B 15 — CK	30.00
TYPE / GROUP / MAX. OCC.				
V / R / 1-fam	MAR-19-56	40264	A — 1 CK	10.20

DIST. OFFICE: SAN PEDRO — BP 1200 18.20 EL

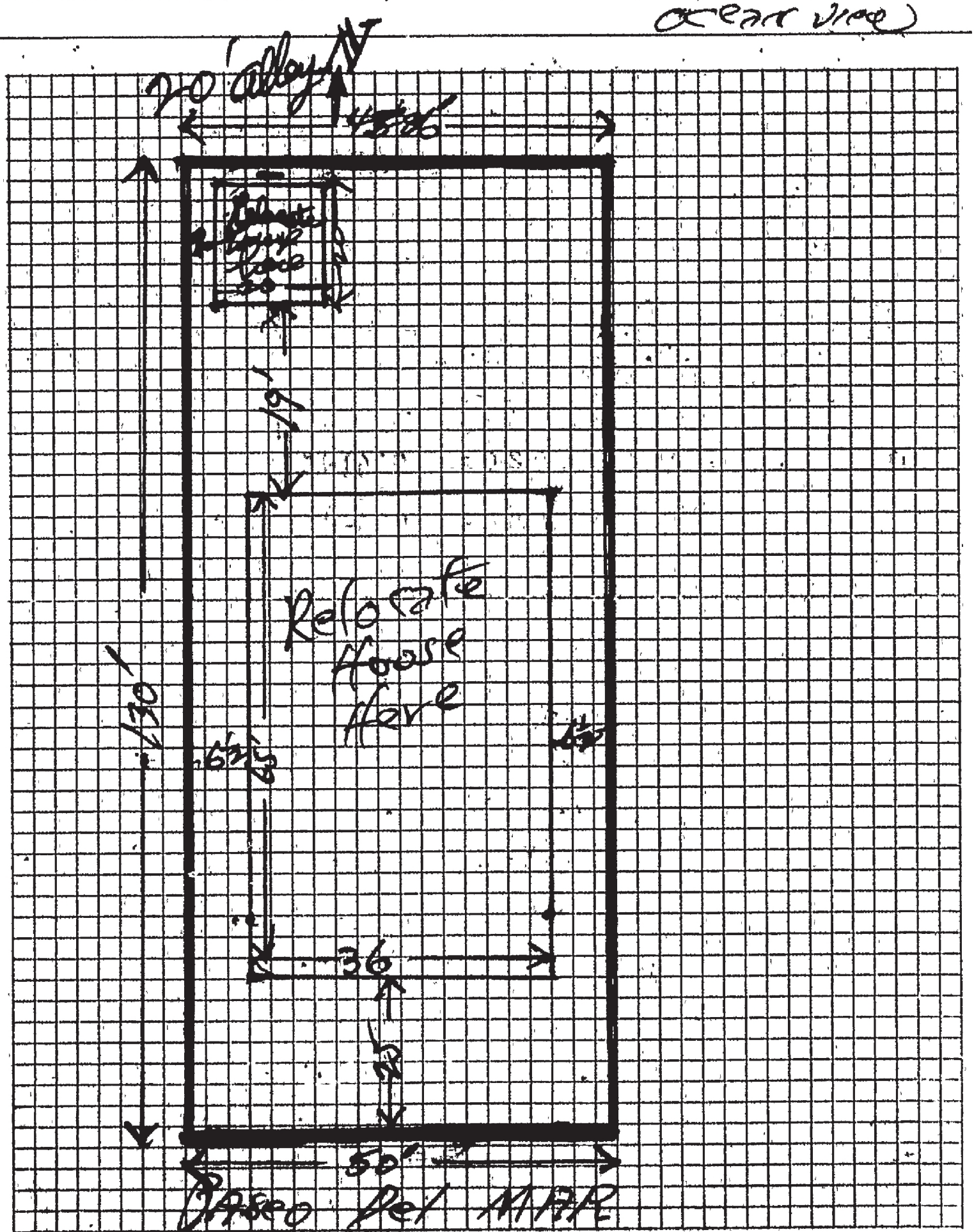
C. OF O. ISSUED — DATE APPROVED: 3-13-56 — $3000.00 — BOND: ☐ CASH BOND ☒ SURETY BOND

DWELL. UNITS	11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 2400.00	VALUATION APPROVED
PARKING SPACES	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	A. Golling
GUEST ROOMS	The issuance of this permit will not violate any deed restrictions of record.	APPLICATION CHECKED: Mutch
FILE WITH	The purchase of either site or building for relocation purposes until this application is approved is at my own risk.	PLANS CHECKED
CONT. INSP.	This is an application only and does not guarantee approval. The building when relocated must be repaired so as not to be detrimental to property within 1000 feet of the new site.	CORRECTIONS VERIFIED
SEWER CAP PER. 75 cts	Valentine Partida — MUST BE SIGNED BY OWNER	PLANS APPROVED
GRADING	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED: CK Hall
		FILE NUMBER: 1009

Form B-2

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

LEGAL DESCRIPTION LOT 14 TRACT Becks
(Ocean View)



Plan Show all Buildings on Lot and Use of Each

Bldg. Form 2

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 — Block 7 — Penn Crest — SAN PEDRO

Tract Venice Tract

Location of Building 700 732 - PASEO DEL MAR (House Number, and Street)

Between what cross streets GAFFEY & CAROLINA

Approved by City Engineer _____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Store and Residence (Store, Residence, Apartment House, Hotel or any other purpose) Families 1 Rooms 2
2. Owner (Print Name) FELICIEN LANDRIN Phone 1277
3. Owner's address 4028 - S. GAFFEY ST
4. Certificated Architect State License No. 0 Phone
5. Licensed Engineer State License No. Phone
6. Contractor Geo. B. Nickerson 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 00
9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
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 8" 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 6 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 Geo. B. Nickerson (Owner or Authorized Agent)

Plans Specifications and other data must be filed if required.

By _____

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee $10
12608	Plans and Specifications checked 7/18/35 asp	Zone C	Fire District No. No	Stamp here when Permit is issued
	Corrections verified 7/19/35 asp	Bldg. Line No Ft.	Street Widening No Ft.	JUL 23 1935
PLANS Rec'd 7/16/35	Plans, Specifications and Application rechecked and approved.	Application checked and approved 7-19-35 [illegible] Clerk		
	For Plans See	Filed with	SPRINKLER Required Valuation Not Listed	Inspector

$092

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(1)

REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)

The building referred to in this Application will be more than 100 feet from

.....Street

Sign here .....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(4)

There will be an unobstructed passageway at least 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:.....

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR SHALL WILL BE TREATED AGAINST TERMITE INFESTATION, AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

Geo. E. Mitchell
OWNER OR AUTHORIZED AGENT

TEMP. RECEIPT NO._____

PLAN CHECKING

RECEIPT No. 8091

VALUATION $ 1700

FEE PAID $ 3.00

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif., 7-24-35, 193...

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 G. Sutherland

Owner, Contractor or Authorized Agent.

Address.....

Checked by E O Wicks

Clerk.

Approved by J J Chapman

Chief Clerk. CP

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. 3 Block 7

(Description of Property) Ocean View Tract

District No. ..... M. B. Page ..... SAN PEDRO

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 705 Street

(Location of Job) Shepard St. SAN PEDRO

O.K. City Clerk By ..... Deputy

O.K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 3 No. of Families 1
2. Owner's name H. H. Lockheed Phone 3370
3. Owner's address 678 Shepard St
4. Architect's name ——— Phone ———
5. Contractor's name ——— Phone ———
6. Contractor's address ———
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 1500
8. Is there any existing (old) building on lot? Garage How used? Garage
9. Size of proposed building 24 x 30 Height to highest point 14 feet
10. Number of Stories in height One Character of ground Level
11. Material of foundation Conc Size of footings 12" Size of wall 6 Depth below ground 6
12. Material of chimneys ——— Number of inlets to flue ——— Interior size of flues ——— x ———
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists ——— x ——— Specify material of roof Paper
14. Will all provisions of State Dwelling House Act be complied with? Yes

I have 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,

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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

Lot No. Pt 1 Block 7

(Description of Property) Parks Or. Tract

District No. ..... M. B. Page ..... F. B. Page .....

O. K. City Clerk ..... By ..... Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 711 Alexander Av (Location of Job) SAN PEDRO Street

O. K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms 1 No. of Families 0
2. Owner's name H A Lankester Phone 337 J
3. Owner's address 678 Alexander
4. Architect's name — Phone .....
5. Contractor's name — Phone .....
6. Contractor's address —
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $100.00
8. Is there any existing building on lot? One How used? Two Dwellings
9. Size of proposed building 12 x 16 Height to highest point 12 feet
10. Number of Stories in height One Character of ground Level
11. Material of foundation Slab Size of footings — Size of wall — Depth below ground —
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Material of exterior walls 1 x 12
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders — x —
    EXTERIOR studs 4 x 10 INTERIOR BEARING studs — x — Interior Non-Bearing studs — x — Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS — x —
    Second floor joists — x — Specify material of roof Paper
15. Will all provisions of State Housing Act be complied with? Yes

I have 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) H A Lankester (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
13061	Plan Examiner	Clerk	APR 13 1923

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

3 APPLICATION FOR INSPECTION . 5 7 3 0 4 - - 1 4

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: E 30' of Lot 1	BLOCK: 7	TRACT: Peck's Ocean View Tr	COUNCIL DISTRICT NO.: 15	DIST. MAP: 3B 197
					CENSUS TRACT: 2976.00
2. PRESENT USE OF BUILDING: (01) Single Fam/Gar		NEW USE OF BUILDING: (01) same			ZONE: RD1.5 1XL
					FIRE DIST.
3. JOB ADDRESS: 719 Shepard St.					LOT TYPE: Int
4. BETWEEEN CROSS STREETS: Gaffey		AND: Carolina		PHONE	LOT SIZE
5. OWNER'S NAME: Chris Hevener					
6. OWNERS ADDRESS: above	CITY: San Pedro		ZIP: 90731	PHONE	ALLEY: 20'S & 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	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP		AFFIDAVITS
10. CONTRACTOR: owner	BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	ZI 1338

11. SIZE OF EXISTING BLDG. WIDTH 24 LENGTH 40	STORIES 1	HEIGHT 18	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-		P.C. REQ'D
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS wd/stucco	ROOF wood	FLOOR	STREET GRADE	NO
					DISTRICT OFFICE: SP
13. JOB ADDRESS: 719 Shepard St.					SEISMIC STUDY ZONE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$5,000.00				GRADING / FLOOD
15. NEW WORK (Describe): reframe roof & ENCLOSE PATIO					HWY. DED. / CONS.

NEW USE OF BUILDING: 1 Fam/Gar	SIZE OF ADDITION		STORIES 1	HEIGHT 25	ZONED BY: Kina
TYPE: VN	GROUP OCC.: R3/M1	FLOOR AREA: TOTAL	PLANS CHECKED: R Kina		FILE WITH
DWELL. UNITS: n/c	MAX. OCC.		APPLICATION APPROVED: Randell Ka		TYPIST: rab
GUEST ROOMS	PARKING REQ'D: n/c	PARKING PROVIDED: STD. / COMP.	INSPECTION ACTIVITY: GRADE / GEN. / M.A.S. / CONS. / EQ.		INSPECTOR

B & S B-3 (R.2/87)

P.C. 41.14	S.P.I.	CONT. INSP.	
S.P.C.	F.M.		
B.F. 48.40	EL. 0.50	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	
L.F.	F.H.		
S.D. NA	G.S.S. 1.80		
ENG. OFFICE	S.S.S.	SPRINKLERS REQ'D SPEC.	
P.C. NO. SP	C/O	ENERGY env. (2)	

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and the permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

C 41.14 B-PC
48.40 B-CI
.50 E71
1.80 055
5934 CCAT
T9626 1 10/21/87 91.84 CAID

Sp 5934

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 _____ Lic. Class _____ Lic. Number _____ Contractor _____ (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 the reason _____

Date 10-21-87 Owner's Signature Chris Hevener

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.).

Insurance Company _____ Policy No. _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

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 10-21-87 Applicant's Signature Chris Hevener

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, office 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. 91.0205, LAMC)

Signed Chris Hevener (Owner or agent having property owner's consent) Position: Own Date: 10-21-87

Bureau of Engineering	5 / 0 0 4	ADDRESS APPROVED	0
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

人—※ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: W 70' of lot 1	BLK.: 7	TRACT: Pecks Ocean View	DIST MAP: 5014
2. BUILDING ADDRESS: 725 &727 Shepard St. San Pedro		APPROVED: JL	ZONE: R-3
3. BETWEEN CROSS STREETS: Gaffey AND Pacific			FIRE DIST
4. PRESENT USE OF BUILDING: Duplex	NEW USE OF BUILDING: Same		INSIDE X / KEY
5. OWNER: A. A. Nemeth	PHONE: PL 49861		COR. LOT / REV. COR.
6. OWNER'S ADDRESS: 1959 Lohengrin	P.O.: Los Angeles 47	ZONE	LOT SIZE: Irreg.
7. CERT ARCH	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY 20 / SIDE ALLEY 20
9. CONTRACTOR: Owner	STATE LICENSE	PHONE	BLDG. LINE
10. CONTRACTOR'S ADDRESS	P.O.	ZONE	AFFIDAVITS

11. SIZE OF EXISTING BLDG.: 21'6 x 28	STORIES: 2	HEIGHT: 18'6	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1-duplex under constr.		BLDG. AREA
12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE			ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING: hot mop	SPRINKLERS REQ'D. SPECIFIED

3 725 & 727 Shepard St. — DISTRICT OFFICE: San Pedro

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 300.00		DWELL. UNITS
14. SIZE OF ADDITION: 6 x 12 — STORIES: 1 — HEIGHT: 8	VALUATION APPROVED	PARKING SPACES
15. NEW WORK: EXT. WALLS: stucco — ROOFING: Hot mop	APPLICATION CHECKED: Freeman	GUEST ROOMS
C. OF O. ISSUED	PLANS CHECKED	FILE WITH: SP 18073
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. SIGNED Anthony A. Nemeth	CORRECTIONS VERIFIED	CONT. INSP
	PLANS APPROVED	
This Form When Properly Validated is a Permit to Do the Work Described.	APPLICATION APPROVED	INSPECTOR

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
V	R-1	2f	1.00		2.50			

VALIDATION — CASHIER'S USE ONLY

P.C.	SP 6997	4-29-58	Milliron
B.P.	SP 18086	4-29-58	Milliron

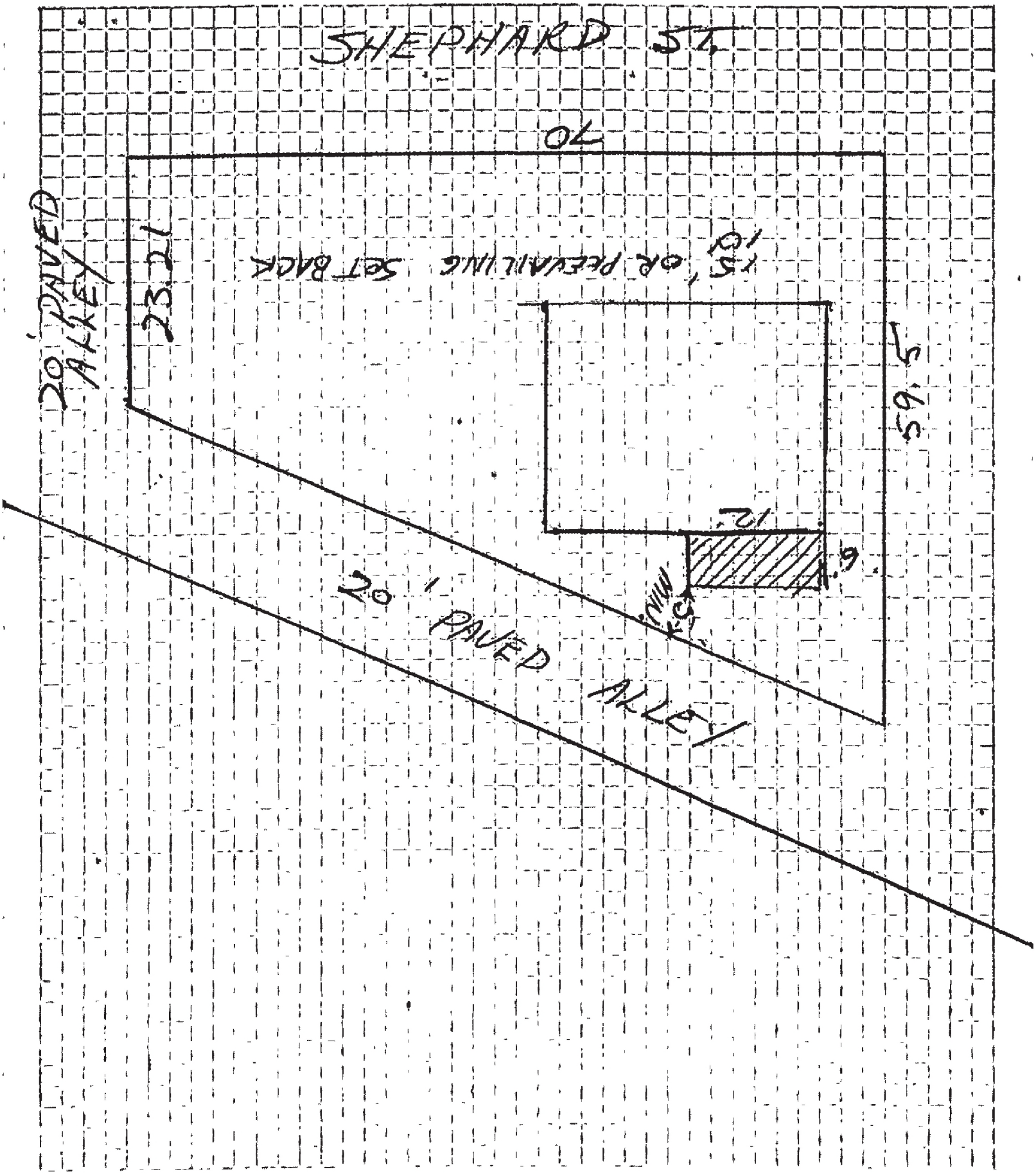
Form B-3a

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

A-153

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



1

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 16 & 17

Block 7

Tract Peck's Ocean View Tract

Location of Building 728 Paseo Del Mar, San Pedro (House Number and Street) — Approved by City Engineer

Between what cross streets? GAFFEY AND CAROLINA — Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Private Garage. (Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 1
2. Owner Manuel P. Rodriquez (Print Name) Phone TE-31126
3. Owner's Address 728 Paseo Del Mar P. O. San Pedro
4. Certificated Architect — State — License No. — Phone —
5. Licensed Engineeer — State — License No. — Phone —
6. Contractor Findley Construction Company State License No. 118668B-1 Phone ME-38092
7. Contractor's Address 8850 E. Compton Blvd., Paramount
8. 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.) $ 800.00
9. State how many buildings NOW on lot and give use of each. 1 - Dwelling (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 20 x 20 No. Stories 1 Height to highest point 12 Size lot 50 x120
11. Material Exterior Walls Stucco Type of Roofing Compo
12. For Accessory Buildings and similar structures
    (a) Footing: Width 18" Depth in Ground 12 Width of Walls Slab
    (b) Size of Studs 2x4 Material of Floor concrete
    (c) Size of Floor Joists concrete x Size of Rafters 2x4 x

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 Jack R. Findley (Owner or Authorized Agent)

By

DISTRICT OFFICE SAN PEDRO

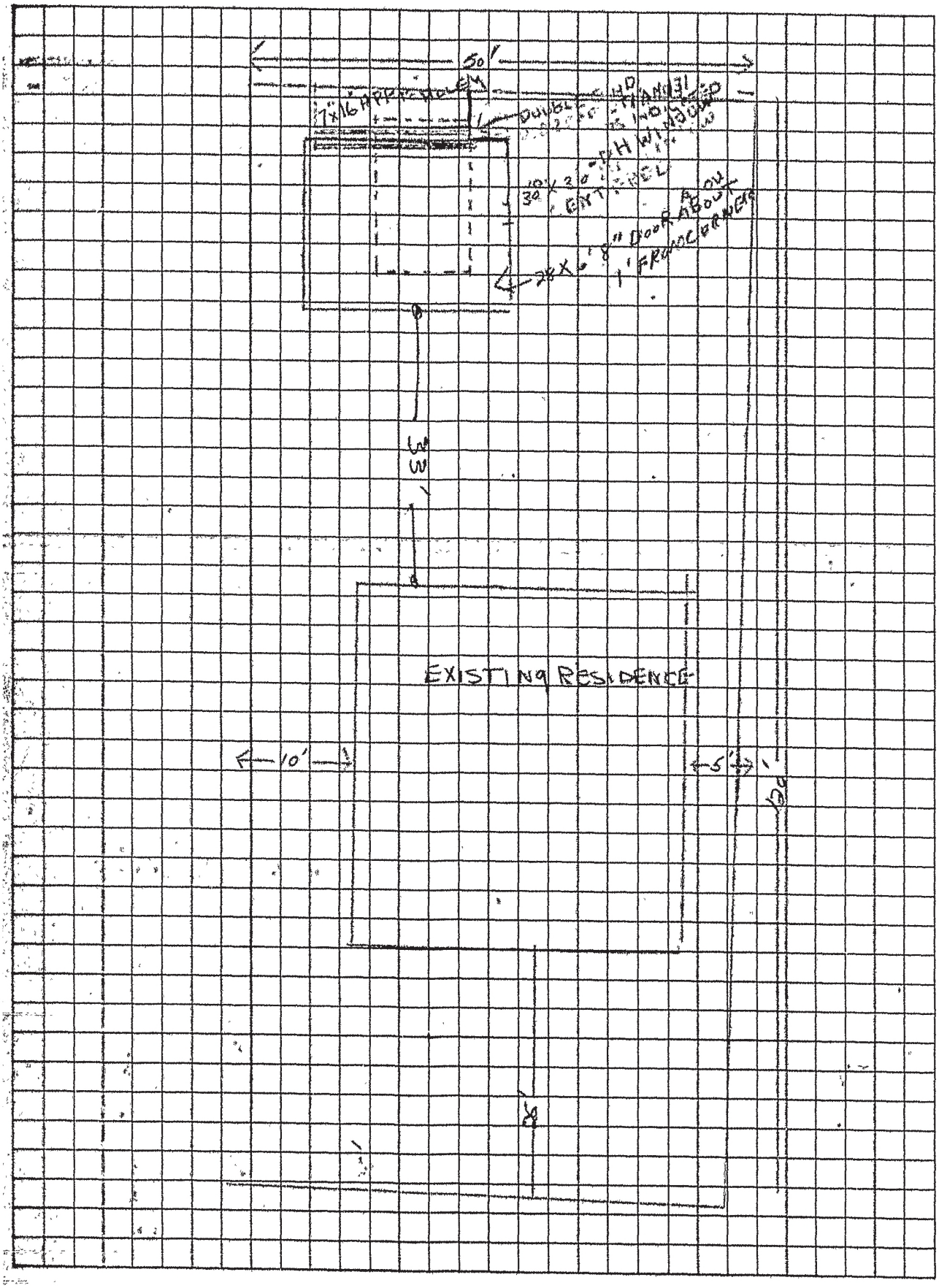
FOR DEPARTMENT USE ONLY

PLAN CHECKING

Valuation $	$				Investigation Fee $
Fee $	$				Bldg. Permit Fee $ 7.00
					Total $
TYPE V	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 50X130	20 Ft. rear alley / Ft. side alley; Clerk Deveau
GROUP R	Plans and Specifications checked	Zone C-1	Fire District No. X		District Map No. 5014
For Plans See	Correction Verified	Bldg. Line — Ft.	Street Widening — Ft.		Application checked and approved Deveau Clerk
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes—No		Inspector

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					✓
Building Permit	JUL 19 1954		SP 895		


50'
1"x16" APPROX. OVERHANG
DOUBLE HUNG WINDOW
HD PANEL SIDING
30'
10' x 30' EXT. WALL
28'
6'8" DOOR
ABOUT 1' FROM CORNER
EXISTING RESIDENCE
10'
5'

Form 3

USE INK OR INDELIBLE PENCIL

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 SAN PEDRO
Tract	Tract

Present location of building: 565 Paseo del Mar. (House Number and Street) — Zone R3

New location of building: 728 Paseo del Mar. (House Number and Street) — C 1

Between what cross streets:

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building dwelling (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 5
2. Use of building AFTER alteration or moving same Families 1 Rooms 5
3. Owner (Print Name) Mrs. Chas Adair. Phone 2154
4. Owner's Address 128½ W. 6th. St
5. Certificated Architect William F. Durr. State License No. 1169 Phone 2154
6. Licensed Engineer State License No. Phone
7. Contractor John Berglund. State License No. 014743 Phone 4422
8. Contractor's Address 1216 W. 8th.
9. 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.) $ 500.00
10. State how many buildings NOW on lot and give use of each. 1 (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 28 x 40 Number of stories high 1 Height to highest point 17
12. Class of building D Material of existing walls Wood Exterior framework Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Move a one story frame residence from Point Firmin crack.

THIS IS EMERGENCY AS THIS BUILDING IS SLOWLY MOVING TOWARD THE OCEAN

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO. 17999

PLANS Rec'd

Plans and Specifications checked	Zone C 1	Fire District No. 2no	Fee 3.50 Stamp here when Permit is issued
Corrections verified	Bldg. Line 2no Ft.	Street Widening 2no Ft.	MAY - 8 1940
Plans, Specifications and Applications rechecked and approved	Application checked and approved Clerk		
For Plans See / Filed with	SPRINKLER Required / Valuation Included / Specified Yes—No		Inspector 11119

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation...Conc.....Width of Footing...12"...Depth of footing below ground..6"....

Width Foundation Wall...6"....Size of Redwood Sill...2x6....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second 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 William L. Brun
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

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: .....

APPLICATION APPROVED
FILING FEE PAID
Board of Public Works
Bureau of Engineering
By E. L. M. Kothe
INSPECTOR

Bldg. Form 2

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 — Sixth

Block 7 — Penn Crest

Tract Venice Tract

Location of Building 700 — 730 — PASEO DEL MAR
(House Number, and Street)

Between what cross streets GAFFEY & CAROLINA

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Store and Residence Families 1 Rooms 2
(Store, Residence, Apartment House, Hotel or any other purpose)
2. Owner (Print Name) FELECIEN LANDRIN Phone 1277
3. Owner's address 4028 — S. GAFFEY ST
4. Certificated Architect State License No. 0 Phone
5. Licensed Engineer State License No. Phone
6. Contractor George G. Nicholson 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 ~~00~~
9. State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)
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 6 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 G Nicholson
(Owner or Authorized Agent)

Plans Specifications and other

Tons of Reinforcing Steel.....

Sign here .....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least 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:

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR SHALL WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

George B. Mitchell
OWNER OR AUTHORIZED AGENT

TEMP. RECEIPT NO. _____

PLAN CHECKING

RECEIPT No 8091

VALUATION $ 1700 00

FEE PAID $ 3 00

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif., 7-24-35, 193...

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,

Geo. G. Authenrieth

Owner, Contractor or Authorized Agent.

Address.....

Checked by C O Wheeler

Clerk.

Approved by J J Backus

Chief Clerk. GP

PUBLIC RECORD Rm 105

3 APPLICATION FOR INSPECTION —TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES — AND FOR CERTIFICATE OF OCCUPANCY — B & S B-3 (R 7.80) DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 18	BLOCK 8	TRACT Peck's Ocean View	COUNCIL DISTRICT NO. 15	DIST. MAP 3B197 / CENSUS TRACT 2976.00
2. PRESENT USE OF BUILDING (05) Apt. Bldg.	NEW USE OF BUILDING (05) Same				ZONE R3-1
3. JOB ADDRESS 736 Shepard St.					FIRE DIST.
4. BETWEEEN CROSS STREETS Gaffey	AND Carolina St.				LOT TYPE Cor.
5. OWNER'S NAME Mr. Lewie		PHONE 832-4572			LOT SIZE 55x130'
6. OWNER'S ADDRESS 736 Shepard Street	CITY San Pedro	ZIP 90731			
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY 20'R
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP			AFFIDAVITS CZCA Exempt 9-4-80
10. CONTRACTOR Oscar Robins Sandblasting	BUS. LIC. NO. 276990	ACTIVE STATE LIC. NO.	PHONE 756-4710		
11. SIZE OF EXISTING BLDG. WIDTH 39' LENGTH 60'	STORIES 2	HEIGHT 16'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-Apt.		
12. CONST. MATERIAL OF EXISTING BLDG. ⇒	EXT. WALLS Stucco	ROOF Comp.	FLOOR Wood		
3 13. JOB ADDRESS 736 Shepard Street			STREET GUIDE		DISTRICT OFFICE S.P.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 900.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe) Wet Sandblast					GRADING / FLOOD / HWY. DED. / CONS.
NEW USE OF BUILDING Apartment Bldg.	SIZE OF ADDITION	STORIES	HEIGHT		ZONED BY Cervantes
TYPE V	GROUP OCC. H-2	BLDG. AREA	PLANS CHECKED		FILE WITH
DWELL UNITS NC	MAX OCC.	TOTAL	APPLICATION APPROVED V. Cervantes		TYPIST cak
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB | GEN. X | MAJ. S. | CONS.		INSPECTOR

SPRINKLERS REQ'D SPEC.		CONT. INSP.	
P.C.	P.M.		
S.P.C.	I.F.	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.	
B.P. 12.20	O.S.		
G.P.I.	C/O		
DIST. OFFICE S.P.	ENERGY: None		
P.C. NO.			

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

C 12.20 BP-R
64156 0001
X1758 09/04/80 12.20 CHTD

SP 64156

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 9-3-80 Lic. Class C 61 Lic. No. 276990 Contractor Oscar Robins

Contractor's Mailing Address 25-39 Clyde Ave L.A. Calif

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.).

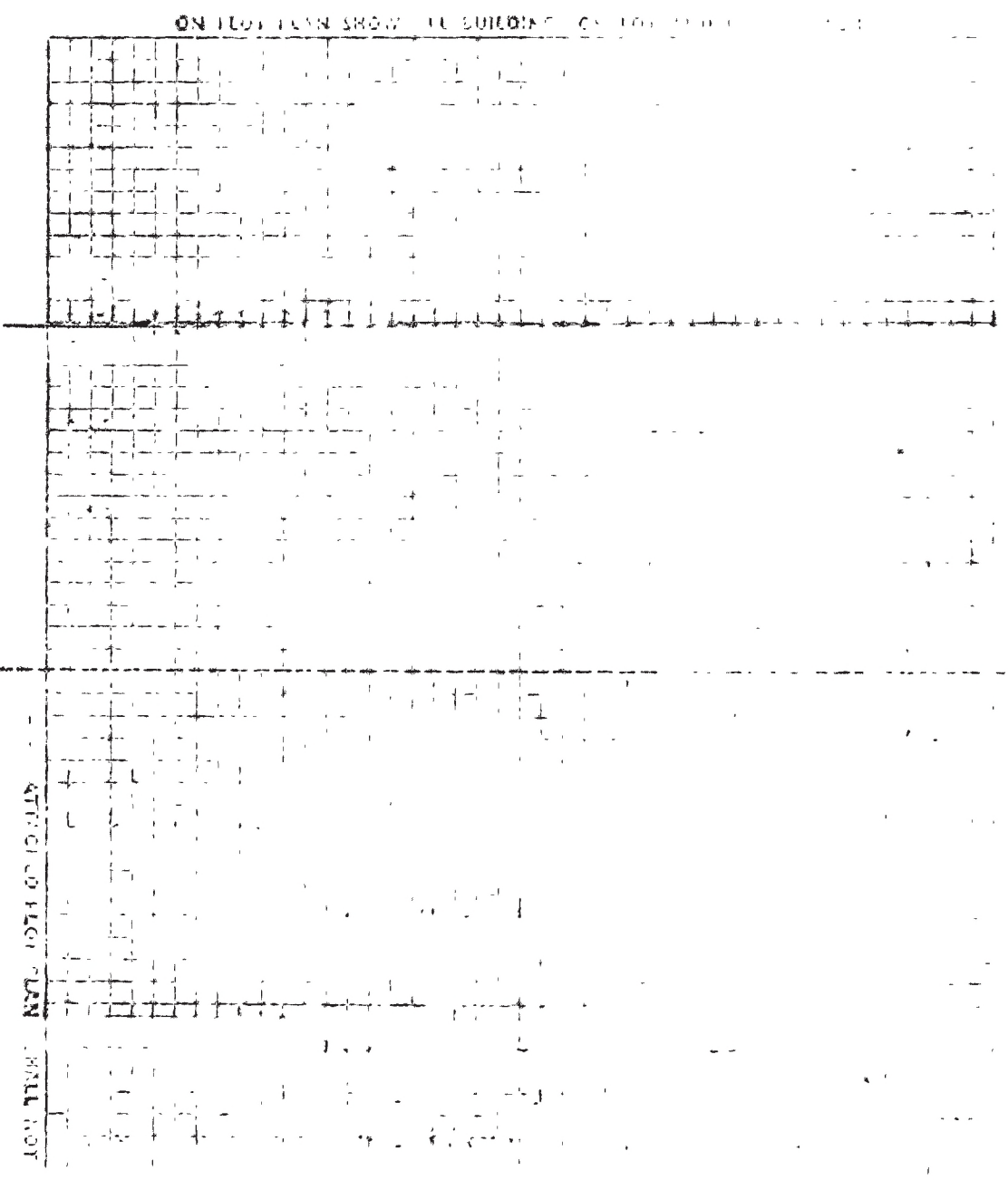
☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner _____

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

Coastal Exemption 9-4-80 · A. Flores



APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 19	BLK. 7	TRACT Peck's Ocean View	ADDRESS APPROVED
2. JOB ADDRESS	740 Paseo Del Mar			DIST. MAP 504
3. BETWEEN CROSS STREETS	Gaffey AND Dead End			ZONE C-1-1
4. PURPOSE OF BUILDING	8 unit apartment house	9 PARKING AREAS, #4 CAR CARPORT (ATTACHED)		FIRE DIST.
5. OWNER'S NAME	Elisabeth Garthoffner		PHONE DA 6-8236	INSIDE KEY
6. OWNER'S ADDRESS	745 Orange, Apt. 11, Long Beach	P. O. BOX	ZONE	COR. LOT REV. COR.
7. CERT. ARCH.	None	STATE LICENSE NO. – PHONE		LOT SIZE 50 x 130
8. LIC. ENGR.	E. Bly	STATE LICENSE NO. 8639	PHONE	
9. CONTRACTOR	Mayan Developers	STATE LICENSE NO. 185572	PHONE DA 6-8236	REAR ALLEY 20 SIDE ALLEY
10. CONTRACTOR'S ADDRESS	24208 Crenshaw Blvd., Torrance	P. O. BOX	ZONE	BLDG. LINE

11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
7694 Sq. Ft. -units 800 sq. ft. -carport	2&3	29'	None	3

1 36 x 130 740 Paseo Del Mar — DISTRICT OFFICE 5/6

12. MATERIAL: EXT. WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK; ☒ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING Rock — SPRINKLERS REQ'D SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 73000

Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

MAYAN DEVELOPERS

Signed [signature]

This Form When Properly Validated is a Permit to Do the Work Described.

VALUATION APPROVED	AFFIDAVITS
PLANS CHECKED	DWELL. UNITS 8
CORRECTIONS VERIFIED	SPACES PARKING 8 Req'd
FEES APPROVED	GUEST ROOMS –
APPLICATION APPROVED	FILE WITH
INSPECTOR	CONT. INSP.

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V	H-2&3	8	99.20		5	178.40			

CASHIER'S USE ONLY

P. C. S. P. 12150 1-22-62 McClintock

G.P.I. A 645 5-11-62 Mc Donald

B.P. S.P.26946 5-11-62 Mc Donald

A-5110

P.C. NO. _____ GRADING _____ CRIT. SOIL _____ CONS. _____

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE

Driveway possible Grade

Road Obstruction

Site Engr. Drainage

Residential min 9' max 18' plus 3' wide

Commercial min 12' max 30' plus 4' wide

Min 3' between end of drive & property line

20' Alley

60.0'

150.0'

Paseo del Mar

3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form L-1 [illegible]
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 7 Block 14
Tract Hooks Ocean View
Location of Building 4115 CAROLINA ST.
(Street Number and Street)
Between what cross streets PACIFIC AVE + GAFFEY

Approved by City [illegible]
Date [illegible]

USE INK OR INDELIBLE PENCIL

1. Present use of building DWELLING (Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 8
2. State how long building has been used for present occupancy 40 YRS.
3. Use of building AFTER alteration or moving SAME Families 1 Rooms 8
4. Owner ROSINA THOE (Print Name) Phone
5. Owner's Address 4115 CAROLINA ST. P.O.
6. Certificated Architect — State License No. — Phone
7. Licensed Engineer — State License No. — Phone
8. Contractor STEVE B. MARICH State License No. 6281 Phone 2-6632
9. Contractor's Address 1079 W. 20TH
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.) $ 400.00
11. State how many buildings NOW on lot and give use of each. DWELLING & GARAGE (2)
(Store, Dwelling, Apartment House, Hotel or other purpose.)
12. Size of existing building 30' x 40' Number of stories high 1½ Height to highest point 20'
13. Material Exterior Walls WOOD (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work: NEW FOUNDATION UNDER ENTIRE BUILDING

NEW CONSTRUCTION

15. Size of Addition NONE Size of Lot — x — Number of Stories when complete —
16. Footing: Width 18" Depth in Ground 18" Width of Wall 8" 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.

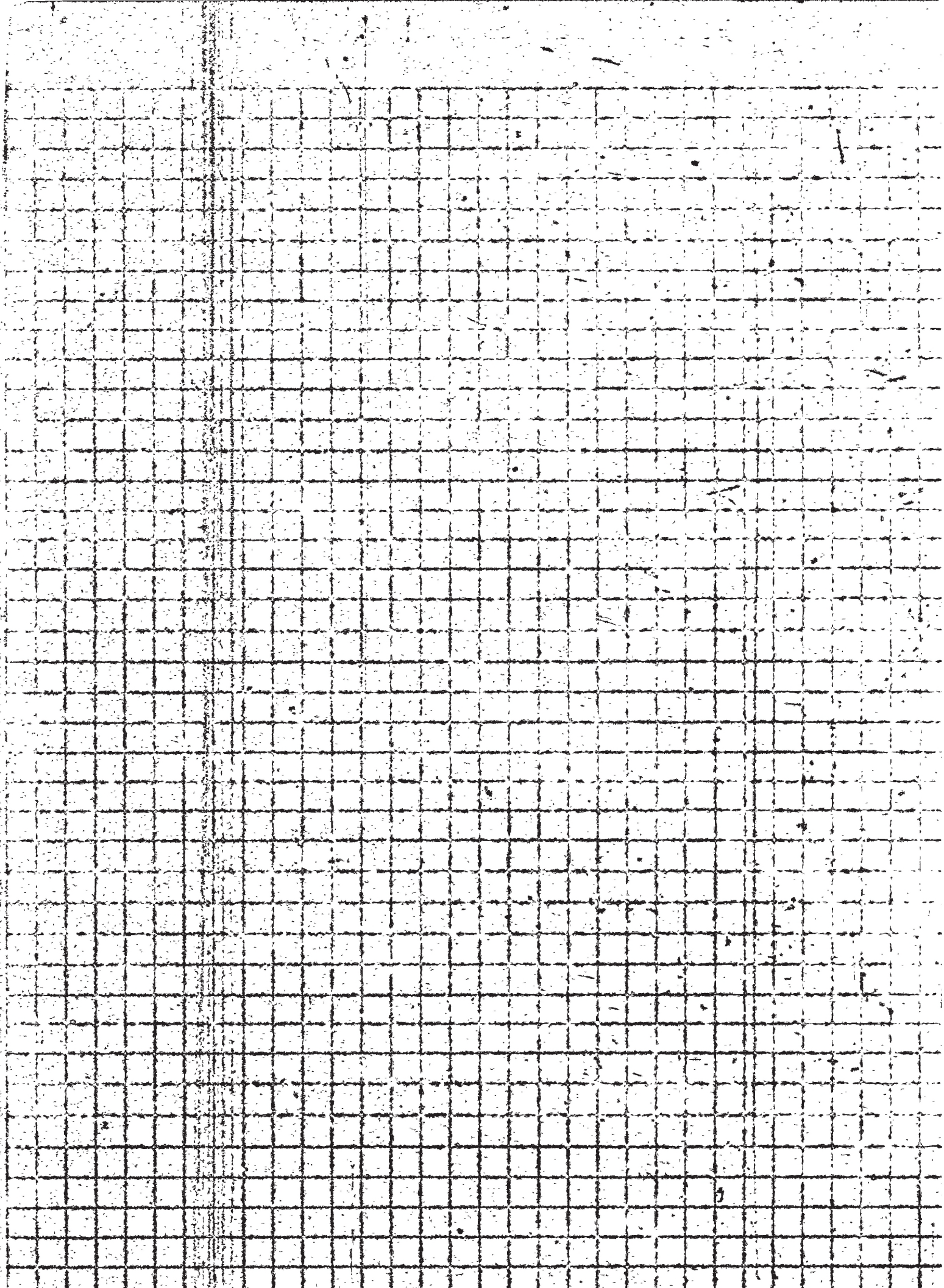
Sign here [signature] (Owner or Authorized Agent)

DISTRICT OFFICE SAN PEDRO

By —

FOR DEPARTMENT USE ONLY

PLAN CHECKING	REINFORCED CONCRETE	FEES	
Date —	Bbls. Cement —	Bldg. Per.	3.00
Receipt No. —	Tons of Reinforcing Steel —	Cert. of Occupancy	2
Valuation $ —		Total	5.00
Fee Paid $ —			



PUBLIC RECORD

3 **APPLICATION FOR INSPECTION —TO ADD-ALTER-REPAIR-DEMOLISH**

CITY OF LOS ANGELES **AND FOR CERTIFICATE OF OCCUPANCY** B & S B-3 (R 7.80) DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. RA-1

1. LEGAL DESCR.	LOT 9	BLOCK 7	TRACT Peck's Ocean View Tr.	COUNCIL DISTRICT NO. 15	DIST. MAP 3-197
					CENSUS TRACT 2976.00
2. PRESENT USE OF BUILDING (02) 2- Fam. Dwlg.		NEW USE OF BUILDING (02) Same			ZONE R3-1
3. JOB ADDRESS 4129 Carolina Street					FIRE DIST.
4. BETWEEEN CROSS STREETS Shepard St.		AND Carolina St.			LOT TYPE Int.
5. OWNER'S NAME Trinidad Z. Gameroz			PHONE 833-9916		LOT SIZE
6. OWNER'S ADDRESS 4127 Carolina St.,	CITY San Pedro	ZIP 90731			Irreg.
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY 20' R&S
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP			AFFIDAVITS EXEMPT CZCA 6-13-80
10. CONTRACTOR Owner	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH 27' LENGTH 72'	1	15'	2 - Dwlg. & Garage	ZI 859

12. CONST. MATERIAL OF EXISTING BLDG. ⇒	EXT. WALLS	ROOF	FLOOR
	Wood	Comp.	Wood

3 13. JOB ADDRESS 4127 Carolina Street — STREET GUIDE — DISTRICT OFFICE S.P.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 5,800.00 — SEISMIC STUDY ZONE

15. NEW WORK (Describe) Bedroom addition 10' x 17' — GRADING Yes — FLOOD — HWY. DED. — CONS.

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY
2 - Fam. Dwlg.	10' x 17'	1		Cervantes

TYPE	GROUP OCC.	BLDG. AREA	PLANS CHECKED	FILE WITH
V	R-1			

DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST
N/C				gd

GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD.	PARKING PROVIDED COMP.	INSPECTION ACTIVITY COMB	GEN.	MAJ. S.	CONS.	INSPECTOR
				X				

SPRINKLERS REQ'D SPEC.		CONT. INSP.
P.C. 37.31	P.M.	
S.P.C.	I.F.	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.
B.P. 43.89	O.S.	
G.P.I. 30.00	C/O	
DIST. OFFICE	ENERGY: Env.	
P.C. NO. BB 5224		

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

JUN-16-80 08614 R - 9 CK 30.00

37.31 B-PC
43.89 B-CT
63844 000
6/11/80 100.00 CATD

63844

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 _____ Lic. Class _____ Lic. No. _____ Contractor _____

Contractor's Mailing Address _____

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 6/11/80 Owner _____

WORKERS' COMPENSATION DECLARATION

DRIVER C/C

OWNER-BUILDER VERIFICATION

Attention Property Owner: ~~An~~ owner-builder building permit has been applied for in your name for the following address:

Address: 4122 CAROLINA ST. SAN PEDRO, CALIF.

Plan Check No.:

Please complete and return this information form at your earliest opportunity to the office of the Department of Building and Safety checked on the enclosed Owner-Builder Information Form. NO PERMIT WILL BE ISSUED UNTIL THIS VERIFICATION IS RECEIVED.

Owner-Builder shall complete the following statements:

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (yes or no) YES

2. I (have/have not) have not signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name N/A

Address ____ City ____

Phone ____ Contractors License No. ____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work:

Name N/A

Address ____ City ____

Phone ____ Contractors License No. ____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work
	N/A		

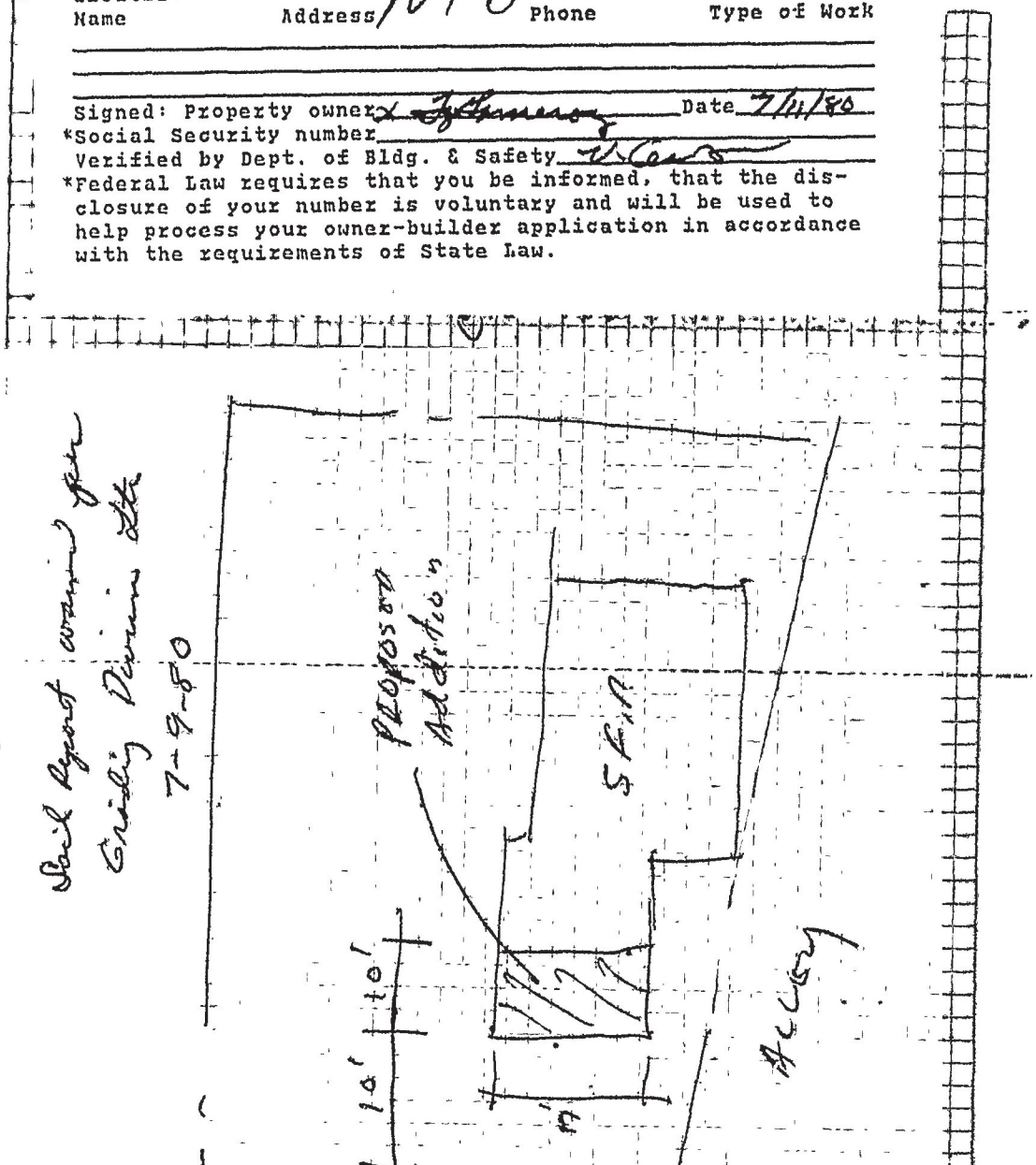
Signed: Property owner [signature] Date 7/11/80

*Social Security number ____

Verified by Dept. of Bldg. & Safety [signature]

*Federal Law requires that you be informed, that the disclosure of your number is voluntary and will be used to help process your owner-builder application in accordance with the requirements of State Law.

-13-80



OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

LOS ANGELES DEPARTMENT OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

planning.lacity.org

April 1, 2026

Vartan Achabahian (A)(O)
Masis Holdings, LLC
203 North San Fernando Boulevard
Burbank, CA 91502

Elisa Paster (R)
Rand Paster and Nelson, LLP
633 West Fifth Street, Unit #5880
Los Angeles, CA 90071

CASE NO. ZA-2023-7218-ZV-CDP-MEL-HCA
Zone Variance/Coastal Development Permit/Mello Act Compliance Review

700 West Paseo del Mar
San Pedro Community Plan
San Pedro Specific Plan
Zone: R1-1XL
C.D: 15 – McOsker
D.M.: 003B197
CEQA: ENV-2023-7220-CE
Legal Description: Lot 15, Block 7, Peck's Ocean View Tract

CORRECTION LETTER

On February 19, 2026, the City of Los Angeles issued a Letter of Determination for the above-referenced case. Due to an unforeseen administrative issue involving mail processing, the determination was not mailed in accordance with established City procedures.

Accordingly, the Letter of Determination is hereby reissued and mailed with a corrected mailing date. No changes have been made to the substance, findings, conclusions, or conditions contained in the original determination.

The time period in which an appeal may be filed shall commence on the date of mailing of this reissued Letter of Determination. Any appeal must be filed within fifteen (15) days of the mailing date in accordance with applicable provisions of the Los Angeles Municipal Code Section 12.24 and/or other applicable sections of the Los Angeles Municipal Code.

Except for the corrected mailing date and this notice of re-issuance, all other provisions of the original determination remain unchanged and in full force and effect.

Inquiries regarding this matter should be directed to Monica Taimoori, Planning Staff for the Department of City Planning at (213) 682-6372 or monica.taimoori@lacity.org.

Christine M. Saponara

CHRISTINE M. SAPONARA
Associate Zoning Administrator

CMS:CC:NM:MT

cc: Councilmember Tim McOsker
Fifteenth District
Adjoining Property Owners
Interested Parties

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
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DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

planning.lacity.org

Decision Date: April 1, 2026
Appeal End Date: April 16, 2026

Vartan Achabahian (A)(O)
Masis Holdings, LLC
203 North San Fernando Boulevard
Burbank, CA 91502

Elisa Paster (R)
Rand Paster and Nelson, LLP
633 West Fifth Street, Unit #5880
Los Angeles, CA 90071

CASE NO. ZA-2023-7218-ZV-CDP-MEL-HCA
Zone Variance/Coastal Development Permit/Mello Act Compliance Review

700 West Paseo del Mar
San Pedro Community Plan
San Pedro Specific Plan
Zone: R1-1XL
C.D: 15 – McOsker
D.M.: 003B197
CEQA: ENV-2023-7220-CE
Legal Description: Lot 15, Block 7, Peck's Ocean View Tract

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1), 15303 (Class 3), and Section 15331 (Class 31), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 and Section 13B.9.1 of Chapter 1A, I hereby APPROVE:

a Coastal Development Permit to allow the continuation and rehabilitation of an existing 736 square-foot historic café, 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, along with an attached two-car garage and one (1) carport in the Dual Permit Jurisdiction Area of the Coastal Zone,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27 of Chapter 1 and Section 13.B.5.3 of Chapter 1A, I hereby APPROVE

a Zone Variance to allow the continued use of an existing non-conforming historic café in the R1-1XL Zone,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27 and Section 13.B.5.3 of Chapter 1A, I hereby APPROVE

a Zone Variance to allow the on-site sale and consumption of beer and wine in the R1-1XL Zone,

Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures I hereby APPROVE:

a Mello Act Compliance Review for the construction of two (2) new Residential Units in the Coastal Zone.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (Covenant and Agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.

7. **Coastal Development Permit.** Approved herein is:

   a. **Dual Permit Jurisdiction Area.** The project is located within the Dual Permit Jurisdiction area of the California Coastal Zone. The applicant shall file an application for a second (or "dual") coastal development permit with the Coastal Commission. Prior to the issuance of any permits, the Applicant shall submit proof of a valid ("dual") permit issued by the Coastal Commission.

   b. **Residential Use.** The project shall be limited to a maximum density of one (1) new single-family dwelling and one (1) new Accessory Dwelling Unit (ADU), for a total of two (2) dwelling units on the subject property.

   c. **Commercial Use**. The existing historic café shall be limited to 736 square feet.

   d. **Height**. The existing historic café shall maintain the building height of 12 feet 10 inches, and the proposed two-story single-family dwelling and attached ADU shall be limited to a building height of 21 feet as measured from the average existing natural grade for the new attached structures, as shown in Exhibit "A".

   e. **Roof Deck**. Railings used on the proposed roof deck shall not exceed 36 inches and be of an open design per San Pedro Specific Plan Section 5.B.5, as shown in Exhibit "A".

   f. **Parking and Access.** As shown in "Exhibit A", a minimum of three (3) covered parking spaces shall be provided for residential use. Final approval of the number and location of parking is subject to review and approval by the Department of Building and Safety.

   g. **Single-Family Zones Regulations.** Prior to the issuance of a grading or building permit, the applicant shall demonstrate compliance with Ordinance 184,802 including but not limited to:

      i. The project shall provide an encroachment plane, a 45° angled plane above a height of 20 feet that the house cannot intersect.

      ii. Side wall more than 45 feet in length and 14 feet in height require articulation.

      iii. Roof decks are required to be set back at least 3 feet from the minimum side yard.

iv. Driveways are limited to width to 25% of lot width (but not less than 9 feet) or the width of the existing driveway.

h. **San Pedro Specific Plan.** Prior to the issuance of a grading or building permit, the Department of Building and Safety shall determine that a project complies with the regulations of the San Pedro Specific Plan pursuant to Ordinance No. 166,352, including but not limited to:

i. Building or Structure for residential use shall be limited to two stories or a height of 26 feet as measured from the average existing natural grade to the highest point of the roof or parapet wall of the building, whichever is higher per San Pedro Specific Plan Section 5. B.1.

ii. Roof deck railings that do not exceed 36 inches and are of an open design.

i. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.

j. Prior to the commencement of site construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the project site. The contact information shall include a construction manager and a phone number and shall be posted on the site in a manner, which is readily visible to any interested party.

8. **Zone Variance.** Authorized herein is the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 736 square-foot non-conforming historic café and an uncovered outdoor patio in the public right-of-way. The grant shall be subject to the following limitations:

a. The hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. daily.

b. Indoor seating shall be limited to a maximum of 27 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

c. Outdoor seating shall be limited to a maximum of 46 seats. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.

d. Outdoor seating in the public right-of-way shall be limited to a maximum of 16 seats. A Revocable Permit from the Bureau of Engineering, Department of Public Works is required for the outdoor dining located in the public right-of-way. The final number of seats and their location may be modified by said agency in order to provide accessibility and required clearances from existing structures. A copy of the approved Revocable Permit, including a plot plan and

any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right of way as permitted by this grant.

9. After-hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

10. The establishment shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.

11. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

12. Game machines, pool tables, or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.

13. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

14. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

15. The security plan must be reviewed and approved by the Police Department. The approved security plan will be maintained by the Department of City Planning and be made available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.

16. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

17. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.

18. **Good Neighbor Program.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

    a. Entry, visible to pedestrians

    b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

19. **STAR/LEAD/RBS Training**. Within six months of the date of this determination and within six months of hire, all personnel acting in the capacity of a manager of the premise and all personnel who serve alcoholic beverages shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. Upon completion of the training, the applicant shall provide evidence to the Zoning Administrator that such training was provided.

20. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under the control of the applicant to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

21. Loitering is prohibited on or around these premises and the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.

22. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, the conditions imposed by the Department of Alcoholic Beverage Control (ABC), and the conditional use granted herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activities on the subject premises and in any exterior area, including accessory parking areas, over which the building owner exercises control, in an effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.

23. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.

24. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.

25. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.

26. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales

location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

27. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.

28. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

29. **Designated Driver Program.** Prior to the utilization of this grant, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.

30. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers, or buffer zones.

31. **Private Events.** Any use of the restaurant for private events, including corporate events, birthday parties, anniversary parties, weddings, or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.

32. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booths/dining areas within the interior space of the facility that restrict, limit or obstruct the clear observation of the occupants.

33. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.

34. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.

35. There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, performers or fashion shows.

36. There shall be no speakers or amplified sound permitted in the outdoor dining area.

37. No employee or agent shall be permitted to accept money or any other item of value from a customer for the purpose of sitting or otherwise spending time with the customers while on the premises. No patrons shall be made available to act as escorts, companions, or guests of customers. Employees shall not be allowed to solicit or accept any alcoholic or non-alcoholic beverage from any customers in the premises.

Administrative Conditions

38. **MViP – Monitoring Verification and Inspection Program**. Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01- E.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous Clearance - ZA shall be paid to the City.

    a. Within 24 months from the effective date of this grant, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. A second inspection will take place within 36 months of the first inspection. Observations and results of said inspection will be documented and included in the administrative file.

    b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

39. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of their new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement, or number of seats of the new operation.

40. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval. The application, in association with

the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

41. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon their initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

42. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

43. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

44. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

45. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

46. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

47. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

48. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state, or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented, or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must

be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY,** in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on October 30, 2025, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Coastal Development Permit pursuant to Section 12.20.2, a Zone Variance pursuant to Section 13B.5.3 of Chapter 1A of the Los Angeles Municipal Code, and a Mello Act Compliance Review pursuant to Sections 65590 and 65590.1 have been established by the following facts:

BACKGROUND

The subject site is a rectangular-shaped lot with an area of approximately 6,138 square feet in the R1-1XL Zone. The property has approximately 50 feet of frontage on the northeast side of Paseo del Mar, approximately 45 feet of frontage along the 20-foot-wide alley to the north, and a lot depth of approximately 130 feet. The site is located within the San Pedro Community

Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher. The site is within approximately 3.66 kilometers (2.27 miles) of the Palos Verdes Fault Zone. The site is also located within the BOE Special Grading Area, 500 feet of a park zone, and the Methane Buffer Zone. The site is located within the Dual Permit Jurisdiction of the California Coastal Zone but not located within the Calvo Exclusion area.

The site is currently improved with a one-story, 736 square-foot historic café that is 12 feet and 10 inches tall located in the front of the property and a 1,118 square-foot garage located in the rear of the property. Walker's Café was constructed in 1935 and had been in continuous operation since 1946 until its closure in October 2021 due to COVID-19-related reasons. During that time, it had been under an administrative review initially for the Historic-Cultural Monument (HCM) and now for the Coastal Development Permit and Zone Variance. The café has previously sold beer and wine for on-site consumption since 1997, as indicated on their ABC License No. 329702. This historic café was identified as individually eligible for listing as a Los Angeles Historic-Cultural Monument (HCM) by SurveyLA in 2012 as a "long time restaurant in San Pedro; in continuous operation as Walker's Burgers since 1942. Includes a neon sign." Walker's Café was designated HCM #1267 on August 24, 2022.

The applicant requests for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport.

The applicant also filed for a Zone Variance to allow the continued use of an existing non-conforming historic café, proposing 73 total seats, with 27 indoor seats and 46 outdoor seats (16 seats in public right-of-way and 30 seats in rear patio), in conjunction 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, located in the R1-1XL Zone.

The adjacent properties across the alleyway to the north are zoned R2-1XL with a land use designation of Low Medium I Residential and are developed with multi-family dwellings that are up to three (3) stories in height. The adjacent properties to the east are zoned R1-1XL with a land use designation of Low II Residential and are developed with both single and multi-family dwellings that are up to two (2) stories in height. The property to the south across the street from Paseo Del Mar is zoned OS-1XL with a land use designation of Open Space and developed with Point Fermin Park. The adjacent properties to the west are zoned R1-1XL with a land use designation of Low II Residential and are developed with both single and multi-family dwellings that are up to three (3) stories in height.

Streets:
Paseo del Mar is designated Local Street Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and designated roadway width of 36 feet and the street is dedicated to an approximately 80-foot right-of-way and improved to an approximately 55-foot roadway, with sidewalk, curb, and gutter.

Alley, adjoining the subject property to the north, has a width of approximately 20 feet with no curb or sidewalk.

Previous zoning related actions on the site include:

Case No. CHC-2021-10727-HCM- On December 21, 2021, the applicant submitted a Historic-Cultural Monument Nomination Form for Walker's Café, citing the proposed monument's historic, cultural and/or architectural significance. On March 25, 2022, the Cultural Heritage Committee took actions to include Walker's Café in the list of Historic-Cultural Monuments.

Building Permit No. 24016-10000-02615- On January 12, 2024, the applicant submitted an application for a Building Permit with the Department of Building and Safety to allow for the alteration to an existing restaurant, which is currently pending at the time of preparing this report.

Building Permit No. 24010-10000-00132- On January 12, 2024, the applicant submitted an application for a Building Permit with the Department of Building and Safety to allow a new two-story single-family dwelling with a roof deck, attached garage, and attached ADU, and to allow the renovation of an existing historic café, which is currently pending at the time of preparing this report.

Order to Comply No. 963812- On July 14, 2022, and August 12, 2022, the Department of Building and Safety issued an Order to Comply indicating that a site inspection revealed that there was construction done without Permits or Inspections.

Previous related actions in the 500 feet radius area include:

ADM-2023-1237-CEX – On March 24, 2023, an application for a Coastal Exemption was approved for a prescriptive patio cover addition to an existing single-family dwelling within the Single-Permit Jurisdiction of the California Coastal Zone at 710 and 712 West Shepard Street.

Correspondence

Planning staff received correspondence from LAPD Harbor Area in a letter dated April 1, 2024. LAPD stated that due to the revitalization efforts in the area, they were unopposed to the issuance of the license. However, acting in the interest of the public, LAPD recommends operating conditions be imposed to diminish vice-related problems that may develop at the proposed business.

Planning staff received a total of 46 comments submitted via email from constituents representing diverse opinions regarding the proposed project. Some constituents expressed disapproval of the proposed new construction of the single-family dwelling (SFD) and ADU at the rear of the property site, noting that the SFD and ADU are out-of-scale with the other buildings in the neighborhood. Furthermore, a majority of constituents submitted similar comments stating the following:

> "The Prospect Group has been alarmingly unwilling to hear the community's concerns and prioritize reopening the café, even refusing to meet with potential new operators. Over time, it has become clear that Prospect Group's first and foremost priority is to build a large house on the parcel rather than reopen an iconic legacy business. The café is literally and figuratively painted into a corner. To protect the future of the landmarked community spot, they request that the Zoning Administrator impose the following crucial conditions to any approval of the project: 1) A substantially reduced footprint for the house in the back so the café has enough space to operate 2) As the Zoning Administrator, you are able to impose so-called Q conditions. For this site, we ask that you set the key condition that an operational restaurant or coffee shop must be maintained at the location to ensure that no matter what else happens with the parcel, generations to come will be able to enjoy a cup of coffee and a bite to eat at this iconic establishment."

Conversely, some constituents expressed full support of the plans as submitted and the revitalization efforts, citing that Walker's Café is in much need of a renovation. Furthermore, some comments noted that the project is in-scale with the character and density of the surrounding properties, consistent with other local land uses, and beneficial to neighbors of San Pedro.

Additionally, on March 20, 2025, Council District 15 representative sent an email with a list of 18 public comments taken during the March 17th Coastal San Pedro Neighborhood council. The comments represent mixed opinions, with some constituents in support of the project as presented, while others expressing concern over the size and scale of the proposed SFD and ADU in relation to the lot and existing historic café.

Public Hearing

A Notice of Public Hearing was sent to all property owners within 500' from the subject site. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The Office of Zoning Administration Public Hearing was conducted virtually on October 30, 2025, at approximately 9:30 a.m. The hearing was conducted by Associate Zoning Administrator Christine Saponara. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Approximately 45 individuals participated in the meeting.

The applicant provided the following comments:

The applicant provided the following comments: The proposed project involves the rehabilitation of the 736 square-foot historic Walker's Cafe (HCM #1262) and the construction of a new residential complex. The request includes a Zone Variance to allow the continued use of the cafe and the on-site sale of beer and wine in the R1-1XL zone. The cafe proposes 73 total seats (27 indoor and 46 outdoor) with daily hours from 8:00 a.m. to 8:00 p.m. Additionally, the project includes the demolition of an existing garage to construct a 21-foot tall, two-story, 2,453 square-foot single-family dwelling and an attached 1,070 square-foot ADU. The applicant emphasized that the residential component is essential for the financial feasibility of restoring the historic landmark and that the design remains subordinate to the cafe to maintain the pedestrian-oriented character of Point Fermin.

Council District 15:
Representative Pamela Thornton stated that the Council Office supports the goals of reopening the cafe and the economic development of the community. She noted that the approval should strictly respect the historic character of the project. The office has received numerous emails containing both support and concerns and will be submitting recommended conditions to ensure the project serves the community effectively.

Public Testimony:
During the hearing, testimony was mixed but generally leaned toward support for the cafe's revival. Proponents, including long-time residents and representatives from the local Chamber of Commerce, highlighted the cafe's history as a community gathering spot and argued that the new housing is a thoughtful investment that will eliminate blight. Conversely, several neighbors expressed concerns regarding the scale and height of the new single-family dwelling, fearing it would set a precedent for over-development and impact private views. Specific concerns were also raised regarding the potential for loud music or "biker bar" activity, with some residents requesting "Q" conditions to ensure the cafe is operational before residential permits are issued.

Applicant's last statement:
Applicant's last statement: In rebuttal, representative Elisa Paster clarified that the single-family dwelling is crucial for the project's overall feasibility. She confirmed that the applicants have no intention of operating a bar, but rather a bona fide restaurant, and agreed to exclude alcohol service from the front sidewalk patio. She further noted that the project has been vetted by the Cultural Heritage Commission and that the new housing is consistent with state laws encouraging multi-unit properties on single lots. The Zoning Administrator took the case under advisement, leaving the record open for five days.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- Any alcoholic beverage sold or dispensed for on-site consumption shall be served by employees of the establishment. No self-service of alcohol is allowed.
- There shall be no sales of wine by the bottle or storage of any bottle for future consumption.
- There shall be no minimum drink required of patrons.
- No person under 21 years of age shall sell or serve alcoholic beverages.
- There shall be no exterior advertising of any kind of type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
- There shall be no bottle service.
- No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
- There shall be no "bottle service" of distilled spirits; "Magnum: sized wine/champagne, nor "Buckets" of beer allowed.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- The sale of alcoholic beverages for consumption off-premises shall be prohibited.
- There shall be no "Happy Hour" or reduced-price drinks.

- The maximum number of televisions used for television spectatorship shall be limited to one in the bar area. Additional televisions used for the purpose of displaying a menu, digital art or similar uses will be allowed.
- The hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. weekdays and 7:00 a.m. to 11:00 p.m. weekends. Last call for alcohol shall occur no later than 10:30 p.m. daily. After hours use of the facility, other than activities required for construction, clean up, inventory and maintenance type activities otherwise allowed per code are not permitted.
- The owner/operator shall always retain operational control of the premises and shall not sublet the premises to outside "promoters" for nightclub or concert activity.
- No cover charge shall be required to enter the premises. There shall be no requirement to purchase a minimum number of drinks at any time on the premises.
- The organization of an admissions line or line queue on the public sidewalk is prohibited.

- There shall be no coin-operated games or video machines maintained upon the premises at any time.
- No pay phone shall be maintained on the exterior of the premises.
- No person under 21 years of age shall sell or deliver alcoholic beverages with the exception of bona fide eating establishments.
- The subject alcoholic beverage license shall not be exchanged for a public premise type license.
- Off-street parking shall comply with the applicable provisions of the Los Angeles Municipal Code (LAMC).
- Vendor(s) delivery of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 7:00 p.m. each day of the week.
- The applicant shall be required to have a minimum of 10 parking spots designated for the business to facilitate a maximum of 40 patrons at time of full capacity. The parking spots will prevent the business from inhibiting parking at Point Fermin Park during business hours of operation for those community members visiting the park.

FINDINGS

ZONE VARIANCE

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. **The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations**.

   The site is located within the San Pedro Community Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher.

   The general purpose and intent of zoning regulations are to limit uses to specific zones in order to comply with the general plan and provide compatibility between respective properties. However, such regulations are written on a citywide basis and cannot take into account individual unique characteristics of a specific property as well as consider changes in the use and demand of land. A variance is a grant of permission to depart from the literal enforcement of a zoning ordinance and allow the property to be used in a manner otherwise not permitted, provided that the spirit of the zoning regulations is observed and substantial consideration is given to the impacts on the surrounding

community.

Continued Use of Existing Non-Conforming Historic Café:

The subject property is improved with a one-story commercial structure constructed in 1935 and continuously operated as Walker's Café since 1946 until its temporary closure in 2021. The structure was purpose-built for commercial use and is designated as a Historic-Cultural Monument (HCM).

The café lawfully existed prior to the 1988 legislative rezoning of the property from a commercial zone to RD1.5-1XL, and subsequently to R1-1XL in 2024. As a result of these legislative actions, the use became nonconforming through no action of the property owner.

The strict application of the R1-1XL regulations would prohibit the continued commercial use of the structure and require conversion to a single-family residential use. Due to the building's original commercial design, layout, parking configuration, and HCM designation, conversion to residential use would require substantial alteration of the structure, potentially compromising its historic integrity. The property's longstanding commercial development pattern and physical improvements are unique circumstances not shared by surrounding residentially developed lots.

The zoning regulations are written on a citywide basis and do not account for properties developed with lawful commercial uses that later became nonconforming as a result of legislative rezoning. In this instance, the literal enforcement of the zoning code would effectively eliminate a long-established historic resource and require substantial structural modification inconsistent with preservation objectives.

Accordingly, the strict application of the zoning ordinance would result in practical difficulties and unnecessary hardship inconsistent with the general purpose and intent of the zoning regulations.

On-Site Sale and Consumption of Beer and Wine:

The applicant requests authorization for the on-site sale and consumption of beer and wine in conjunction with the existing historic café. While alcohol service may be permitted by Conditional Use in commercial zones, the R1-1XL Zone does not provide such an entitlement path. As a result of the legislative rezoning of the property, the applicant must request a variance to maintain an operational component that is customary and incidental to restaurant uses.

Records from the California Department of Alcoholic Beverage Control indicate that a Type 40 (On-Sale Beer) license has been active at the subject property since July 21, 1997, with no record of disciplinary action. The alcohol service has historically operated in conjunction with the café without documented adverse impacts.

Given the café's historic designation and operational model as a neighborhood-serving establishment, the availability of beer and wine service represents a customary accessory component typical of similar small-scale restaurants. The inability to provide this service would materially limit the functionality of the café use relative to comparable establishments located in commercial zones, thereby placing this uniquely situated property at a disadvantage due solely to legislative zoning changes.

Furthermore, the continued preservation and maintenance of the designated historic structure requires viable commercial operation. Without the ability to provide customary restaurant amenities, including limited alcohol service, the adaptive reuse and preservation of the historic resource would be jeopardized.

For these reasons, the strict application of the zoning ordinance would result in practical difficulties and unnecessary hardship inconsistent with the general purpose and intent of the zoning regulations.

2. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject site is a rectangular-shaped lot with an area of approximately 6,138 square feet in the R1-1XL Zone. The property has approximately 50 feet of frontage on the northeast side of Paseo del Mar, approximately 45 feet of frontage along the 20-foot-wide alley to the north, and a lot depth of approximately 130 feet. The site is located within the San Pedro Community Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher.

The adjacent properties across the alleyway to the north are zoned R2-1XL with a land use designation of Low Medium I Residential and are developed with multi-family dwellings that are up to three (3) stories in height. The adjacent properties to the east are zoned R1-1XL with a land use designation of Low II Residential are developed with both single and multi-family dwellings that are up to two (2) stories in height. The property to the south is zoned OS-1XL with a land use designation of Open Space and developed with Point Fermin Park. The adjacent properties to the west are zoned R1-1XL with a land use designation of Low II Residential are developed with both single and multi-family dwellings that are up to three (3) stories in height.

Continued Use of Existing Non-Conforming Historic Café:

While the subject property is similar in size and configuration to other R1-1XL lots in

the vicinity, it is uniquely improved with a purpose-built, one-story commercial structure constructed in 1935 and historically operated as Walker's Café for approximately 75 years. The structure lawfully existed prior to the City's 1988 legislative rezoning of the property from a commercial zone to RD1.5-1XL, and subsequent rezoning to R1-1XL in 2024. As a result of these legislative actions, the long-established commercial use became legal nonconforming through no action of the property owner.

This circumstance does not generally apply to other properties in the same zone and vicinity, which were developed and designed for single-family residential purposes consistent with the R1 zoning regulations. The subject property is uniquely burdened by the presence of a historically significant commercial structure that was constructed and operated in reliance upon prior commercial zoning classifications.

Additionally, the property has been identified through SurveyLA with status codes 3S, 3CS, and 5S3 as eligible for listing in the California Register and locally designated as a Historic-Cultural Monument. The historic significance of the structure is directly tied to its longstanding commercial use as a neighborhood café, including its character-defining features such as the neon signage. The historic designation imposes preservation obligations that are not applicable to other properties within the R1 zone.

Furthermore, the site's location adjacent to Point Fermin Park (Open Space zoning) to the south and multi-family residential zoning (R2-1XL) across the alley to the north creates a transitional context that differs from interior R1 parcels in the neighborhood. The presence of alley access and its corner-adjacent location further reflect development characteristics that historically supported commercial activity.

These combined circumstances, legislative downzoning of a long-standing commercial use, the existence of a purpose-built historic commercial structure, HCM designation, and the property's transitional location, constitute special circumstances applicable to the subject property that do not generally apply to other properties in the same zone and vicinity.

On-Site Sale and Consumption of Beer and Wine:

The special circumstances applicable to the continued café use likewise apply to the request for on-site beer and wine sales. The property's historic designation is tied to its identity as a neighborhood-serving commercial establishment. The California Department of Alcoholic Beverage Control records indicate that a Type 40 (On-Sale Beer) license has been active at the site since July 21, 1997, without disciplinary history.

The combination of (1) a historically designated commercial structure, (2) longstanding lawful alcohol service, and (3) the absence of an entitlement pathway under the current R1 zoning due solely to legislative rezoning, creates a unique circumstance not generally applicable to other R1 properties in the vicinity. Other R1 parcels were developed as residential uses and do not contain historic commercial improvements or longstanding accessory alcohol service.

Accordingly, these special circumstances are peculiar to the subject property and justify consideration of the requested variance.

3. **The Variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.**

Continued Use of Existing Non-Conforming Historic Café:

Other properties within the same vicinity that are zoned for commercial use possess the right to operate neighborhood-serving restaurant establishments consistent with their zoning classification. Those properties may lawfully maintain commercial structures and conduct restaurant operations as permitted uses.

Because of the legislative rezoning of the subject property from commercial to residential classifications in 1988 and 2024, the subject site is uniquely deprived of the ability to maintain the commercial use for which it was originally designed and historically utilized. Unlike surrounding residential parcels that were developed as single-family dwellings in conformity with the R1 zone, the subject property contains a purpose-built commercial structure constructed in 1935 and historically operated as a café for approximately 75 years.

Absent the requested variance, the property would be required to discontinue the commercial use and convert the historic structure to a single-family residential use, thereby depriving the owner of the same fundamental property right enjoyed by similarly situated commercial properties in the vicinity, namely, the right to utilize an existing restaurant building for restaurant purposes.

The variance is therefore necessary to preserve and enjoy a substantial property right, the continued operation of a small-scale restaurant use in a structure designed and historically utilized for that purpose, which is generally possessed by other restaurant properties in the same vicinity but is denied to the subject property solely due to legislative zoning changes and its unique historical development pattern.

On-Site Sale and Consumption of Beer and Wine:

Restaurants located within commercially zoned properties in the same vicinity possess the right to apply for and obtain a Conditional Use Permit for the on-site sale and consumption of beer and wine. This entitlement pathway provides commercial restaurant operators the opportunity to offer customary accessory alcohol service subject to operational safeguards.

Due to the subject property's current R1-1XL zoning — a classification applied through legislative action after decades of lawful commercial operation — the applicant is denied access to the same conditional use entitlement process that is available to

similarly functioning restaurant properties located in commercial zones. The inability to even seek that entitlement deprives the subject property of a substantial operational privilege generally available to comparable establishments in the area.

The requested variance restores parity by allowing the historic café to maintain an operational component that is typical and incidental to restaurant uses in the vicinity, subject to appropriate conditions of approval. Without the variance, the property would be uniquely constrained in a manner not generally applicable to other restaurant properties serving the same community.

Accordingly, the variance is necessary for the preservation and enjoyment of a substantial property right generally possessed by other properties in the same zone and vicinity but denied to the subject property due to its unique zoning history and historic development.

4. **The granting of the Variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.**

The subject site is a rectangular-shaped lot with an area of approximately 6,138 square feet in the R1-1XL Zone. The property has approximately 50 feet of frontage on the northeast side of Paseo del Mar, approximately 45 feet of frontage along the 20-foot-wide alley to the north, and a lot depth of approximately 130 feet. The site is located within the San Pedro Community Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher.

The adjacent properties across the alleyway to the north are zoned R2-1XL with a land use designation of Low Medium I Residential and are developed with multi-family dwellings that are up to three (3) stories in height. The adjacent properties to the east are zoned R1-1XL with a land use designation of Low II Residential are developed with both single and multi-family dwellings that are up to two (2) stories in height. The property to the south is zoned OS-1XL with a land use designation of Open Space and developed with Point Fermin Park. The adjacent properties to the west are zoned R1-1XL with a land use designation of Low II Residential are developed with both single and multi-family dwellings that are up to three (3) stories in height.

Continued Use of Existing Non-Conforming Historic Café:

The granting of the variance will not authorize new construction, increased floor area, or physical expansion of the existing structure. The historic café will remain a one-story

building with a height of 12 feet 10 inches and a total floor area of 736 square feet. The request is limited to interior and exterior rehabilitation of the existing structure and restoration of the historic neon sign.

The proposed rehabilitation has been reviewed by the Office of Historic Resources and found consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as documented in the April 26, 2024 memorandum prepared by Historic Resources Group. The Cultural Heritage Commission has reviewed the project and will continue to provide oversight. As such, the project enhances preservation of a designated Historic-Cultural Monument rather than intensifying development on the site.

The café historically operated for approximately 75 years at this location. The variance does not introduce a new or intensified use but allows the continuation of a long-established neighborhood-serving establishment. Given the small building size, limited operational hours (8:00 a.m. to 8:00 p.m.), and absence of expansion, the continued operation is not expected to generate impacts materially different from historical operations.

Conditions of approval have been incorporated to ensure compatibility with surrounding residential uses, including operational limitations, noise controls, maintenance requirements, and monitoring provisions. As conditioned, the continued use of the café will not be materially detrimental to the public welfare nor injurious to nearby properties.

On-Site Sale and Consumption of Beer and Wine:

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, Census Tract Number 2976.01 is authorized three (3) on-site and one (1) off-site license. At the present time, there are 17 existing on-site licenses, including one (1) of which belongs to the Applicant.

Within Census Tract No. 2976.01, the following types of alcoholic beverage licenses are active:

- (2) Type 40 – On-Sale Beer (Applicant)
- (3) Type 41 – On-Sale Beer and Wine – Eating Place
- (2) Type 47 – On-Sale General – Eating Place
- (1) Type 48 – On-Sale General – Public Premises
- (3) Type 51 – Club
- (5) Type 58 – Caterer's Permit
- (1) Type 77 – Event Permit

According to information submitted by the applicant, there are no (0) establishments located within a 1,000-foot radius of the project site.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The ABC also has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. This request would not result in an additional license to Census Tract Number 2976.01, as the applicant has been operating under an ABC Type 40 License since 1997.

The grant authorized herein incorporates a number of conditions which will continue to make the use of the property and the sale and consumption of beer and wine more compatible with other uses in the surrounding community and provide for monitoring of the establishment. Operational hours have already been addressed in more detail and are limited from 8 A.M. to 8 P.M. daily. Furthermore, the sale of beer and wine will be closely regulated to prevent sales to minors. The conditions of the grant address noise, security, loitering and maintenance to deter any nuisance activity on or adjacent to the site. The conditions of the grant require STAR/LEAD/RBS training for employees, adequate site maintenance, installation of surveillance cameras, and the maintenance of age verification devices. These conditions are intended to deter or prevent nuisance or criminal activity such as loitering or public drinking and will improve public safety. Conditions reflect consideration of the surrounding sensitive uses such as the residential buildings. Some of the conditions also reflect consideration of current and/ or future residential tenants. As noted, the Background Section of this action also includes recommended conditions to the Department of Alcoholic Beverage Control for consideration in its review of an alcohol license for the subject historic café.

According to statistics provided by the Los Angeles Police Department's Southwest Division, within Crime Reporting District No. 587, which has jurisdiction over the subject property, a total of 110 crimes were reported in 2023 (94 Part I Crimes and 16 Part II Arrests), compared to the Citywide Average of 162 crimes and the High Crime Reporting District Average of 194 crimes. Part II Arrests reported include (1) DUI related arrests, (4) Other Assaults, and (2) Miscellaneous Other Violations. There were no reported crimes for violations to liquor laws, drunkenness, disturbing the peace, disorderly conduct, or gambling. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. The above statistics indicate that the crime rate in the reporting district where the subject site is located is lower than the citywide average. Further, no evidence was submitted for the record establishing any link between the subject site and the area's crime rate.

As conditioned, the use is not expected to contribute to the area's crime rate and will not result in an undue concentration of establishments providing alcoholic beverages. Furthermore, specific conditions have been incorporated into this action, which are targeted at safeguarding the community and providing for a reasonable operation. Therefore, the granting of the variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.

5. The granting of the Variance will not adversely affect any element of the General Plan.

Continued Use of Existing Non-Conforming Historic Café:

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Municipal Code Requirements. The General Plan is comprised of the Framework Elements, seven state-mandated elements, and four additional elements.

The Framework Element establishes the broad overall policy and direction for the General Plan. The variance to allow the continued use and operation of the subject historic café is consistent with the following objectives and policy of the Framework Element:

> Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.
>
> Objective 7.3: Maintain and enhance the existing businesses in the City.
>
> Objective 7.3.2: Retain existing neighborhood commercial activities within walking distance of residential areas.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The project site is located in the San Pedro Community Plan. The community plan designates the property for Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The San Pedro Community Plan contains the following text:

> Goal LU1: Complete, livable and quality residential neighborhoods throughout San Pedro that provide a variety of housing types, densities, forms and designs and a mix of uses and services that support the needs of residents.
>
> > LU1.1 Neighborhood character. Maintain the distinguishing characteristics of San Pedro's residential neighborhoods with respect to lot size, topography, housing scale and landscaping, to protect the character of existing stable neighborhoods from new, out-of-scale development.
> >
> > LU1.2 Adequate housing and services. Provide housing that accommodates households of all sizes, as well as integrates safe and convenient access to schools, parks, and other amenities and services.

LU1.3 Neighborhood transitions. Assure smooth transitions in scale, form, and character, by regulating the setback, stepbacks, rear elevations, and backyard landscaping of new development where neighborhoods of differing housing type and density abut one another.

LU1.6 Alleys. Maintain and improve existing neighborhood alleys as an alternative, safe, well maintained vehicular access to homes that reduces curb cuts, driveways, and associated pedestrian-automobile conflicts along sidewalks.

LU1.7 Build Green. Developments should be sustainable and attractive, and incorporate green building design, systems and materials to the greatest extent feasible.

Goal LU5: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs of the community while preserving the unique commercial and cultural character of the community.

LU5.1 Investment. Conserve, strengthen and encourage investment in San Pedro's existing commercial districts.

LU5.2 Mix of uses. Encourage the vertical and horizontal integration of a complementary mix of commercial, service, and other nonresidential uses that address the needs of families and other household types living in urban neighborhoods. Such uses may include daycare and school facilities, retail and services, and parks, plazas, and open spaces.

Goal LU6: Attractive, pedestrian-friendly Neighborhood Districts that serve surrounding neighborhoods and business as local gathering places where people shop and socialize.

LU6.1: Neighborhood services. Encourage the retention of existing and the development of new commercial uses that are primarily oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms).

LU6.2: Mix of Uses. Encourage the vertical and horizontal integration of a complementary mix of commercial, service and other non-residential uses that address the needs of households living in urban neighborhoods. Such uses may include retail and services, entertainment, childcare facilities, daycare and school facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity.

LU6.4: Compatible "non-conforming uses" that are a recognized part of a neighborhood (e.g., "Mom and Pop" neighborhood stores), should be allowed to continue in accordance with applicable provisions of the Municipal Code.

Goal LU17: Preservation and restoration of cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.

LU17.1 Celebrate History. Protect, preserve and enhance San Pedro's historically significant resources. Support the completion of SurveyLA within the San Pedro Community Plan Area.

LU17.2. Protect, preserve and enhance the historic characteristics of distinctive historic neighborhoods such as Old San Pedro/Downtown, Vinegar Hill HPOZ and study the possible expansion of HPOZ as well as Averill Park and the Cabrillo/27th/Gaffey neighborhood.

The Framework Element and San Pedro Community Plan each recognize the importance of retaining viable neighborhood-serving uses near residences to support a pedestrian-friendly and amenity-rich environment. The proposed variance will assist in providing local amenities for residents of the neighborhood, provide a service to promote neighborhood stability, and encourage a mix of uses.

In light of the above, the project substantially conforms to the purpose, intent, and provisions of the General Plan and the San Pedro Community Plan, as such, the approval of the variance will not adversely affect any element of the General Plan.

On-Site Sale and Consumption of Beer and Wine:

The Framework Element establishes the broad overall policy and direction for the General Plan. Policy 7.3.2 of the Framework Element encourages the establishment and retention of "neighborhood commercial activities within walking distance of residential areas."

Approval of the conditional use permit request is consistent with the following Objectives and Policies of the Community Plan:

Goal LU5: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs of the community while preserving the unique commercial and cultural character of the community.

LU5.1 Investment. Conserve, strengthen and encourage investment in San Pedro's existing commercial districts.

LU5.2 Mix of uses. Encourage the vertical and horizontal integration of a complementary mix of commercial, service, and other nonresidential

uses that address the needs of families and other household types living in urban neighborhoods. Such uses may include daycare and school facilities, retail and services, and parks, plazas, and open spaces.

The Framework Element and San Pedro Community Plan each recognize the importance of retaining viable neighborhood-serving uses near residences to support a pedestrian-friendly and amenity-rich environment. The proposed variance will assist in providing local amenities for residents of the neighborhood, provide a service to promote neighborhood stability, and encourage a mix of uses.

The ability to serve alcohol with entertainment furthers the Community Plan's aim to encourage activity in the area and provides an amenity for local residents, employees, and visitors to enjoy. With the conditions and limitations imposed by the Zoning Administrator, the surrounding properties should be protected from predictable impacts of the proposed use. In light of the above, the project substantially conforms to the purpose, intent, and provisions of the General Plan and the San Pedro Community Plan, as such, the approval of the variance will not adversely affect any element of the General Plan.

Coastal Development Permit

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

6. **The development is in conformity with Chapter 3 of the California Coastal Act of 1976.**

The subject site is a rectangular-shaped lot with an area of approximately 6,138 square feet in the R1-1XL Zone. The property has approximately 50 feet of frontage on the northeast side of Paseo del Mar, approximately 45 feet of frontage along the 20-foot-wide alley to the north, and a lot depth of approximately 130 feet. The site is located within the San Pedro Community Plan area and has a land use designation of Low II Residential with a corresponding zone of R1. The site is zoned R1-1XL, which is consistent with the land use designation. The property is subject to Community Plan Map Footnote 7, which limits the area to Height District 1XL, allowing two (2) stories or 30 feet for Low II and Low Medium I and II Residential and Neighborhood Commercial Designations. The property is also within the San Pedro Specific Plan Area, which further restricts height to a limit of two stories or 26 feet as measured from the Average Natural Existing Grade to the highest point of the roof, or parapet wall of the building, whichever is higher. The site is within approximately 3.66 kilometers (2.27 miles) of the Palos Verdes Fault Zone. The site is also located within the BOE Special Grading Area, 500 feet of a park zone, and the Methane Buffer Zone. The site is located within the Dual Permit Jurisdiction of the California Coastal Zone but not located within the Calvo Exclusion area.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. Applicable provisions are as follows:

Section 30244 Archaeological and Paleontological Resources.
Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measure shall be required.

The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. No (0) protected trees or non-protected trees are proposed to be removed. The project will maintain the existing one-story historic café in the R1-1XL zone in the Dual Permit Jurisdiction of the California Coastal Zone. The subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are later discovered during excavation or grading activities, the project is subject to compliance with Federal State and Local regulation already in place.

Section 30250 Location; existing developed area
(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. A Coastal Development Permit Context/Character Analysis Visual Impact Analysis conducted by Howard Robinson and Associates which was submitted on April 26, 2024, analyzed all residential properties on the block along Paseo del Mar between South Gaffey Street to the west and South Carolina Street to the east to assess the pattern of development within the surrounding area of the project site. The study suggested that the number of stories, height, Floor Area Ratio (FAR), and density of the proposed project are in line with that of the surrounding area. The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing, one-story historic café in the R1-1XL zone. The lot fronts Paseo del Mar, which provides both pedestrian and vehicular access to the site. The alley to the rear of the property to the north provides vehicular access to the site. The property is located in a developed residential area with adequate vehicle access and infrastructure. The proposed project is not expected to have a significant adverse impact on coastal

resources.

Section 30251 Scenic and Visual Qualities
The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting. The project site is located in a neighborhood that is developed with residential structures that are one (1) to three (3) stories in height; new construction in the area is limited to a maximum height of 26 feet, pursuant to the San Pedro Specific Plan. The construction, maintenance, and use of the single-family dwelling will be 21 feet maximum and will not exceed the 26 feet to the top of the roof or parapet, as measured from the Average Existing Natural Grade as specified in the San Pedro Specific Plan. No (0) protected trees or non-protected trees are proposed to be removed. The property will maintain the existing one-story historic café in the R1-XL zone within the Dual Permit Jurisdiction of the California Coastal Zone. No natural landforms will be altered as part of the project. As such, the proposed project as conditioned will not impact scenic resources in the area.

Section 30252 Maintenance and Enhancement of Public Access.
The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development. The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The provisions of ADU State Law and the City's ADU Ordinance (LAMC Section 12.22-A.33(c)(12)) require one parking space for an ADU unless 1) located within ½ mile walking distance from a bus or rail stop, 2) one block from a designated car share pickup or drop off location, 3) within an applicable historic district, or 4) part of a proposed or existing residence. The proposed project is located within ½ mile walking distance to the Metro Line 246 bus stop at the intersection of Shepard Street and Gaffey Street. As a result, no parking is required for the ADU, however, the project proposes a two-car garage with one (1) carport, which satisfies the parking requirements outlined above. No (0) protected trees

or non-protected trees are proposed to be removed. The property will maintain the existing one-story historic café in the R1-1XL zone. The subject site is located within a residential neighborhood within 500 feet from the ocean. The proposed single-family dwelling and attached ADU will be constructed in the rear of the lot behind the commercial building and will maintain yard setback requirements and no permanent structures will be placed within the public right-of-way and public access to the coast would not be impacted.

Section 30253 Minimization of Adverse Impacts.
New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and vehicle miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses. The site is not located within a Very Fire Hazard Severity Zone or Liquefaction area and approximately 3.66 kilometers (2.27 miles) of the Palos Verdes Fault Zone. This property is located in the methane buffer zone and outside of the flood zone. The site is within a Special Grading Area and is located along the coastal bluff. The property is a popular visitor destination. The project proposes the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. No (0) protected trees or non-protected trees are proposed to be removed. The site will maintain the existing one-story, commercial café in the R1-XL zone. The use would have no adverse impacts on public access, recreation, public views, or the marine environment. No permanent structures would be placed within the public right-of-way and public access to the coast would not be impacted. Although, the subject site is located within a residential neighborhood within 500 feet from the ocean, the proposed scope of work will be done in the front of the property approximately 40 feet from the front yard property line, away from the coastal bluff. The project will neither interfere nor reduce access to the shoreline or beach. There will be no dredging, filing, or diking of coastal waters or wetlands associated with the request, and there are no sensitive habitat areas, archaeological or paleontological resources identified on the site. The proposed project will not block any designated public access views. The proposed project is in conformity with Chapter 3 of the California Coastal Act.

7. **The permitted development will not prejudice the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.**

The San Pedro Community Plan designates the property for Low II Residential land uses, with corresponding zones of R1. There is currently no certified Local Coastal

Program ("LCP") for San Pedro. The San Pedro Coastal Land Use Plan (LUP) was certified by the California Coastal Commission on May 8, 1991; however, the necessary implementation ordinances were not adopted. The city is in the initial stages of preparing the LCP; prior to its adoption the guidelines contained in the certified LUP are advisory. The San Pedro Specific Plan was adopted in 1990 to implement the Coastal Act and to serve as the implementation ordinance of the Local Coastal Program for that portion of the San Pedro community within the Coastal Zone. The Specific Plan contains regulations to protect views, public access, scenic resources, and limits building height, parking, and development on sloping and geologically hazardous lots located in the Coastal Zone. The San Pedro Specific Plan limits building height at the subject property to a maximum height of 26 feet (as measured from Average Existing Natural Grade) and two stories, in order to preserve scenic views of the Pacific Ocean.

The project is consistent with the following Housing policies and standards of the Land Use Plan:

Objective 1: To preserve and protect stable single-family residential areas from encroachment by other types of uses, including higher density residential development.

Objective 3: To designate changes in residential densities based on the relationship between neighborhood units, topography, nearness to highways, availability of commercial services, and adequacy of public facilities and at levels where it will not have significant adverse effects, either individually or cumulatively, on coastal access or coastal resources.

Policy 6: The continuation of existing compatible land uses that are a recognized part of a neighborhood, although non-conforming with respect to zoning or the designation of the Plan map (such as "mom and pop" neighborhood markets), be permitted.

Height Standard (a): No building or structure shall be erected or enlarged within that portion of the Coastal Zone designated for residential use which exceeds two stories or a height of 26 feet as measured from the average existing natural grade to the highest point of the roof or parapet wall of the building, whichever is higher.

Parking Standard (a): Adequate on-site parking shall be provided by new development and where feasible in remodels in order to maintain and enhance public access to the coast.

The project is consistent with the following Commerce policies and standards of the Land Use Plan:

Objective 1: To emphasize, rehabilitate and strengthen the Community Center as the focal point for the Community's social, civic, and economic life.

Objective 3: To improve the aesthetic quality of commercial developments and areas.

Objective 4: To designate local commercial areas conveniently serving the day-to-day needs of residential neighborhoods, while maintaining and enhancing coastal/recreational commercial uses along Pacific Avenue by regulating permitted uses.

The project proposes the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing one-story, historic café in the R1-XL zone. The proposed project will remain compatible in scale with the adjacent properties to the north, east, and west of the subject property which are zoned R1-1XL and R2-1XL with a land use designation of Low II Residential and Low Medium I Residential and are developed with single and multi-family dwellings that are up three (3) stories in height. The existing café is a historic use that has previously been established as a neighborhood resource. The new single-family dwelling and ADU are in line with the rest of the neighborhood use and in compliance with LAMC requirements. As a result, the proposed rehabilitation of the existing historic café, the demolition of the existing garage, and the construction of a new, two-story single-family dwelling with an attached ADU will not prejudice the ability of the City to prepare a local coastal program in conformity with Chapter 3 of the Coastal Act.

8. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977, and any subsequent amendments thereto have been reviewed, analyzed, and considered in light of the individual project in making this determination.**

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act are designed to assist local governments the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources. In addition to the Regional Interpretive Guidelines, the policies of the San Pedro Coastal Land Use Plan (the Land Use Plan was certified by the Coastal Commission on May 8, 1991) have been reviewed and considered.

The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing one-story historic café in the R1-XL zone. The proposed project is consistent with the use and development guidelines of the

Regional Interpretive Guidelines for the San Pedro portion of the Coastal Zone. The Regional Interpretive Guidelines have been reviewed, analyzed, and considered in light of the individual project in making this determination, and the project as conditioned is consistent with such Guidelines.

9. The decision of the permit-granting agency has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.

The applicant filed for a Coastal Development Permit to allow the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing one-story historic café in the R1-XL zone. The proposed project does not conflict with prior decisions of the Coastal Commission. The Coastal Commission has previously approved the following project in the San Pedro Coastal Zone:

- In December 2021, the Commission found a substantial issue on appeal and approved with conditions a Coastal Development Permit for the construction of a new two-story, 26-feet high, 3,695 square feet single-family dwelling home with 921 square feet detached garage, 1,154 square feet roof deck, and rear yard deck and spa on vacant bluff top lot in the R1-1XL in the dual permit jurisdiction area of the California Coastal Zone at 1305 West Paseo Del Mar (Application No. A-5-SNP-19-0136/5-20-0153).
- In December 2021, the Commission found a substantial issue on appeal and approved with conditions a Coastal Development Permit for the demolition of 1,302 square feet single-family dwelling and the construction of a new two-story, 26-feet high, 3,548 square feet single-family home with 665 square feet detached garage, 1,124 square feet roof deck, and rear yard deck on blufftop lot in the R1-1XL in the dual permit jurisdiction area of the California Coastal Zone at 1307 West Paseo Del Mar (Application No. A-5-SNP-19-0154/5-20-0152).
- In February 2020, the Commission approved a Coastal Development Permit for the demolition of 19-feet high, 2,328 square feet single-family home; and construction of 2-story, approximately 21-feet high, 2,328 square feet single-family home on bluff top lot in the R1-1XL in the dual permit jurisdiction area of the California Coastal Zone at 1355 West Paseo Del Mar (Application No. 5-18-0999).

As such, the decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

10. The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development

is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

Section 30210 of the Coastal Act states the following in regards, to public access:

> *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.*

Section 30211 of the Coastal Act states the following in regards, to public recreation policies:

> *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

The development is not located between the nearest public road and the sea or shoreline of any body of water. The proposed construction will occur in the north property boundary within the front yard setback and will not interfere with public access to the coast. The subject site is located within a residential neighborhood within 500 feet from the ocean and the proposed new construction is proposed in the rear portion of the property away from the coastal bluff. The project will maintain the existing one-story historic café, which will be accessed from Paseo del Mar. No permanent structures would be placed within the public right-of-way and public access to the coast would not be impacted. Furthermore, all seats within the public right-of-way will require review and approval from Bureau of Engineering, Department of Public Works through a revocable permit process. As proposed, the project will not conflict with any public access or public recreation policies of the Coastal Act.

11. An appropriate environmental clearance under the California Environmental Quality Act has been granted.

A Categorical Exemption, ENV-2023-7220-CE, has been prepared for the proposed project consistent with the provisions of CEQA. The proposed project is for the rehabilitation of an existing 736 square-foot historic café, 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 ADU along with an attached two-car garage and one (1) carport. The project will maintain the existing one-story historic café in the R1-XL zone within the Dual Permit Jurisdiction of the California Coastal Zone.

The Categorical Exemption prepared for the project is appropriate pursuant to CEQA Guidelines, Section 15301 (Class 1), Section 15303 (Class 3), and Section 15331 (Class 31). As described herein, each categorical exemption prepared covers different components of the project, including the restoration of an existing older historic café, the construction of one (1) new single-family dwelling and attached ADU, and the rehabilitation of the historical resource in the manner consistent with the Secretary of Interior Standards.

Specifically, the Class 1 categorical exemption allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of exiting public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. As discussed, the proposed project is for the continuation of an existing non-conforming historic café in conjunction with the on-site sale of beer and wine.

The Class 3 categorical exemption allows for the construction of a limited number of new, small facilities or structures, including one (1) single-family residence, or a second dwelling unit in a residential zone, and up to three (3) single-family residences in highly urbanized areas. As discussed, the proposed project is for the construction of a new, two-story single-family dwelling with an attached ADU.

The Class 31 categorical exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservations, 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, and Reconstruction Historic Buildings. As previously mentioned, the proposed project is for the rehabilitation of an existing historic café.

Furthermore, the Exceptions outlined in the CEQA Guidelines Section 15300.2 do not apply to the project:

a. Location. The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject project is located within a Special Grading Area and Methane Buffer Zone; however, it is not located in a fault or flood zone, landslide area, liquefaction area, very high fire severity area, or airport hazard area. The project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for construction.

b. Cumulative Impacts. The project is consistent with the type of development permitted for the area zoned R1-1XL and designated Low II Residential. The project proposed is the rehabilitation of an existing historic café, the demolition of an existing garage, and the construction of a new, two-story single-family dwelling with an attached ADU, and will not exceed thresholds identified for impacts to the area (i.e., traffic, noise, etc.), conforms to the permitted regulations for the underlying zone, and will not result in significant cumulative impacts.

c. Significant Effect. The subject property is located in a highly urbanized area. The surrounding properties are developed with both single and multi-family dwellings and a park. The subject project is of a similar size and scope to these properties. The proposed project consists of work typical of residential development. Thus, there are no unusual circumstances that will lead to a significant impact on the environment.

d. Scenic Highways. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject site is located approximately 28.92 miles to the southeast of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources within a State-designated Scenic Highway.

e. Hazardous Waste Sites. According to the EnviroStor, the State of California's database of hazardous waste sites, neither the subject property nor any property in the vicinity, is identified as a hazardous waste site.

f. Historical Resources. The subject site was identified in SurveyLA as a historic resource, eligible for listing in the California Register of Historical Resources (California Register) and locally as Historic-Cultural Monument (HCM) (status codes 3S, 3CS, and 5S3) as a "long time restaurant in San Pedro; in continuous operation as Walker's Burgers since 1942. Includes neon sign." The proposed project qualifies for a Class 31 Categorical Exemption, which is limited to the 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 proposed project is for the continuation and rehabilitation of an existing 736 square-foot historic café, proposing 73 total seats, with 27 indoor seats and 46 uncovered outdoor seats (16 seats in public right-of-way and 30 seats in rear patio) 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. A memorandum prepared by Historic Resources Group, dated April 26, 2024, outlines the proposed rehabilitation and consistency 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 memorandum and proposed plans were reviewed and approved by the Office of Historic Resources, in an email dated June 21, 2024. As discussed in the memorandum, the proposed project is consistent with the Secretary of the Interior's Standards.

Therefore, the proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures. No alternatives of the proposed project were evaluated. The appropriate environmental clearance has been granted.

Mello Act Compliance Review

12. Pursuant to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act, all Conversions, Demolitions, and New Housing Developments must be identified in order to determine if any Affordable Residential Units are onsite and must be maintained, and if the project is subject to the Inclusionary Residential Units requirement. Accordingly, pursuant to the settlement agreement between the City of Los Angeles and the Venice Town

Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles, the findings are as follows:

Categorical Exemptions (Part 2.4) Small New Housing Developments

The project proposes the demolition of an existing 1,118 square-foot garage and the construction of a new 2,453 square-foot two-story single-family dwelling with an attached 1,070 square-foot two-story Accessory Dwelling Unit (ADU) along with an attached two-car garage and one (1) carport. The project will maintain the existing historic café in the front of the property, in the R1-1XL zone. Pursuant to Part 2.4.2 of the Interim Administrative Procedures, developments which consist of nine or fewer Residential Units are Small New Housing Developments and are categorically exempt from the Inclusionary Residential Unit requirement. Therefore, the proposed development of two new Residential Units is found to be categorically exempt from the Inclusionary Residential Unit requirement for New Housing Developments.

ADDITIONAL MANDATORY FINDINGS

13. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is not located within Flood Hazard Area. The project conforms with both the specific provisions and the intent of the Floodplain Hazard Management Ordinance.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill

out and submit an appeal application online directly to City Planning's DSC and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at http://planning.lacity.gov/development-services/forms. Public offices are located at:

Metro DSC	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 13B.9.1.I.2 of Chapter 1A of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission, pursuant to Section 13B.9.1.E.4 of Chapter 1A of the Los Angeles Municipal Code. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

The proposed development is in the dual permit jurisdiction area, and will require an additional permit from the California Coastal Commission upon the expiration of the above 20 working day appeal period. For more information on filing a permit, applicants should visit https://www.coastal.ca.gov/cdp/cdp-forms.html or contact the Coastal Commission South Coast District Office: SouthCoast@coastal.ca.gov.

Inquiries regarding this matter should be directed to Monica Taimoori, Planning Staff for the Department of City Planning at (213) 682-6372 or monica.taimoori@lacity.org.

Christine M. Saponara

CHRISTINE M. SAPONARA
Associate Zoning Administrator

CMS:CC:NM:MT

cc: Councilmember Tim McOsker
Fifteenth District
Adjoining Property Owners
Interested Parties

MISCELLANEOUS REPORTS

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

MEMORANDUM

TO: LOS ANGELES OFFICE OF HISTORIC RESOURCES
ATTN: LAMBERT GIESSINGER
DATE: APRIL 26, 2024

1. Introduction

PURPOSE

Historic Resources Group (HRG) has reviewed plans for a proposed project at 700 Paseo del Mar in San Pedro. The project includes the rehabilitation of the existing Walker's Cafe restaurant building (HCM# 1267) located on the north end of the property facing Paseo del Mar. The project will also demolish a non-historic garage and construct a new two-story residential building behind the existing restaurant building. The new residential building will not have any operational connection to Walker's Cafe.

700 W. Paseo del Mar was designated a Los Angeles Historic-Cultural Monument (HCM) on August 24, 2022.[1] Accordingly, this memorandum evaluates the proposed rehabilitation of the Walker's Café building and the related new construction at 700 W. Paseo del Mar for their potential impacts to the historic significance of the Walker's Café building as well as analysis using the Secretary of the Interior's Standards for Rehabilitation (the Standards). HRG has determined that the proposed rehabilitation will meet the Standards and the historic significance of the Walker's Café building will be maintained after implementation of the proposed project.

HISTORIC SIGNFICANCE AND HCM DESIGNATION

700 W. Paseo del Mar (Walker's Café) was identified as individually eligible for listing as a Los Angeles HCM by SurveyLA in 2012. It was identified as eligible under the Commercial

[1] Los Angeles City Council, Journal/Council Proceedings, Wednesday, August 24, 2022, p. 7.

Development 1850-1980 context, and Commercial Identity 1850-1980 theme as a "long time restaurant in San Pedro; in continuous operation as Walker's Burgers since 1942.[2] Includes neon sign."[3] The property was assigned a status code of 5S3 or "appears to be eligible for local listing or designation through survey evaluation."

700 W. Paseo del Mar was designated an HCM on August 24, 2022.[4] The staff recommendation report emphasized that Walker's Cafe "operated continuously in San Pedro from 1946 to 2021 under the family of founders Raymond J. Walker and Bessie Mae Petersen," and meets Historic-Cultural Monument Criterion 1 as the home of a long-standing restaurant that played an important part in the social life of San Pedro. The staff report also noted that "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."

REVIEW TEAM

Research, evaluation, field inspection, and analysis were performed by Paul Travis, AICP, Managing Principal, and John LoCascio. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards. Resumes for all team members are included in an attachment to this memorandum.

2. Methodology

FIELD STUDY

Field examination of the project site was conducted on February 22, 2023, to review and confirm the existing conditions of the Walker's Café building and property. Photographs were taken to document the existing conditions.

PROJECT REVIEW

To understand the established history and historic significance of the Walker's Café property, HRG reviewed the HCM application documents for Walker's Café which included substantial supporting research materials including historic aerial photographs, historic photographs, Sanborn maps, building permits, and newspaper articles.

For analysis of the project for compliance with the Standards, HRG reviewed architectural plans for the project prepared by Gibbs Architects.

HRG also discussed and reviewed plans for the Walker's Café neon blade sign restoration with Randy Weston of Wellington Sign & Graphics.

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[2] The restaurant building at 700 W. Paseo del Mar is referred to as "Walker's Burgers" by SurveyLA. The name "Walkers Burgers" appears to have been taken from the existing neon sign which indicates "Burgers" and "Cold Drinks" underneath the "Walkers" name. The 2022 HCM nomination corrected the record regarding the official business name as "Walker's Café" which was established in 1946, not 1942 as identified by SurveyLA. Several businesses operated in the building before Walker's Café was established.

[3] SurveyLA Historic Survey Report, San Pedro Community Plan Area, Appendix A p. 43.

[4] Los Angeles City Council, Journal/Council Proceedings, Wednesday, August 24, 2022, p. 7.

RELEVANT DOCUMENTS

- Walker's Café Rehabilitation Plan Set, prepared by Gibbs Architects, May 8, 2023
- Walker's Café Single-Family Residence Plan Set, prepared by Gibbs Architects, March 27, 2024
- Walker's Café Site Section, prepared by Gibbs Architects, March 16, 2023
- Walker's Café Sign Scope of Work, provided by Wellington Sign & Graphics, March 14, 2023
- *Historic-Cultural Monument Application for Walker's Café*, December 19, 2021
- *Final Determination Staff Recommendation Report*, March 17, 2022
- *SurveyLA Historic Survey Report, San Pedro Community Plan Area*, 2012
- NPS *Preservation Brief #17: Architectural Character Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.*
- The National Park Service, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation*

3. Subject Property

PROPERTY DESCRIPTION

Walker's Café is located at 700 W. Paseo del Mar in the community of San Pedro in Los Angeles. The property includes a small restaurant building located at the south end of the property fronting the Paseo del Mar sidewalk, across the street from Pt. Fermin Park. A garage building sits at the rear of the property with the two buildings separated by a paved yard.

Walker's Café (Exteriors)
The Walker's Café restaurant building is a one-story wood-frame building with stucco cladding. Generally rectangular in plan, the overall massing is irregular due to successive additions over the history of the building's development. The roof is flat with a partially recessed parapet topped with clay tiles. Contiguous wood frame additions at the rear of the building extend the building's interior space. The one-story wood frame additions feature wood cladding and shed roofs.

The primary, southwest-facing facade is asymmetrically arranged with partially glazed, wood panel double doors at the main entrance. The entry doors are flanked by two wood frame, fixed 2 over 3 divided-light windows on either side. A wood-frame, fixed, 3 over 3 divided-light window is located at the east end of the primary façade. A tri-partite wood-frame window west of the main entrance combines a fixed central pane flanked by jalousie windows. A striped fabric shade awning spans the full length of the facade.

A neon blade sign is mounted on the southwest corner of the building. The sign's messaging is one-directional facing west and reads "Walkers" in cursive script, "BURGERS" directly below, and "COLD" and "DRINKS" at the bottom. A curving arrow points downward to the café building. The sign is topped by a rectangular box with recessed block letters enhanced with light bulbs reading "OPEN."

The west façade includes a wood-frame divided light double-hung window, a vinyl double hung window and a vinyl sliding window. The east façade includes a single door with a metal security gate providing ingress-egress from the sink room. The north (rear) façade contains two vinyl sliding windows.



Primary (south) façade; looking north



Primary (south) façade; looking east



Neon blade sign; looking northeast



Neon blade sign looking northwest



Corrugated metal sign (exterior sign in storage)


East façade; looking south


West façade; looking south


North (rear) façade; looking south


North (rear) facade looking west

Walker's Café (Interiors)

Interior spaces are organized with customer-serving areas at the front (south) and kitchen and storage areas to the rear (north). The interior is distinguished by a wide arched opening over the bar area and an arched wood-frame window set into an interior wall east of the bar area. The large arched opening and window were once features of the exterior façade of an earlier iteration of the building that was later enclosed.



Interior entry area looking east



Interior entry looking west to dining area.



Bar area; looking northeast.



Dining area; looking east to bar area.



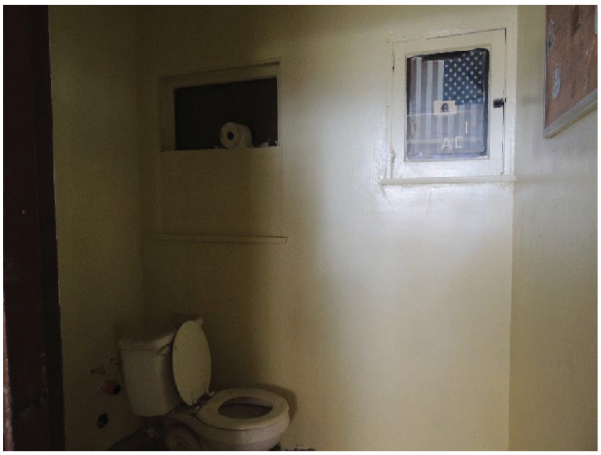


Rear of bar/kitchen; looking southwest.



Dining Room; looking north west

Rear of bar/kitchen looking south.



Restroom; looking north



Restroom; looking north



Refrigeration Room; looking east



Looking southwest from Refrigeration Room to Dry Pantry and Hall door



Dry Pantry; looking northwest



Looking south from Refrigeration Room through Hall to Dining Room.



Sink Room; looking east

Rear Yard and Garage

An ancillary garage building sits at the rear of the property. An open yard between the Walker's Café building and the garage is paved in asphalt. The garage is an L-shaped, wood frame building with a rolled asphalt, cross-gabled roof. The walls are variously clad in corrugated metal siding and plywood panels. Two identical wood panel doors with wood frame divided light windows are located on the north side of the building. The garage exhibits signs of substantial disrepair.



Garage; looking northeast



Garage; looking east

EXISTING CONDITIONS AND INTEGRITY

The Walker's Café building has experienced several alterations over time. These include the enclosure of the original storefront in 1938; the installation of a bathroom, dressing room, and window in 1946; addition of a rear storage room in 1953; removal of an exterior wall and the expansion of the dining area in 1954; and the repair of fire damage in 1991. A comparison with a photograph from the 1980s indicates that a wood frame divided light window on the east façade has since been infilled.

A comparison of photographs from the 2021 HCM application package and the current condition suggests only minor changes to the building in the years since it has closed. These include the replacement of a corrugated metal awning spanning the primary façade with a fabric awning. Historic photos from the 2021 HCM application package reveal different awnings throughout the history of the café. The corrugated metal awning seen in 2021 is not present in a photograph from the 1980s. Other exterior changes include the addition of contemporary light sconces on the primary façade and the removal of the corrugated metal sign over the main entry for storage. Several windows on the west and rear facades have been replaced with vinyl windows.

The interior spaces exhibit varying degrees of repair and disrepair. Furnishings and much of the memorabilia seen in historic photos have been removed and/or stored. The garage exhibits signs of substantial disrepair.

The neon blade sign shows signs of damage, rust, and vandalism. The original sign shape, painted lettering, neon tubing and light bulb illumination all remain discernible.

Despite some vandalism and deferred maintenance, Walker's Café maintains a high degree of integrity and retains integrity *of location, design, setting, materials, workmanship, feeling*, and *association*.

CHARACTER-DEFINING FEATURES

Exterior

- Irregular one-story massing reflecting the ad-hoc physical development of the building over time
- Asymmetrical arrangement of door and window openings on primary facade
- Cement plaster cladding
- Horizontal wood cladding on rear additions
- Recessed parapet with clay tile detailing
- Wood and glass double entry doors
- Wood-frame windows and projecting window sills on primary (south) facade
- Building-mounted horizontal neon blade sign
- Corrugated metal exterior "Walkers Café" sign

Interior

- Arched opening over bar, and arched interior window east of bar (believed to be remnant exterior features of the original 1930s store building)
- U-shaped bar/counter
- Wood hand-painted menu board over bar
- Exposed rafters and wood ceiling over entry
- Linoleum floor tiles in entry, bar, and dining room

- Geometric wood screen between entry and dining area (in storage)

MEMORABILIA AND EPHEMERA

In addition to the physical features of the building, Walker's Café is fondly remembered for the collection of photographs, artworks, craftwork, souvenirs, and found objects displayed throughout the interior. These items were collected over the many decades of operation and were a direct reflection of the café's owners and the local community they served. Although not considered "character-defining" as defined by the National Park Service, these items do have value in telling the story of Walker's Café and its long history in San Pedro. Many of these objects were removed prior to the sale of the property but others remained and have been stored for re-installation after the rehabilitation.

Memorabilia and ephemera currently stored for future installation include the following:

- Vintage refrigerator cabinet
- "Walker's Café" rug
- "Chef" statue
- "Uniformed Dog" statue
- Various cartoon characters (Disney, Warner Bros. Looney Toons, Hanna Barbara) painted on interior posts and walls
- Framed memorabilia
- Various photos chronicling the history of Walker's Café, its customers and community



Statues, and miscellaneous framed memorabilia



Vintage refrigerator cabinet



Cartoon painting



Cartoon painting on post

4. Project Description

Proposed improvements to the property include (1) the rehabilitation of the Walker's Café building, and (2) demolition of the existing garage and construction of a two-story residential building in the rear yard of the Walker's Café building. These improvements are detailed below.

(1) WALKER'S CAFÉ REHABILITATION

Walker's Café will be rehabilitated for continued use as a restaurant/café. The exterior will be repaired and restored, including full rehabilitation of the neon blade sign. Interior work will maintain the building's existing floor plan while kitchen and restroom facilities will be upgraded to meet current health and safety standards. Interior finishes will be repaired and restored. Alterations to the building will be minor with the goal of altering the appearance of the building as little as possible. The salvaged ephemera listed above will be re-used in the interior.

Restaurant use of the Walker's Café building is a legal non-conforming use and the owner is not seeking any change of use. Thus, the existing condition with no parking will be maintained and no additional parking will be required.

Rehabilitation of the Walker's Café building will include the following:

Building Exterior

- Entry doors on primary (south) façade retained and restored.
- Three existing windows east of the primary entrance retained and restored.
- The two windows immediately west of the primary entrance replaced with wood frame single pane windows.
- Two jalousie windows in the tri-partite window west of the main entrance replaced with wood frame single pane windows.
- Neon blade sign retained and restored.

- Painted corrugated metal sign (currently in storage) re-installed above the main entrance.
- Three new exterior light sconces added to primary facade.
- Wood frame multi-light window on the west façade retained and restored.
- Non-original existing vinyl window on the west façade replaced with new vinyl window.
- New solid wood door to replace security gate in existing door opening on east facade.
- Security light fixture with motion sensor added to east façade.
- Two existing vinyl windows on rear (north) façade to be replaced with new vinyl windows.
- Security light fixture with motion sensor added to rear façade.
- Two spinning vents added to the roof of rear addition.
- All exterior walls freshly painted to match existing paint.

Building Interior

- Existing interior floor plan to remain.
- Existing arch over bar area and arched window to remain.
- Geometric wood screen to remain.
- Painted menu board over bar retained (may be moved to a different location in the interior).
- Existing linoleum tiles in the entrance area and dining room retained and restored.
- Existing concrete floor in Dry Pantry to remain.
- Existing interior doors to remain or be replaced in-kind where substantially damaged.
- All kitchen and back of bar equipment, storage, and shelving replaced with new equipment and fixtures.
- All refrigeration room equipment and shelving replaced with new equipment and fixtures.
- New storage and shelving for Dry Pantry.
- Existing floor tiles in the sink room, refrigeration room, and dry pantry replaced.
- Bathroom floor tiles and plumbing fixtures replaced.

- Interior walls and ceiling will be painted to match the existing paint color.

Neon Sign
Rehabilitation of the neon sign will include the replacement in-kind of damaged and rusted elements of the sign structure; replacement of the neon[5] to match the original; re-painting to match the original paint using period-appropriate enamel, and the replacement of electrical components. (See attached Walker's Café Sign Scope of Work, provided by Wellington Sign & Graphics, March 14, 2023.)

(2) NEW CONSTRUCTION

The existing garage at the rear of the property will be removed and a new two-story 3,523 square foot residential building will be constructed. The new building will include a three-bedroom, four-bathroom single-family house with attached one-bedroom, one-bathroom accessory dwelling unit (ADU). The wood-frame residential building will be rectangular in plan with a flat roof and raised parapet, a recessed carport on the ground floor, and projecting balconies on the second floor. Fenestration will be metal frame divided light windows and metal frame sliding doors opening onto to the second-floor balconies. Although contemporary in design, the building will feature design details and finishes inspired by Spanish Colonial Revival architecture and the Walker's Café building including cement plaster cladding and a red tile cornice.

The new residential building will be separate and distinct from Walker's Café, accessed exclusively by the alley north of the property. No access to the residential building will be provided from Paseo del Mar, and there will be no operational connections between the single-family home and the cafe. Six-foot concrete masonry walls will extend from the east and west facades of the new residential building to the east and west property lines, preventing access between the residential property and Walker's Café. The interstitial space between the Walker's Café building and the new residential building will be used as a rear yard exclusive to Walker's Café.

5. Standards Analysis

DISCUSSION OF POTENTIAL ADVERSE EFFECTS

(1) Walker's Café Rehabilitation
Rehabilitation of the Walker's Café building is focused on bringing the building up to present-day operational standards while maintaining its historic significance and preserving its character-defining features. Alterations to the exterior will be minimal, involving the replacement of windows and doors on secondary side and rear facades and the installation of small light fixtures. Beyond these changes, all the exterior character-defining features including the irregular single-story massing, cement plaster cladding, recessed parapet with clay tile, neon blade sign, asymmetrical arrangement of window and door opening on the primary façade, wood and glass entry doors, and wood frame windows will be maintained and restored.

The interior will see more substantial changes, but these changes are focused on the restrooms as well as kitchen and storage areas not accessible to the public. The existing interior floor plan

[5] Replacement will be true neon gas tubing and not an LED facsimile.

will be retained as will the existing bar. All the character-defining interior features including the arched openings, bar/counter, linoleum tile flooring, painted wood menu board, and geometric wood screen will be retained and restored.

(2) New Construction

In addition to rehabilitation of the Walker's Café building, the project will construct a two-story residential building in the rear yard. The existing garage at the rear of the property will be removed to make way for the new construction. The garage building, was never accessible to the public, was not integral to the operation of the café, and does not contribute to the significance of Walker's Café. The removal of the garage building will not reduce the integrity of Walker's Café such that its historic significance would be diminished.

As noted above, the project will construct a new two-story 3,523 square foot residential building at the rear of the Walker's Café building. The National Park Service defines "setting" as the physical environment of a historic property.[6] Construction of a two-story 3,523 square foot residential building on an area currently occupied by a paved yard and a one-story garage building will alter the setting of the Walker's Café building. Walker's Café, however, is oriented south to Paseo del Mar opening directly to the sidewalk. This is typical of commercial buildings of the early 20th century. It is the southern façade that includes the main entry, signage, and windows that identify the building as a restaurant to potential customers. The rear façade includes no public engagement or access. Therefore, setting features important to the historic significance of Walker's Café, are limited to the public right of way in front of the café building. New construction at the rear of the property will not alter the setting of Walker's Café such that its historic significance and integrity is threatened.

At two stories and 3,523 square feet, the proposed residential building will be substantially larger than the one-story Walker's Café building. The Walker's Café building is 12'-9" high when measured from sidewalk to the top of the roof parapet. At 23' high (including the glass roof deck railing), the new residential building will be almost twice the height of the Walker's Café building. The topography of the site, which slopes down north to south, increases the height difference.

More importantly, the new residential building will be located to the *rear* of Walker's Café. This location is in accordance with National Park Service Guidance for new construction related to a historic resource, which recommends that the first place to consider placing a new addition or related new construction "is in a location where the fewest number of character-defining features and materials will be affected. In most cases, this will be on a secondary side or rear façade".[7] As discussed above, the most significant character defining features of Walker's Cafe are on the southern facade and inside the building.

The proposed residential building will be set back 13'-6" from the Walker's Café building when measured from the north exterior wall of the Walker's Café building to the south exterior wall of the new residential building. The south exterior wall of the proposed residential building will

[6] National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: National Park Service, U.S. Department of Interior, 1995.

[7] U.S. Department of the Interior. "Preservation Briefs 14 New Exterior Additions to Historic Buildings: Preservation Concerns," Anne E. Grimmer and Kay D. Weeks.

be set back 40'-8" from the front property line, where the front exterior wall of Walker's Café currently sits.

Overall, the height and mass of the proposed residential building will be located to the north, distanced from the primary (south) façade of the Walker's Café building, thereby ensuring that Walker's Café retains its visual prominence when the property is viewed from Paseo del Mar or Pt. Fermin Park. Indeed, when viewed directly from Paseo del Mar, only a small portion of the residential building would be visible above the Walker's Café roof parapet. (See attached Walker's Café Single-Family Residence Plan Set, Site Section, p. A4.01.) A larger portion of the residential building would be visible when viewed obliquely from the east or west but the prominence of Walker's Café would remain. (See attached Walker's Café Single-Family Residence Plan Set, p. A10.00.)

Walker's Cafe is located within a primarily residential neighborhood; thus the addition of another residence is consistent with the existing setting. The size of the proposed residential building is also in keeping with several existing residential buildings in the immediate vicinity of Walker's Café including the two-story residential building at 670 W. Paseo del Mar, the three-story multi-family residential building at 740 W. Paseo del Mar, and the two-story multi-family residential building at 740-750 Paseo del Mar. 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. Ultimately, construction of the residential building would not destroy any historic materials or features that characterize Walker's Café.

After project buildout, the building form of Walker's Cafe would remain intact in its original location and all its character-defining features would remain readily visible. For these reasons, construction of the residential building would not materially alter in an adverse manner the physical characteristics that convey the historical significance of Walker's Café.

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Because Walker's Cafe has been designated as an HCM, the project will be subject to review by OHR for conformance with the Standards. Any substantial alteration to the HCM must comply with the Rehabilitation Standards, consistent with Section 22.171.14 of the Cultural Heritage Ordinance. This section analyzes the project for conformance with the Rehabilitation Standards.

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.
Walker's Café operated as a restaurant and bar from 1946 to 2021. The proposed rehabilitation will repair damage and deferred maintenance as well as upgrade equipment and systems so that the property can be re-opened as a restaurant. The project will retain the original location, original plan, and massing, and all the character-defining features important to conveying historic significance.

Walker's Cafe will be rehabilitated for use as a restaurant, continuing its historic restaurant use, and distinctive materials and features will be preserved. Thus, the project will comply with Standard 1.

Standard 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.
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. These include the irregular one-story massing, cement plaster cladding, recessed parapet, wood and glass entry doors, windows on the primary façade, existing window, and door openings throughout, neon blade sign, painted corrugated metal exterior sign, interior layout, interior arched openings, linoleum floor tiles in the entry, bar, and dining area, geometric wood screen divider, and the painted menu board.

The project will alter the property by constructing a new residential building behind the Walker's Café building. Construction of the new building will change spatial relationships at the rear of the property by removing the existing garage and constructing a new two-story building. The existing garage building to be removed, however, was never accessible to the public, was not integral to the operation of the café, and does not contribute to the significance of Walker's Café.

The new residential building will be located at the rear of Walker's Café, in accordance with National Park Service Guidance for new construction related to a historic resource. The proposed residential building will be located to the north, away from the primary (south) façade of the Walker's Café building, thereby ensuring that Walker's Café retains its visual prominence when the property is viewed from Paseo del Mar or Pt. Fermin Park. New construction at the rear of the property will not alter the setting of Walker's Café such that its historic significance and integrity is threatened.

Despite new construction at the rear of the property, the overall historic character of Walker's Cafe will not be substantially altered. The Project will meet Standard 2.

Standard 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.
The project will not add any new features to Walker's Café that would create a false sense of historical development. Any new features, including replacement windows, light fixtures, plumbing fixtures, and new equipment will be differentiated, and will be compatible with the historic character of Walker's Cafe. Thus, the Project would comply with Standard 3.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.
Walker's Café has been altered throughout its over 60-year operation. Alterations that contribute to the building's historic significance include additions to the north and south facades that expanded the interior space of the building. These additions have been recognized in the HCM designation and will be maintained as part of the project. The project will meet Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will preserve all the distinctive materials, features, and finishes that characterize Walker's Café. These include the irregular one-story massing, cement plaster cladding, recessed parapet, wood and glass entry doors, windows on the primary façade, existing window, and door openings throughout, neon blade sign, painted corrugated metal exterior sign, interior layout, interior arched openings, linoleum floor tiles in the entry, bar, and dining area, geometric wood screen divider, and the painted menu board. The Project will meet Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
The proposed improvements will replace some windows and doors but none of the replaced windows and doors are original or considered character-defining. Deteriorated historic features of the neon blade sign including structural materials, neon tubing, and paint will be replaced in-kind. Replacement features will match the original in design, color and texture as evidenced by the existing damaged features and historic photographs. The Project will meet Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
The project does not propose chemical or physical treatments that might cause damage to historic materials. The Project will meet Standard 7.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
All excavation will be performed in accordance with applicable regulatory standards that protect archaeological resources that may be disturbed. The Project will meet Standard 8.

Standard 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.
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 (rear) façade of the Walker's Café building. The height and mass of the proposed residential building will be located behind the Walker's Café building away from its primary south-facing façade. The residential building will be located at the rear of Walker's Café, , maintaining a 13'-6" distance between the rear façade of the Walker's Café Building and the residential building's southern facade.

In this way, the Walker's Café building will retain its visual prominence from the public right-of-way along Paseo del Mar or Pt. Fermin Park. 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.

Construction of the residential building would not destroy any historic materials, features, or

spatial relationships that characterize Walkers Cafe. The new building will be differentiated from Walker's Cafe and would be compatible with the historic materials, features, size, scale and proportion, and massing of the Walker's Cafe building. Thus, the Project would comply with Standard 9.

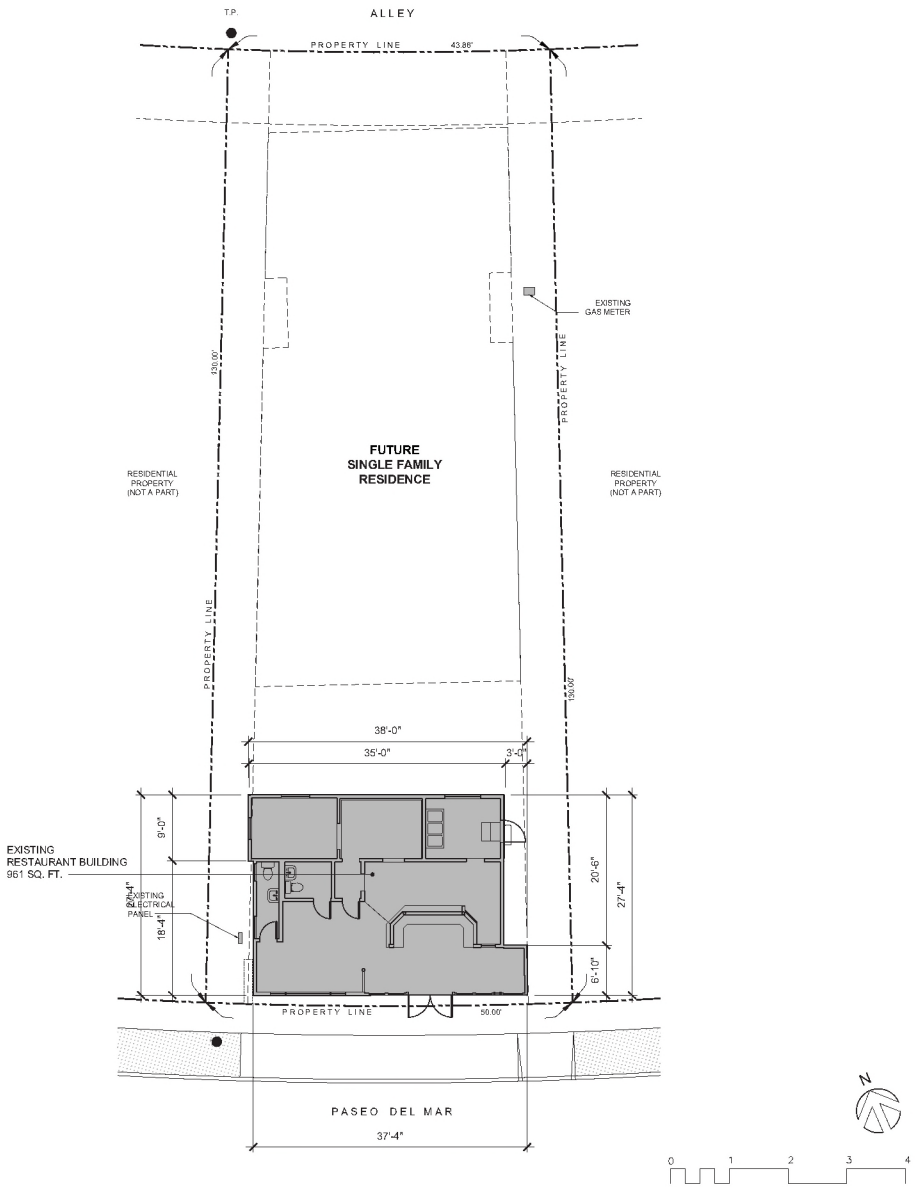
Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The proposed residential building will be constructed as a separate and distinct structure, physically separated from the Walker's Café building by over 13 feet. 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. Thus, the project would comply with Standard 10.

CONCLUSION

As designed, the proposed project will comply with the Secretary of the Interior's Standards for Rehabilitation.

Attachments

- Walker's Café Rehabilitation Plan Set, prepared by Gibbs Architects, March 3, 2023
- Walker's Café Sign Scope of Work, provided by Wellington Sign & Graphics, March 14, 2023
- Walker's Café Single-Family Residence Plan Set, prepared by Gibbs Architects, March 27, 2024
- *Final Determination Staff Recommendation Report*, March 17, 2022
- *Historic-Cultural Monument Application for Walker's Café*, December 19, 2021
- HRG Resumes



Site Plan | SCALE: 1/8" = 1'-0" | FILE: | 1

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Revisions:

No.	Issue	Date
1	OHR Review	17 Feb 2023

Project Number:

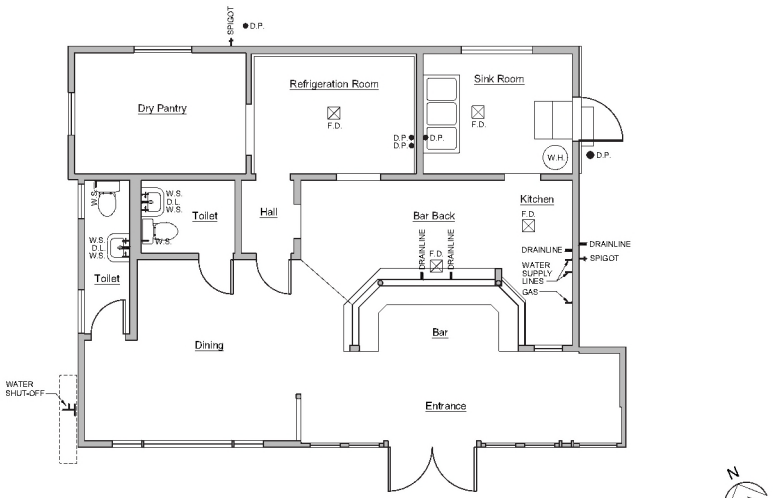
Date: 8 May 2023

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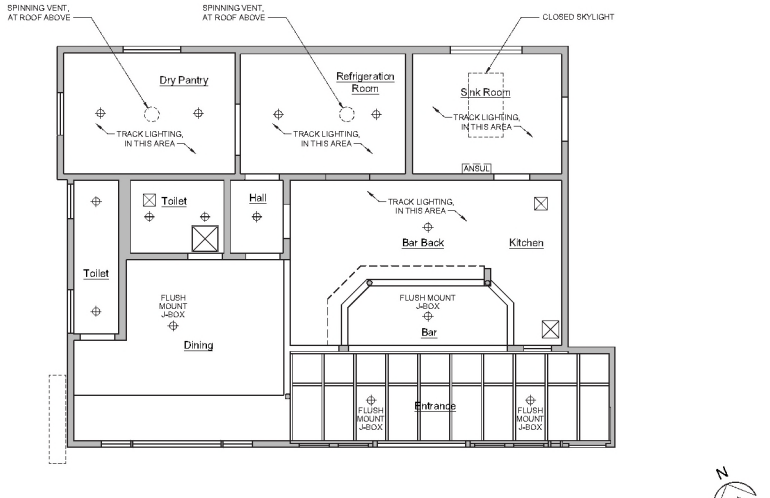
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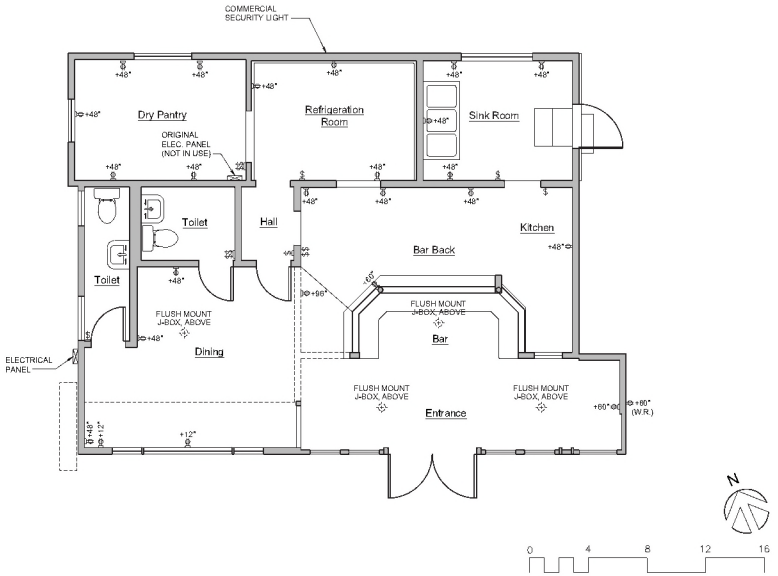
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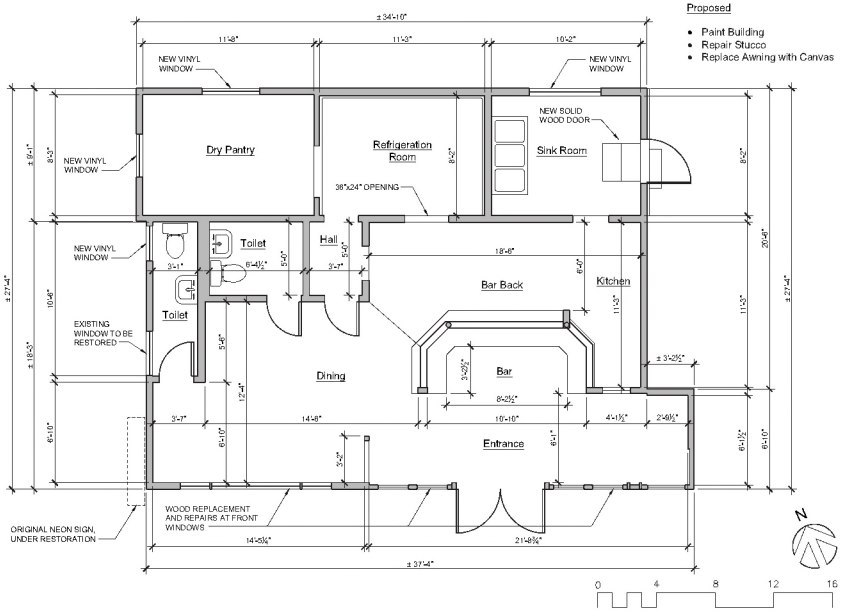
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As-built Reflected Ceiling Plan SCALE: 1/4" = 1'-0" FILE: 2



As-built Electrical Plan SCALE: 1/4" = 1'-0" FILE: 3



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

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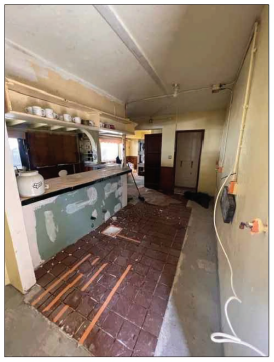
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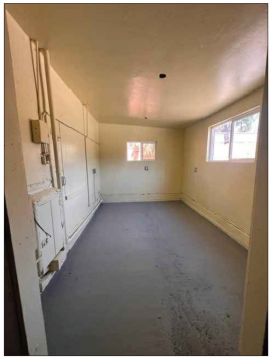
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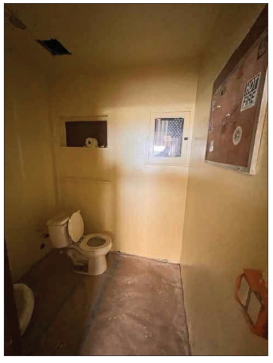










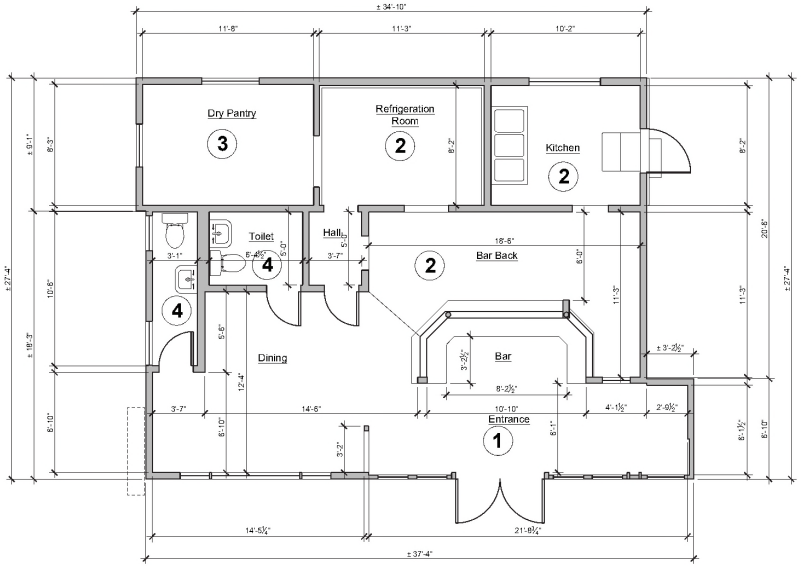


(2) **EXISTING TILES TO BE REMOVED AND REPLACED**

(1) **EXISTING LINOLEUM TILES TO BE RESTORED.**

(3) **EXISTING CONCRETE FLOOR TO REMAIN**

(4) **NEW PLUMBING FIXTURES TO BE INSTALLED**
NEW FLOOR TILES





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

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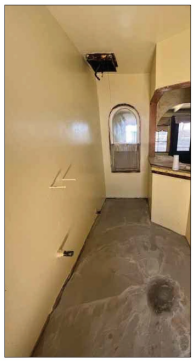
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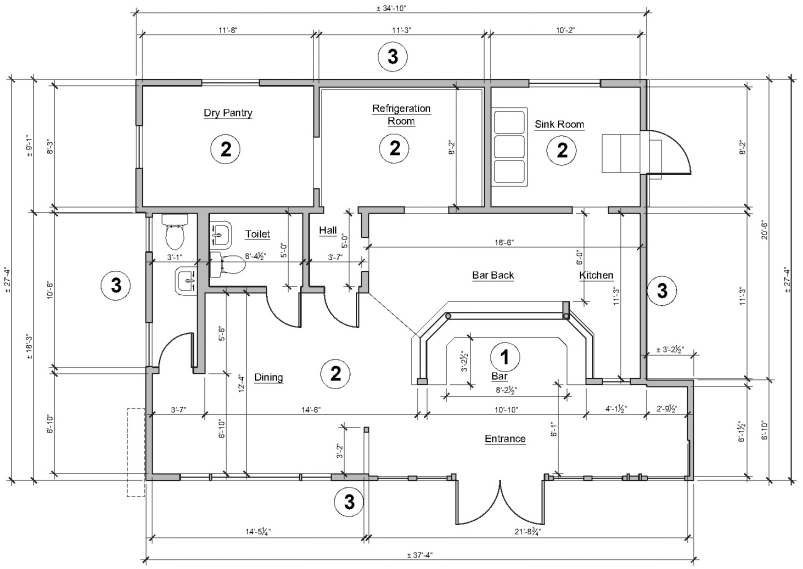
(2) **EXISTING INTERIOR WALL PAINT TO MATCH EXISTING PAINT**

(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

0 4 8 12 16

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

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Sheet Title: **Floor Plan Wall Finishes**

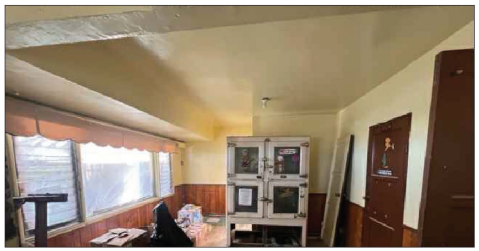
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1 **EXISTING CEILING TO REMAIN**
WALL PAINT TO MATCH EXISTING





2 **EXISTING CEILING TO REMAIN**
WALL PAINT TO MATCH EXISTING



NOTE:
EXISTING LIGHTING FIXTURE TO REMAIN

N

0 4 8 12 16

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

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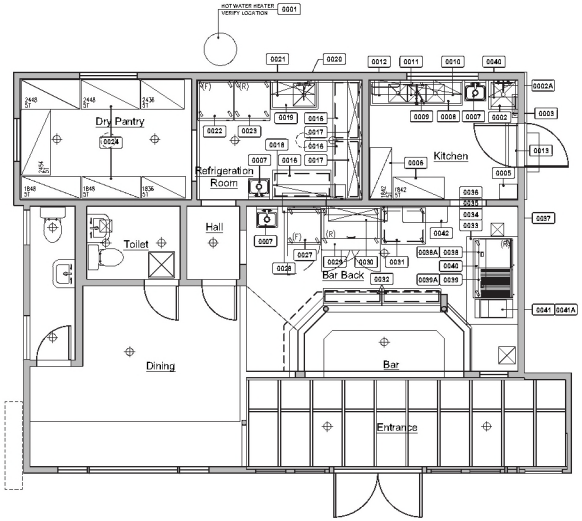
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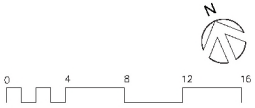
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Drawing Number: **A2.03**

DESCRIPTION	ITEM
HOT WATER HEATER	0001
MOP SINK	0002
FAUCET, BACKSPLASH 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: | 1

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

REHABILITATION

Vartan Achabahian
Prospect Group Real Estate Investments
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T:(818) 588 3881

GIBBS ARCHITECTS

Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
T: 562.981.2000
E: kurt@gibbs1934.com

Revisions:

No.	Issue	Date
1	OHR Review	17 Feb 2023

Project Number:

Date: 8 May 2023

File:

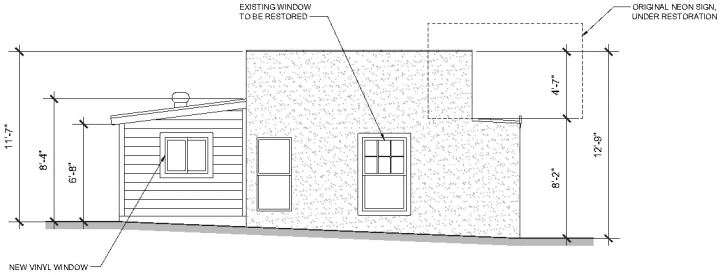
Scale: SCALE AS NOTED

Sheet Title:
Floor Plan
Kitchen Equipment

Drawing Number:
A2.04





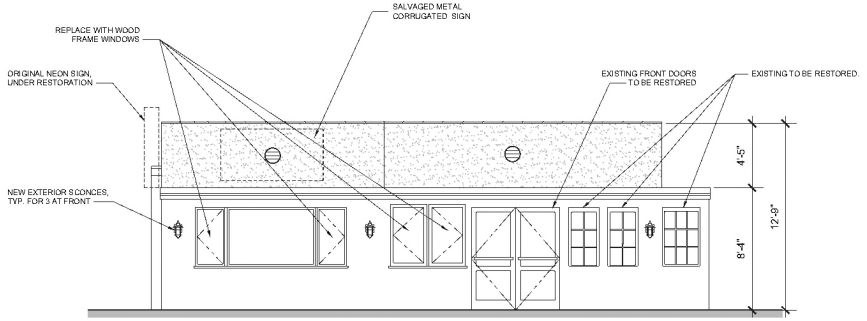


0 2 4 6 8 FT

Exterior Elevation - West | SCALE: 1/4" = 1'-0" | FILE: | 3







0 2 4 6 8 FT

Exterior Elevation - South | SCALE: 1/4" = 1'-0" | FILE: | 1

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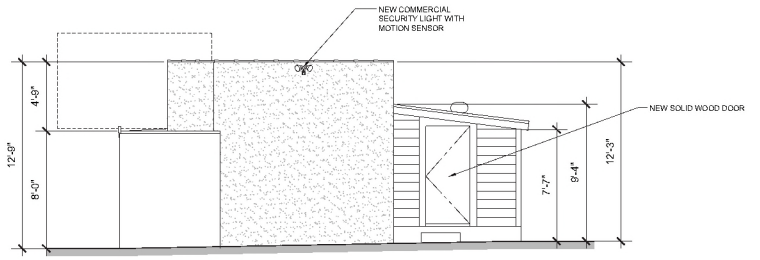
Date: 8 May 2023

File:

Scale: SCALE AS NOTED

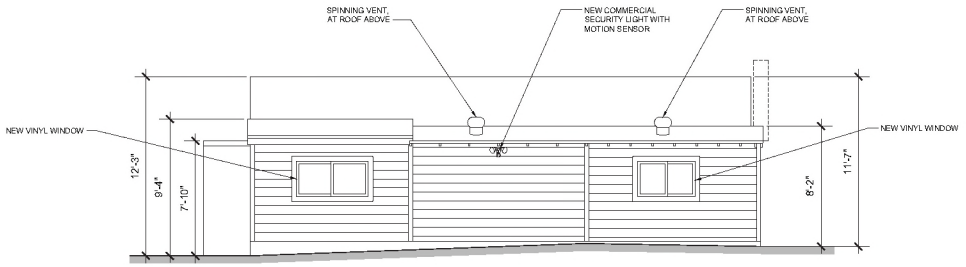
Sheet Title: **Exterior Elevations**

Drawing Number: **A3.01**



0 2 4 6 8 FT

Exterior Elevation - East | SCALE: 1/4" = 1'-0" | FILE: | 3



0 2 4 6 8 FT

Exterior Elevation - North | SCALE: 1/4" = 1'-0" | FILE: | 1

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Revisions:

No.	Issue	Date
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Project Number:

Date: 8 May 2023

File:

Scale: SCALE AS NOTED

Sheet Title: **Exterior Elevations**

Drawing Number: **A3.02**

SCOPE OF WORK

MARCH 14, 2023

For:
Hector Díaz
Prospect Group
203 N. San Fernando Blvd.
Burbank, CA 91502

Service Address:
Walker's Café
700 W. Paseo del Mar
San Pedro CA 90731

Contractor:
Weston Industries, Inc.
DBA Wellington Signs and Graphics
402 W. 5th St.
San Pedro CA 90731
310.547.0991
Randy Weston / James Weston
randy@wellingtonsigns.com
james@wellingtonsigns.com

Scope

The current Walker's Café Sign is in poor, non-working condition. The goal of Wellington Signs and Graphics is to restore this single-sided, electric sign and approximate its original look and usability. To accomplish this, we intend to replace damaged, broken or rusted pieces with new materials that match the original. The neon will be replaced with actual neon of the same size, color and design. The metal sign itself will be evaluated more in-depth, but any original metal that is rusted, dented, or damaged will be replaced with new metal. After the structural and cosmetic repairs are complete, the entire sign will be painted to match the original colors using traditional 1-Shot enamel. We would prefer to use a 3-part epoxy paint, but this was not used when the sign was originally manufactured. The graphics behind the neon, which allow for legibility during daylight hours, will be painted to match the original design using 1-Shot lettering enamel, not modern 3M vinyl. All electrical components including insulators, transformers, junction boxes, etc. will be replaced using modern equivalents of the original components. Modern components will be UL listed, more efficient, and will generally match the look and capability of the originals.

It appears that protective elements were added to this sign sometime after the original installation to prevent damage and vandalism to the neon. These elements include metal sidewalls (or returns) around the

neon, with acrylic covers on top of the sidewalls. We would like to remove the metal sidewalls and acrylic to recapture the original look, pop from the neon, and clarity. We also understand why these elements were added to the sign considering the height to grade when this sign was installed. If desired, we can create an alternate version of the protective elements so that the neon will be less easy to break. Please note that this would be a departure from the original build (see pictures below for reference).

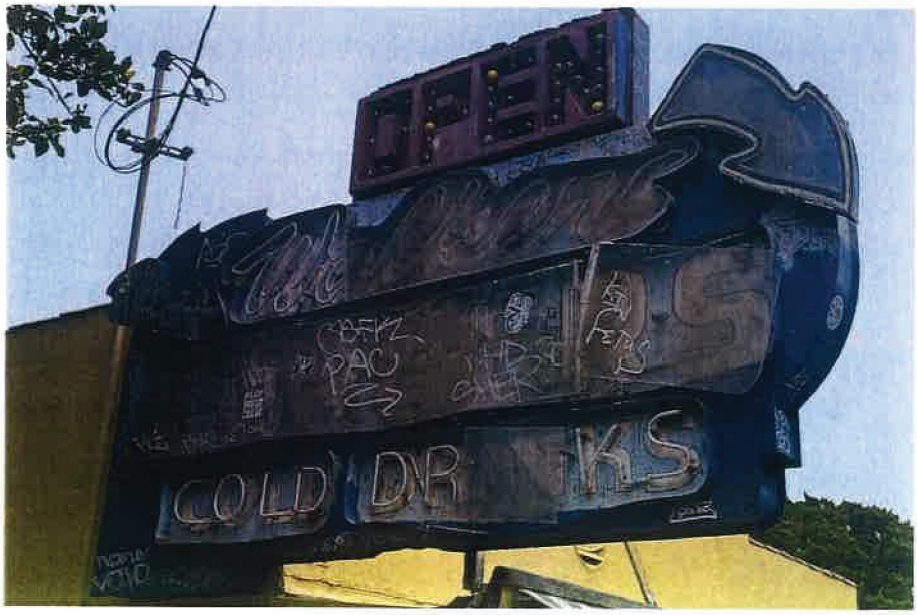
Our research suggests that the OPEN sign on top of the existing sign may be found in the original designs. Nonetheless, we had difficulty finding a good example to show this piece at the time of fabrication. The OPEN sign has exposed incandescent bulbs inside of recessed letters. This portion of the sign could be reconstructed and lit with either incandescent bulbs (like the original) or LED equivalents. The LED bulbs have the same appearance as the incandescent bulbs but are low voltage and less likely to require changing. Either choice of bulb will approximate the sign's original look.

WELLINGTON
SIGNS & GRAPHICS
310-547-0991
SAN PEDRO, CA

Original sign



Existing sign



About us

Wellington Signs & Graphics is a full service sign manufacturer and installer specializing in local and regional sign projects.

Wellington Signs has operated in San Pedro for over 35 years. During that time, Wellington Signs has grown to become one of Southern California's most well-known sign fabrication and installation companies. Licensed in the state of California, Wellington Signs is also an approved and licensed sign fabricator in the City of Los Angeles. Wellington Signs has an established nationwide sign installation network that allows us to provide services throughout the United States when required.

By utilizing the latest sign manufacturing technologies and computer aided equipment, from digital design to large format printing, as well as CNC routing equipment operated by highly skilled sign building personnel, Wellington Signs can produce custom signage to fulfill the needs of customers with the highest quality assurance and satisfaction.

Wellington Signs also employs classic sign making techniques like sandblasting, gold leafing, hand painting, and the use of unique historically accurate materials.

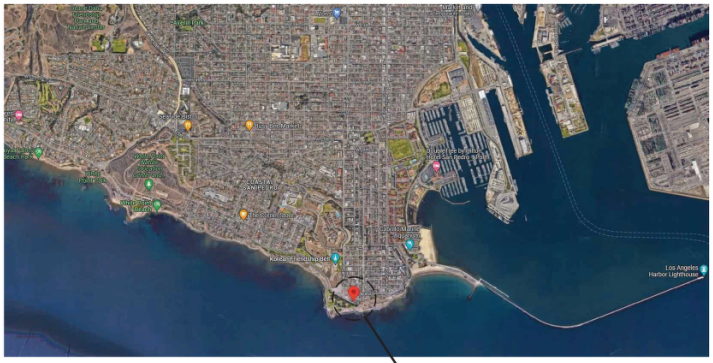
Dedication to high standards has helped us to gain respect and meet the varying needs of individual and large, multi-location signage clients. We enjoy a multitude of fruitful and constructive relationships in this area and beyond. Our list of satisfied customers, both new and longtime, is steadily increasing.







CITY OF LOS ANGELES CERTIFICATIONS: SLB, LBE, SBE (PROPRIETARY), SBE (LOS ANGELES), EBE
HARBOR CERTIFICATIONS: LBE (HARBOR), VSBE (HARBOR)



Context Map | 15



Site Map | 7



Render | 9

Building Height

	Allowable	Proposed
Stories	2 Stories	**2 Stories**
Height	26'-0"	**22'-0"**

Setbacks

	Required	Proposed
Front	20'-0"	**44'-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")

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 + 3,486 SF = 4,222 SF
3 x 3,335 SF = 10,005 SF	**4,222 SF** < 10,005 SF

Area Summary & Breakdown

Walker's Cafe

Ground Floor	**736 SF**

Main House

Ground Floor	1,229 SF
Second Floor	1,244 SF
	2,463 SF
TOTAL	**3,486 SF**

Garage 350 SF

Walker's Cafe + Residential
736 SF + 3,486 SF
GRAND TOTAL 4,222 SF

ADU

Ground Floor	451 SF
Second Floor	572 SF
	1,023 SF

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 Summary | 5

ARCHITECTURAL

A0.00	Cover Sheet	
D1.00	Demolition Plan	
A1.00	Site 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	
A3.01	Elevations S-E	
A3.02	Elevations N-W	
A4.01	Site Section	

Drawing List | 4B

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

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)** 2
- **addition of a 2-car garage and single space carport**
- **demolition of existing garage**
- **restoration of cafe**
- **alcohol sales**

Scope Of Work | 3b

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

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
Arb (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

Project Information | 2

SINGLE FAMILY RESIDENCE

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E: kurt@gibbs1934.com

LICENSED ARCHITECT KURT STEVEN GIBBS No. C-29804 STATE OF CALIFORNIA

Revisions:

No.	Issue	Date
1	OHR Review	17 Feb 2023
2	Zoning Comment Response	7 Feb 2024

Project Number:

Date: 7 February 2024

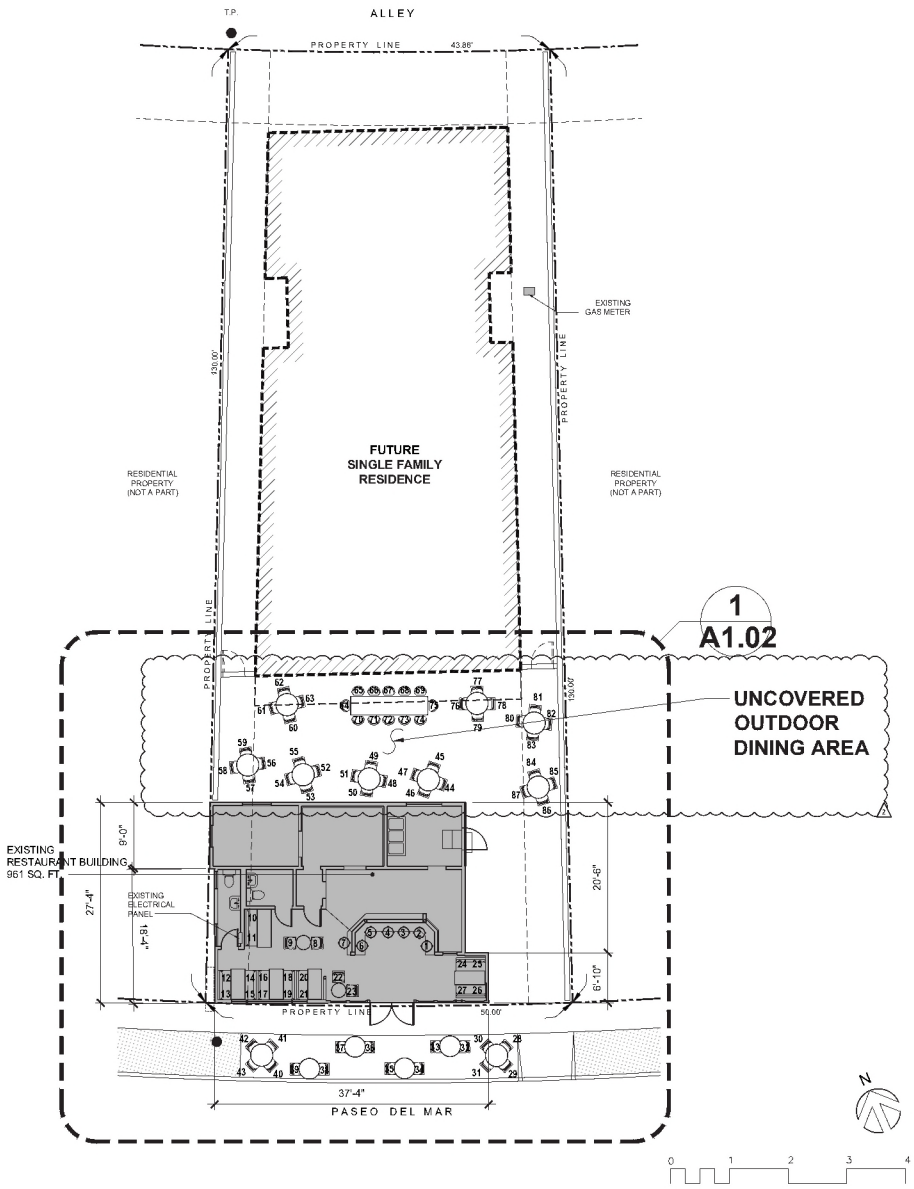
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Sheet Title: **Cover Sheet**

Drawing Number:

A0.00



Site Plan | SCALE: 1/8" = 1'-0" | FILE: | 1

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

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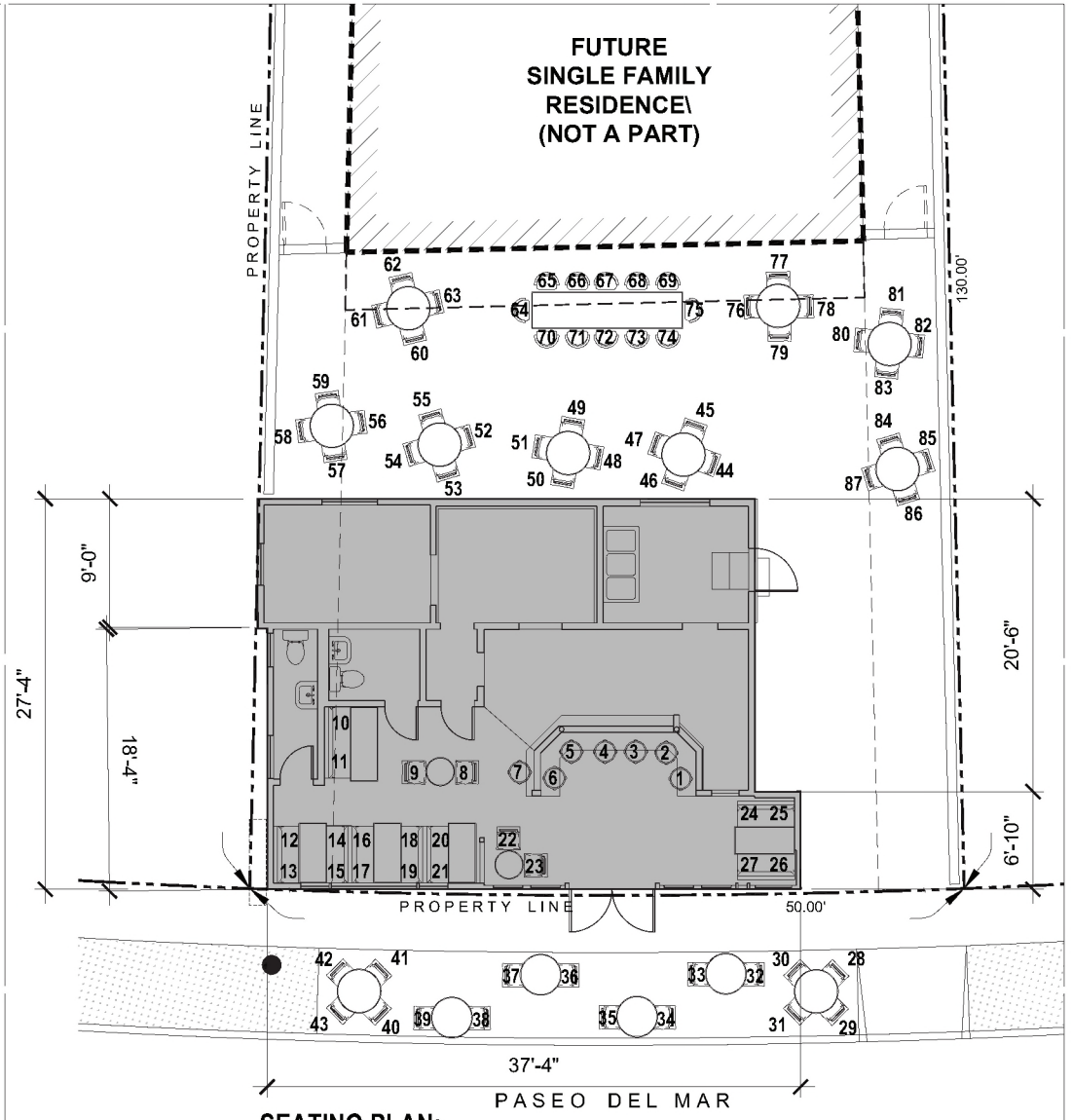
Date: 7 February 2024

File:

Scale: SCALE AS NOTED

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

Drawing Number: **A1.01**



SEATING PLAN:

27 SEATS - INSIDE

44 SEATS - REAR PATIO

16 SEATS - FRONT PATIO

87 SEATS TOTAL

Enlarged Site Plan - Seating Plan | SCALE: 1/4" = 1'-0" | FILE: | 1

WALKER'S CAFE
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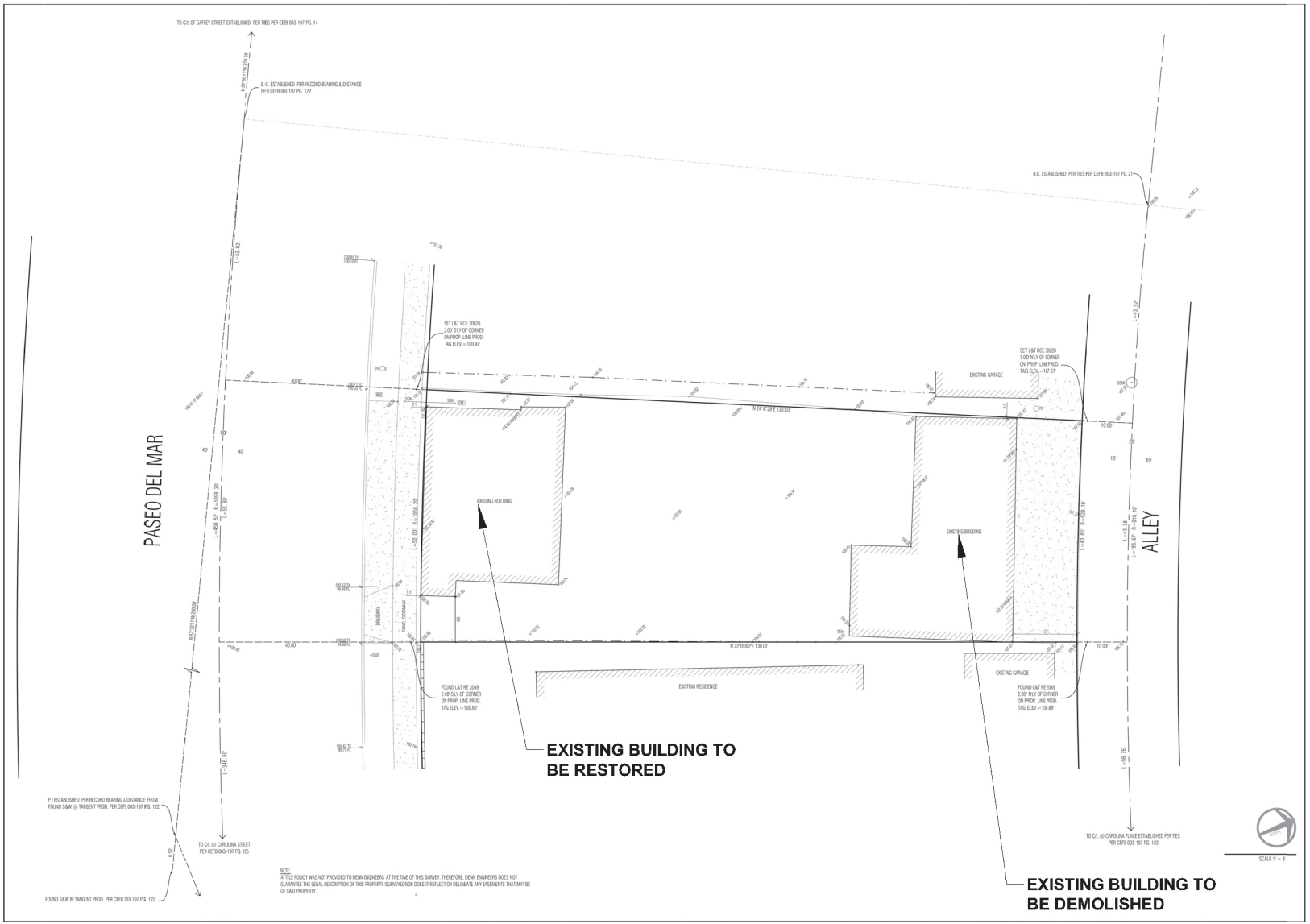
Date: 7 February 2024

File:

Scale: SCALE AS NOTED

Sheet Title: Seating Plan (Walker's Cafe)

Drawing Number: **A1.02**



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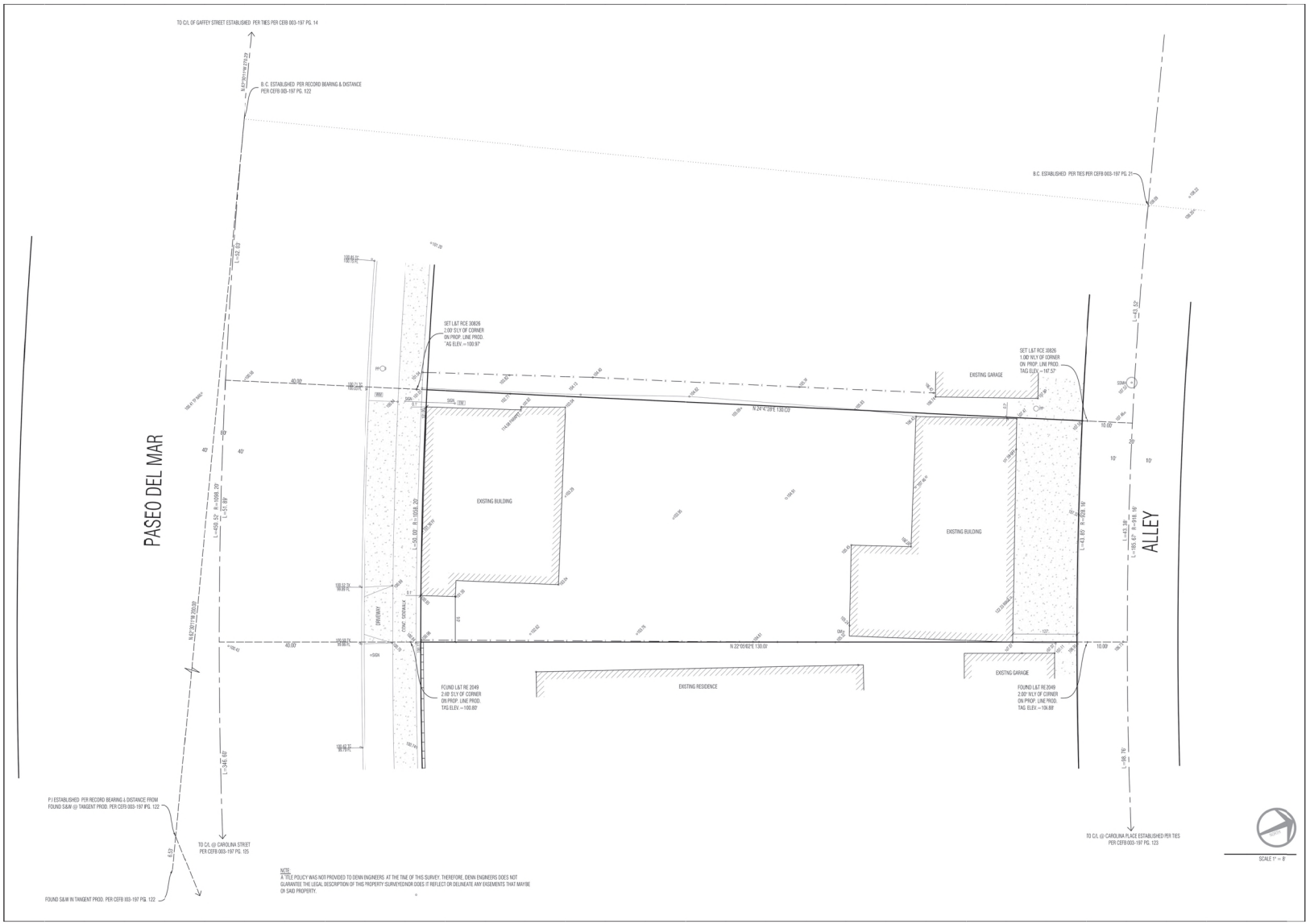
Date: 7 February 2024

File:

Scale: SCALE AS NOTED

Sheet Title: **Demolition Plan**

Drawing Number: **D1.00**



Survey | SCALE: NTS | FILE: | 1

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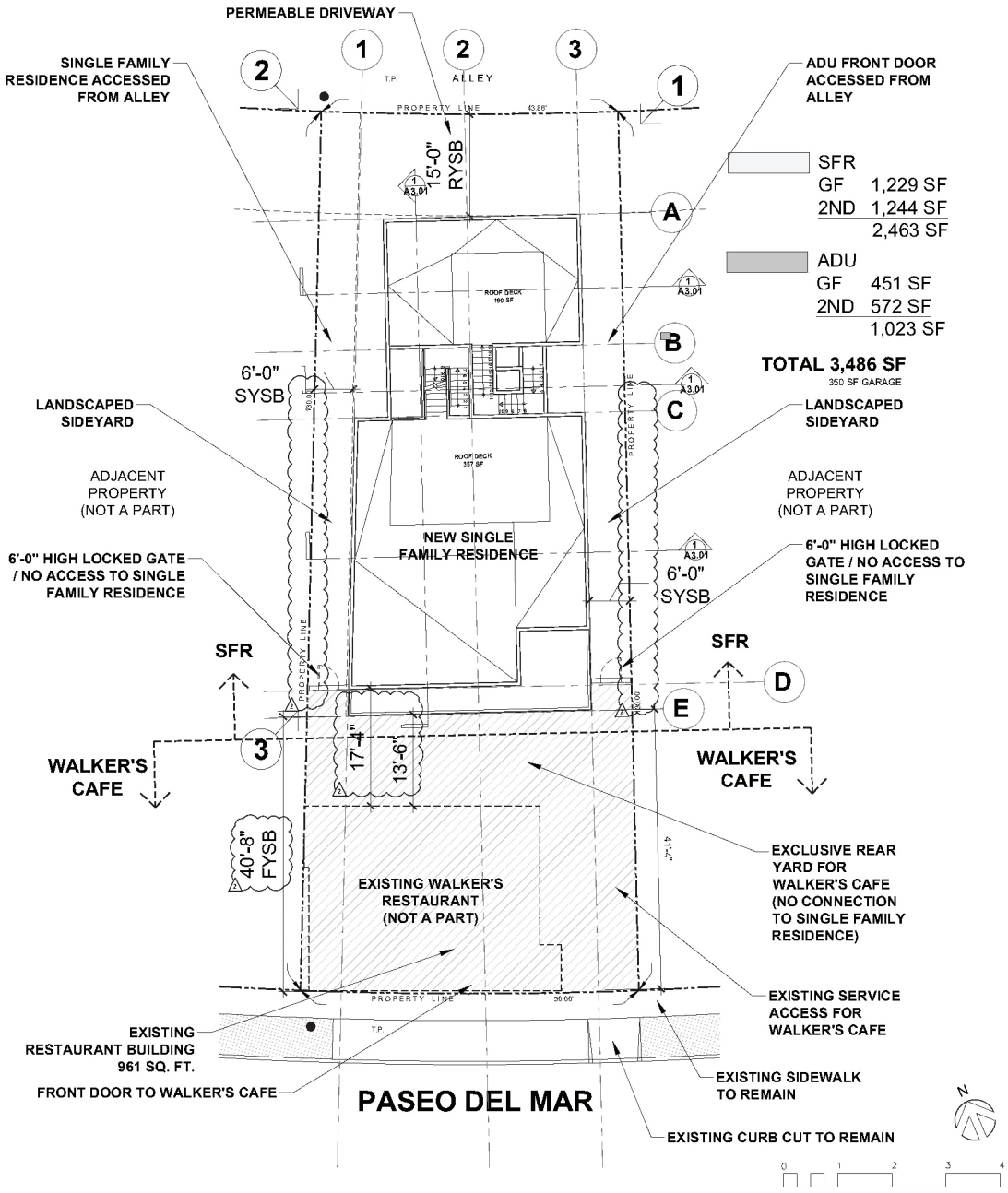
Date: 7 February 2024

File:

Scale: SCALE AS NOTED

Sheet Title: **Survey**

Drawing Number: **A1.00**



Site Plan | SCALE: 1/8" = 1'-0" | FILE: | 1

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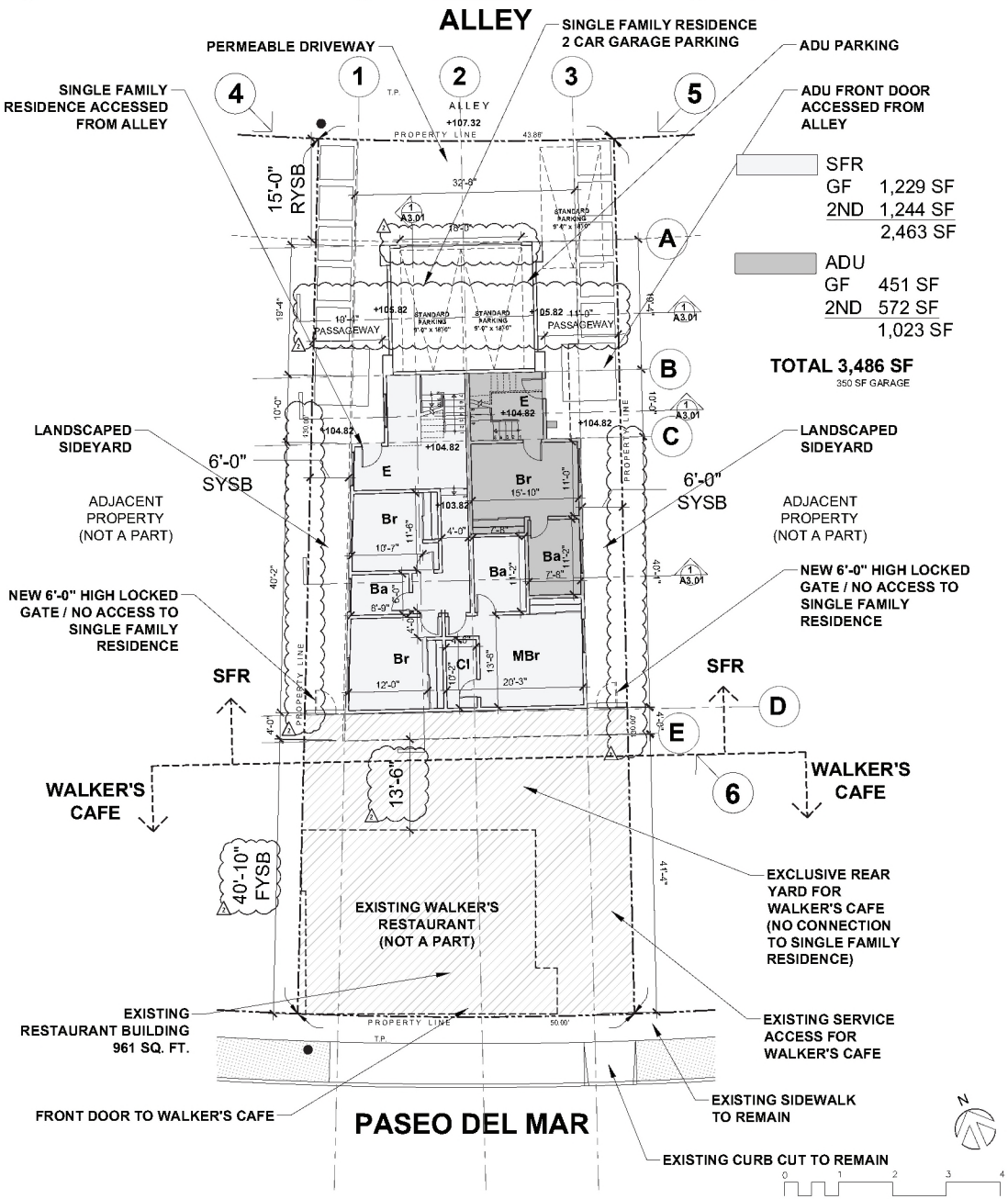
Date: 7 February 2024

File:

Scale: SCALE AS NOTED

Sheet Title: **Site Plan**

Drawing Number: **A1.03**



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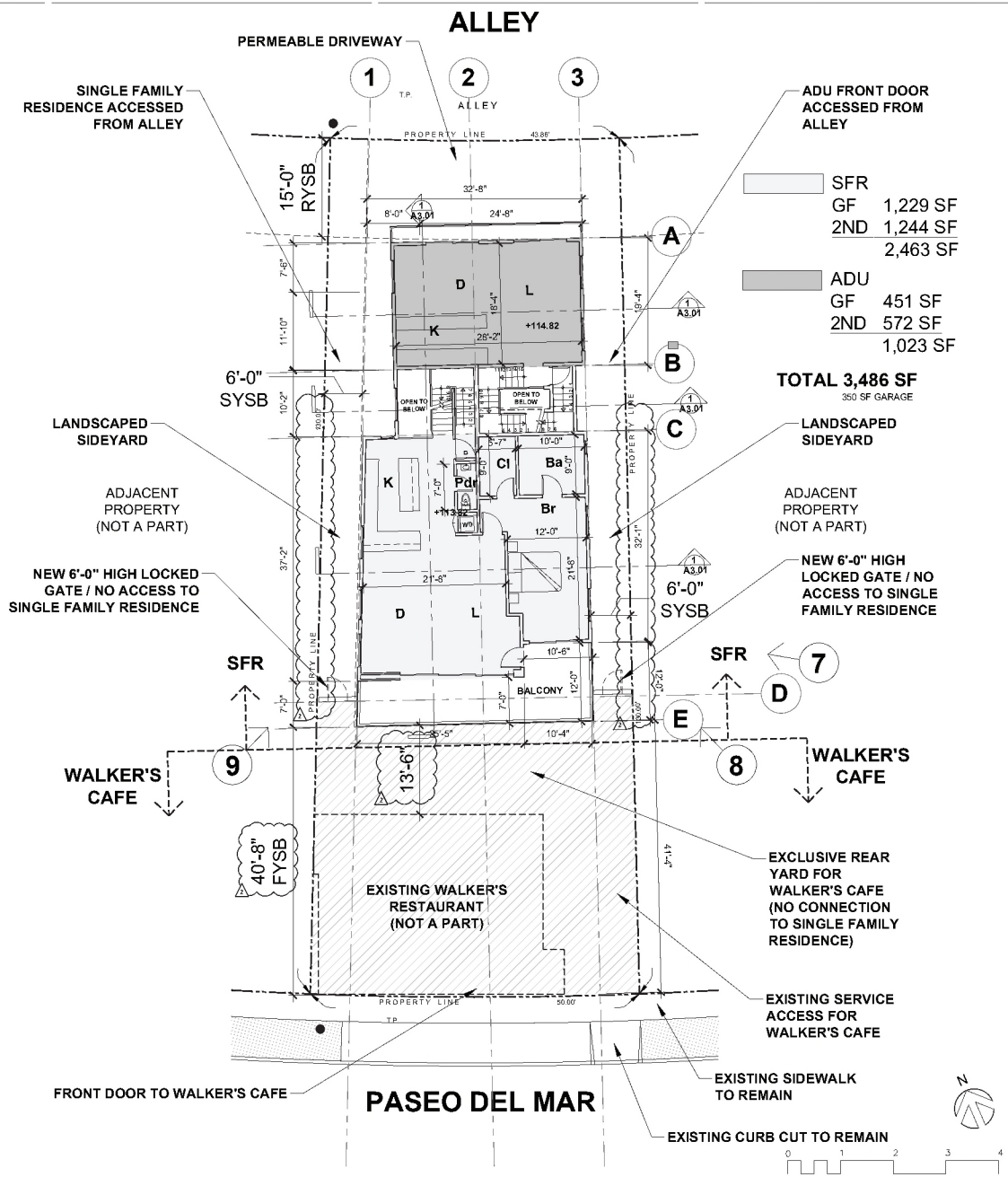
Date: 7 February 2024

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Scale: SCALE AS NOTED

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

Drawing Number: **A1.04**



Site Development Plan Second Floor Plan | SCALE: 1/8" = 1'-0" | FILE: | 1

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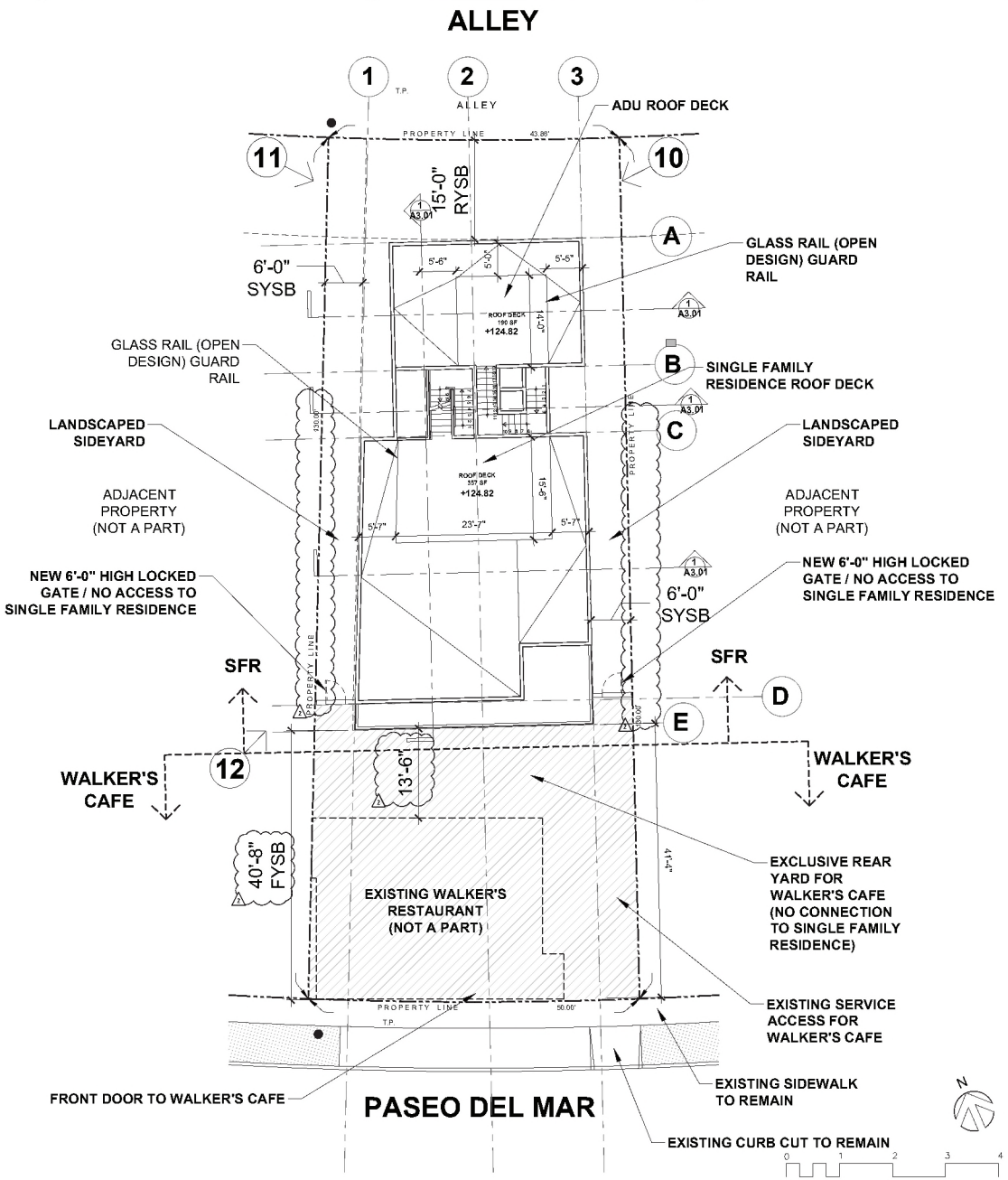
Date: 7 February 2024

File:

Scale: SCALE AS NOTED

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

Drawing Number: **A1.05**



Site Development Plan Roof Deck Plan | SCALE: 1/8" = 1'-0" | FILE: | 1

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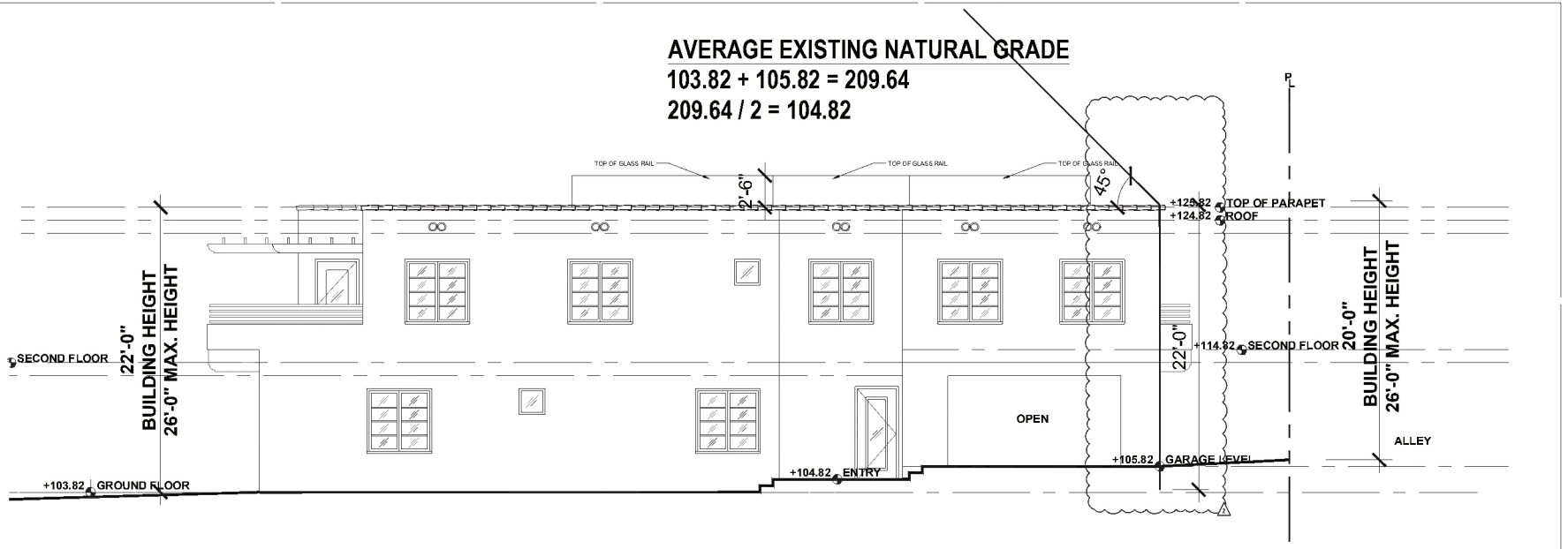
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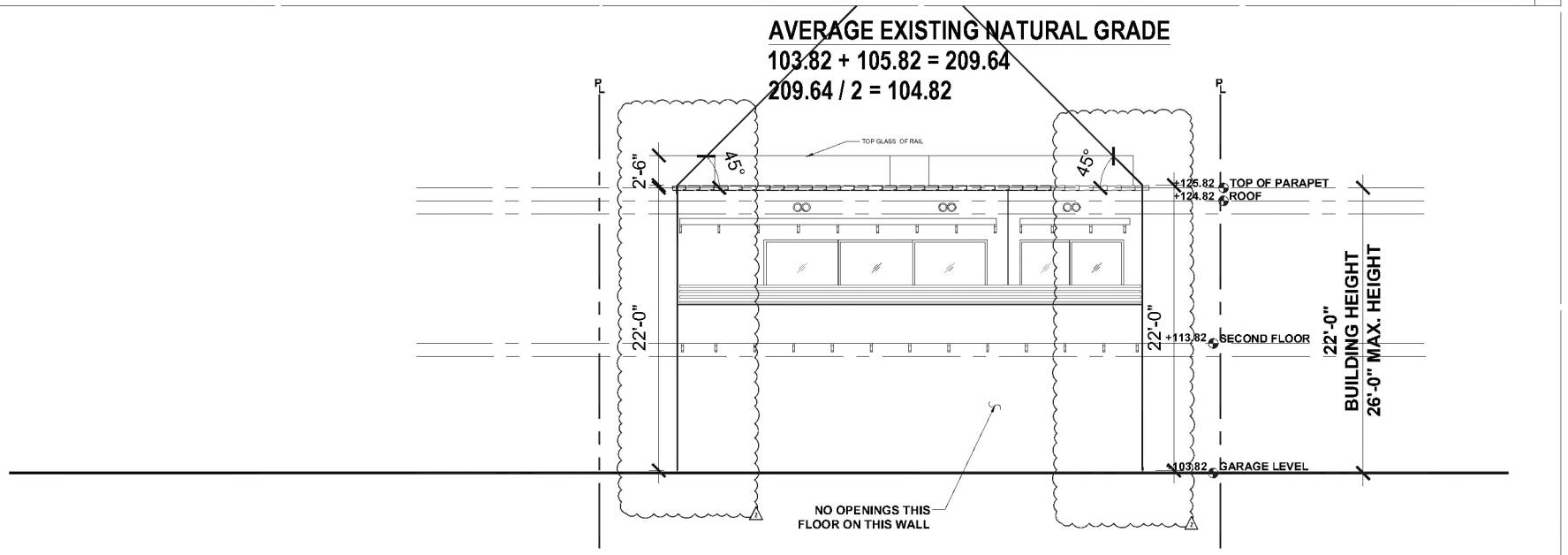
Scale: SCALE AS NOTED

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

Drawing Number: **A1.06**



East Elevation | 3



South Elevation | 1

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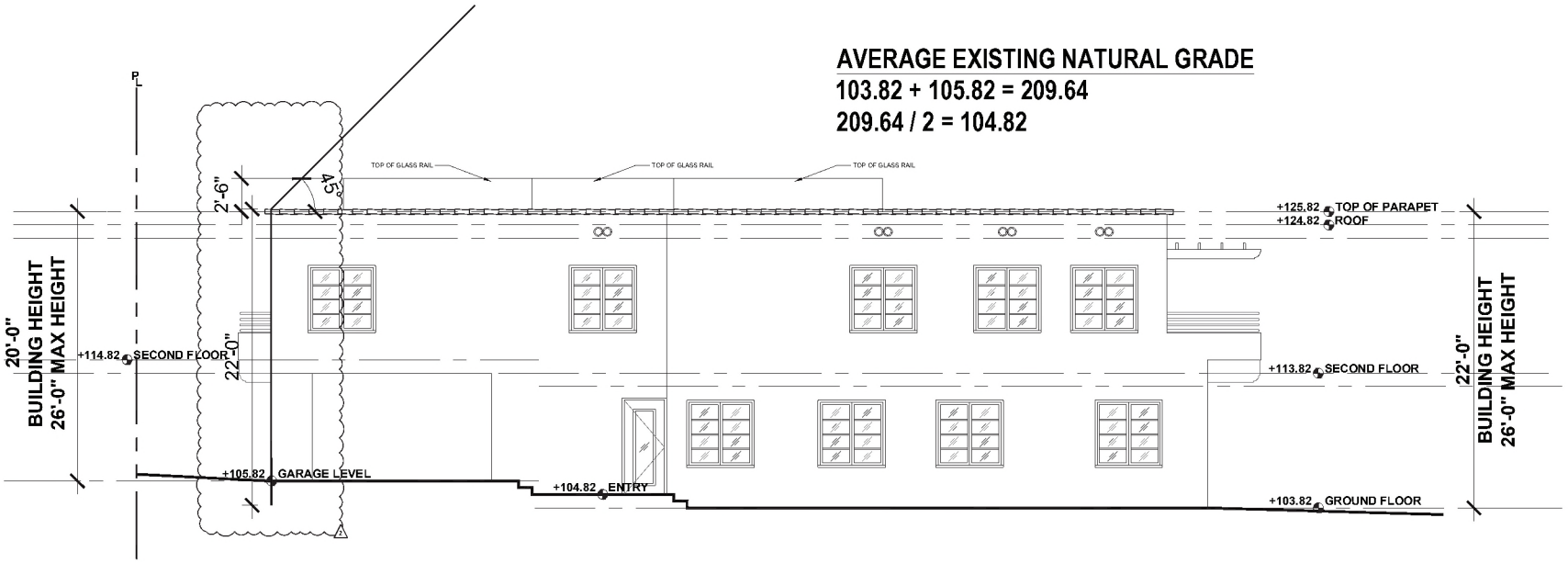
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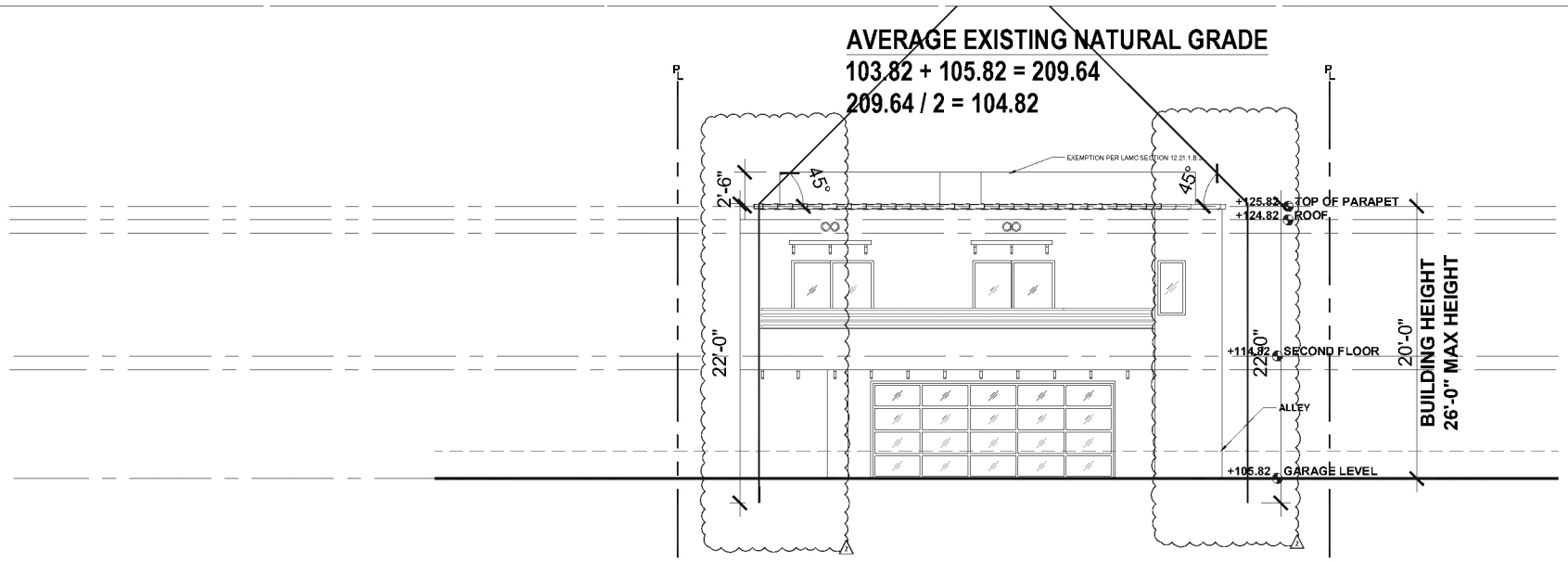
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Sheet Title: **Elevations S-E**

Drawing Number: **A3.01**



West Elevation | 3



North Elevation | 1

SINGLE FAMILY RESIDENCE
700 Paseo Del Mar,
San Pedro, CA 90731

Vartan Achabahian
Prospect Group Real Estate Investments
203 N San Fernando Blvd, Burbank, CA 91502
T:(818) 588 3881

GIBBS ARCHITECTS
Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
T: 562.981.2000
E: kurt@gibbs1934.com

Revisions:

No.	Issue	Date
1	OHR Review	17 Feb 2023
2	Zoning Comment Response	7 Feb 2024

Project Number:

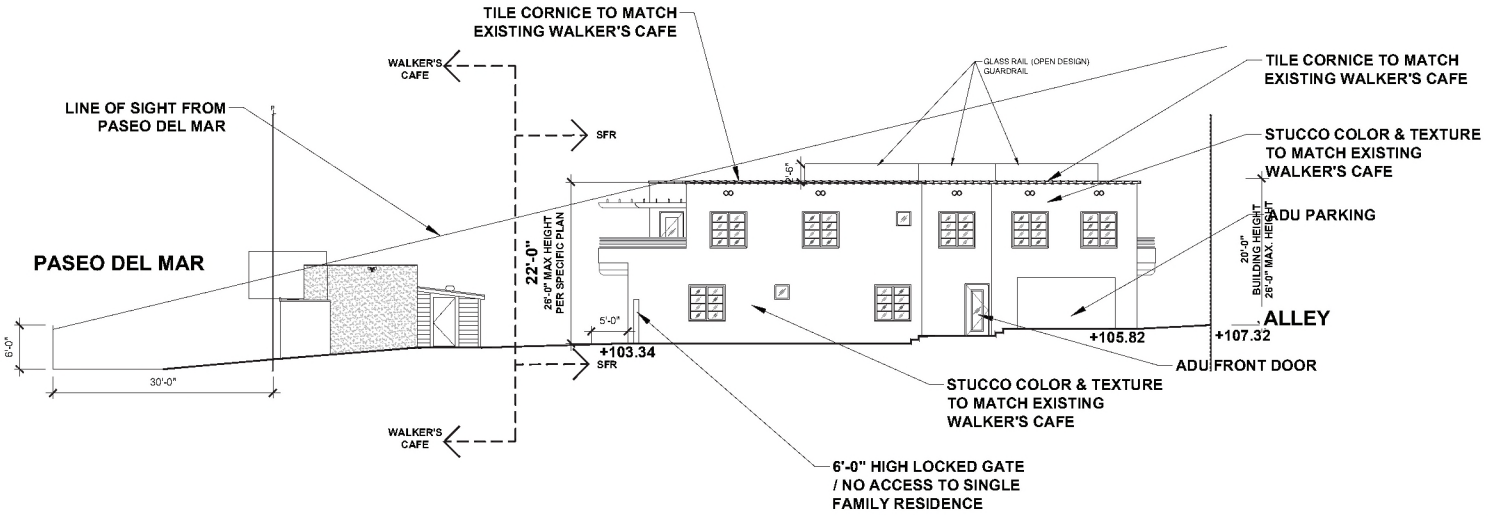
Date: 7 February 2024

File:

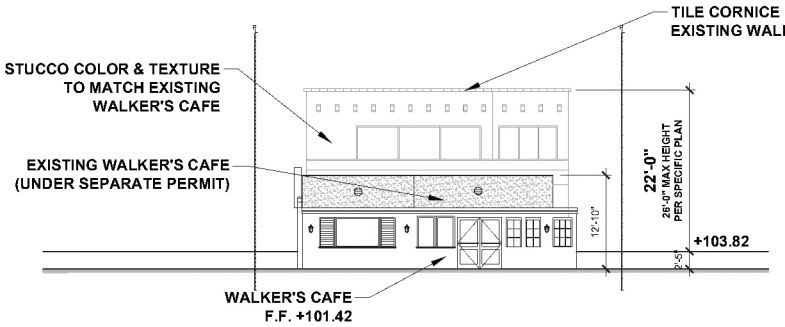
Scale: SCALE AS NOTED

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

REHABILITATION

Vartan Achabahian
Prospect Group Real Estate Investments
203 N San Fernando Blvd, Burbank, CA 91502
T:(818) 588 3881

GIBBS ARCHITECTS

Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
T: 562.981.2000
E: kurt@gibbs1934.com

Revisions:

No.	Issue	Date
1	OHR Review	17 Feb 2023

Project Number:

Date: 7 February 2024

File:

Scale: SCALE AS NOTED

Sheet Title: **Site Section**

Drawing Number: **A4.01**

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

Please click on each document to be directly taken to the corresponding page of the PDF.

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.

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]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Jonathan Hagar, Student Professional Worker
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos—February 10, 2022
Historic-Cultural Monument Application

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 prcjects 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.


WALKER'S
CAFE


WALKER'S
CAFE
700






OPEN


WALKER'S
CAFE




BUD
IGHT
Dracula's
Pub
WALKER'S
CAFE



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	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2021-10728-CE
PROJECT TITLE Walker's Cafe	COUNCIL DISTRICT 15

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

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Designation of Walker's Cafe as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Melissa Jones	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	STAFF TITLE
Melissa Jones [SIGNED COPY IN FILE]	City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
N/A	N/A	N/A

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

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*

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. **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]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
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.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: 700 W. Paseo del Mar			Historic name / Current name of property
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: ● Building	Structure	Object	Site/Open Space / 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	● Factual	Estimated	Threatened? Other:
Architect/Designer: unknown			Contractor: George G. Aitkenhead
Original Use: Commercial			Present Use: Commercial
Is the Proposed Monument on its Original Site?	● Yes	No (explain in section 7)	Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Spanish Colonial Revival	Stories: 1	Plan Shape: Rectangular

FEATURE	PRIMARY	SECONDARY
CONSTRUCTION	Type: Wood	Type: Select
CLADDING	Material: Stucco, textured	Material: Select
ROOF	Type: Flat	Type: Select
	Material: Rolled asphalt	Material: Clay tile, flat
WINDOWS	Type: Fixed	Type: Select
	Material: Wood	Material: Select
ENTRY	Style: Centered	Style: Select
DOOR	Type: Double	Type: Paneled, glazed

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
✓	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):	
✓	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.
	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	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

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
2. ✓ Written Statements A and B
3. ✓ Bibliography
4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ✓ Copies of Primary/Secondary Documentation
6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✓ Additional, Contemporary Photos
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.	
✓	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.
✓	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.
✓	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 — Name:

12/19/2021 — Date:

EJ — 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:
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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 Mar[1] 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

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[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

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[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 tbe 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.[17][18] (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

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[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

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[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 acres[35] 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]

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[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 roads[48] 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 Delormel[51]) and their four children[52]—settled in San Pedro in 1915 after arriving in Los Angeles from New Orleans six

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[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.[5960] 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]

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[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.[66][67][68] 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 & Bischke[73] 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

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[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

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[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]

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[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

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[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

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[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-l-a (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

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[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-l-a (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

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[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 Tekaroniake 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

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[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). 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





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.

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APPENDIX 1. MAP



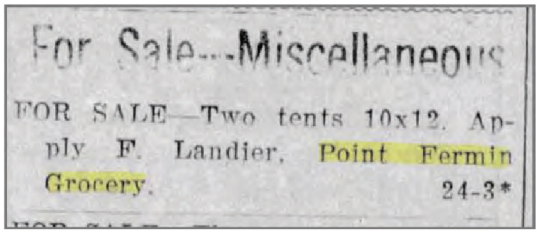
Figure 1

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.



For Sale—Miscellaneous

FOR SALE—Two tents 10x12. Apply F. Landier, Point Fermin Grocery. 24-3*

Figure 3
San Pedro News–Pilot, 27 October 1917.

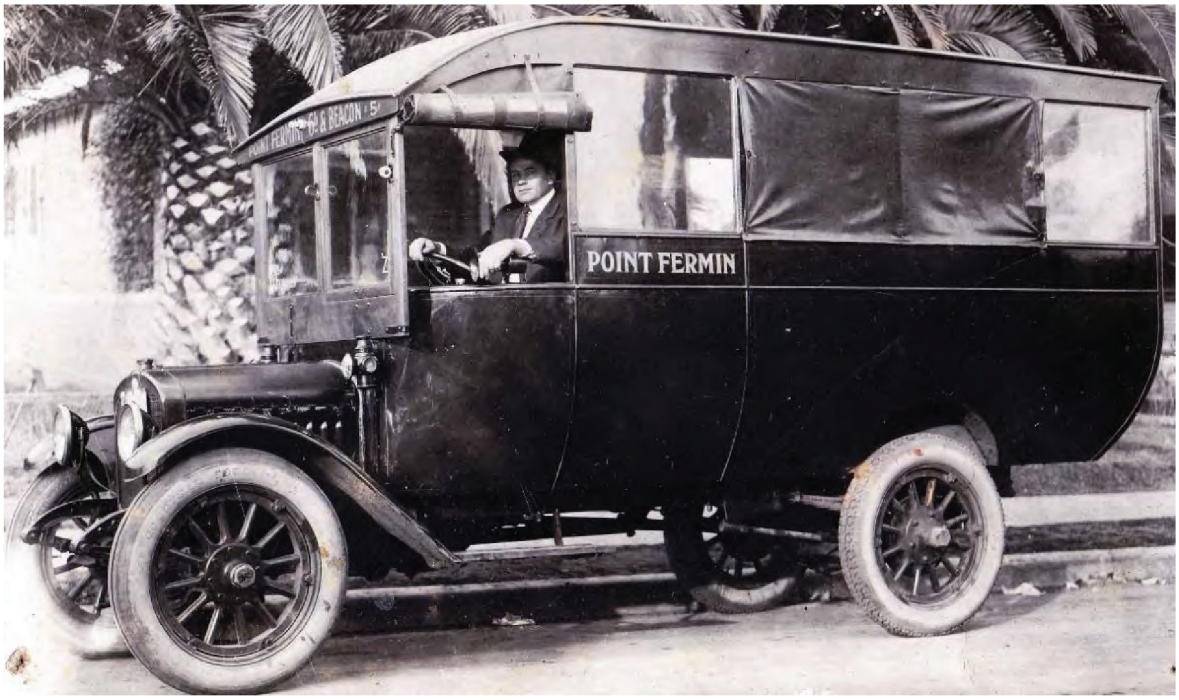


Figure 4
Jitney driver to Point Fermin, ca. late 1910s. Courtesy of Angela Romero.



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.



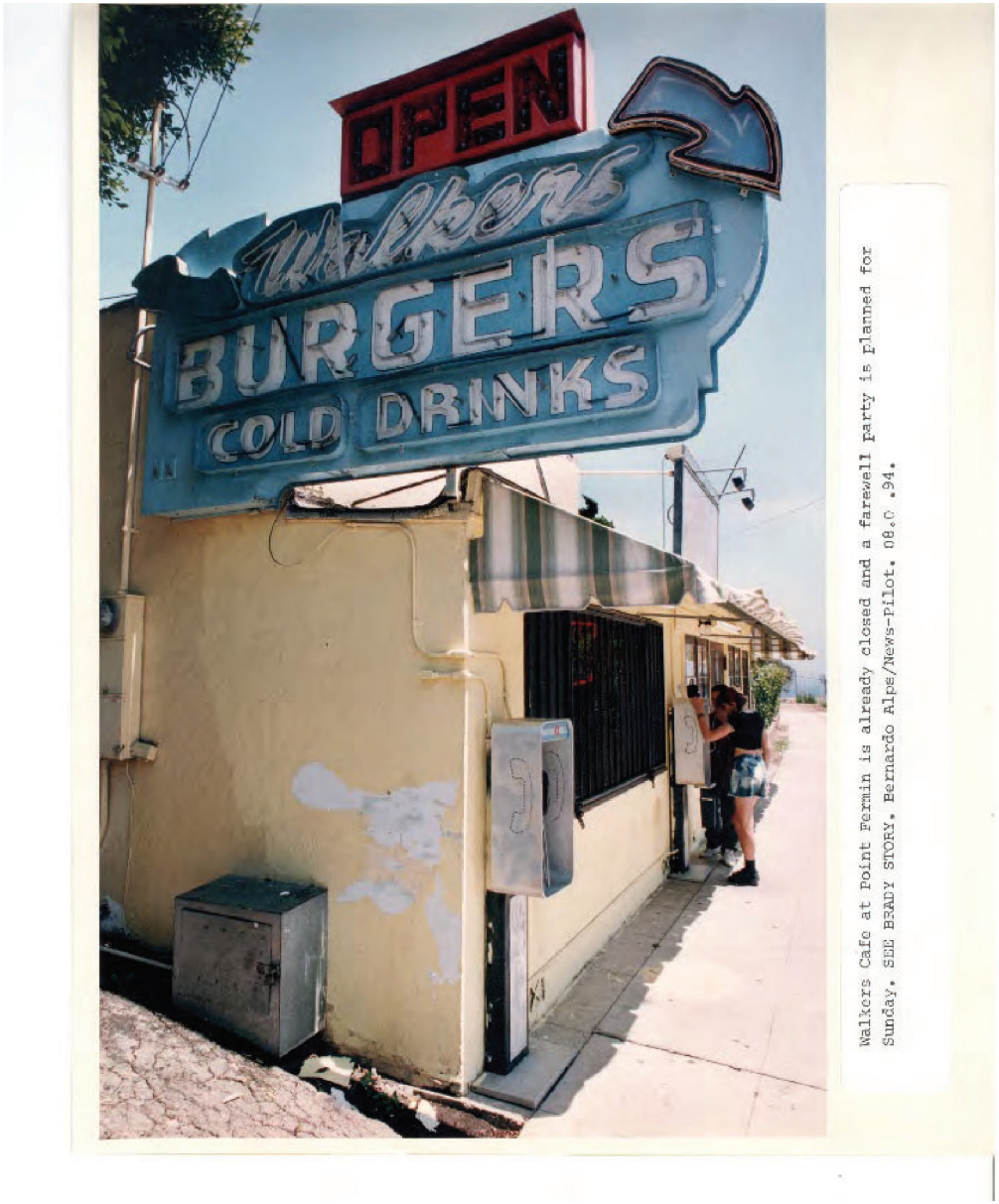
Figure 61
Walker's Café, 1970s. San Pedro Bay Historical Society, San Pedro, CA.



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.



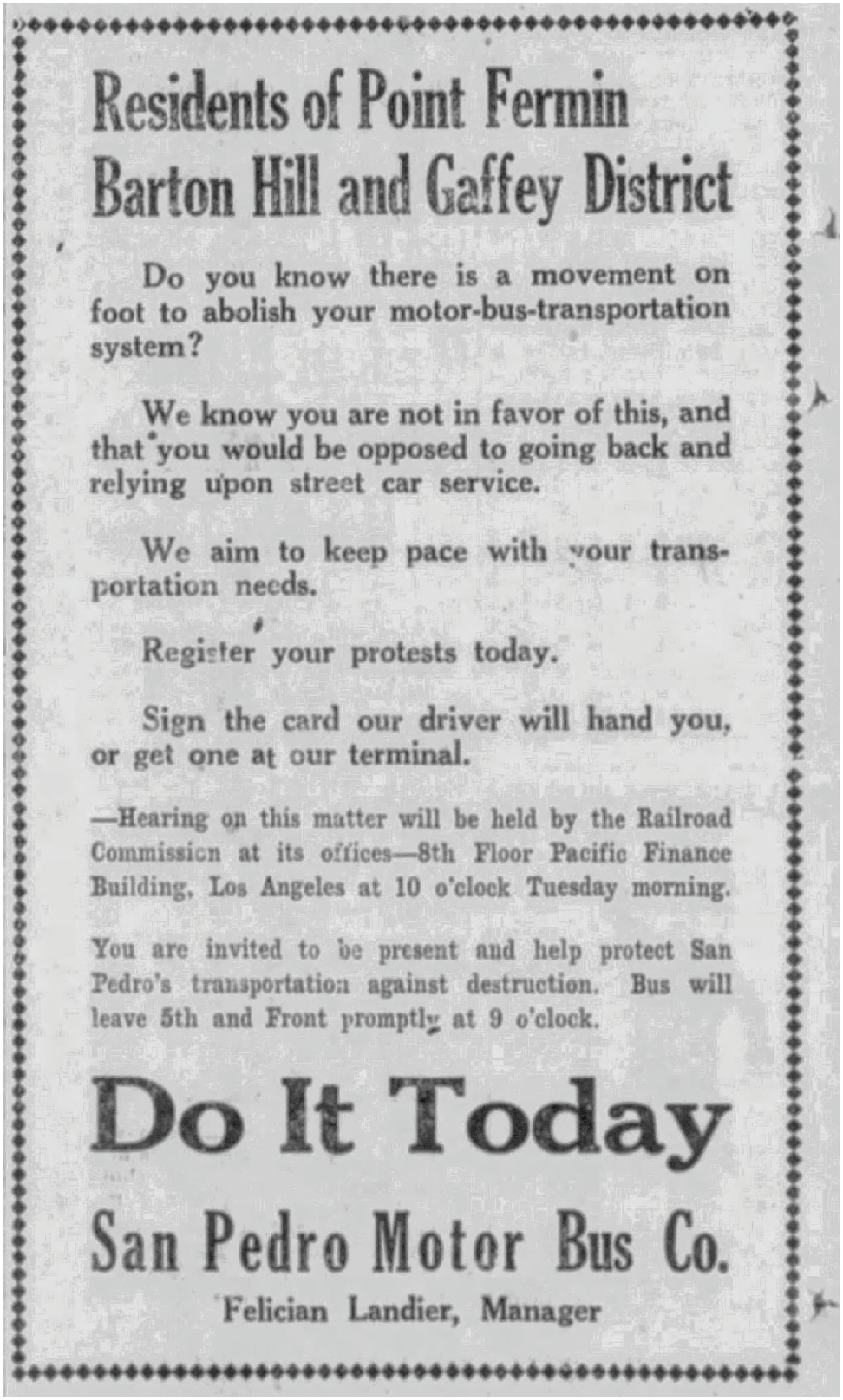
Walkers Cafe at Point Fermin is already closed and a farewell party is planned for Sunday. SEE BRADY STORY. Bernardo Alps/News-Pilot. 08.0. .94.

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. ADDIITONAL, 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.

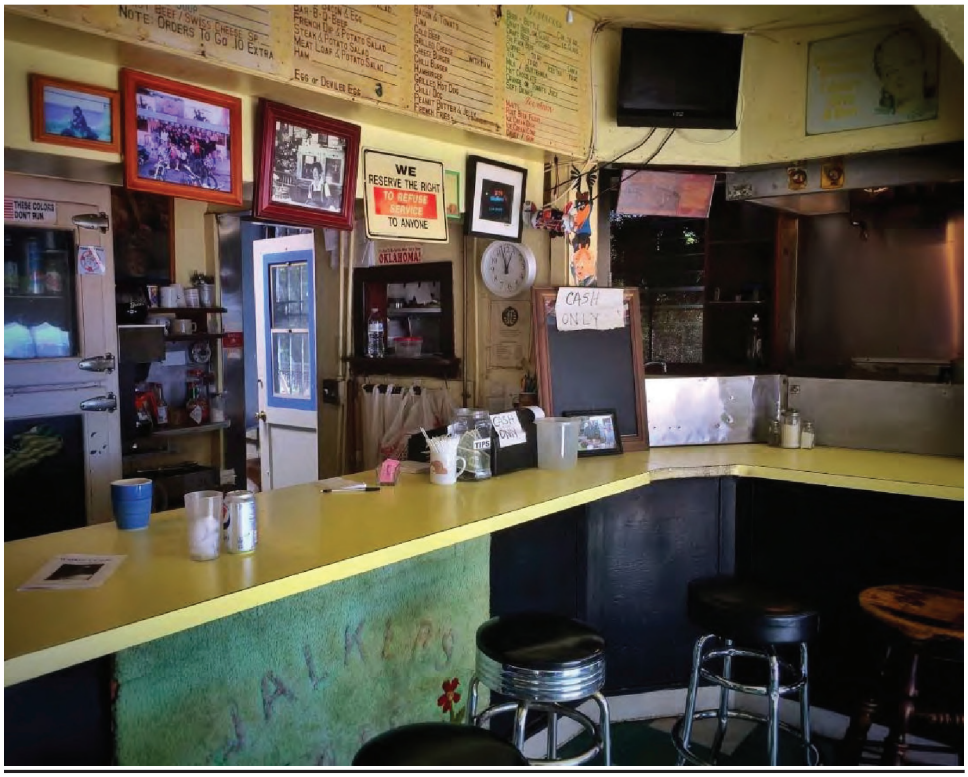


Figure 28. Scott Trimble.



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.

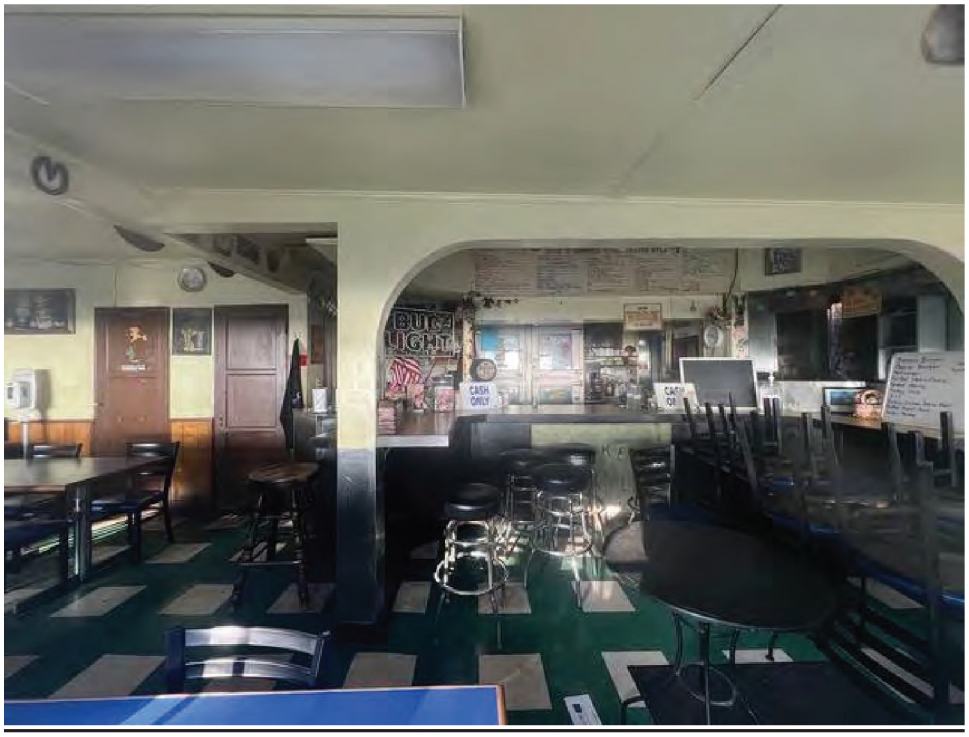


Figure 35. Keith Nakata.

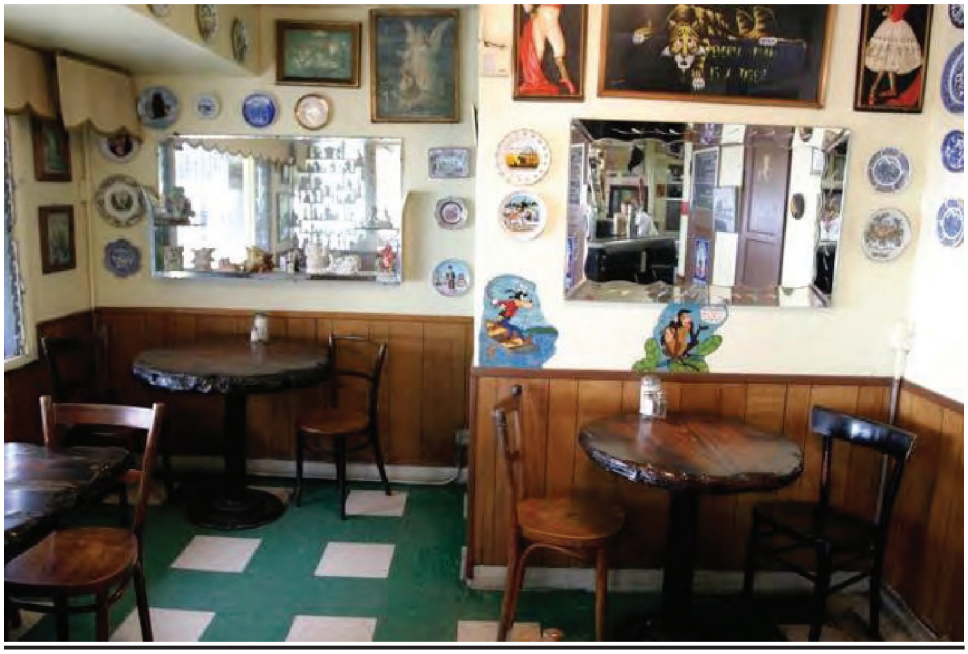


Figure 36. Unknown photographer, via Kris Bunting.



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



Figure 38. Scott Trimble.

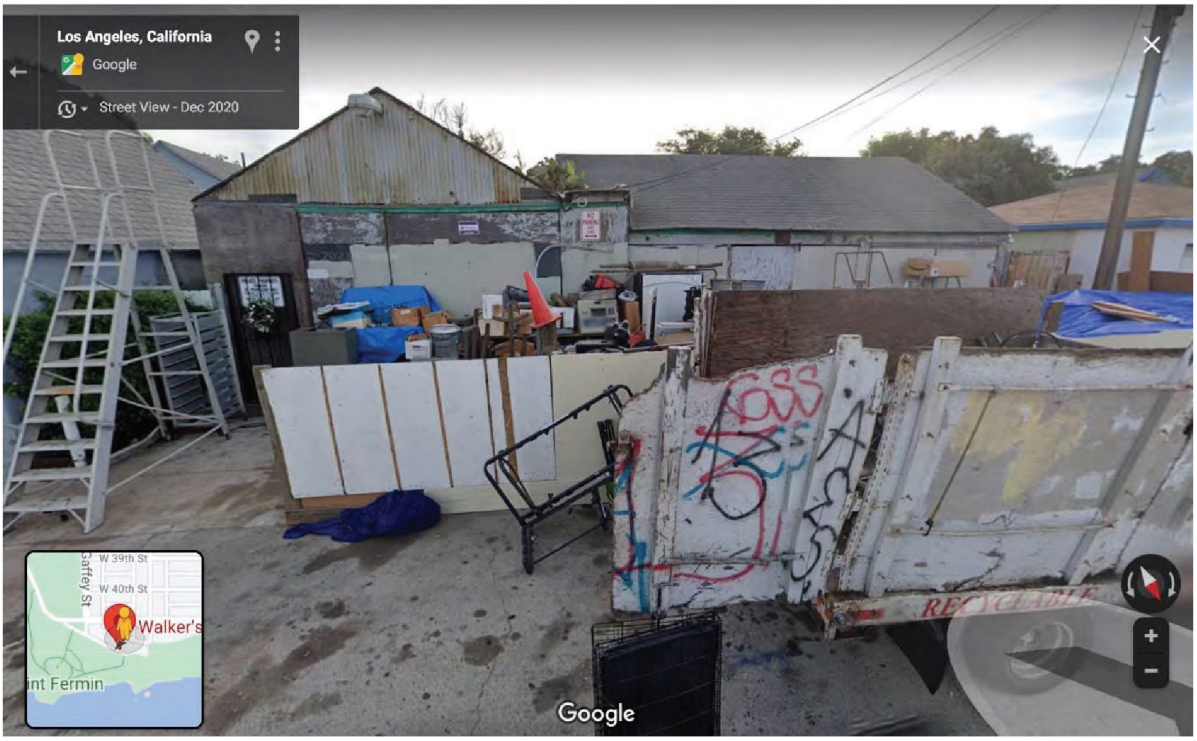


Figure 39. Garage/storage building. Google Street View, December 2020.



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



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

APPENDIX 9. HISTORICAL PHOTOS, AERIALS AND MAPS

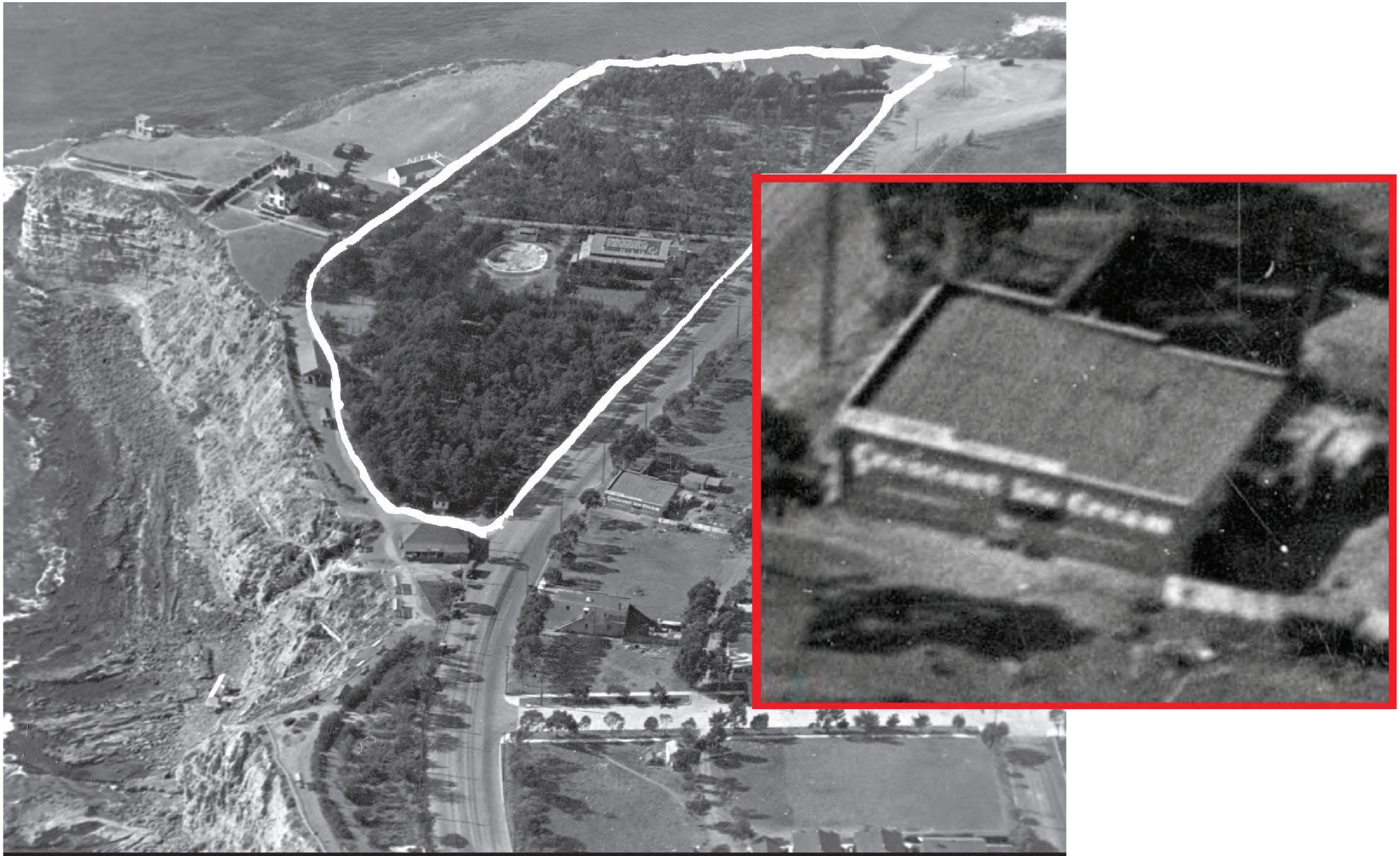


Figure 42

"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.

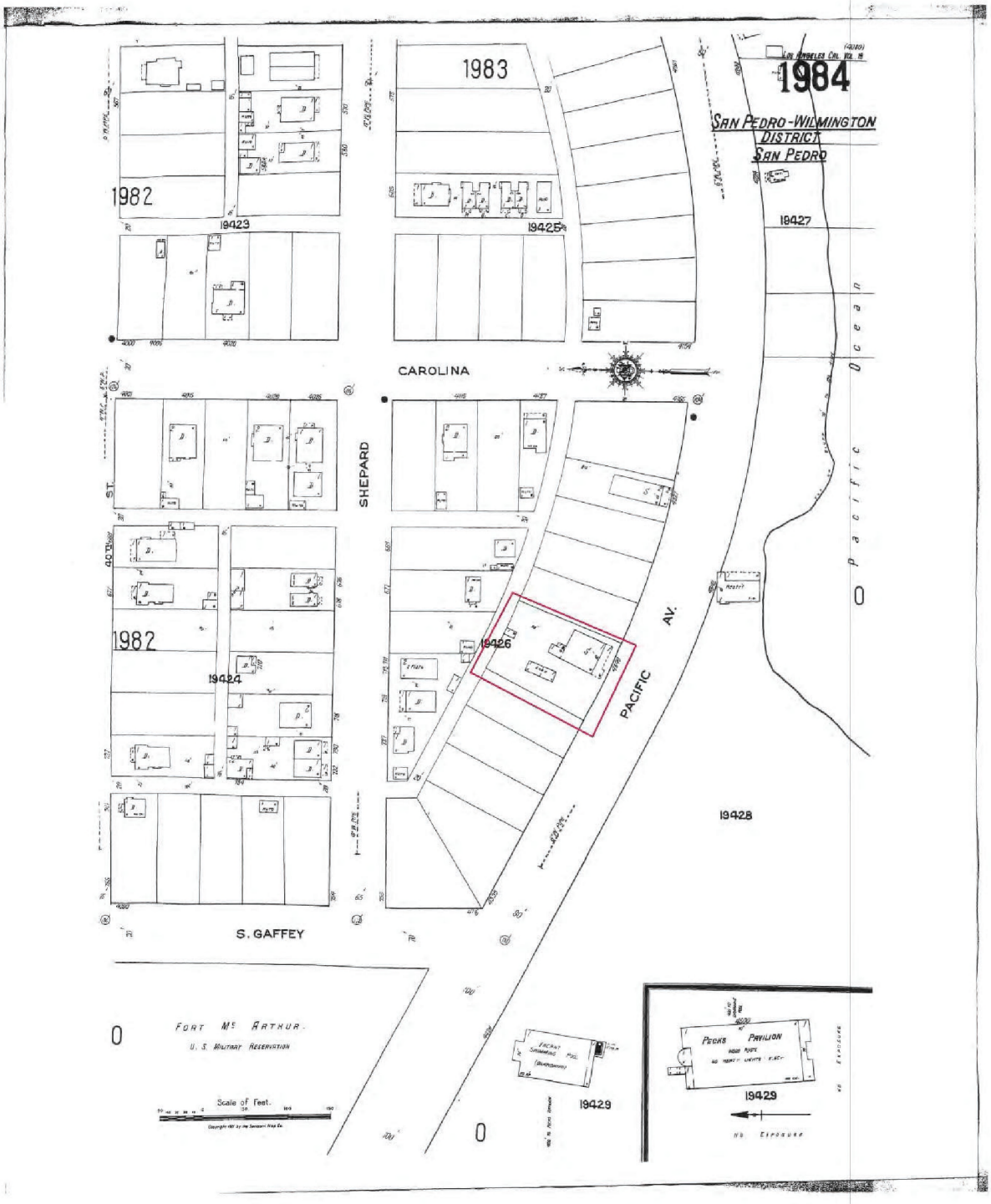


Figure 43
Map of Peck's Ocean View Line with Pacific Electric streetcar line. Southern California Railway Museum Archives, Perris, CA.



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

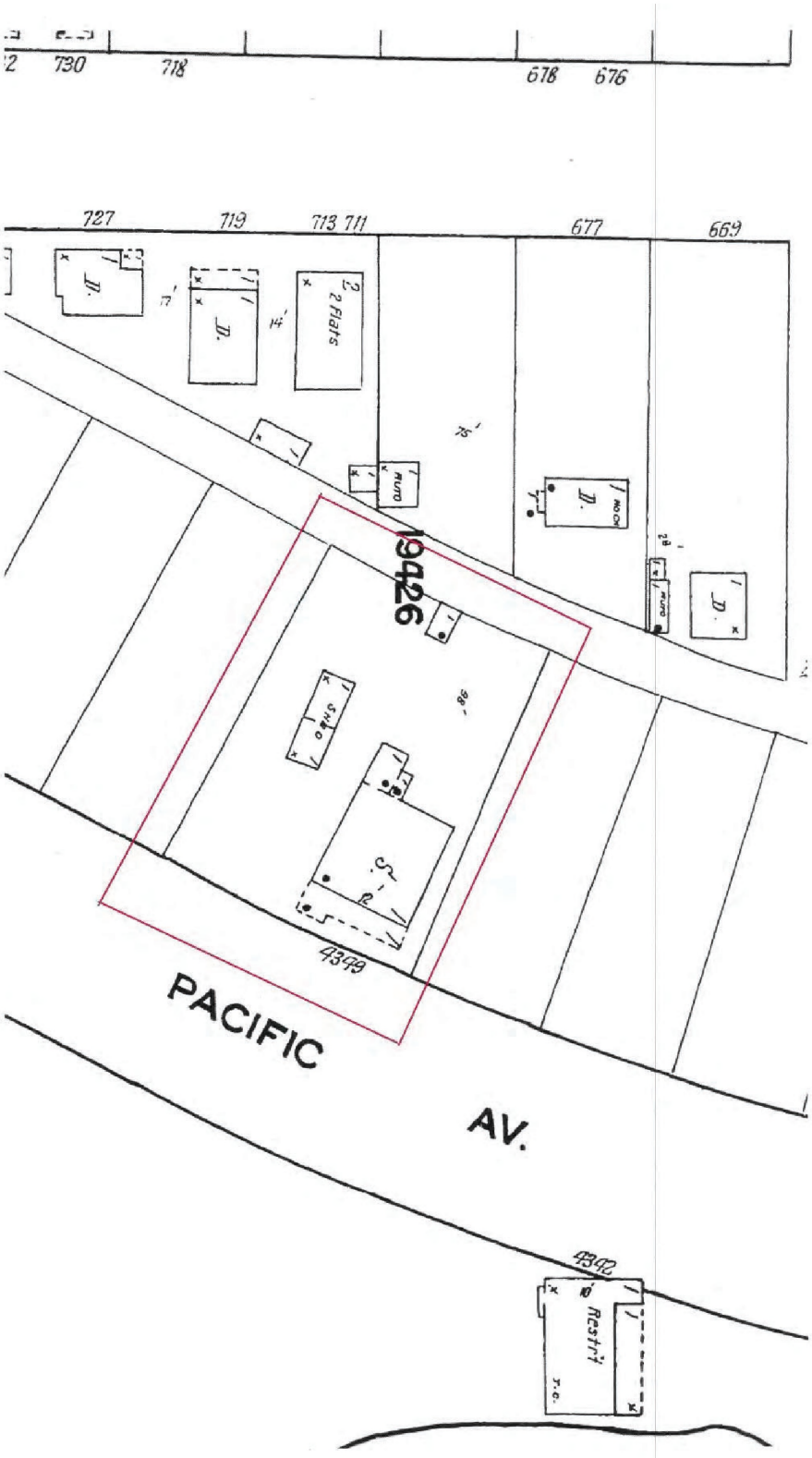
Figure 44



1921

1921 updated

Figure 45



1921

Figure 46



Figure 47

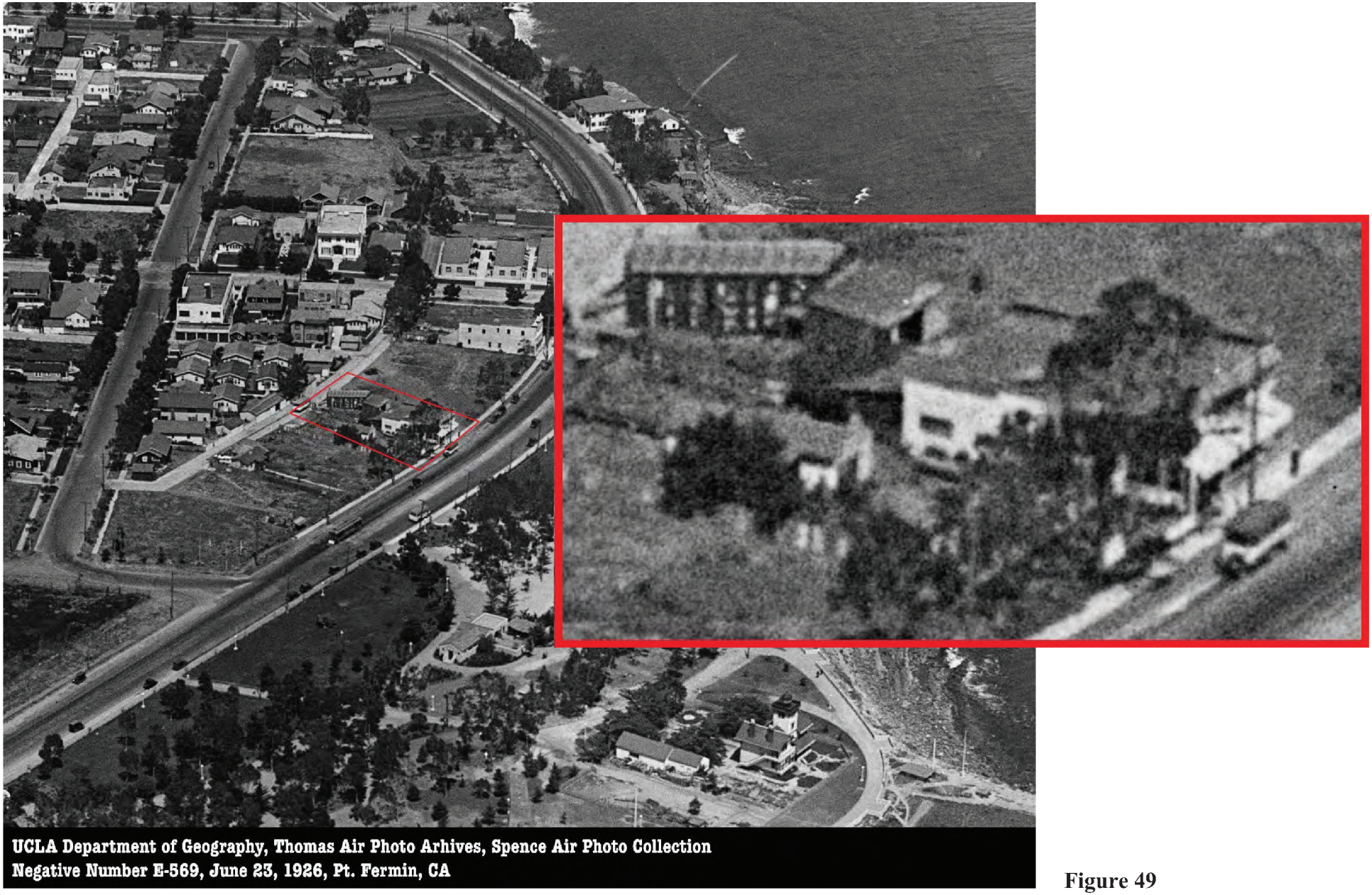
Pacific Electric streetcar going past the Landier family's grocery store at 4349 Pacific Ave, 1920s. *Daily Breeze*, http://blogs.dailybreeze.com/history/2017/04/07/san-pedros-walkers-cafe-continues-to-thrive-after-71-years/. Accessed 10 December 2021.

San Pedro centennial



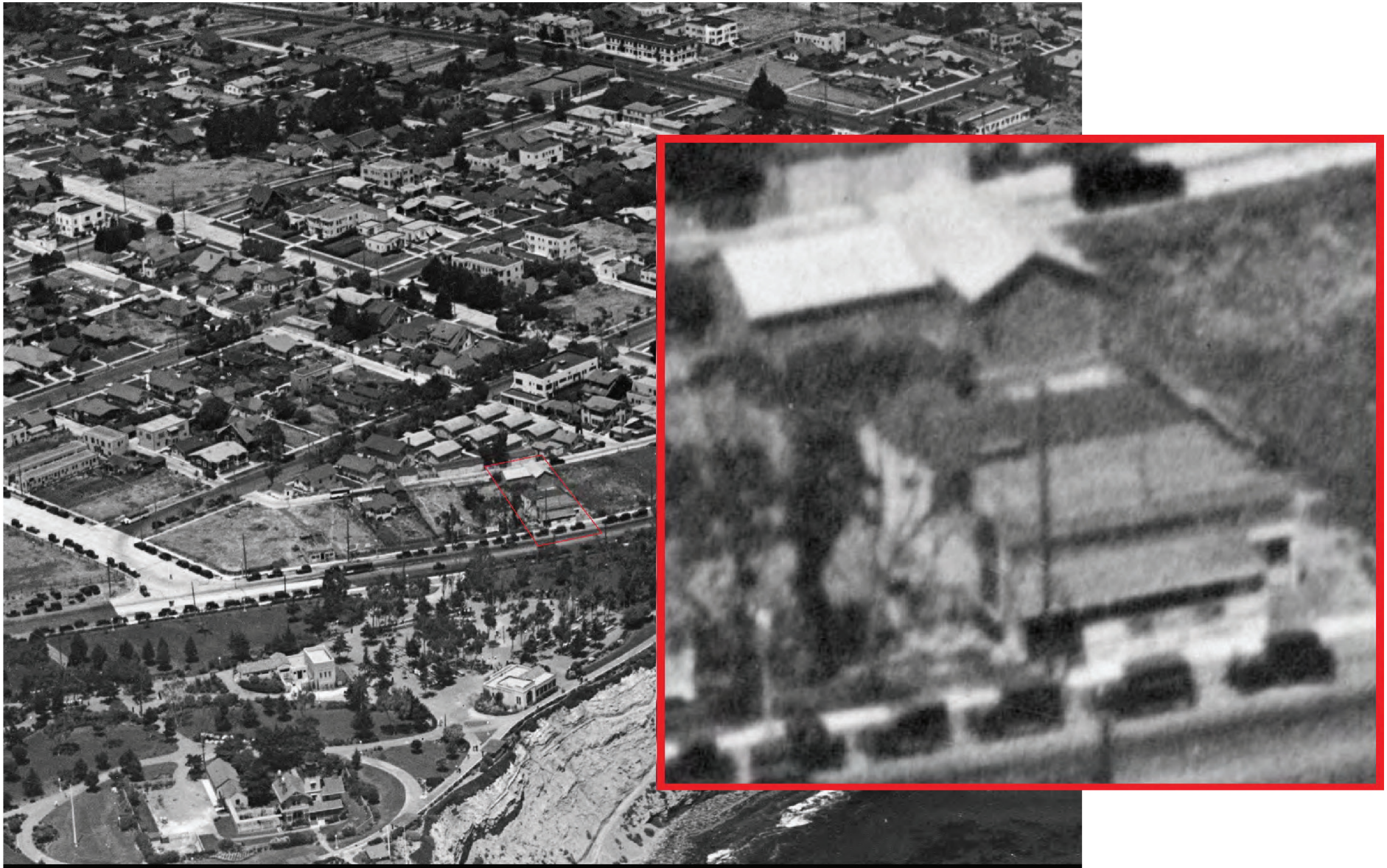
All set to take San Pedrans on the jaunt from Beacon Street to Point Fermin is this fleet of jitneys owned and operated by the Landier family. The firm, L and L Transit, soon became San Pedro Motor Bus, which carried thousands of families about the area. At the right are owner Felicien Landier Sr., in 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 Arhives, Spence Air Photo Collection
Negative Number E-569, June 23, 1926, Pt. Fermin, CA

Figure 49



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

Figure 50

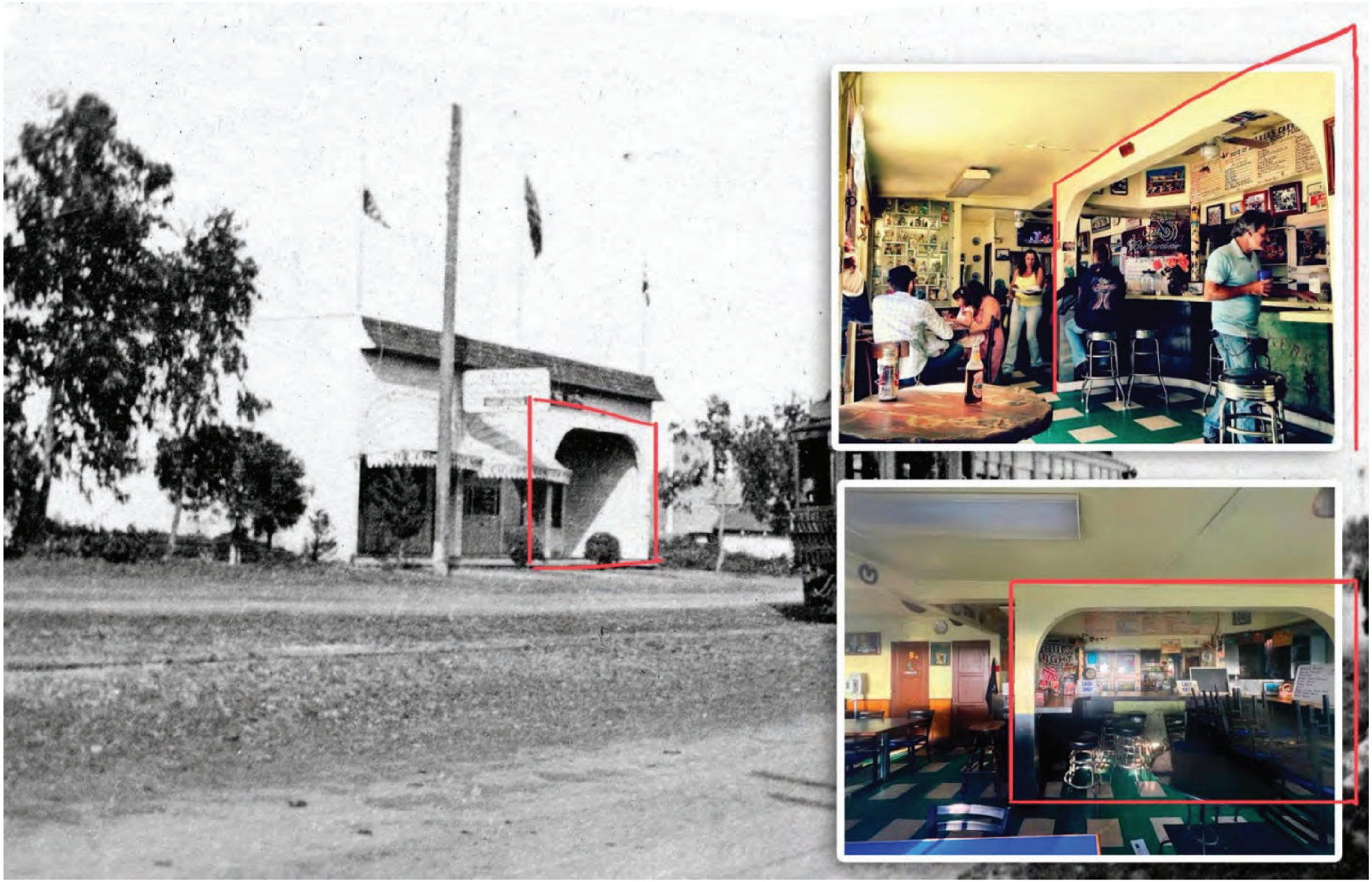


Figure 51
The arch from the original grocery store façade inside the 1935 café building.



Figure 52
San Pedro News–Pilot, 2 April 1937.

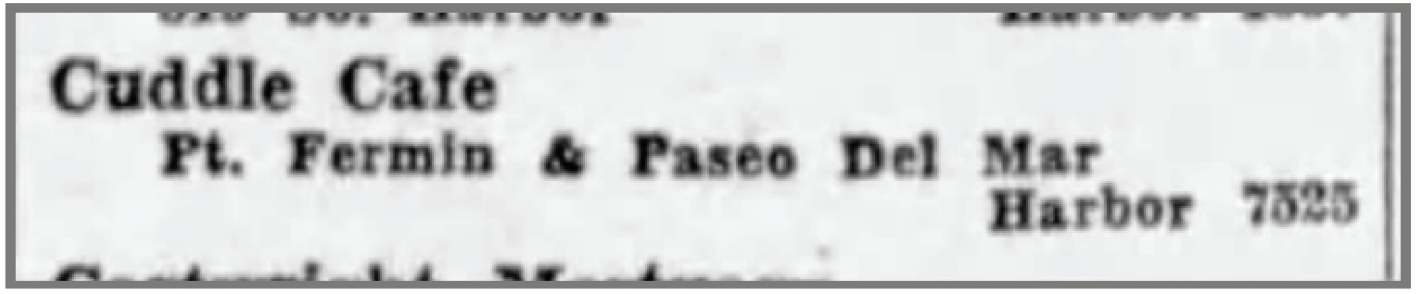
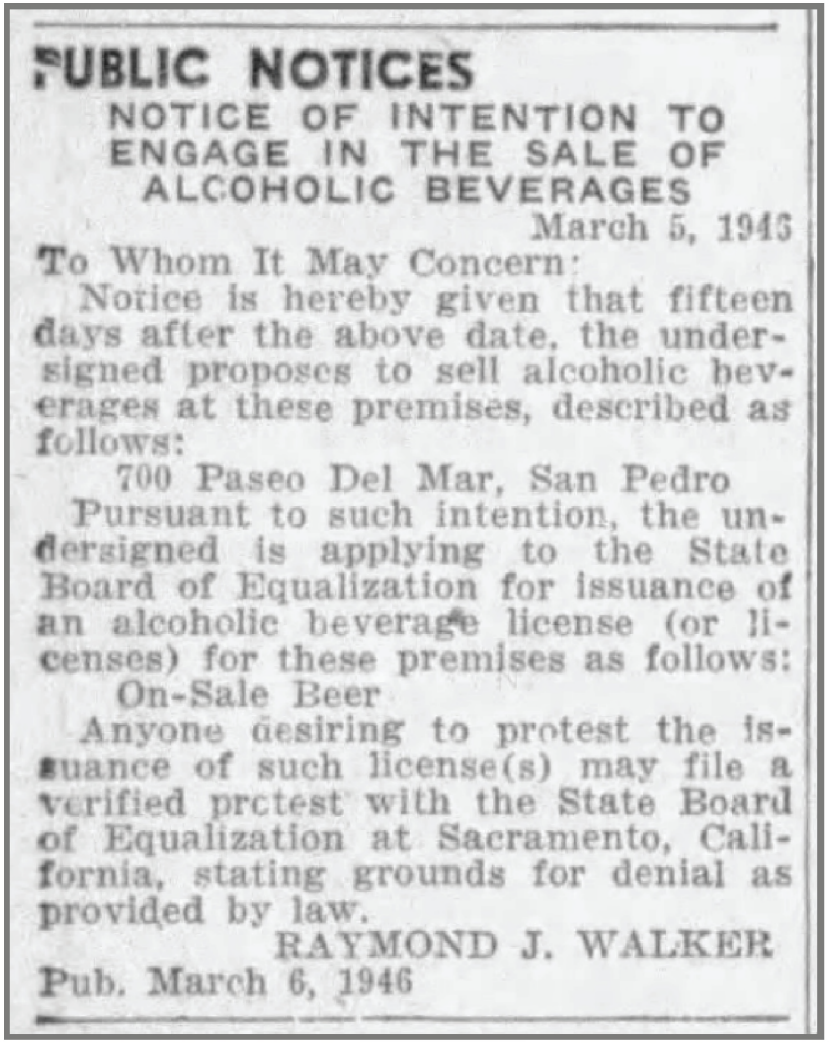


Figure 53
San Pedro News–Pilot, 14 February 1944.



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 prctest with the State Board of Equalization at Sacramento, California, stating grounds for denial as provided by law.

RAYMOND J. WALKER

Pub. March 6, 1946

Figure 54
San Pedro News–Pilot, 6 March 1946.



Building Freeze Hits Church Plan

The Latter-Day Saints church, 604 W. "Q" st., Wilmingotn, 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, 23626 Normandie ave., Torrance, chicken house at 1351 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, $155.

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, $7200.

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

Frank V. Lane, 551 Thirty-second st., garage, at 1340 Sepulveda 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.

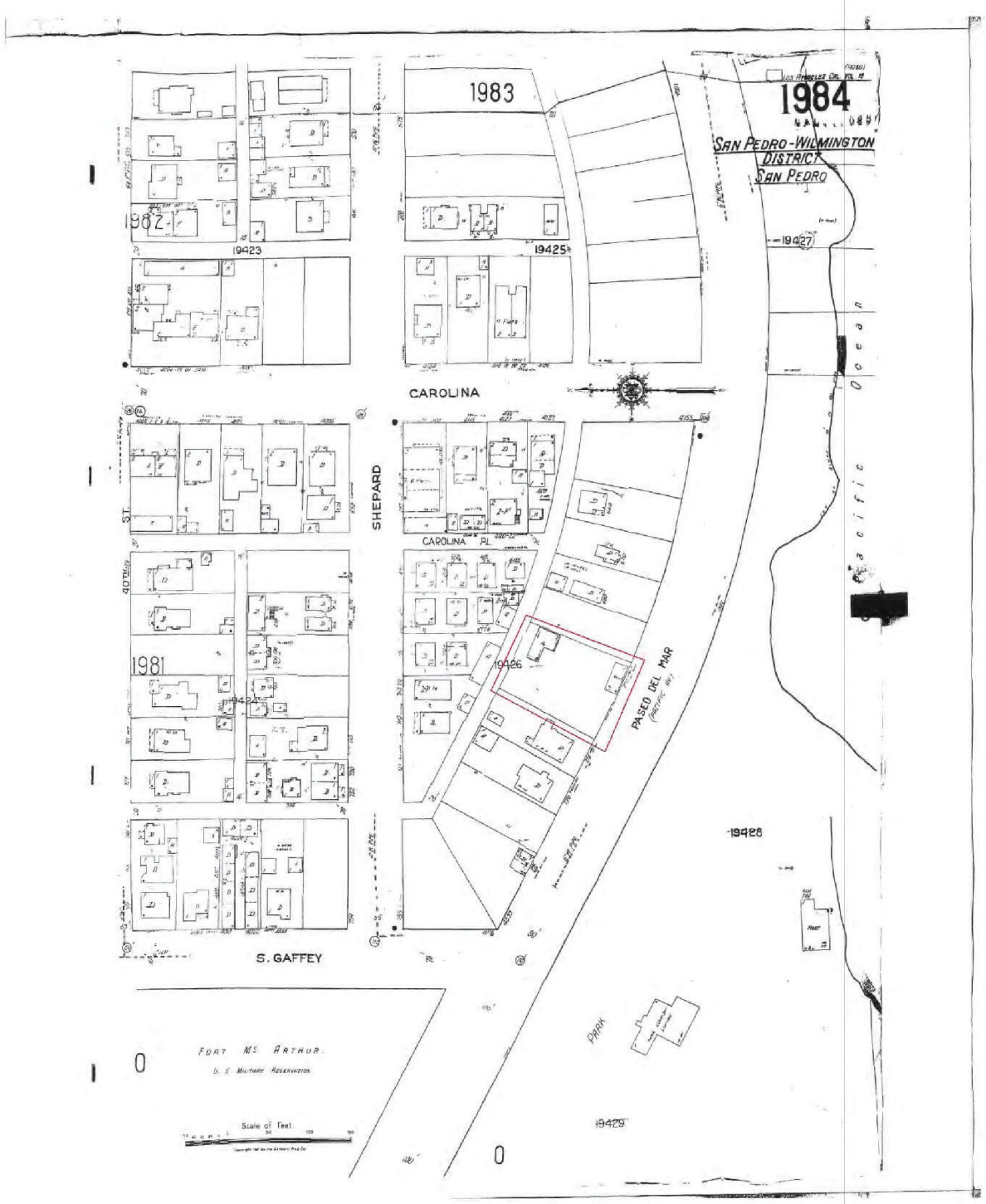
R. J. and Bessie Mae Walker, 1647 266th st., Lomita, alterations to cafe at 700 Paseo del Mar, $500.

Ranch Market, 577 S. Pacific ave., in-

Figure 55
San Pedro News–Pilot, 16 April 1946.

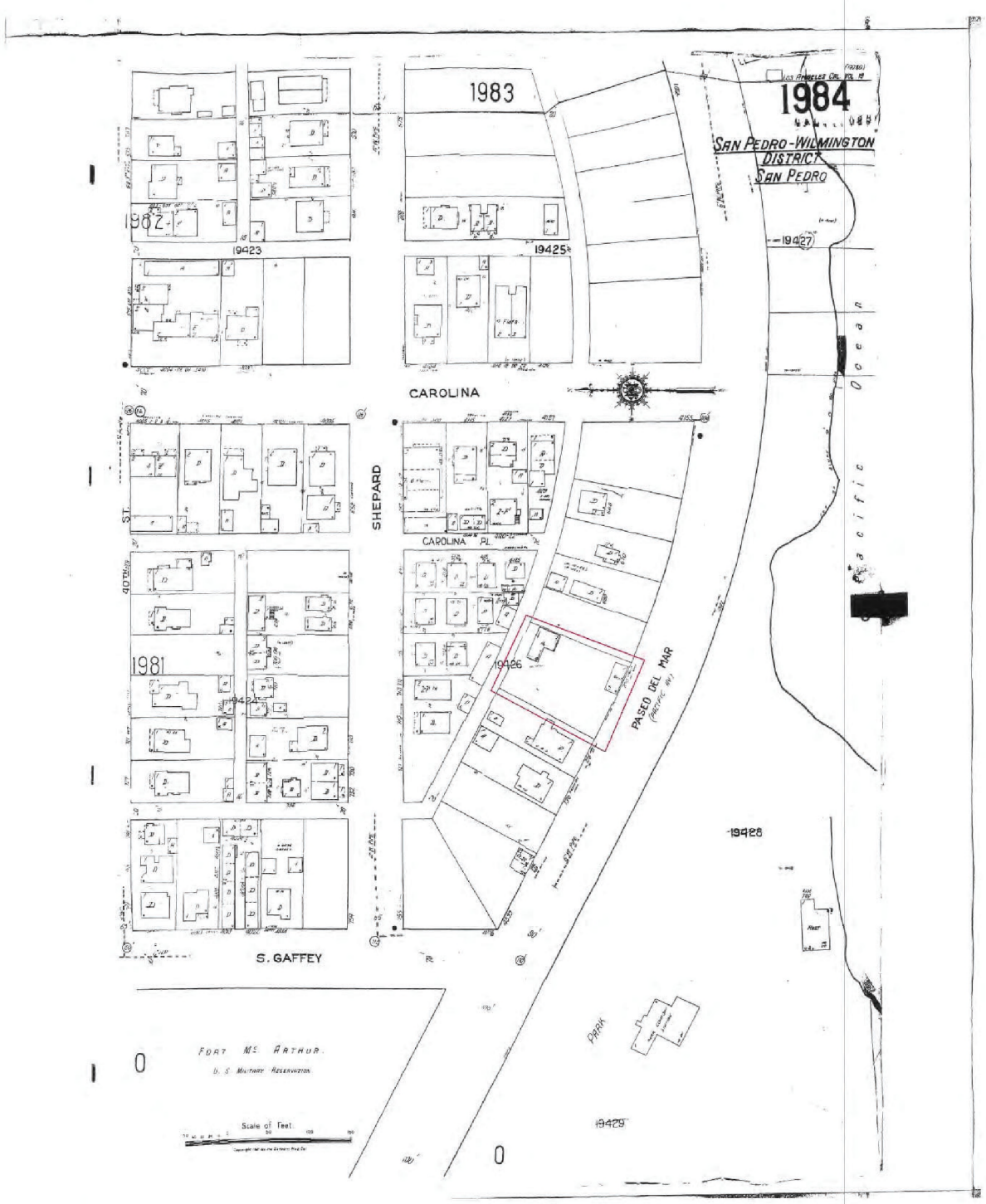


Figure 56
Aerial photograph of the Point Fermin area, 1947. 1:24,000. Roll 12. 3. Flight C-11351. UC Santa Barbara, https://mil.library.ucsb.edu/ap_images/. Accessed 10 December 2021.



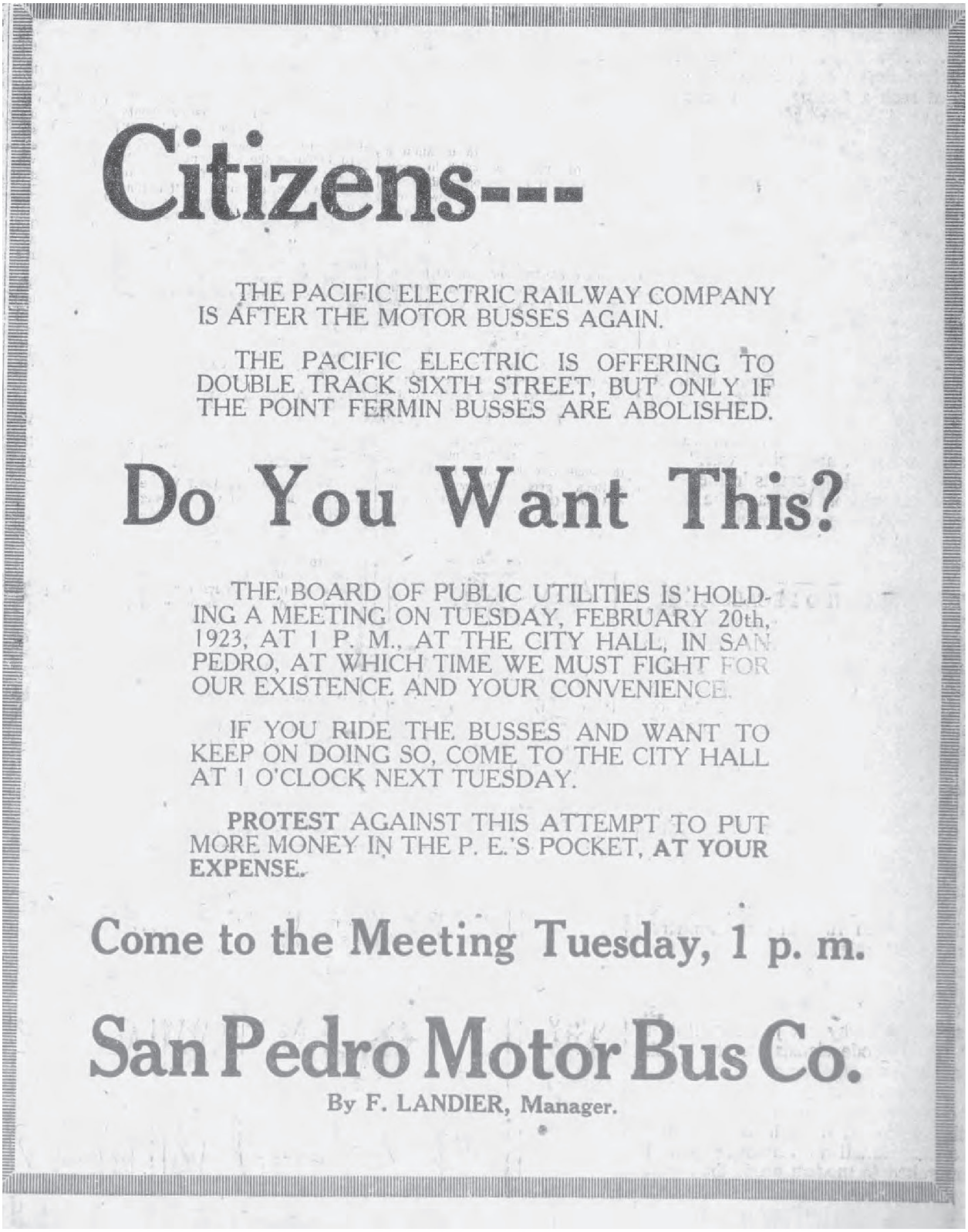
1948

Figure 57



1948

Figure 58



Citizens---

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

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



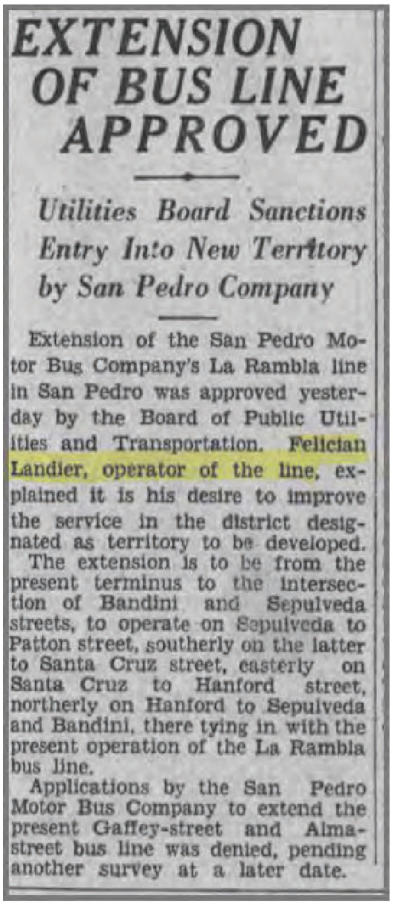
Felician Landier Reappointed As Bus Line Manager

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.

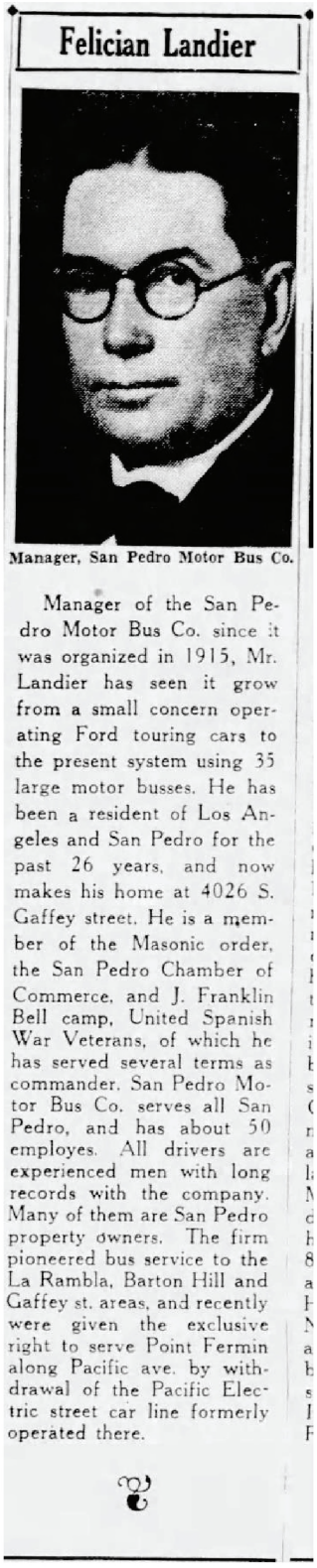
Figure 9

Los Angeles Times, 27 December 1929.



Figure 10

San Pedro News–Pilot, 29 July 1933.



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 employes. 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 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.



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, SM1c, 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

C.A. LUCAS,
By Direction.

Copies to:
C. O., Rec.Sta.,Term. Island.
C. O., do (for Disb. Off. Carrying Accts.)
File Serial

11ND—2-12-42—22,500





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 on 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.

"Would'jalike 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 3 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 baled 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 18, 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 Sacramento; she has two grandchildren.

Profile

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 1933, 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 34, 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 Caddies" 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 1953 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, 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 has owned for 30 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 35 a pound, I'm going to charge 20 cents."

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

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





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.

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 13 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 Croll at the hospital.

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

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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.



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LOCAL NEWS
EDITORIAL PAGES
CC PART II
WEDNESDAY, MAY 31, 1978

Faulty Exits Cited in Fatal DC-10 Crash

Flames, Failure of Some Chutes Delayed Evacuation, Panel Told

BY CATHLEEN 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 case 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 dump runway March 1, two tires blew out 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 slide 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 slides became unusable before evacuation was com-

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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

Election on Farrell Recall Seems Assured

Opposition Gathers Enough Signatures to Force Council Action

BY ERWIN BAKER
Times Staff Writer

An election to recall Los Angeles City Councilman Robert C. Farrell appeared to be assured Tuesday.

City Clerk Rex E. Layton said that more than enough valid signatures have been collected in the councilman's South Los Angeles district to force an election in August.

Layton said he would present a certified list of signatures to the City Council today, and that the council has no option but to schedule an election within 75 to 90 days.

Layton said he would recommend that it be held Aug. 15, but the council will set the actual date.

Farrell, 41, in his fourth year on the council, conceded that "we got a campaign, apparently."

He picked up immediate support from Mayor Bradley, for whom Farrell worked as an administrative assistant in 1973.

At a City Hall news conference, Bradley said he believes Farrell has "done a good job in his district" and "I am prepared to say that to anybody and everybody."

Layton said he would submit 3,195 valid signatures of registered voters in the district to the council today. That is 274 more than required, he noted.

The recall group, Concerned Citizens of the 8th District, filed petitions with 5,939 signatures in early May.

But Layton said that once the counting reached the "plateau" necessary to call an election, the signature checking was dropped.

Nominating petitions for candidates who wish to oppose Farrell will be available in his office today, Layton said. But he said they will not be handed out until the council acts on the voter certification. June 14 is the deadline for filing the petitions with the clerk's office, he said.

Layton said he expected the recall election would cost about $53,500, less

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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 employes) 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 "Stardust," 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 moviemakers 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. Millar 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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JUDGE VOIDS DOG LICENSING LAW; APPEAL LIKELY

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.

Riles Stakes His Record on School Reform Program

BY JACK McCURDY
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.

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

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.

Reports from ECE schools show a great increase in the number of parents serving as volunteer aides in classrooms, sharply reducing pupil-adult ratios in many schools.

Visits to schools turn up parents ecstatic over how ECE has rejuvenated their schools and how much more eager their children feel about school.

At one San Fernando Valley school, a teacher said:

"I used to be a parent with kids in this school. We parents had a hard time getting in the front door here. Now, they are welcome and they are here all the time."

What is ECE?

More than anything else, ECE is a

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RUNNING FOR STATE SENATE

Schmitz, Out but Not Down, Wants Back In

BY BUD LEMBKE
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 banters 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 5½ years in the California Senate, 2½ 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 favored to win 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 reentry 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 offices, interspersing humor and sidelights from his own experience. "Bob Finch cast only one tie-breaking vote as lieutenant governor—I'm an expert on it because he cast it in favor of my bill, but it died in the Assembly."

Please Turn to Page 4, Col. 1

STORE ACCUSED OF SEXUAL BIAS IN PAYCHECKS

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 violations 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 employes together with interest.

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

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

As far as John Beecher was concerned, the loyalty 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 Harriet Beecher Stowe, who wrote "Uncle 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, others 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 problems that ensued for the 10 varied. Marriages ended in failures. Others couldn't get teaching jobs elsewhere. One instructor, Phil Mercy, 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 Ranson





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.



Walker's Cafe more than a place to eat

By Jim McGregor
Staff writer

At times its 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 helter-skelter 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 bottlewasher.

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 take 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 Cuddles ("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

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 1959 and transferred to California in 1967.

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Walker's

From page A2

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, 36, 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. Bessie'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 heartthrob 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 1953. 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 grande dame of Point Fermin.



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 Olguin, 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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NewsBank inc.

August 13, 1985 | Daily Breeze (Torrance, CA) | John Bogert | COLUMN | Page B1

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-up 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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The San Francisco Examiner (San Francisco, California) · 24 Jan 1987, Sat · Page 19

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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

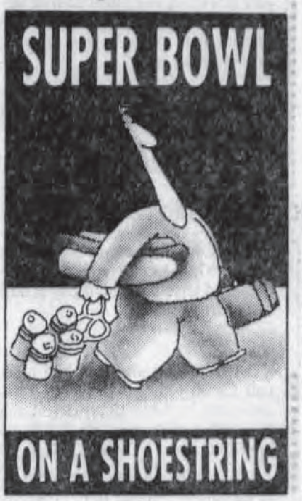
VENICE — It was going on to sundown, 40 degrees at the beach, and the only ones around were tourists and true believers. A woman in red pants slid across the boardwalk on roller skates, one hand behind her back.

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





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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 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 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 Peterson, 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."

Shoestring update

You went down to the Rose 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:**
- $3.65 — Double Fatburger and fries at the Fatburger Driverin across from the Manhattan Motel.
- $30.00 — Room at the Manhattan Motel, five miles from the Rose 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 — Jukebox money at Walker's Cafe.
- $1.25 — Beer bought for Bessie.
- **Total:** $42.65.
- **Thursday total:** $40.20.
- **Wednesday total:** $50.95.
- **Tuesday total:** 43.56.
- **Monday total:** $112.07.
- **Total for trip so far:** $289.22



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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 Pier 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 [illegible]ster in his life," Moore s[illegible]. "He owns a shopping ce[illegible]r 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 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 humorous 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 roasted 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's 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 trek 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 Mauritsen, 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.



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

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News-Pilot (San Pedro, California) · 8 Aug 1994, Mon · Page 1

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Last call at Walker's



Bikers mingle outside of Walker's Cafe in San Pedro on Sunday, serenaded by Debbie Flowers, playing the guitar on the roof, at a farewell party. Owner Bessie Mae Petersen, below, retiring at the age of 82, stands behind the counter for the last time.

Longtime customers pay tribute

by Caroline Brady

Hundreds of bikers roared into San Pedro's Point Fermin Park on their Harleys on Sunday, their long hair flowing behind them and their black T-shirts and leathers soaking up the hot afternoon sun.

Along with other loyal friends and customers, they came to say hello — and bye.

WALKER'S, A7



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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News-Pilot (San Pedro, California) · 8 Aug 1994, Mon · Page 7

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alker's

FROM PAGE A1

odbye — to Bessie Mae Petersen, of San Pedro's legendary Walk- Cafe, which closed recently be- of the 82-year-old proprietor's ealth.

ks of burly looking men — with and-crossbones jewelry, chest- beards and tattoos in unusual — softened and got a little d up when they talked about Pe- who they've grown to love like during Walker's five decades in

Bessie like a grandma — she's the most caring people in the ," said Ken "Sinbad" Delancey, a merchant seaman who grew up shadow of Walker's.

tiny cafe means a lot to people, said, because it maintained a of San Pedro that died when dozers raised Beacon Street's row- -of-historic beer joints, and condos ced homes where "working men" could afford to live.

gers and fries'

've been coming here since I was a guy," he said, sipping on a Bud- r. "We'd come up from Cabrillo ch to have burgers and fries. I have of good memories here."

an and Glen Warren said their fa- first brought them to Walker's they were toddlers. Now they're and 36, and the place is like a mark to them.

"We used to hike up the Point Fer- cliffs, then come here for burgers cold sodas," said Glen Warren. "It like greasy hamburgers and french s, well, Bessie made the best."

ngtime customer Scott Hill said Petersen has been his surrogate grand- since he turned 6.

She kept me out of trouble," Hill d. "She watched over me. She kept of us out of trouble. She'd walk und here among the biggest bikers ever saw. Nobody ever bothered because of the love and support always gave everyone. She's the t-loved woman in San Pedro. This ing marks the end of an era."

Stuart Mastroianna figures he owes a to Petersen and Walker's because met his wife at the cafe 30 years

"My wife was a registered nurse at time, and she was working down at Walker's on the weekends just to have mething to do," Mastroianna said. the time, I was living at some partments nearby, and I came in for 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 "Ye-haw 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, Ray 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 1953. 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, Erminia, said she'll miss Walker's, too, although she sometimes had to come and fetch her husband there before he blew too much 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.

Ilene 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 condominiums 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 hungry, 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."

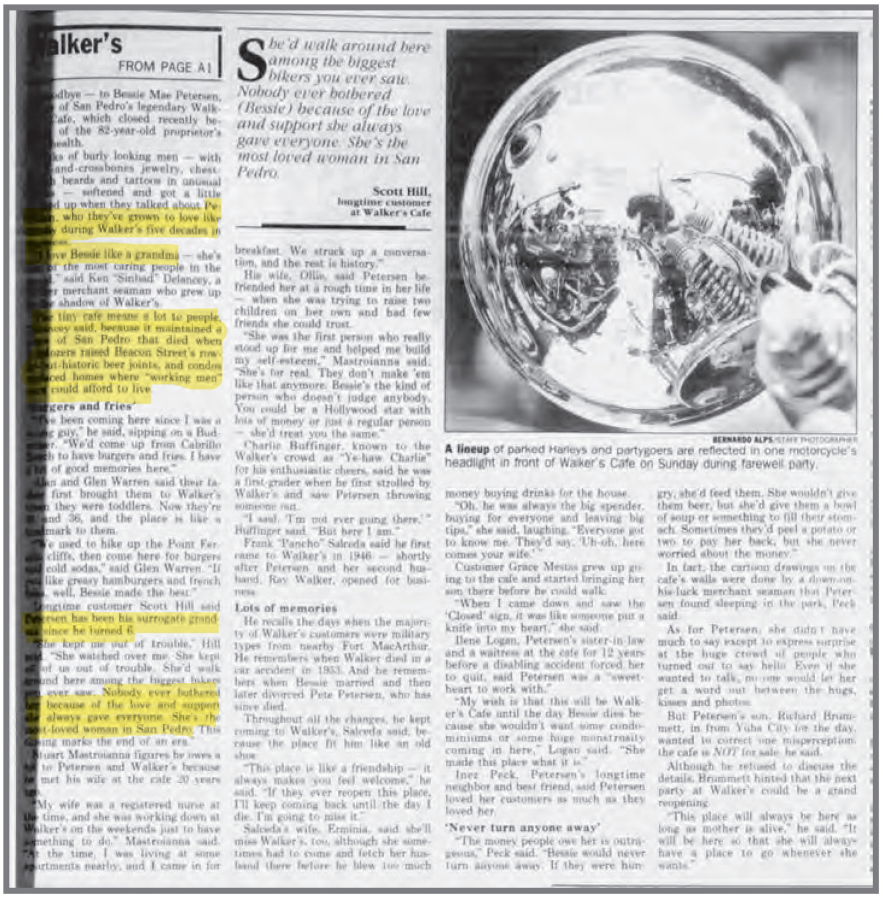
In fact, the cartoon drawings on the cafe's walls were done by a down-on-his-luck merchant seaman that Petersen found sleeping in the park, Peck said.

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 for 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."



BERNARDO ALPS/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.



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News-Pilot (San Pedro, California) · 10 Dec 1996, Tue · Page 3

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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."



Bessie Mae Petersen

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.

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

nicely 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)

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The Vincent Thomas Bridge lights up the night over the town of San Pedro. Says one resident, "We all grow up here, our parents grow 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 MCNAMARA
TIMES STAFF WRITER

San Pedro is a small place surrounded by very big things—the hills of Palos Verdes, the Los Angeles Harbor, the Vincent Thomas Bridge, the Pacific Ocean. And that may account for its reputation. For cheerlessness. For extraordinary civic pride.

Technically the southern tip of Los Angeles, San Pedro has steadily refused to consider itself part of anything. At best, San Pedro views the rest of the city with cordial disinterest; at worst, it wears out—talk of secession, which began days after the annexation papers were signed in 1909, has reached the petition-self-writing stage. The election and immigration of San Pedro resident Jan Hahn as L.A. mayor has quivered the guardrings for the moment, but no one expects a new feeling of Angeleno solidarity to emerge during his stewardship.

True arteries of the big city—Western Avenue and the Harbor Freeway—end, or begin, in San Pedro, and that probably makes perfect sense to most of its 76,000 residents. The rest of the city is just so much roadside scenery; nice enough, but you wouldn't want to live there.

"Where else can you find these views, the beach, nice people and parking?" asks Jennifer Falk. "I've never lived anywhere else, and I never will."

"You go to the market, you know the story owners, and the clerks and everyone else in the market," says Darlene Huntington. "OK, so the beach is not the greatest, but it's our beach. We all grow up here, our parents grow up here. It's like a family."

"And it's really a melting pot," says Annette McDonald. "There is no 'social' scene because everyone went to high school together."

The three women are on their daily walk along the palisades in Point Fermin Park, pushing Huntington's 18-month-old daughter, Ava, through a sun-dappled morning, chatting with each other and people they pass.

"My husband is from Pebble Beach," says Huntington. "He wanted me to move up there. I told my way." She compromised and now lives in Palos Verdes. "But I still come to Pedro every day to do everything."

In transient Los Angeles, where many track their success in the social order by changing ZIP codes, the loyalty San Pedrans feel is at once inspiring and baffling. This is, after all, a working port—for every lovely vista there is a billowing smokestack, a regiment of cranes—with a rough-edged history, which includes a chronic gang problem, and a recent recession downturn.

Though import-export businesses shelter, the fishing industry does not. Where once there were 300 commercial fishing operations, there are now 23. And Ports O' Call, for years the local tourist attraction, is undergoing a last-chance reinvention.

"Where else can you find these views, the beach, nice people and parking?"

JENNIFER FALK
San Pedro resident

But when asked what Hahn, the first L.A. mayor from San Pedro, should do for his town of residence, the three women pause, searching for a possible improvement.

"Stop so many condos from being built," McDonald says.

"Get us a dog park," Huntington says. "That's all we need. A dog park."

"I've never seen anything like it," says Johnny Anderson, a tattoo artist from Torrance who has worked in San Pedro for almost five years. "For an area that has so many impoverished sections to have so much pride, it's just amazing."

Like the Southern gentry of Charleston and Savannah, like the Daughters of the American Revolution dowagers 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 Bornandbred, then left for a few years, but now they're back.

"Everyone comes back," says Estrella Esquivel, social recreation director for the San Pedro Boys & Girls Club. "It doesn't matter how long you're gone or where you go, you always come back."

By these lights, the new mayor can't im-

Please see San Pedro, E3



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The Los Angeles Times (Los Angeles, California) · 4 Jul 2001, Wed · Page 67

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San Pedro: Town Inspires Passionate Loyalty

Continued from E1

ally 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. Darn 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 tough-on-crime Democrat, the new mayor fits in with the town's political leanings. A popular poster listing characteristics that make a person a real San Pedran includes: "A real San Pedran 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 these 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 signs 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, 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 Gaffey Street, the community's main drag, one anticipates, for a few moments, a beach town. The light is right—that white-edged yellowy glaze that is two-thirds sun, one-third reflection from the sea. But although there are the requisite number of bait shops, there are none of the Boogie board and tally emporiums that mark a seaside resort.

There is a beach here, Cabrillo Beach, but it is small and scruffy, not a vacation destination. For all its dazzling sun and breezy clime, 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 bernandbred 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."



Gary Fulmer, a relative newcomer to San Pedro, says of the town: "These are good hard-working people."

As part of Julian's job, the Jimenezes live in the Point Fermin Lighthouse, one of two local landmarks in the park. This one is an 1874 white clapboard vision of Victoriana, surrounded by green lawn, roses and flower beds. The other landmark, several hundred yards and a world away is Walker's Cafe, a tiny eating and drinking establishment known for its biker clientele and appearance in the movie "Chinatown." (Director Robert Towne is a famous San Pedro bornandbred.)

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, utensils 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 tchotchkes.

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 wry 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 bornandbred, 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 bornandbred. 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 'yessir, 'mosir,' and people have the same values I was raised with. It's a real place."

He's just finished up a latish lunch at Uro'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 Urovac, both bornandbreds, Uro'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. "Fishermen, dock 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 Pirate's Cove Magic Shop, that trend was reversed. She and her husband came to San Pedro from outside Victorville in 1993 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, onto 6th Street.

With its newly refurbished historic Warner's Theater and boho art gallery/coffeehouse Sacred Grounds, 6th Street is as close to an Old Towne as it gets in San Pedro. Nu Z Gallery, no Sur La Table, but there's a farmer's market at 6th 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 it 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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Camaraderie a la carte - Walker's old-time cafe - Daily Breeze (Torrance, CA) - April 8, 2002 - page A1
April 8, 2002 | Daily Breeze (Torrance, CA) | Josh Grossberg | NEWS | Page A1

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.

ProQuest document link

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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Goodbye to all that



ILLUSTRATION BY ERIC HANSON FOR THE TIMES

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-slung 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 pensive gleam reminiscing 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 CityWalk-ification 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 adults 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 36 years, another coastal institution was no more.

Sometimes I wish there was a state agency devoted to buying these landmarks and keeping them running.

Instead, Larry Ellison of Oracle paid $20 million for the homey Casa 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 do!

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 rinsing off under rickety 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, Fulbright scholar, former L.A. Times reporter and award-winning crime novelist. www.denisehamilton.com

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 some 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 gifts 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, Noriaki 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 the Los Angeles used bookstore 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, "How 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.



NewsBank inc.

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 Cafecontinues 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.



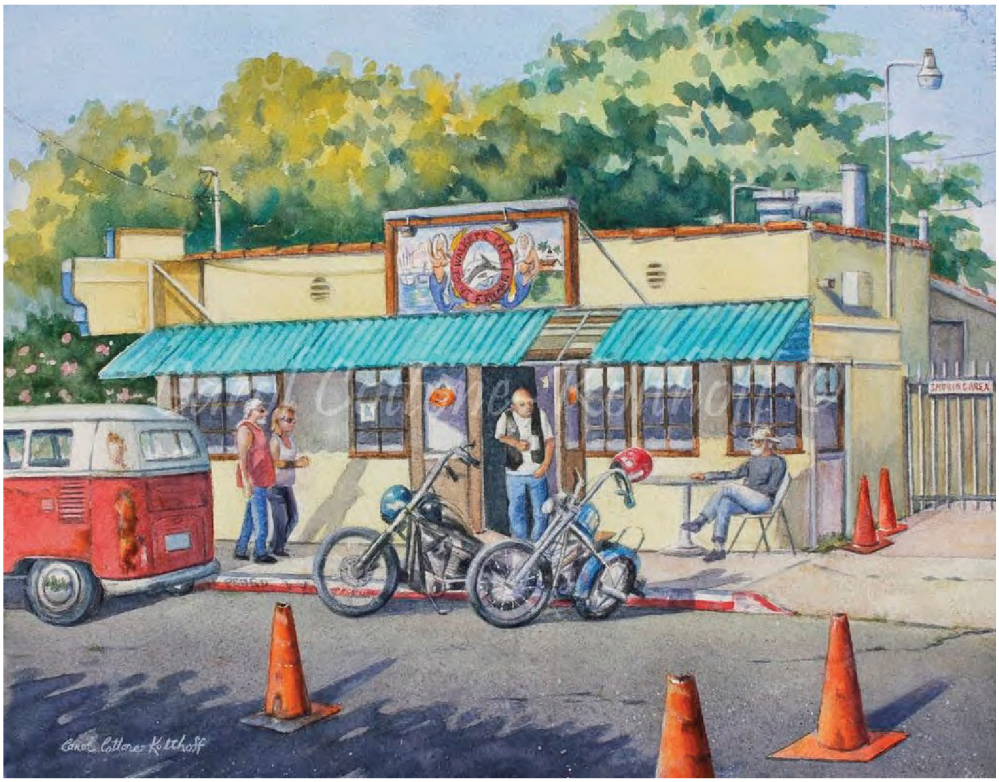
Inherent Vice. Directed by Paul Thomas Anderson, performances by Joaquin Phoenix, Josh Brolin and Owen Wilson. Warner Bros. Pictures, 2014.



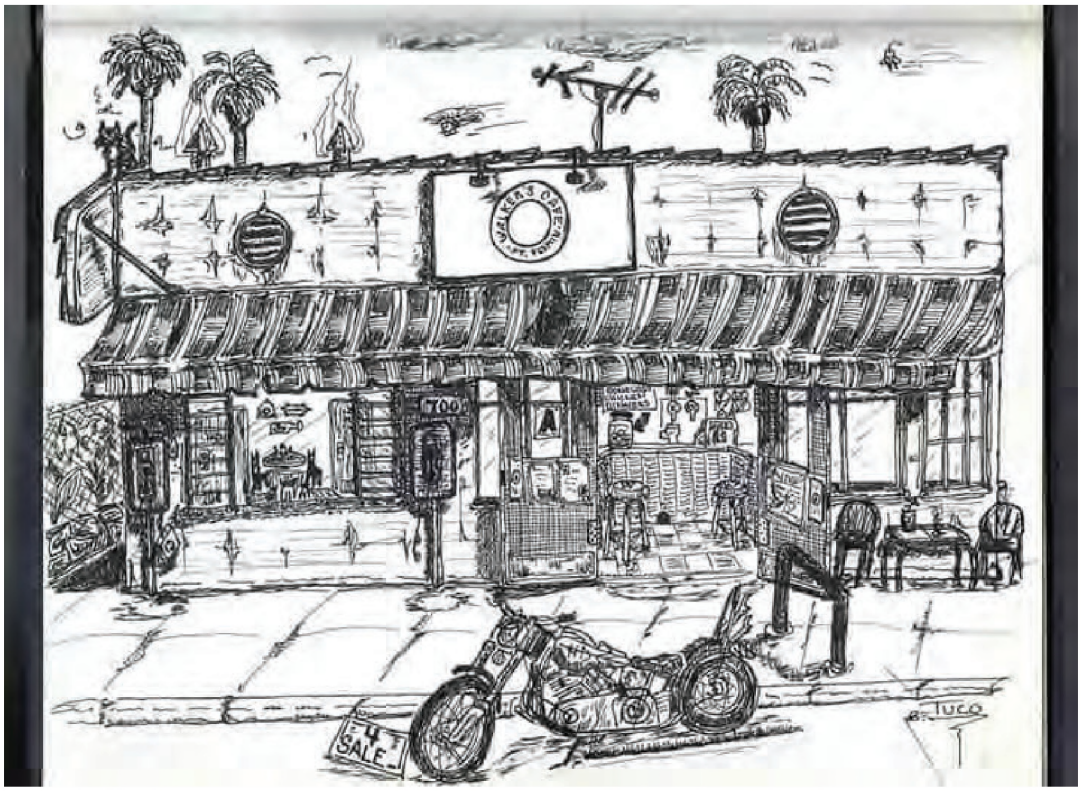
Tom Phillips, *Walker's Cafe.* n.d. Oil on canvas. *eBay*, https://www.ebay.com/itm/174417647245. Accessed 10 December 2021.



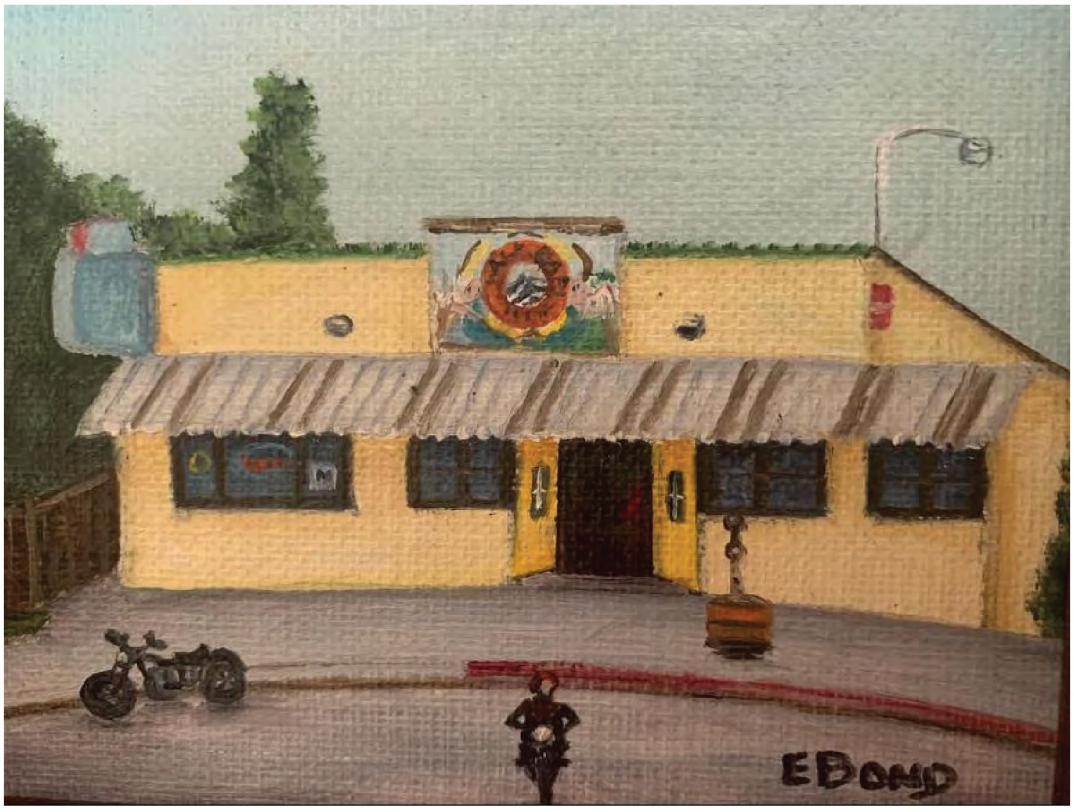
Albert Mulvey, *Walker's Cafe.* 1977. Lithograph. Private collection, shared in "Filmed in San Pedro & Wilmington CA" Facebook group.



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

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.

Saskia Vogel, *Permission.* 2019. Toronto, Ontario: Coachhouse Books. Pp. 49–50.

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.

(609) 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 21,1923 at 8:30 A.M.
Copyist #47.Compared. C.L.Logan, County Recorder, by 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 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 hereinbefore 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 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 prior to, accrual. 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 Trustee. 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 to such extent 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 legally entitled thereto. Any funds retained and not so applied at the time of sale made by Trustee hereunder, shall be applied on any deficiency in the same manner and for the same purposes as proceeds of such sale, and if Trustor shall after the impounding of such moneys, pay all indebtedness secured hereby, Trustor shall be entitled to credit for all moneys then so held. The entering upon or taking possession of the granted premises by Beneficiary or Trustee as above provided, or the receipt, application, retention 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 to declare a default and to cause notice of default to be recorded as hereinbefore provided, and cumulative to any other right and/or 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 its place of record, and such written instrument when recorded in the office of County Recorder of the 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 Trustee, 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 note 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. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee 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 Trustee.

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 hereto. 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 foresaid 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.
Copyist #153. Compared. C.L.Logan,County Recorder,by O.Kinsman (54) Deputy.
$5.20-44-B.

-----000-----

Grant Deed.

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 1620063 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.
Copyist #153. Compared. C.L.Logan,County Recorder,by O.Kinsman (54) Deputy.
$1.00-3-M.

-----000-----

U.S.I.R.S. $3.85 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 now 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~~
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 (~~or 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 B. 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 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. 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 B. 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 E 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

Attn: James M. Ruddick, Esq.

MAIL TAX STATEMENTS TO

Name: Richard D. Brummett, Trustee
Street Address: Audrey M. Brummett, Trustee
City & State: 4078 Marlette Avenue
Yuba City, CA 95991

98- 584673

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. Brummett 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

Richard Daniel Brummett
RICHARD DANIEL BRUMMETT

STATE OF CALIFORNIA
COUNTY OF SUTTER

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

NOTICE: CCP 1170.5(a) ©

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. 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)

Peck's Ocean View Tract, San Pedro,

District No. ..... M. B. Page ..... F. B. Page .....

No. ..... Street (Location of Job)

700 Paseo Del Mar

4349 Pacific Ave.

O. K. City Clerk By ..... Deputy

O. K. City Engineer By ..... Deputy

SAN PEDRO

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building garage. No. of Rooms 1 No. of Families -----
2. Owner's name Felecian Landier. Phone .....
3. Owner's address same .....
4. Architect's name William F. Durr. Phone Sp1576
5. Contractor's name owner. Phone .....
6. Contractor's address .....
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $350.00
8. Is there any existing building or permit for a building on lot? yes How used? store
9. Size of proposed building 44 x 32 Height to highest point 16' feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation conc. Size of footings 12 Size of wall 6 Depth below ground 12
12. Material of chimneys ------- Number of inlets to flue ----- Interior size of flues ---x---
13. Material of exterior wall wood and corrugated iron
14. Give sizes of following materials: REDWOOD MUDSILLS 3 4 Girders ------x--
    EXTERIOR studs 2 x4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs
    2 x3 Ceiling joists 2 x4 Roof rafters 2 x 4 FIRST FLOOR JOISTS dirt
    Second floor joists ---x--- Specify material of roof composition.
15. Will all provisions of State Housing Act be Complied with? yes

What Zone is Property in? E

I have 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.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
30005	10/23/28 Plan Examiner	10/24 Clerk	OCT 26 1928

Oct 27 28 2 V

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

Bldg. Form 2

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 — Block 7 — Penn Crest

Tract Venice Tract

Location of Building 700 — 730 — PASEO DEL MAR
(House Number, and Street)

Between what cross streets GAFFEY & CAROLINA

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Store and Residence (Store, Residence, Apartment House, Hotel or any other purpose) Families 1 Rooms 2
2. Owner (Print Name) FELICIEN LAMARIA Phone 1277
3. Owner's address 4028 — S. GAFFEY ST
4. Certificated Architect State License No. 0 Phone
5. Licensed Engineer State License No. Phone
6. Contractor Geo. E. Nickerson 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 (Store, Residence, Apartment House, Hotel, or any other purpose)
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 8" 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 6 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 Geo. E. Nickerson
(Owner or Authorized Agent)

Plans Specifications and other data must be filed if required.

By

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee $10
12608	Plans and Specifications checked 7/18/35 asp	Zone C	Fire District No. No	Stamp here when Permit is issued
	Corrections verified 7/19/35 asp	Bldg. Line No Ft.	Street Widening No Ft.	JUL 23 1935
PLANS Rec'd 7/16/35	Plans, Specifications and Application rechecked and approved.	Application checked and approved 7-19-35 [illegible] Clerk		
	For Plans See	Filed with	SPRINKLER Required Valuation Not Exceed	Inspector

8092

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(1)

REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)

The building referred to in this Application will be more than 100 feet from

.....Street

Sign here .....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(4)

There will be an unobstructed passageway at least 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:.....

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR SHALL WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

Geo. E. Mitchell
OWNER OR AUTHORIZED AGENT

TEMP. RECEIPT NO._____

PLAN CHECKING

RECEIPT No. 8091

VALUATION $ 1700 00

FEE PAID $ 3 00

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif., 7-24-35, 193...

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 G. Autenrieth

Owner, Contractor or Authorized Agent.

Address.....

Checked by C O Wicks

Clerk.

Approved by J J Backus

Chief Clerk. GP

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

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:

Applicati is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buil ng, 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 SAN PEDRO
Tract	Tract

Present location of building: 700 Paseo Del Mar (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets: Gaffey & Cabrillo

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building STORE (Store, Residence, Apartment House, Hotel, or any other purpose) Families Rooms
2. Use of building AFTER alteration or moving Same Families Rooms
3. Owner (Print Name) John Longo Phone
4. Owner's Address 343 N Mesa
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 (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.) $ 100.—
10. State how many buildings NOW on lot and give use of each. Store 1 Bldg. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 14 x 37 Number of stories high 1 Height to highest point 10
12. Class of building D Material of existing walls Stone Exterior framework Wood (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)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee 50
18254	Plans and Specifications checked	Zone C	Fire District No. 2	Stamp here when Permit is issued
	Corrections verified	Bldg. Line 2 Ft.	Street Widening 4 Ft.	
PLANS Rec'd	Plans, Specifications and Applications rechecked and approved	Application checked and approved 6/4/68 Clerk		Inspector 8788
	For Plans See / Filed with	SPRINKLER Required / Specified Yes—No Valuation Included		

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition . . . . .x.... ....Size of Lot..... ....x .. ....Number of Stories when complete..... .....

Material of Foundation . . . . ..Width of Footing. . . . ..Depth of footing below ground.....

Width Foundation Wall. . ...Size of Redwood Sill. . ....x . . ...Material Exterior Walls.....

Size of Exterior Studs . . . .x..... . . . .Size of Interior Bearing Studs..... . .. ...x.....

Joists: First Floor. ...x . Second 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 Lavigne
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY			
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 small damages that may occur or be caused by the earth sliping at this place John Lavigne

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 FRACT — To Lot

Tract Ocean View Park — Tract

Present location of building: 700 PASEO DEL MAR (House Number and Street)

New location of building: SAME (House Number and Street)

Between what cross streets: CAFFEY — PACIFIC

Approved by City Engineer

Deputy.

SAN PEDRO

USE INK OR INDELIBLE PENCIL

1. Present use of building: STORE & CAFE (Store, Dwelling, Apartment House, Hotel or other purpose) 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 3
4. Owner RAYMOND T. AND BESSIE MAE WALKER (Print Name) Phone
5. Owner's Address 1647-266 ST. P. O. LOMITA
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. 167 ST. LAWNDALE
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.) $ 500.00
11. State how many buildings NOW on lot and give use of each: 1 CAFE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 37 x 18 Number of stories high 1 Height to highest point 10
13. Material Exterior Walls: STUCCO & WOOD (Wood, Steel or Masonry) Exterior framework: WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work:

1 INSTALL W.C. & LAVATORY
2 MOVE EXISTING LAVATORY 3'-4" FROM PRESENT LOCATION TO PROVIDE SPACE FOR PARTITION
3 BUILD DRESSING ROOM TO COMPLY WITH SANIT. ORD.
4 PLASTER ALL PART. & PATCH WORK. INSTALL WINDOW

NEW CONSTRUCTION

15. Size of Addition x Size of Lot 100 x 150 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 ~~Concrete~~ 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

4-7-6

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING
Receipt No. 81760
Valuation $ 500
Fee Paid $ 10.00

(2) REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

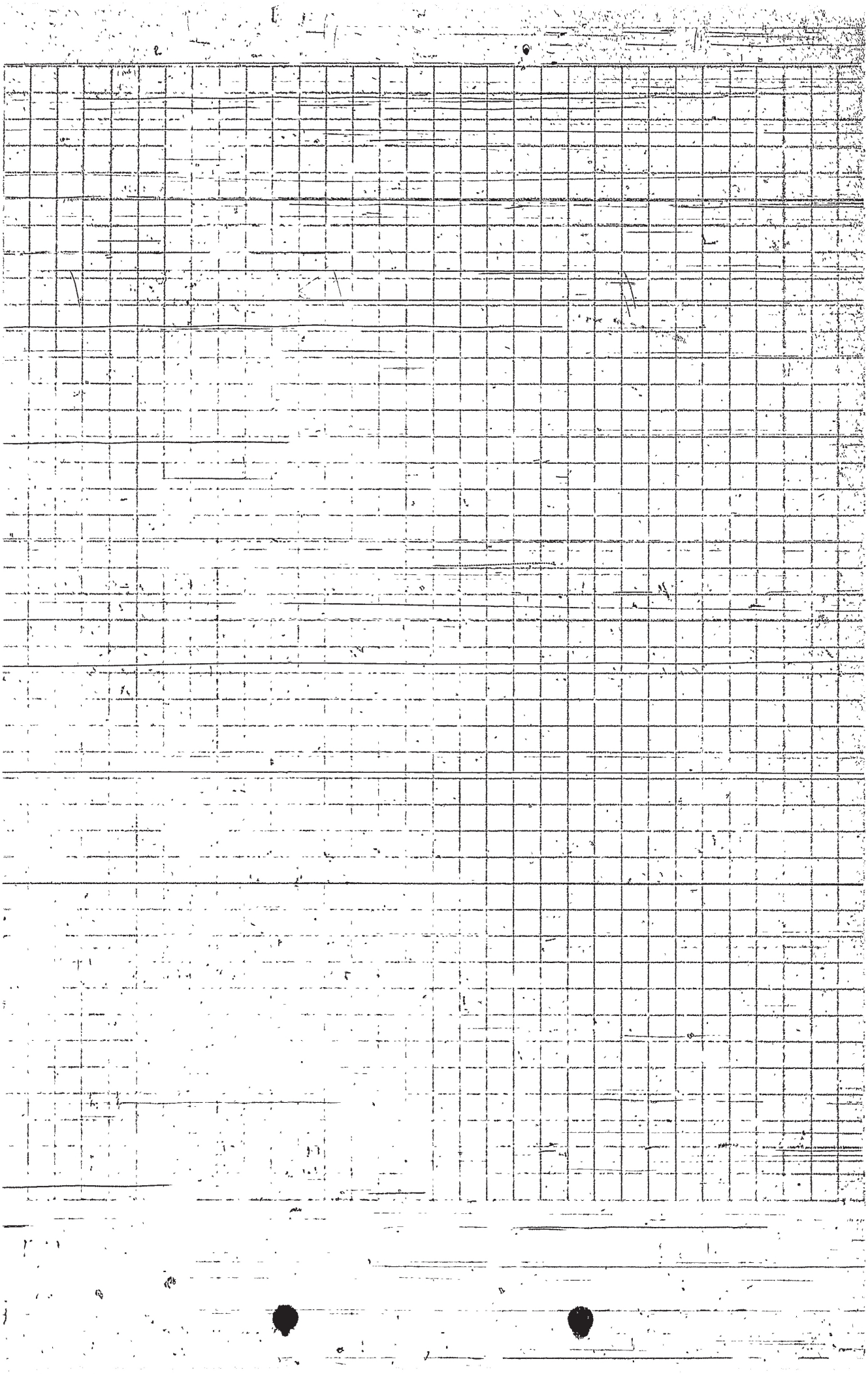
(3) The building referred to in this Application will be more than 100 ft. from Street
Sign here Owner or Authorized Agent

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Feet rear alley / Ft. side alley	Clerk
					50 x 150		

PERMIT No.	Plans and Specifications checked / Correction Verified	Zone	Fire District No.	District Map No.
85455		C1	0	5 6

PLANS Rec'd	Plans, Specifications and Application rechecked and approved.	Bldg. Line Ft.	Street Widening Ft.	Fee
				Stamp here when Permit is Issued

For Plans Fee	Filed with	Application checked and approved / Clerk	Continuous Inspection	SPRINKLER Specified—Required / Valuation Included Yes—No	Inspector
					APR 16 1956



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 Cecil B. Ocean Tract

Location of Building 700 Paseo Del Mar (House Number and Street)

Between what cross streets? Between Shepard and Pt Fermin Cy. Pk

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Cafe (Store, Dwelling, Apartment House, Hotel or other purpose) 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 (Print Name) Phone TE 29865
5. Owner's Address 1647 West 226th Harbor City P. O.
6. Certificated Architect ... State License No. ... Phone ...
7. Licensed Engineer ... State License No. ... Phone ...
8. Contractor Fuchs Metal Products Co. State License No. 131751 Phone TE 45041
9. Contractor's Address 1563 Wilmington Blvd
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.) $ 195 ~~00~~ 00
11. State how many buildings NOW on lot and give use of each. 3 Garages 1 Cafe (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 14 x 30 Number of stories high 1 Height to highest point 14'
13. Material Exterior Walls Stucco (Wood, Steel or Masonry) Exterior framework wood (Wood or Steel)
14. Describe briefly all proposed construction and work:

Install range vent thru roof
Install Blower Fan

TYPE OF RECEIPT | Certificate of Occupancy | Occupancy Survey

DATE ISSUED

TRACER NO. (M)

RECEIPT NO.

CODE

FEE PAID

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

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $ ... Fee $ ...	Area of Bldg. ... Sq. Ft. Fee $ ...	Investigation Fee $ ... Cert. of Occupancy Fee $ ... Bldg. Permit Fee $ ... 2.00 Total $ 2.00

TYPE V	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 50 X 130.73	... Ft. rear alley / Ft. side alley / Clerk
GROUP G-1	Plans and Specifications checked		Zone C-1	Fire District No. 2	District Map No. 501 4
For Plans See	Correction Verified		Bldg. Line / Ft.	Street Widening / Ft.	Application checked and approved / Clerk
Filed with	Plans, Specifications and Application rechecked and approved.		Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					✓
Supplemental Plan Checking					
Building Permit	OCT 9 - 1952		31 #120		8 3-08

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

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 (Store, Dwelling, Apartment House, Hotel or other purpose) 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. [redacted] WALKER (Print Name) Phone DA. 60176
5. Owner's Address 1647 256 ST. P. O. LOMITA
6. Certificated Architect State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor [redacted] OWNER State License No. Phone
9. Contractor's Address
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.) $ 400.00
11. State how many buildings NOW on lot and give use of each. 2 BLDG. CAFE & GARAGE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 32' x 44' Number of stories high 1 Height to highest point 12
13. Material Exterior Walls STUCCO (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work: STORAGE ROOM—WOOD EXTERIOR WALLS—CEMENT FLOOR

NEW CONSTRUCTION

15. Size of Addition 8 x 12 Size of Lot 50 x 130 Number of Stories when complete 1 CON. FLOOR
16. Footing: Width 12" Depth in Ground 12" Width of Wall 6" Size of Floor [redacted]
17. Size of Studs 2" x 4" Material of Floor CON. Size of Rafters 2" x 4" Type of Roofing 90 LB ROLLED 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.

DISTRICT OFFICE SAN PEDRO

Sign here Bessie M Walker (Owner or Authorized Agent)

By

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy Only

FOR DEPARTMENT USE ONLY

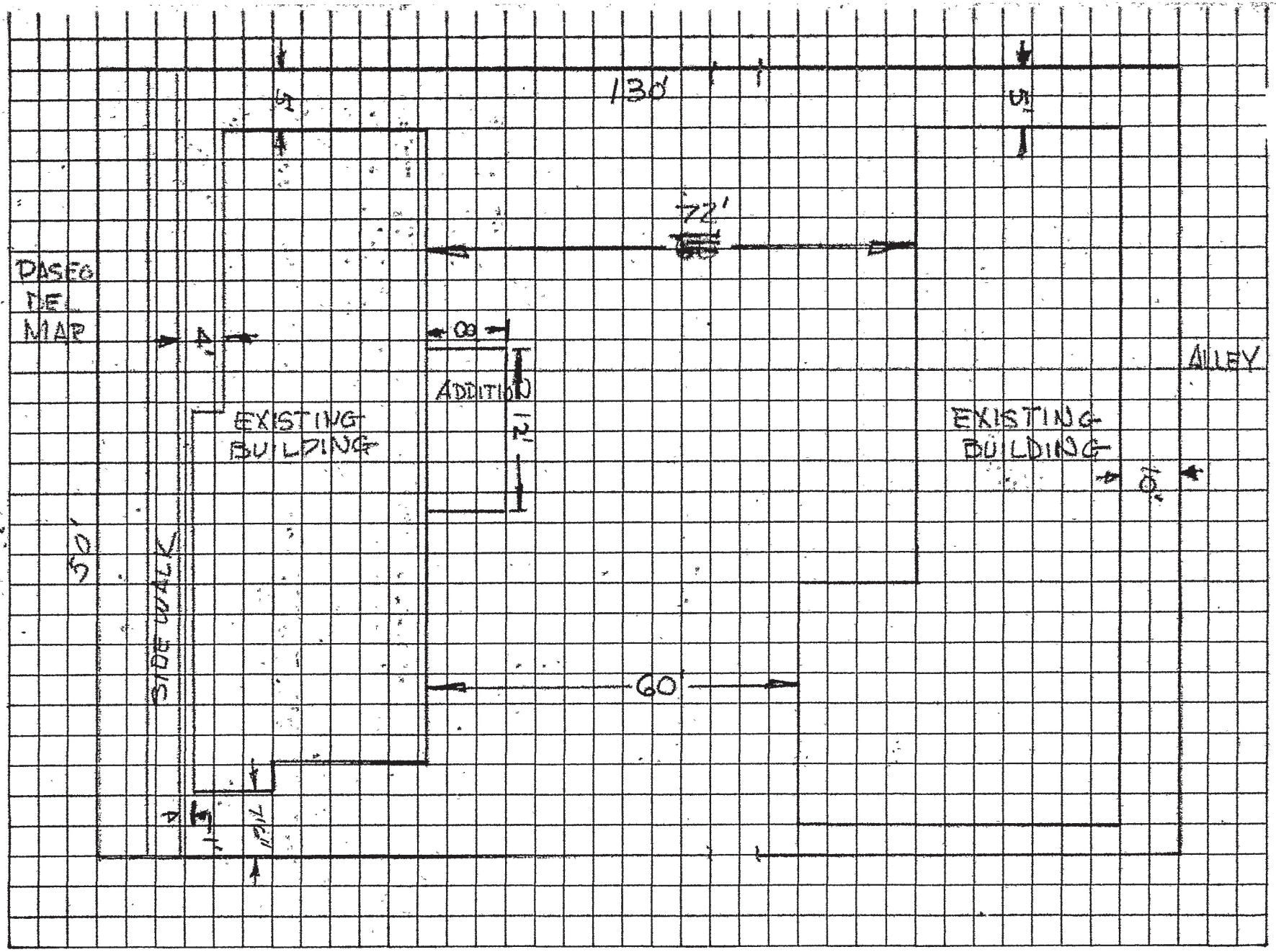
G 4552

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $ 400.	Area of Bldg. ..... Sq. Ft.	Investigation Fee $ .....
Fee $ 1.00	Fee $	Cert. of Occupancy Fee $ .....
		Bldg. Permit Fee $ 2.00
		Total $ 3.00

TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
V				50 x 130		
GROUP	**Plans and Specifications checked**	**Zone**	**Fire District**		**District Map No.**	
G/Hood		C-1	No. 7		501-4	
For Plans See	**Correction Verified**	**Bldg. Line**	**Street Widening**		**Application checked and approved**	
		Ft.	Ft.			Clerk
Filed with	**Plans, Specifications and Application rechecked and approved.**	**Continuous Inspection**	**SPRINKLER** Specified—Required Valuation Included Yes—No		**Inspector**	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	6-29-53		2496		1.00
Supplemental Plan Checking					
Building Permit	JUL 6 - 1953		SP 6210		2.00


130'
72'
PASEO DE MAR
ADDITION
EXISTING BUILDING
EXISTING BUILDING
ALLEY
SIDE WALK
50'
60'
7'10"

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form 3-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 15 Col 7

Tract Cedar Crest View

Location of Building 700 PASEO DEL MAR (House Number and Street)

Between what cross streets? Cor Alma & Gaffey

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building RESTAURANT (Store, Dwelling, Apartment House, Hotel or other purpose) 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 (Print Name) Phone
5. Owner's Address 700 PASEO DEL MAR P. O. SAN PEDRO
6. Certificated Architect State License No. Phone
7. Licensed Engineer HAROLD METCHUM State License No. Phone
8. Contractor HOOD VENT OF LONG BEACH State License No. Phone
9. Contractor's Address 743 PINE 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.) $ 230.00
11. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building x Number of stories high Height to highest point
13. Material Exterior Walls (Wood, Steel or Masonry) Exterior framework (Wood or Steel)
14. Describe briefly all proposed construction and work:

ALUMINUM AWNING

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 Bessie Walker (Owner or Authorized Agent)

DISTRICT OFFICE SAN PEDRO By

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy Survey

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY	
Valuation $ 230		Area of Bldg. Sq. Ft.	
Fee $ 1.00		Fee $	

Investigation Fee $
Cert. of Occupancy Fee $
Bldg. Permit Fee $ 2.30
Total $ 3.30

TYPE V	Maximum No. Occupants No Limit	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 50 x 130	2nd Ft. rear alley / Ft. side alley	Clerk
GROUP G-1 Food	Plans and Specifications checked	Zone C-1	Fire District No. X		District Map No. 50/4	
For Plans See	Correction Verified	Bldg. Line Ft.	Street Widening Ft.		Application checked and approved	Clerk
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes—No		Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	AUG 7 - 1953		2606		$ 1.00
Supplemental Plan Checking					
Building Permit	AUG 7 - 1953	SP 6445			$ 2.30

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 PASEO DEL MAR (House Number and Street)

Between what cross streets? GAFFEY & PACIFIC COAST HWY

Approved by City Engineer _____ Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building CAFE (Store, Dwelling, Apartment House, Hotel or other purpose) 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 A.R. & J. WALKER (Print Name) Phone DA.60176
5. Owner's Address 1647 - 260 ST P. O. HARBOR CITY
6. Certificated Architect ____ State License No. ____ Phone ____
7. Licensed Engineer ____ State License No. ____ Phone ____
8. Contractor WAGE & BUSCH GEN-CONTRACTOR State License No. 132454 Phone ME 32964
9. Contractor's Address 6926 EASTGATE 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 (Wood, Steel or Masonry) Exterior framework WOOD (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 Delmer R. Walker (Owner or Authorized Agent)

DISTRICT OFFICE **SAN PEDRO** By ____

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy Survey

FOR DEPARTMENT USE ONLY

C-5328

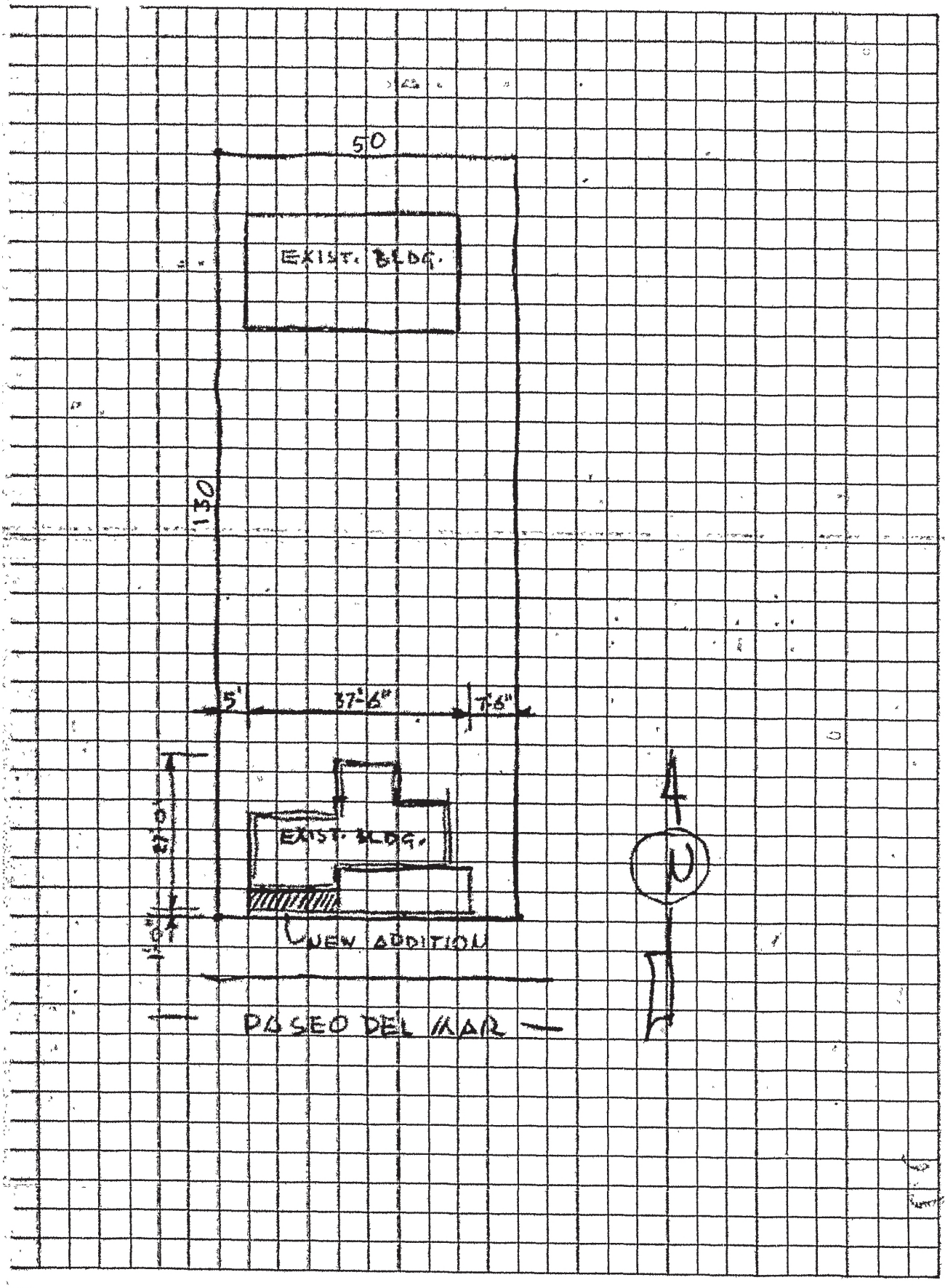
PLAN CHECKING		OCCUPANCY SURVEY	
Valuation $ ____		Area of Bldg. ____ Sq. Ft.	
Fee $ 1.00		Fee $ ____	

Investigation Fee $ ____
Cert. of Occupancy Fee $ ____
Bldg. Permit Fee $ 2.50
Total $ 2.50

TYPE V	Maximum No. Occupants / Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 45.86 / 50.00 / 130	____ Ft. rear alley / ____ Ft. side alley	Clerk
GROUP G-2 (Food)	Plans and Specifications checked	Zone C-1	Fire District / No.	District Map No. 5014	
For Plans See	Correction Verified	Bldg. Line ____ Ft.	Street Widening ____ Ft.	Application checked and approved	Clerk
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JUL 28 1954		3628		1.00
Supplemental Plan Checking					
Building Permit	JUL 28 1954	51	8999		2.50


50
EXIST. BLDG.
130
5'
37'-6"
7'-6"
EXIST. BLDG.
NEW ADDITION
PASEO DEL MAR
4
W

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: (1) Restaurant	NEW USE OF BUILDING: ( ) same				ZONE: RD1.5 1XL
3. JOB ADDRESS: 700 Paseo Del Mar					FIRE DIST.: / COUN. DIST.: 15
4. BETWEEN CROSS STREETS: Gaffey	AND: Carolina				LOT TYPE: Int
5. OWNER'S NAME: Bessie Petersen			PHONE: 326-2706		LOT SIZE:
6. OWNER'S ADDRESS: 1647 W 266th St.	CITY: Harbor City		ZIP: 90710		irreg
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY: 10'R
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP			AFFIDAVITS
10. CONTRACTOR: Pacific States Const.	BUS. LIC. NO.: 521035	ACTIVE STATE LIC. NO.	PHONE: 378-6304		ZI 1602 ZI 1338 ZI 859
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. →	EXT. WALLS: wood	ROOF: wood/comp	FLOOR: con		
13. JOB ADDRESS: 700 Paseo Del Mar			STREET GUIDE: 78-F6		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 3500.00			DIST. OFF.: SP	P.C. REQ'D
				GRADING	SEISMIC
15. NEW WORK (Describe): Repair stud wall of portion of roof sheeting/repl. skylight/elec repair/Fire Repair 8%				HWY. DED.: yes	FLOOD
NEW USE OF BUILDING: Restaurant	SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH	
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	ZONED BY: Kina	
DWELL UNITS: 0	MAX OCC.	TOTAL	APPLICATION APPROVED: Randell Kim	TYPIST: rab	
GUEST ROOMS	PARKING REQ'D: n/c	PARKING PROVIDED STD. / COMP.	INSPECTION ACTIVITY CS / GEN. / MAJ.S. / EQ.	INSPECTOR	

P.C.	G.P.I. + NP	CONT. INSP.	
S.P.C.	P.M.		
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.	
I.F.	F.H.		
S.D.	O.S.S.: 1.00		
ISS. OFF.: SP	S.O.S.S.	SPRINKLERS REQ'D SPEC.	
P.C. NO.	C/O	ENERGY	DAS

Unless a shorter period of time has been established by an effical action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

B & S B-3 (R.7/89)

CASHIER'S USE ONLY

01/07/91 10:25:20AM SF01 T-9210 C 02
BLD PER COMMER 35.00
EI COMMERCIAL 0.50
ONE STOP SUSCH 1.00
FROM TRAN 9208 TO 9210
TOTAL 104.50
CHECK 104.50

96 JD

91SP 05126

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 25 1 Lic. Number 521035 Contractor _____ (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. WP904 76 407 Insurance Company Fremont 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 _____

Applicant's Mailing Address c/o Pacific States Const. 23639 Hawt. Blvd. Torr. 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 _____ (Owner or agent having property owner's consent) Position: Supervisor Date: 1-7-91

3 1 2 0 0 2 9 0 3 6 1

Bureau of Engineering		ADDRESS APPROVED		
		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
		FLOOD CLEARANCE		
SEWERS RES. NO. CERT. NO.			SEWERS AVAILABLE	
			NOT AVAILABLE	
			SFC PAID	
	SFC NOT APPLICABLE		SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED			
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐			
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
R Lee 1-7-91

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

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	

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(*) - 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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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

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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

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ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

12/23/2021

City of Los Angeles
Department of City Planning



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

N
W
E
S

QUALIFICATIONS

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com



Education

Master of Arts, Urban Planning, University of California, Los Angeles
Bachelor of Fine Arts, Printmaking, San Jose State University

Professional Affiliations

American Institute of Certified Planners
American Planning Association, Urban Design & Preservation Division
American Planning Association, Los Angeles Chapter
California Preservation Foundation
National Trust for Historic Preservation

PAUL D. TRAVIS, AICP

Managing Principal

Experience Profile
Years of Experience: 17

Paul Travis has been with Historic Resources Group since 2006 and specializes in master planning, CEQA, NEPA and Section 106 environmental review, and historic resources assessment.

At Historic Resources Group, Paul manages planning-related projects with a focus on large, multi-property sites including college campuses, historic downtowns, neighborhoods and districts, industrial sites, motion picture studios, and military bases. Paul has drafted preservation plans for the University of Southern California, NBC Universal Studios, Hollywood, and Los Angeles International Airport. He has participated in the development of community plans or specific plans for Paso Robles, Fresno, and Whittier; and has been involved in the master planning process for Loyola Marymount University, Occidental College, Mount St. Mary's College, Fox Studios, the Alameda Naval Station, and the Downey NASA site. Recent survey experience includes historic resource surveys for the cities of Los Angeles, Ventura, Glendale, Paso Robles, San Diego, and Fresno.

Paul Travis meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in Historic Preservation Planning and History.

Selected Projects

Fresno Fulton Corridor Specific Plan, Fresno
Fox Studios Master Plan, Century City
Gamble House Cultural Landscape Report, Pasadena
LAX Historic Assessments, Environmental Review, Preservation Plan
NBC Universal Evolution Plan, Universal City
Sunset Bronson Studios, Hollywood
SurveyLA, Los Angeles
Thacher School, Ojai

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com



Professional License

California Architect C24223

Education

Master's Degree, Historic Preservation, University of Southern California

Bachelor of Architecture, University of Southern California

Honors and Awards

National Trust for Historic Preservation, Richard H. Driehaus Foundation National Preservation Award

Los Angeles Conservancy Preservation Award

California Preservation Foundation Preservation Design Award

City of Pasadena Historic Preservation Award

AIA Institute Honor Award

JOHN LOCASCIO, AIA

Principal Architect

Experience Profile

Years of Experience: 30

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993. John's California Architect license number is C24223.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

Selected Projects

28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
Angelus Funeral Home Historic Tax Credit Project, Los Angeles
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Century 21 Coliseum Architectural Consultation, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Los Angeles International Airport Preservation Plan and HSRs
Mayfair Hotel Historic Tax Credit Project, Los Angeles
Venice High School Comprehensive Modernization, Los Angeles

Professional Affiliations

American Institute of Architects

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

Please click on each document to be directly taken to the corresponding page of the PDF.

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.

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]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Jonathan Hagar, Student Professional Worker
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos—February 10, 2022
Historic-Cultural Monument Application

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 prcjects 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.


WALKER'S
CAFE


WALKER'S
CAFE
700






OPEN


WALKER'S
CAFE




BUD
IGHT
Dracula's
Pub
WALKER'S
CAFE



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	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2021-10728-CE
PROJECT TITLE Walker's Cafe	COUNCIL DISTRICT 15

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

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Designation of Walker's Cafe as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Melissa Jones	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	STAFF TITLE
Melissa Jones [SIGNED COPY IN FILE]	City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
N/A	N/A	N/A

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

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*

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. **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]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
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.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: 700 W. Paseo del Mar			Historic name / Current name of property
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: ● Building	Structure	Object	Site/Open Space / 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	● Factual	Estimated	Threatened? Other:
Architect/Designer: unknown			Contractor: George G. Aitkenhead
Original Use: Commercial			Present Use: Commercial
Is the Proposed Monument on its Original Site?	● Yes	No (explain in section 7)	Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Spanish Colonial Revival	Stories: 1	Plan Shape: Rectangular

FEATURE	PRIMARY	SECONDARY
CONSTRUCTION	Type: Wood	Type: Select
CLADDING	Material: Stucco, textured	Material: Select
ROOF	Type: Flat	Type: Select
	Material: Rolled asphalt	Material: Clay tile, flat
WINDOWS	Type: Fixed	Type: Select
	Material: Wood	Material: Select
ENTRY	Style: Centered	Style: Select
DOOR	Type: Double	Type: Paneled, glazed

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
✓	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):	
✓	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.
	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	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

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
2. ✓ Written Statements A and B
3. ✓ Bibliography
4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ✓ Copies of Primary/Secondary Documentation
6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✓ Additional, Contemporary Photos
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.	
✓	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.
✓	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.
✓	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 — Name:

12/19/2021 — Date:

EJ — 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 Mar[1] 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

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[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

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[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 tbe 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.[17][18] (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

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[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

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[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 acres[35] 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]

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[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 roads[48] 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 Delormel[51]) and their four children[52]—settled in San Pedro in 1915 after arriving in Los Angeles from New Orleans six

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[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.[5960] 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]

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[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.[66][67][68] 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 & Bischke[73] 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

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[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

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[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]

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[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

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[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

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[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-l-a (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

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[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-l-a (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

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[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 Tekaroniake 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

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[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). 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





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.

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APPENDIX 1. MAP



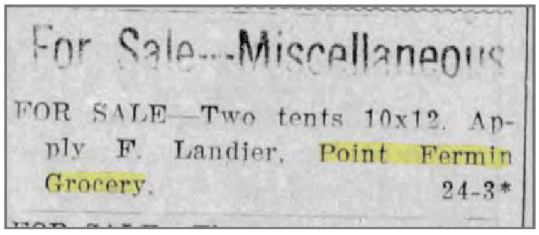
Figure 1

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.



For Sale—Miscellaneous

FOR SALE—Two tents 10x12. Apply F. Landier, Point Fermin Grocery. 24-3*

Figure 3
San Pedro News–Pilot, 27 October 1917.

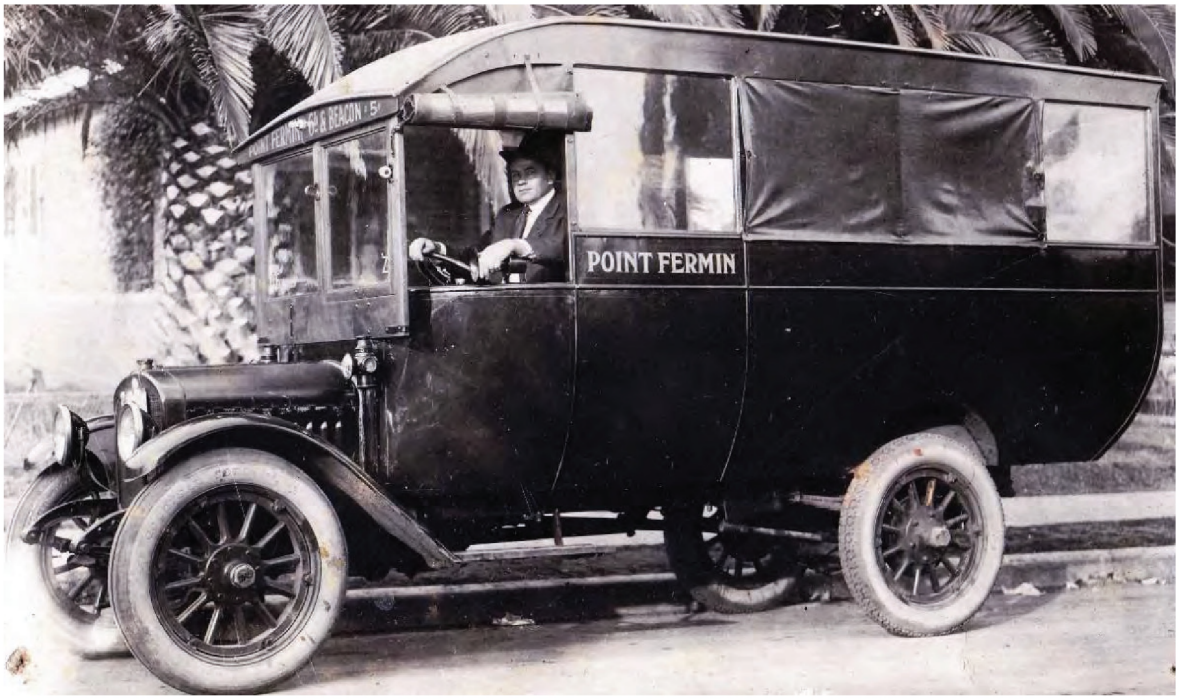


Figure 4
Jitney driver to Point Fermin, ca. late 1910s. Courtesy of Angela Romero.



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.



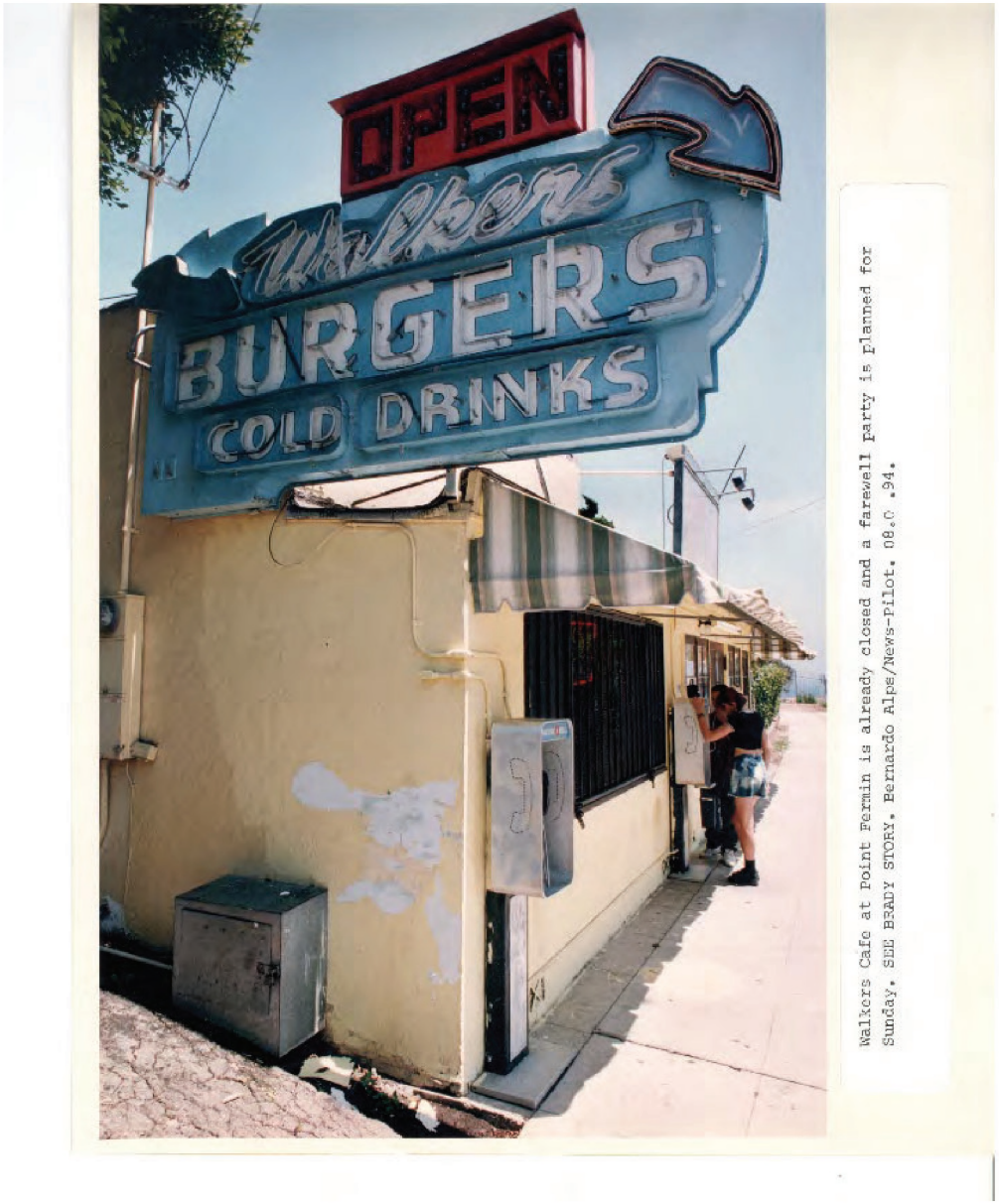
Figure 61
Walker's Café, 1970s. San Pedro Bay Historical Society, San Pedro, CA.



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.



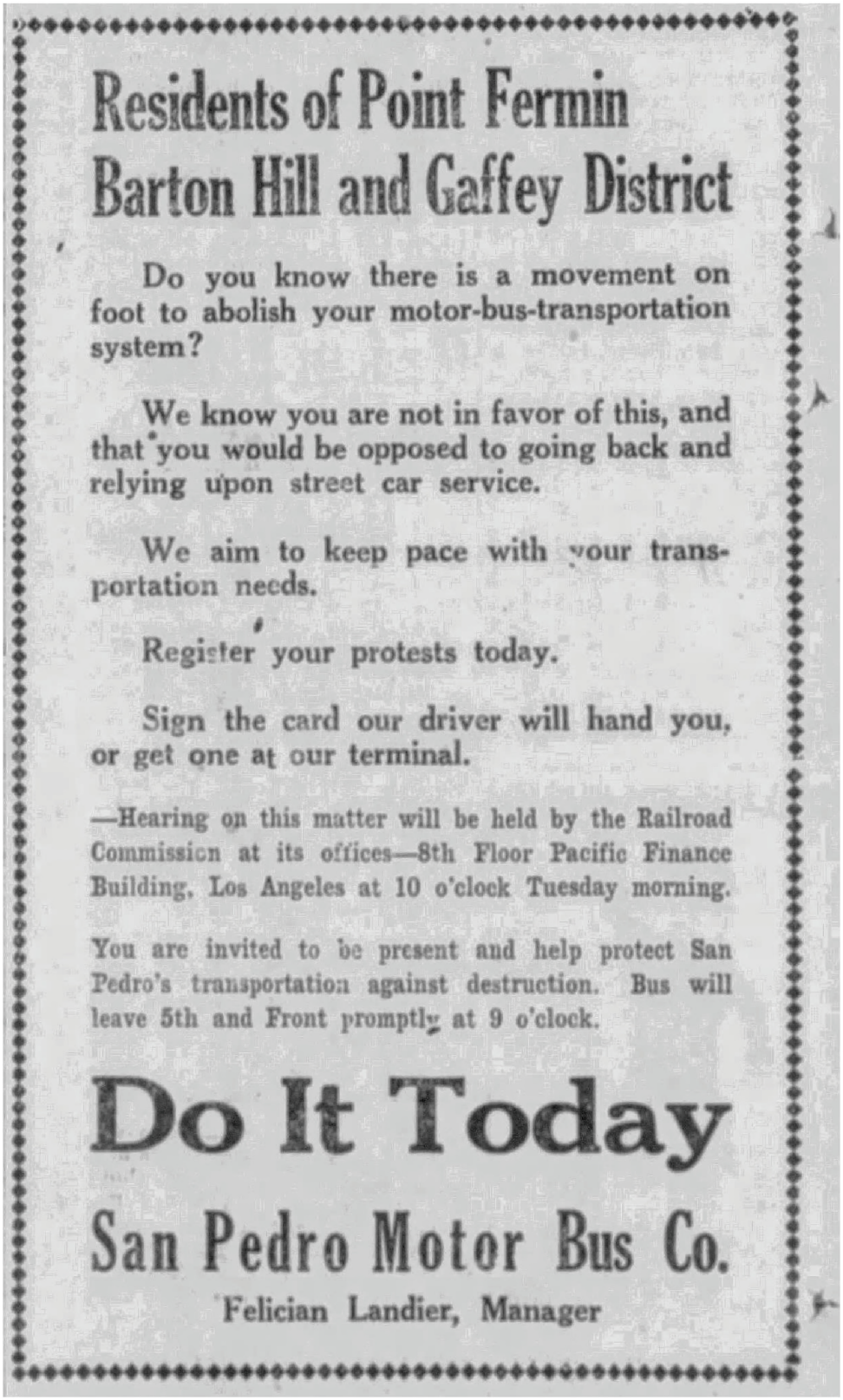
Walkers Cafe at Point Fermin is already closed and a farewell party is planned for Sunday. SEE BRADY STORY. Bernardo Alps/News-Pilot. 08.0. .94.

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. ADDIITONAL, 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.

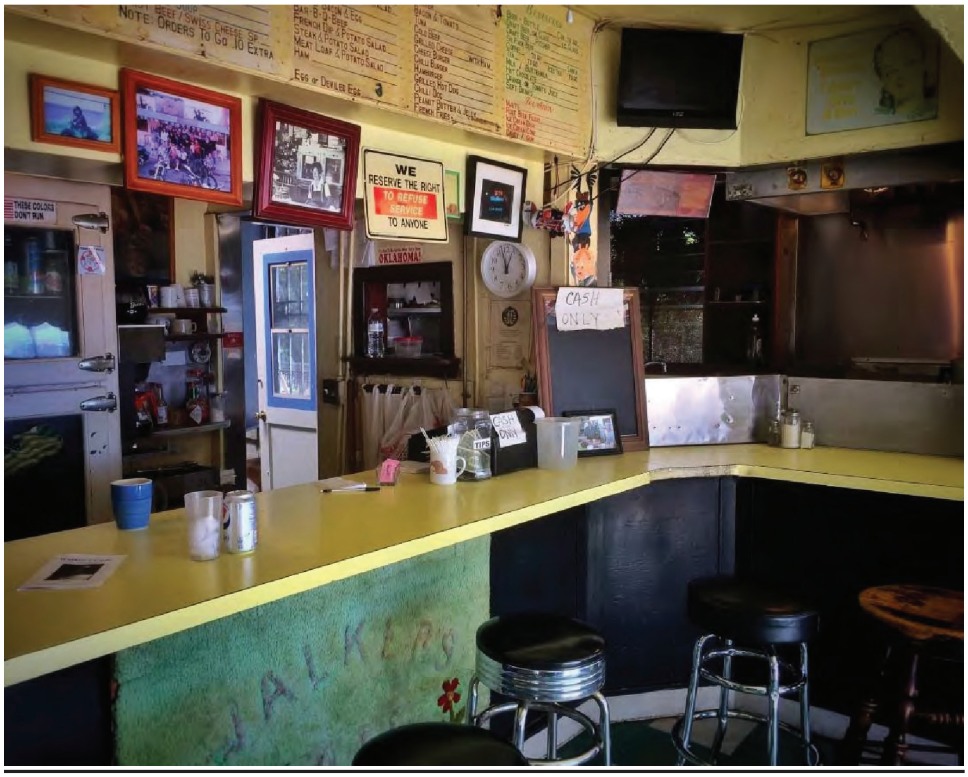


Figure 28. Scott Trimble.



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.

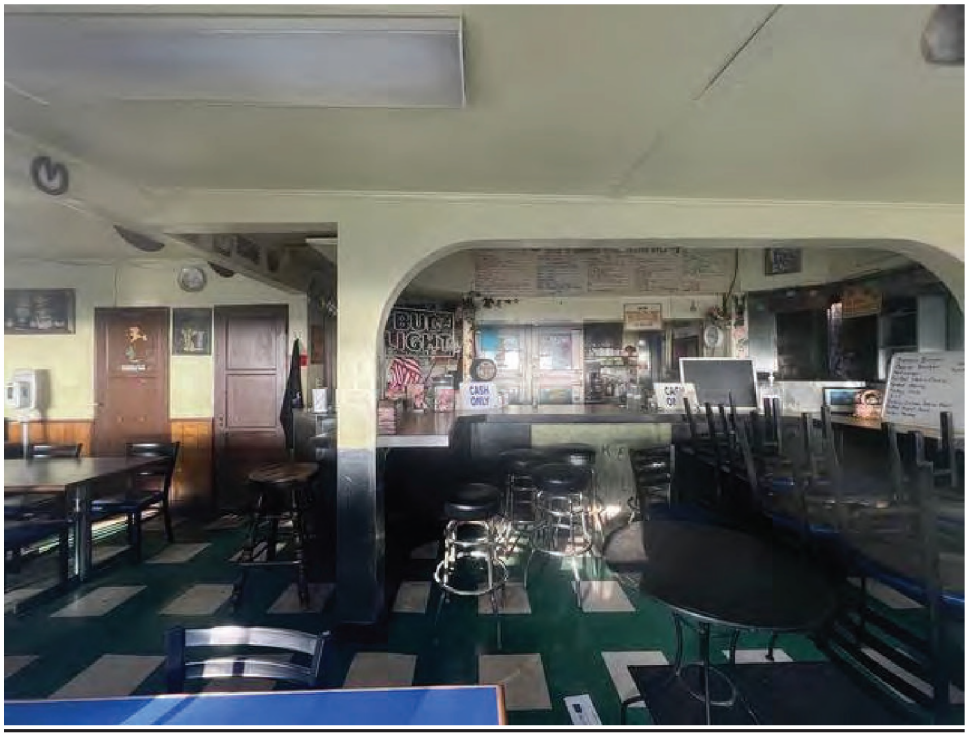


Figure 35. Keith Nakata.

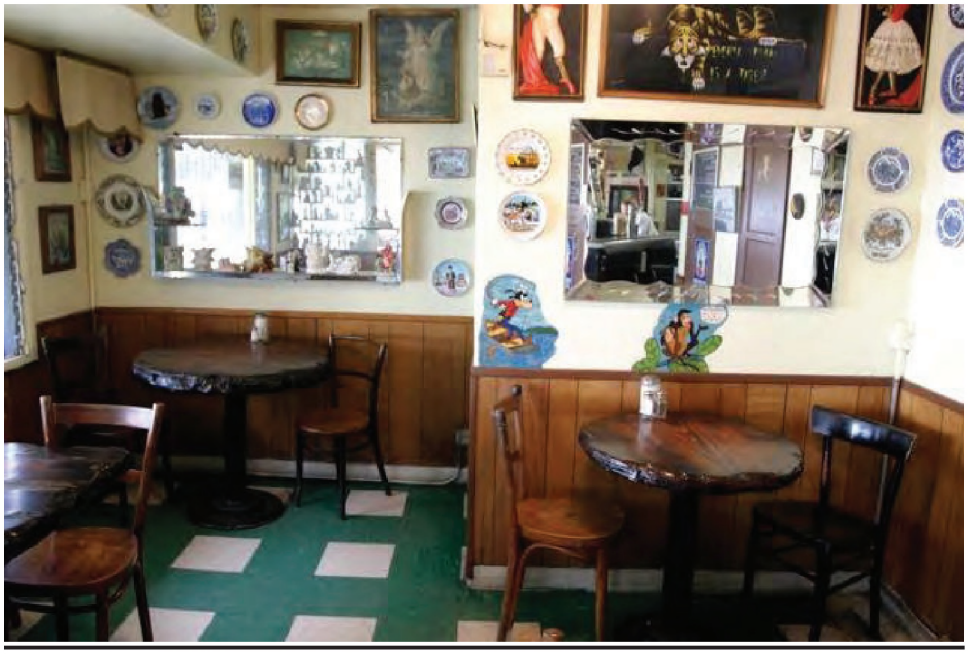


Figure 36. Unknown photographer, via Kris Bunting.



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



Figure 38. Scott Trimble.

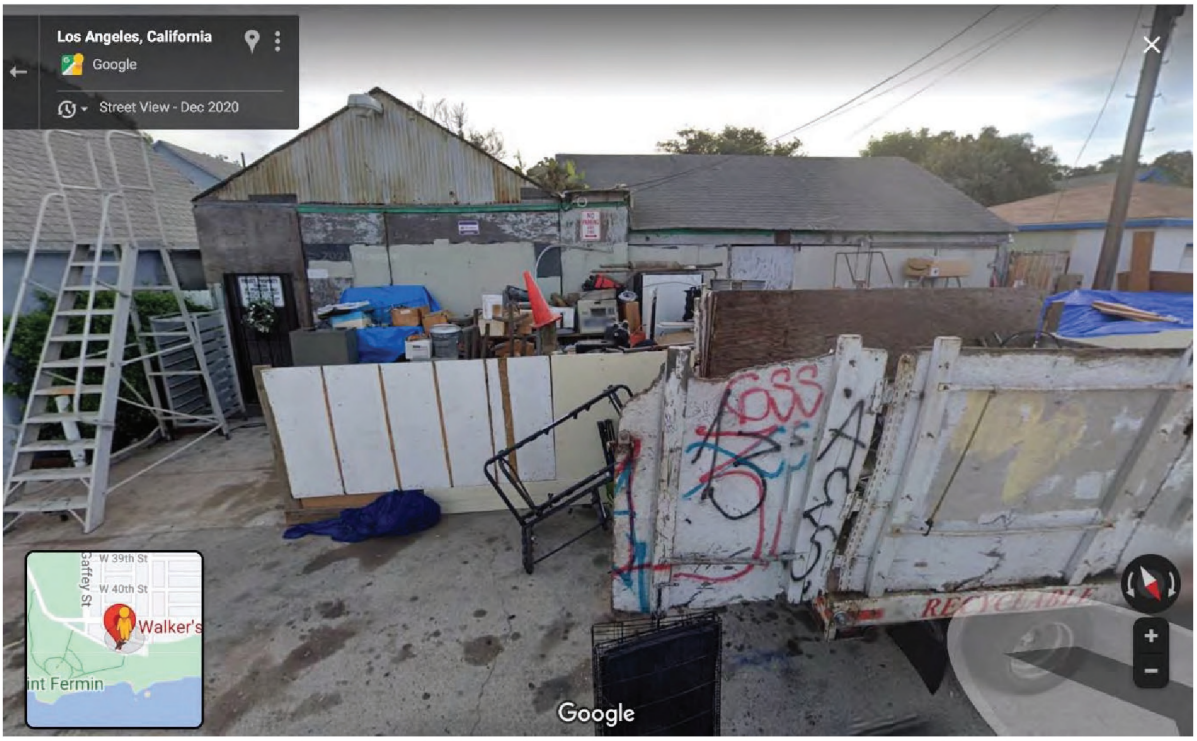


Figure 39. Garage/storage building. Google Street View, December 2020.



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



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

APPENDIX 9. HISTORICAL PHOTOS, AERIALS AND MAPS

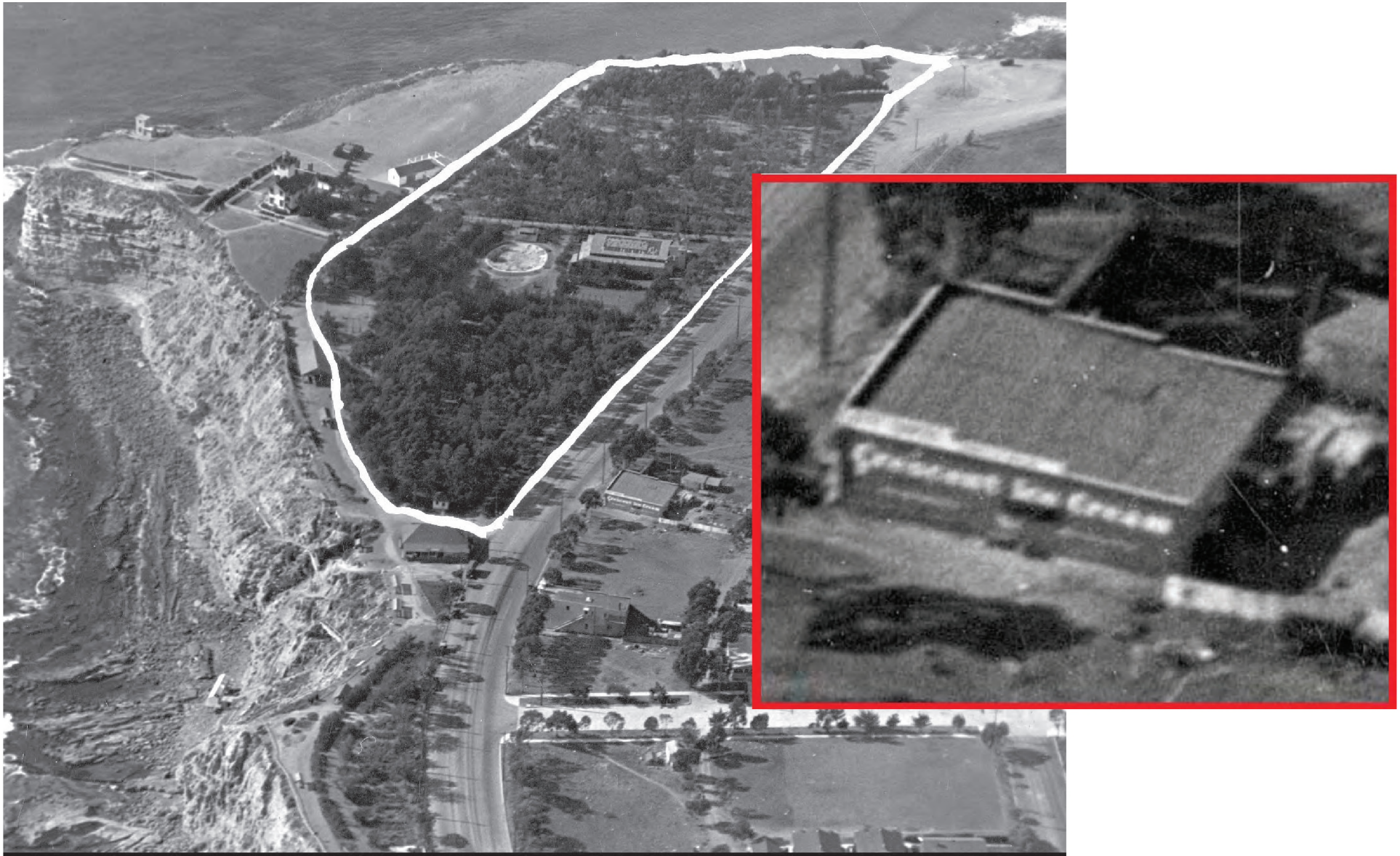


Figure 42

"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.

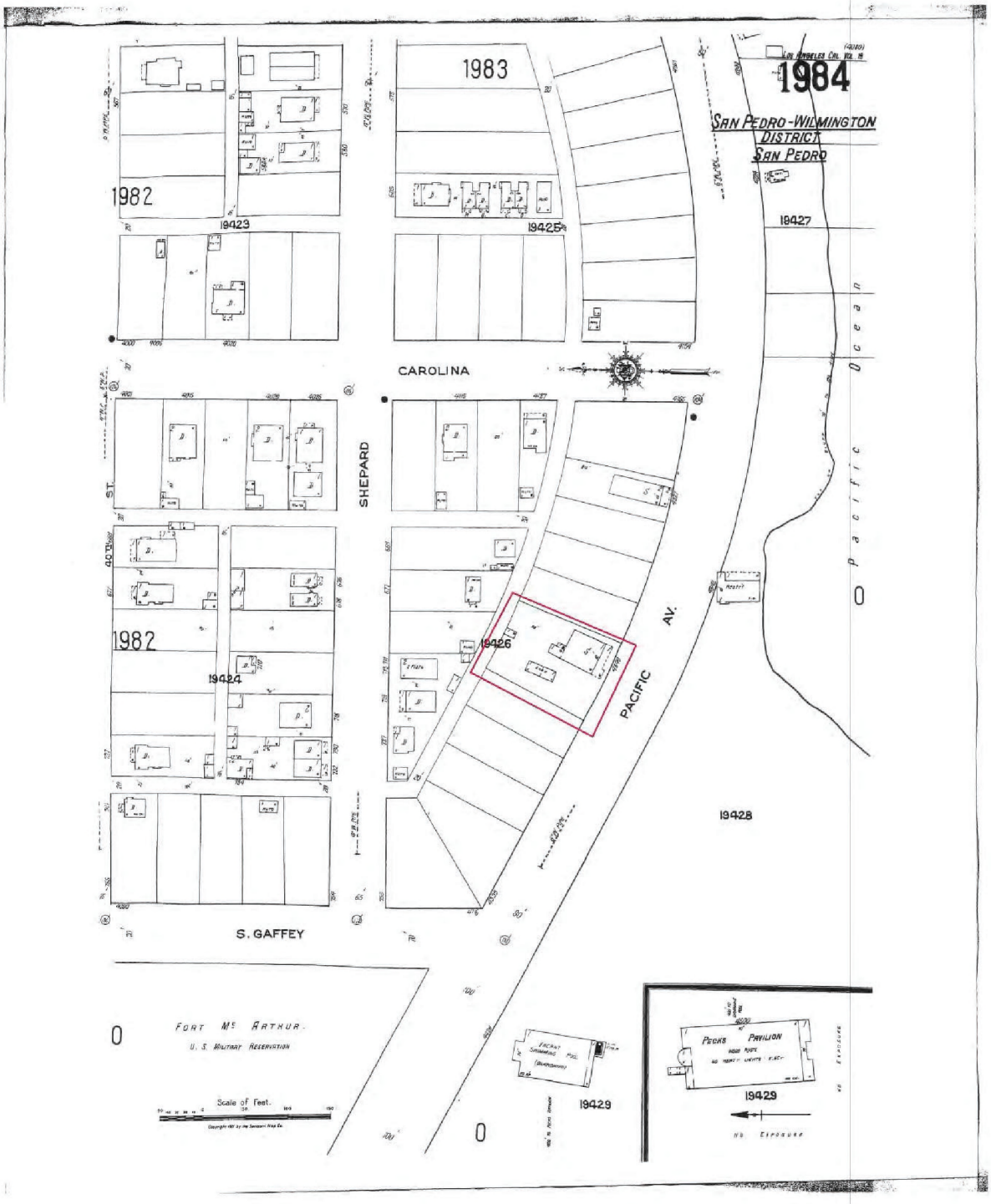


Figure 43
Map of Peck's Ocean View Line with Pacific Electric streetcar line. Southern California Railway Museum Archives, Perris, CA.



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

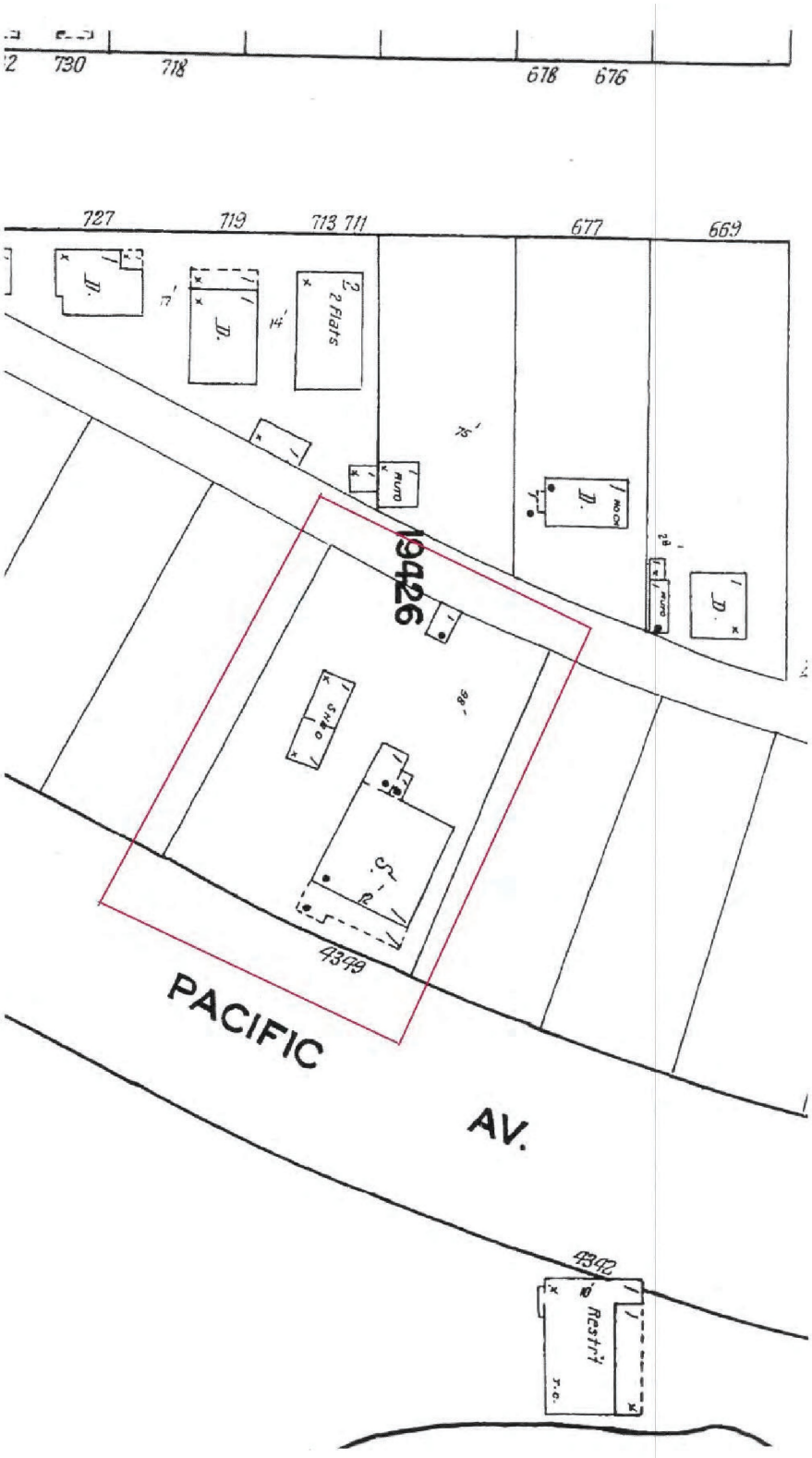
Figure 44



1921

1921 updated

Figure 45



1921

Figure 46



Figure 47

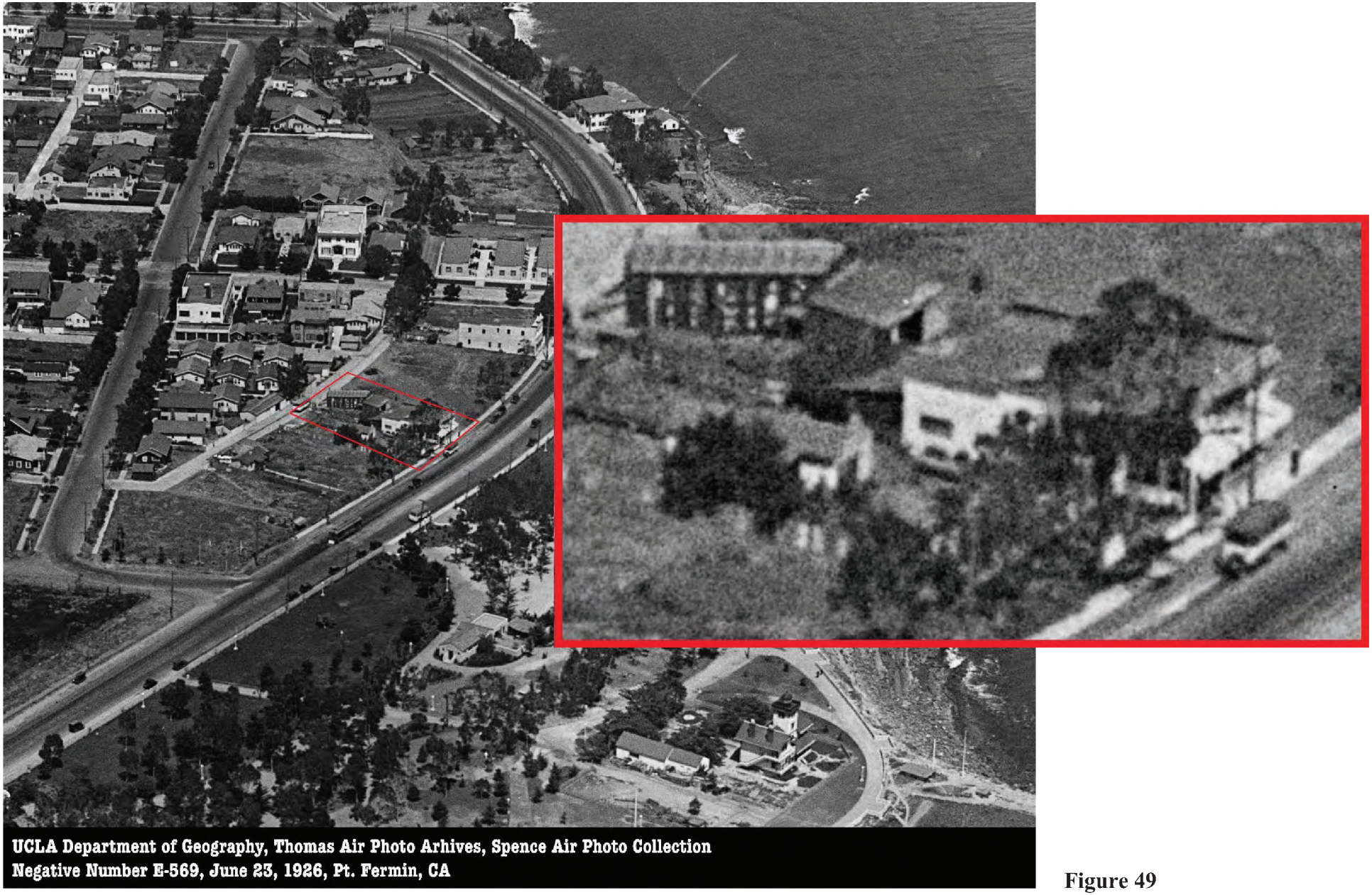
Pacific Electric streetcar going past the Landier family's grocery store at 4349 Pacific Ave, 1920s. *Daily Breeze*, http://blogs.dailybreeze.com/history/2017/04/07/san-pedros-walkers-cafe-continues-to-thrive-after-71-years/. Accessed 10 December 2021.

San Pedro centennial



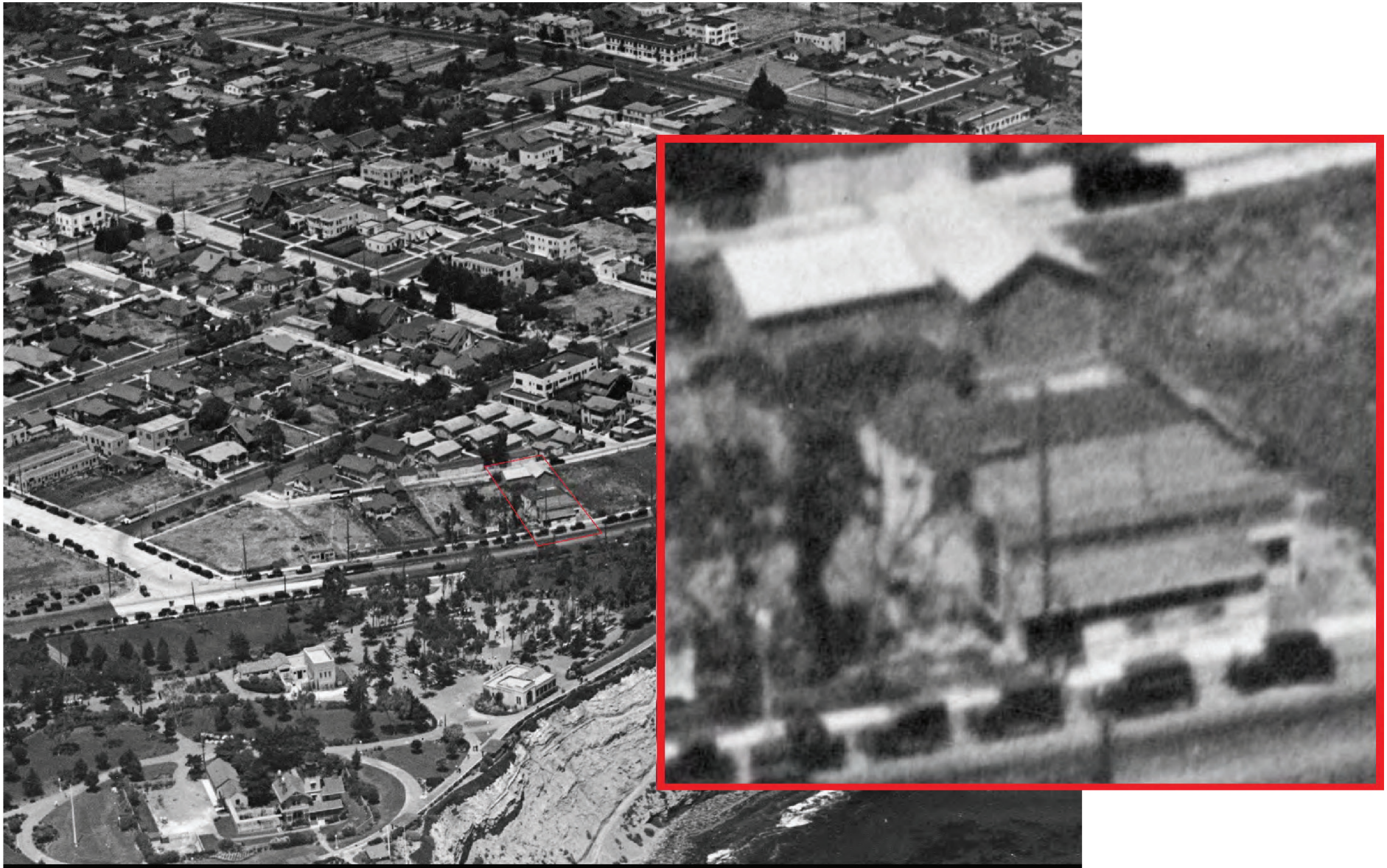
All set to take San Pedrans on the jaunt from Beacon Street to Point Fermin is this fleet of jitneys owned and operated by the Landier family. The firm, L and L Transit, soon became San Pedro Motor Bus, which carried thousands of families about the area. At the right are owner Felicien Landier Sr., in 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 Arhives, Spence Air Photo Collection
Negative Number E-569, June 23, 1926, Pt. Fermin, CA

Figure 49



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

Figure 50

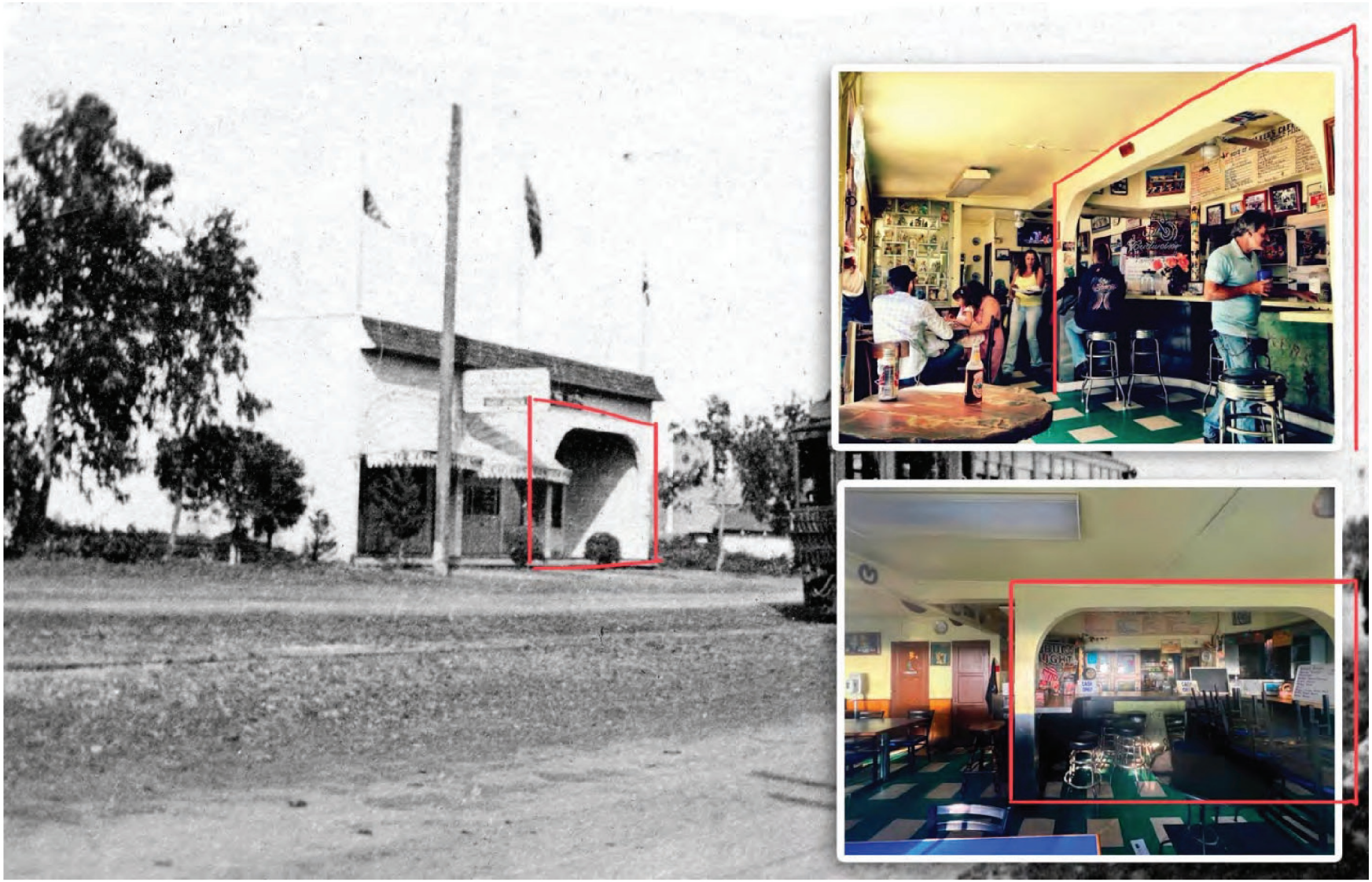


Figure 51
The arch from the original grocery store façade inside the 1935 café building.



Figure 52
San Pedro News–Pilot, 2 April 1937.

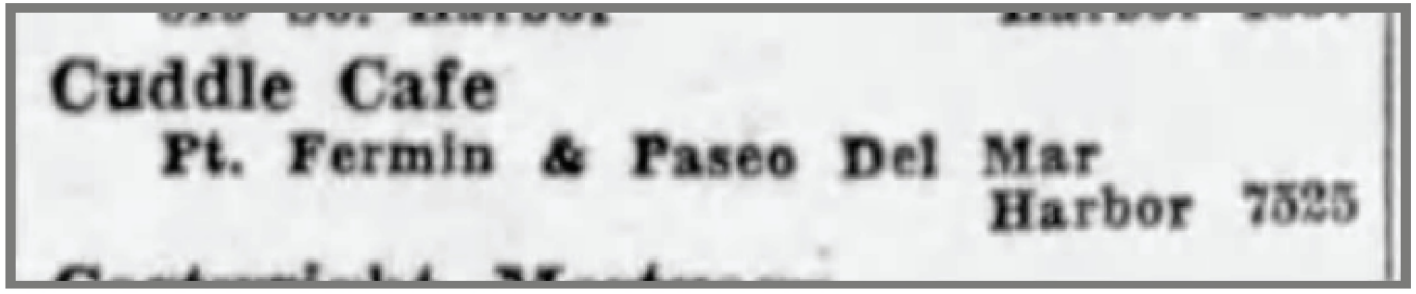
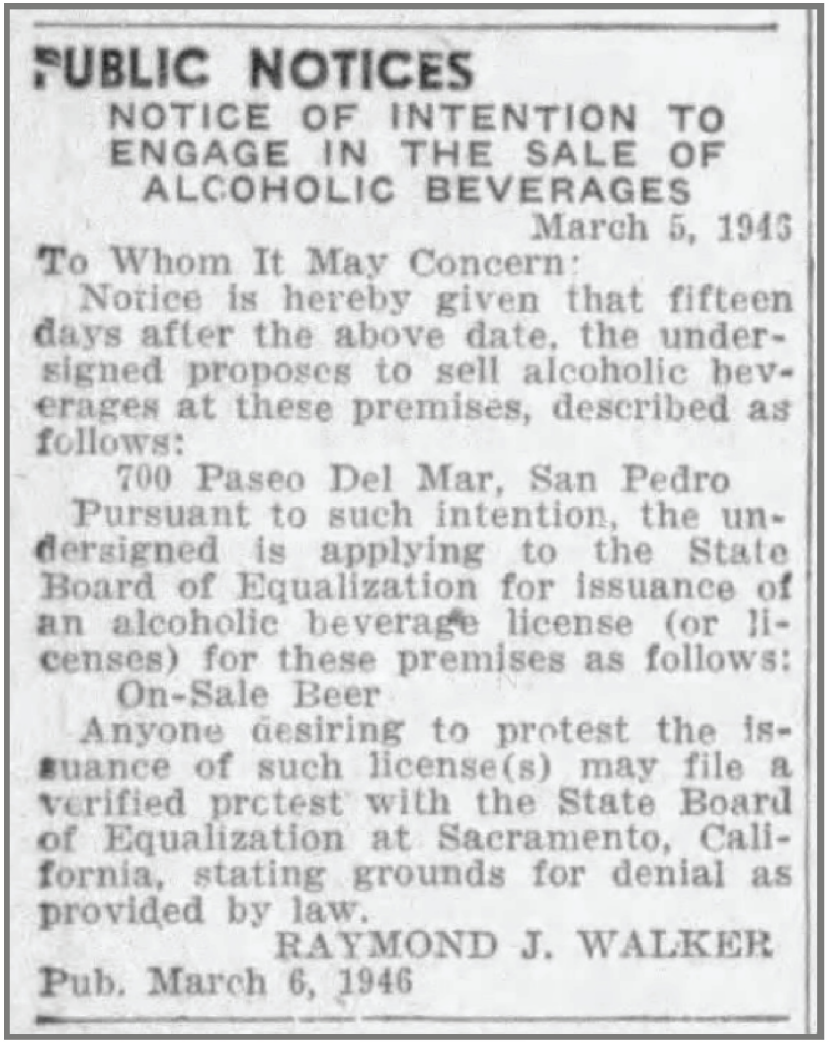


Figure 53
San Pedro News–Pilot, 14 February 1944.



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 prctest with the State Board of Equalization at Sacramento, California, stating grounds for denial as provided by law.

RAYMOND J. WALKER

Pub. March 6, 1946

Figure 54
San Pedro News–Pilot, 6 March 1946.



Building Freeze Hits Church Plan

The Latter-Day Saints church, 604 W. "Q" st., Wilmingotn, 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, 23626 Normandie ave., Torrance, chicken house at 1351 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, $155.

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, $7200.

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

Frank V. Lane, 551 Thirty-second st., garage, at 1340 Sepulveda 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.

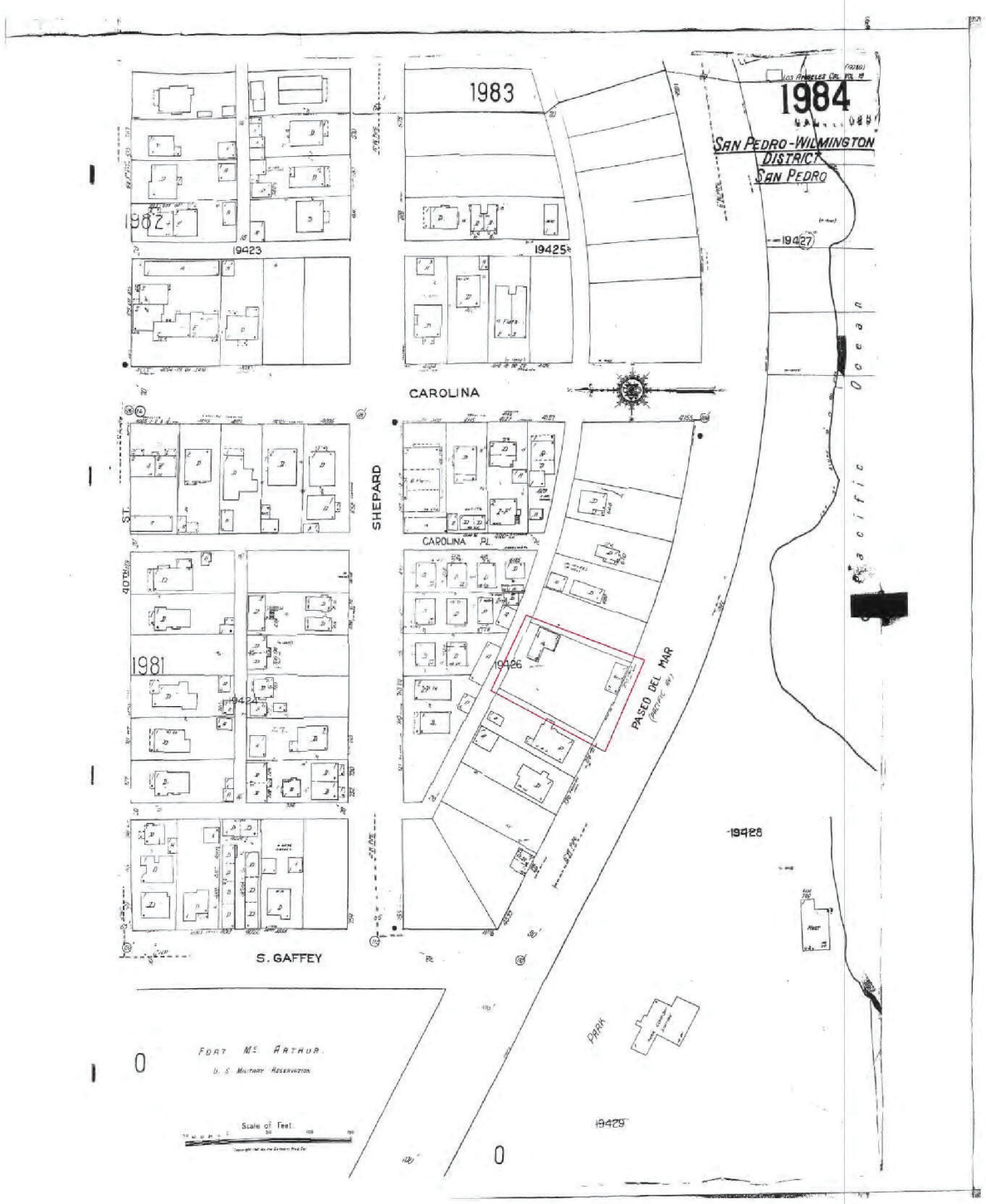
R. J. and Bessie Mae Walker, 1647 266th st., Lomita, alterations to cafe at 700 Paseo del Mar, $500.

Ranch Market, 577 S. Pacific ave., in-

Figure 55
San Pedro News–Pilot, 16 April 1946.

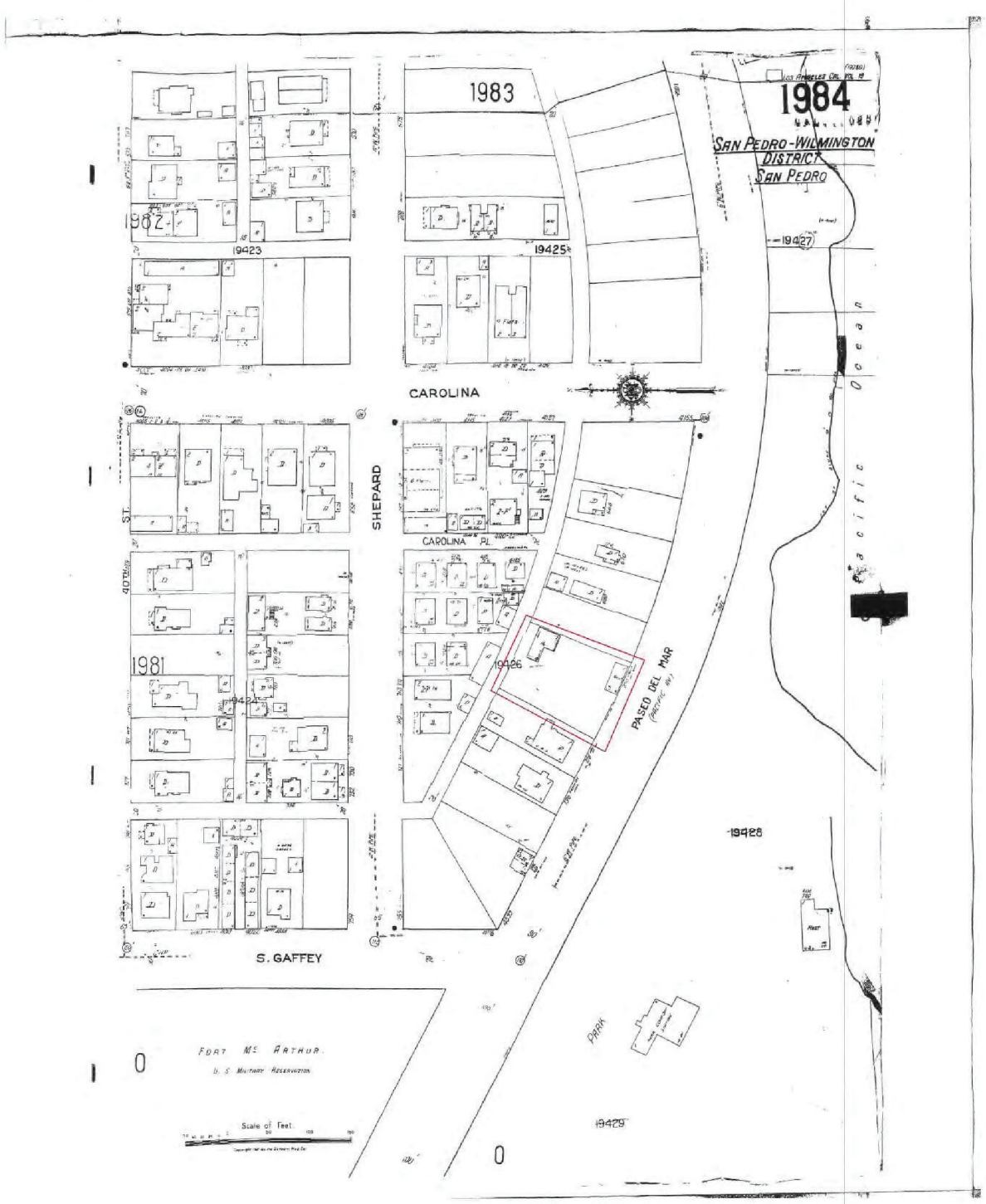


Figure 56
Aerial photograph of the Point Fermin area, 1947. 1:24,000. Roll 12. 3. Flight C-11351. UC Santa Barbara, https://mil.library.ucsb.edu/ap_images/. Accessed 10 December 2021.



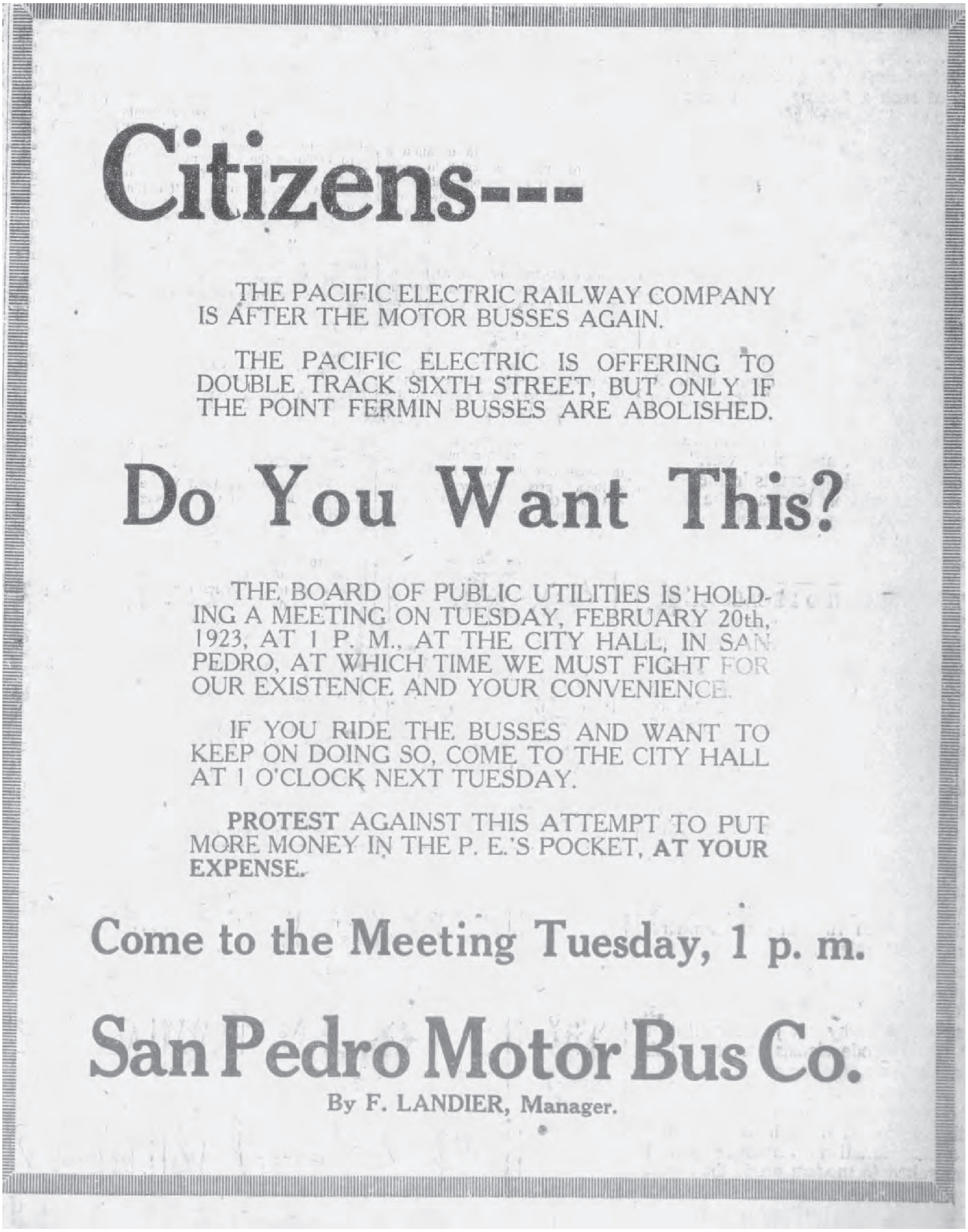
1948

Figure 57



1948

Figure 58



Citizens---

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

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



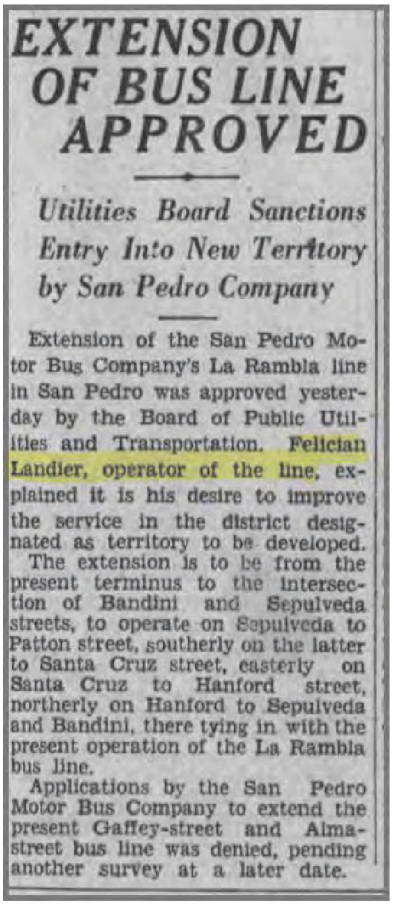
Felician Landier Reappointed As Bus Line Manager

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.

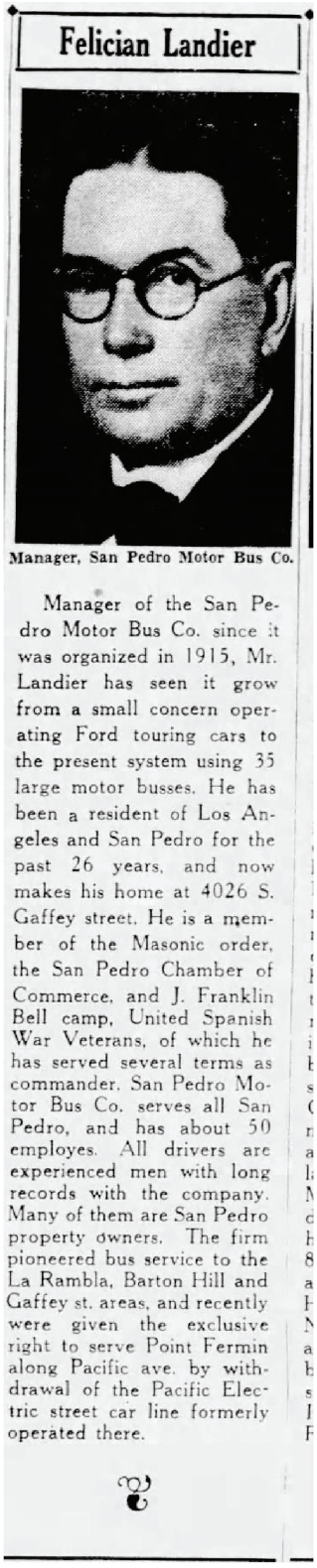
Figure 9

Los Angeles Times, 27 December 1929.



Figure 10

San Pedro News–Pilot, 29 July 1933.



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 employes. 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 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.



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.

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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, SM1c, 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

C.A. LUCAS,
By Direction.

Copies to:
C. O., Rec.Sta.,Term. Island.
C. O., do (for Disb. Off. Carrying Accts.)
File Serial

11ND—2-12-42—22,500





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 on 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.

"Would'jalike 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 3 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 baled 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 18, 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 Sacramento; she has two grandchildren.

Profile

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 1933, 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 34, 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 Caddies" 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 1953 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, 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 has owned for 30 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 35 a pound, I'm going to charge 20 cents."

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

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





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.

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 13 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 Croll at the hospital.

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

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Newspapers by ancestry

The Los Angeles Times (Los Angeles, California) · 14 Mar 1978, Tue · Page 109

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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.



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Mon, Nov 1, 2021

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LOCAL NEWS
EDITORIAL PAGES
CC PART II
WEDNESDAY, MAY 31, 1978

Faulty Exits Cited in Fatal DC-10 Crash

Flames, Failure of Some Chutes Delayed Evacuation, Panel Told

BY CATHLEEN 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 case 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 dump runway March 1, two tires blew out 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 slide 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 slides became unusable before evacuation was com-

Please Turn to Page 8, Col. 1



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

Election on Farrell Recall Seems Assured

Opposition Gathers Enough Signatures to Force Council Action

BY ERWIN BAKER
Times Staff Writer

An election to recall Los Angeles City Councilman Robert C. Farrell appeared to be assured Tuesday.

City Clerk Rex E. Layton said that more than enough valid signatures have been collected in the councilman's South Los Angeles district to force an election in August.

Layton said he would present a certified list of signatures to the City Council today, and that the council has no option but to schedule an election within 75 to 90 days.

Layton said he would recommend that it be held Aug. 15, but the council will set the actual date.

Farrell, 41, in his fourth year on the council, conceded that "we got a campaign, apparently."

He picked up immediate support from Mayor Bradley, for whom Farrell worked as an administrative assistant in 1973.

At a City Hall news conference, Bradley said he believes Farrell has "done a good job in his district" and "I am prepared to say that to anybody and everybody."

Layton said he would submit 3,195 valid signatures of registered voters in the district to the council today. That is 274 more than required, he noted.

The recall group, Concerned Citizens of the 8th District, filed petitions with 5,939 signatures in early May.

But Layton said that once the counting reached the "plateau" necessary to call an election, the signature checking was dropped.

Nominating petitions for candidates who wish to oppose Farrell will be available in his office today, Layton said. But he said they will not be handed out until the council acts on the voter certification. June 14 is the deadline for filing the petitions with the clerk's office, he said.

Layton said he expected the recall election would cost about $53,500, less

Please Turn to Page 3, Col. 1

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 employes) 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 "Stardust," 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 moviemakers 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. Millar 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

Please Turn to Page 3, Col. 1

JUDGE VOIDS DOG LICENSING LAW; APPEAL LIKELY

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.

Riles Stakes His Record on School Reform Program

BY JACK McCURDY
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.

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

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.

Reports from ECE schools show a great increase in the number of parents serving as volunteer aides in classrooms, sharply reducing pupil-adult ratios in many schools.

Visits to schools turn up parents ecstatic over how ECE has rejuvenated their schools and how much more eager their children feel about school.

At one San Fernando Valley school, a teacher said:

"I used to be a parent with kids in this school. We parents had a hard time getting in the front door here. Now, they are welcome and they are here all the time."

What is ECE?

More than anything else, ECE is a

Please Turn to Page 4, Col. 1

RUNNING FOR STATE SENATE

Schmitz, Out but Not Down, Wants Back In

BY BUD LEMBKE
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 banters 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 5½ years in the California Senate, 2½ 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 favored to win 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 reentry 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 offices, interspersing humor and sidelights from his own experience. "Bob Finch cast only one tie-breaking vote as lieutenant governor—I'm an expert on it because he cast it in favor of my bill, but it died in the Assembly."

Please Turn to Page 4, Col. 1

STORE ACCUSED OF SEXUAL BIAS IN PAYCHECKS

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 violations 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 employes together with interest.

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

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

As far as John Beecher was concerned, the loyalty 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 Harriet Beecher Stowe, who wrote "Uncle 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, others 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 problems that ensued for the 10 varied. Marriages ended in failures. Others couldn't get teaching jobs elsewhere. One instructor, Phil Mercy, 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 Ranson





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.



Walker's Cafe more than a place to eat

By Jim McGregor
Staff writer

At times its 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 helter-skelter 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 bottlewasher.

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 take 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 Cuddles ("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

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 1959 and transferred to California in 1967.

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Walker's

From page A2

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, 36, 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. Bessie'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 heartthrob 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 1953. 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 grande dame of Point Fermin.



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 Olguin, 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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August 13, 1985 | Daily Breeze (Torrance, CA) | John Bogert | COLUMN | Page B1

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-up 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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Newspapers by ancestry

The San Francisco Examiner (San Francisco, California) · 24 Jan 1987, Sat · Page 19

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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

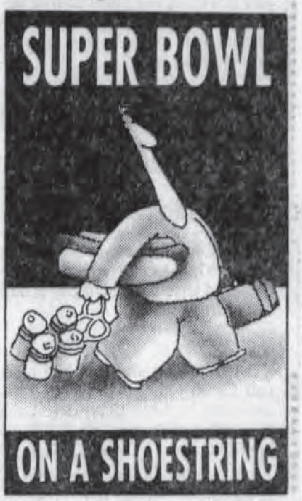
VENICE — It was going on to sundown, 40 degrees at the beach, and the only ones around were tourists and true believers. A woman in red pants slid across the boardwalk on roller skates, one hand behind her back.

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





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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 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 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 Peterson, 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."

Shoestring update

You went down to the Rose 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:**
- $3.65 — Double Fatburger and fries at the Fatburger Driverin across from the Manhattan Motel.
- $30.00 — Room at the Manhattan Motel, five miles from the Rose 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 — Jukebox money at Walker's Cafe.
- $1.25 — Beer bought for Bessie.
- **Total:** $42.65.
- **Thursday total:** $40.20.
- **Wednesday total:** $50.95.
- **Tuesday total:** 43.56.
- **Monday total:** $112.07.
- **Total for trip so far:** $289.22



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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 Pier 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 [illegible]ster in his life," Moore s[illegible]. "He owns a shopping ce[illegible]r 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 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 humorous 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 roasted 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's 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 trek 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 Mauritsen, 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.



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

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News-Pilot (San Pedro, California) · 8 Aug 1994, Mon · Page 1

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Last call at Walker's



Bikers mingle outside of Walker's Cafe in San Pedro on Sunday, serenaded by Debbie Flowers, playing the guitar on the roof, at a farewell party. Owner Bessie Mae Petersen, below, retiring at the age of 82, stands behind the counter for the last time.

Longtime customers pay tribute

by Caroline Brady

Hundreds of bikers roared into San Pedro's Point Fermin Park on their Harleys on Sunday, their long hair flowing behind them and their black T-shirts and leathers soaking up the hot afternoon sun.

Along with other loyal friends and customers, they came to say hello — and bye.

WALKER'S, A7



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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News-Pilot (San Pedro, California) · 8 Aug 1994, Mon · Page 7

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alker's

FROM PAGE A1

odbye — to Bessie Mae Petersen, of San Pedro's legendary Walk- Cafe, which closed recently be- of the 82-year-old proprietor's ealth.

ks of burly looking men — with and-crossbones jewelry, chest- beards and tattoos in unusual — softened and got a little d up when they talked about Pe- who they've grown to love like during Walker's five decades in

Bessie like a grandma — she's the most caring people in the ," said Ken "Sinbad" Delancey, a merchant seaman who grew up shadow of Walker's.

tiny cafe means a lot to people, said, because it maintained a of San Pedro that died when dozers raised Beacon Street's row- -of-historic beer joints, and condos ced homes where "working men" could afford to live.

gers and fries'

've been coming here since I was a guy," he said, sipping on a Bud- r. "We'd come up from Cabrillo ch to have burgers and fries. I have of good memories here."

an and Glen Warren said their fa- first brought them to Walker's they were toddlers. Now they're and 36, and the place is like a mark to them.

"We used to hike up the Point Fer- cliffs, then come here for burgers cold sodas," said Glen Warren. "It like greasy hamburgers and french s, well, Bessie made the best."

ngtime customer Scott Hill said Petersen has been his surrogate grand- since he turned 6.

She kept me out of trouble," Hill d. "She watched over me. She kept of us out of trouble. She'd walk und here among the biggest bikers ever saw. Nobody ever bothered because of the love and support always gave everyone. She's the t-loved woman in San Pedro. This ing marks the end of an era."

Stuart Mastroianna figures he owes a to Petersen and Walker's because met his wife at the cafe 30 years

"My wife was a registered nurse at time, and she was working down at Walker's on the weekends just to have mething to do," Mastroianna said. the time, I was living at some partments nearby, and I came in for 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 "Ye-haw 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, Ray 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 1953. 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, Erminia, said she'll miss Walker's, too, although she sometimes had to come and fetch her husband there before he blew too much 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.

Ilene 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 condominiums 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 hungry, 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."

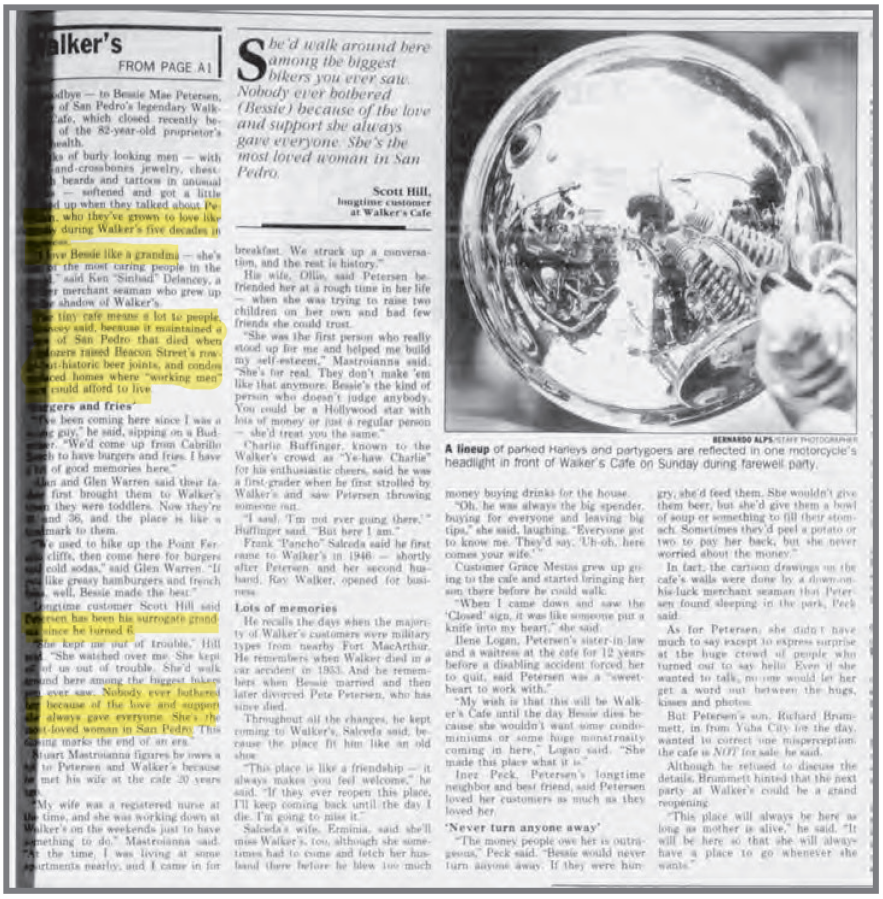
In fact, the cartoon drawings on the cafe's walls were done by a down-on-his-luck merchant seaman that Petersen found sleeping in the park, Peck said.

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 for 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."



BERNARDO ALPS/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.



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News-Pilot (San Pedro, California) · 10 Dec 1996, Tue · Page 3

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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."



Bessie Mae Petersen

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.

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

nicely 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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The Vincent Thomas Bridge lights up the night over the town of San Pedro. Says one resident, "We all grow up here, our parents grow 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 MCNAMARA
TIMES STAFF WRITER

San Pedro is a small place surrounded by very big things—the hills of Palos Verdes, the Los Angeles Harbor, the Vincent Thomas Bridge, the Pacific Ocean. And that may account for its reputation. For cheerlessness. For extraordinary civic pride.

Technically the southern tip of Los Angeles, San Pedro has steadily refused to consider itself part of anything. At best, San Pedro views the rest of the city with cordial disinterest; at worst, it wears out—talk of secession, which began days after the annexation papers were signed in 1909, has reached the petition-self-writing stage. The election and immigration of San Pedro resident Jan Hahn as L.A. mayor has quivered the guardrings for the moment, but no one expects a new feeling of Angeleno solidarity to emerge during his stewardship.

True arteries of the big city—Western Avenue and the Harbor Freeway—end, or begin, in San Pedro, and that probably makes perfect sense to most of its 76,000 residents. The rest of the city is just so much roadside scenery; nice enough, but you wouldn't want to live there.

"Where else can you find these views, the beach, nice people and parking?" asks Jennifer Falk. "I've never lived anywhere else, and I never will."

"You go to the market, you know the story owners, and the clerks and everyone else in the market," says Darlene Huntington. "OK, so the beach is not the greatest, but it's our beach. We all grow up here, our parents grow up here. It's like a family."

"And it's really a melting pot," says Annette McDonald. "There is no 'social' scene because everyone went to high school together."

The three women are on their daily walk along the palisades in Point Fermin Park, pushing Huntington's 18-month-old daughter, Ava, through a sun-dappled morning, chatting with each other and people they pass.

"My husband is from Pebble Beach," says Huntington. "He wanted me to move up there. I told my way." She compromised and now lives in Palos Verdes. "But I still come to Pedro every day to do everything."

In transient Los Angeles, where many track their success in the social order by changing ZIP codes, the loyalty San Pedrans feel is at once inspiring and baffling. This is, after all, a working port—for every lovely vista there is a billowing smokestack, a regiment of cranes—with a rough-edged history, which includes a chronic gang problem, and a recent recession downturn.

Though import-export businesses shelter, the fishing industry does not. Where once there were 300 commercial fishing operations, there are now 23. And Ports O' Call, for years the local tourist attraction, is undergoing a last-chance reinvention.

"Where else can you find these views, the beach, nice people and parking?"

JENNIFER FALK
San Pedro resident

But when asked what Hahn, the first L.A. mayor from San Pedro, should do for his town of residence, the three women pause, searching for a possible improvement.

"Stop so many condos from being built," McDonald says.

"Get us a dog park," Huntington says. "That's all we need. A dog park."

"I've never seen anything like it," says Johnny Anderson, a tattoo artist from Torrance who has worked in San Pedro for almost five years. "For an area that has so many impoverished sections to have so much pride, it's just amazing."

Like the Southern gentry of Charleston and Savannah, like the Daughters of the American Revolution dowagers 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 Bornandbred, then left for a few years, but now they're back.

"Everyone comes back," says Estrella Esquivel, social recreation director for the San Pedro Boys & Girls Club. "It doesn't matter how long you're gone or where you go, you always come back."

By these lights, the new mayor can't im-

Please see San Pedro, E3



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The Los Angeles Times (Los Angeles, California) · 4 Jul 2001, Wed · Page 67

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San Pedro: Town Inspires Passionate Loyalty

Continued from E1

ally 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. Darn 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 tough-on-crime Democrat, the new mayor fits in with the town's political leanings. A popular poster listing characteristics that make a person a real San Pedran includes: "A real San Pedran 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 these 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 signs 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, 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 Gaffey Street, the community's main drag, one anticipates, for a few moments, a beach town. The light is right—that white-edged yellowy glaze that is two-thirds sun, one-third reflection from the sea. But although there are the requisite number of bait shops, there are none of the Boogie board and tally emporiums that mark a seaside resort.

There is a beach here, Cabrillo Beach, but it is small and scruffy, not a vacation destination. For all its dazzling sun and breezy clime, 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 bernandbred 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."



Gary Fulmer, a relative newcomer to San Pedro, says of the town: "These are good hard-working people."

As part of Julian's job, the Jimenezes live in the Point Fermin Lighthouse, one of two local landmarks in the park. This one is an 1874 white clapboard vision of Victoriana, surrounded by green lawn, roses and flower beds. The other landmark, several hundred yards and a world away is Walker's Cafe, a tiny eating and drinking establishment known for its biker clientele and appearance in the movie "Chinatown." (Director Robert Towne is a famous San Pedro bornandbred.)

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, utensils 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 tchotchkes.

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 wry 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 bornandbred, 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 bornandbred. 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 'yessir, 'mosir,' and people have the same values I was raised with. It's a real place."

He's just finished up a latish lunch at Uro'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 Urovac, both bornandbreds, Uro'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. "Fishermen, dock 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 Pirate's Cove Magic Shop, that trend was reversed. She and her husband came to San Pedro from outside Victorville in 1993 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, onto 6th Street.

With its newly refurbished historic Warner's Theater and boho art gallery/coffeehouse Sacred Grounds, 6th Street is as close to an Old Towne as it gets in San Pedro. Nu Z Gallery, no Sur La Table, but there's a farmer's market at 6th 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 it 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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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)

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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

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Goodbye to all that



ILLUSTRATION BY ERIC HANSON FOR THE TIMES

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-slung 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 pensive gleam reminiscing 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 CityWalk-ification 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 adults 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 36 years, another coastal institution was no more.

Sometimes I wish there was a state agency devoted to buying these landmarks and keeping them running.

Instead, Larry Ellison of Oracle paid $20 million for the homey Casa 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 do!

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 rinsing off under rickety 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, Fulbright scholar, former L.A. Times reporter and award-winning crime novelist. www.denisehamilton.com

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 some 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 gifts 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, Noriaki 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 the Los Angeles used bookstore 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, "How 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.



NewsBank inc.

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 Cafecontinues 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.



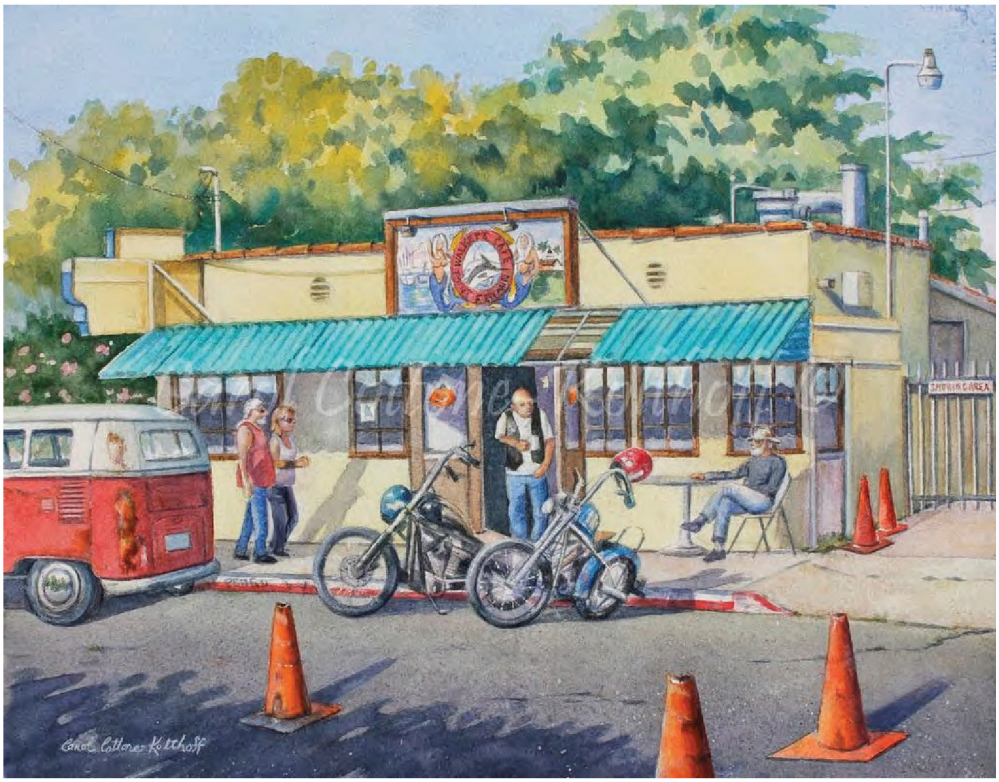
Inherent Vice. Directed by Paul Thomas Anderson, performances by Joaquin Phoenix, Josh Brolin and Owen Wilson. Warner Bros. Pictures, 2014.



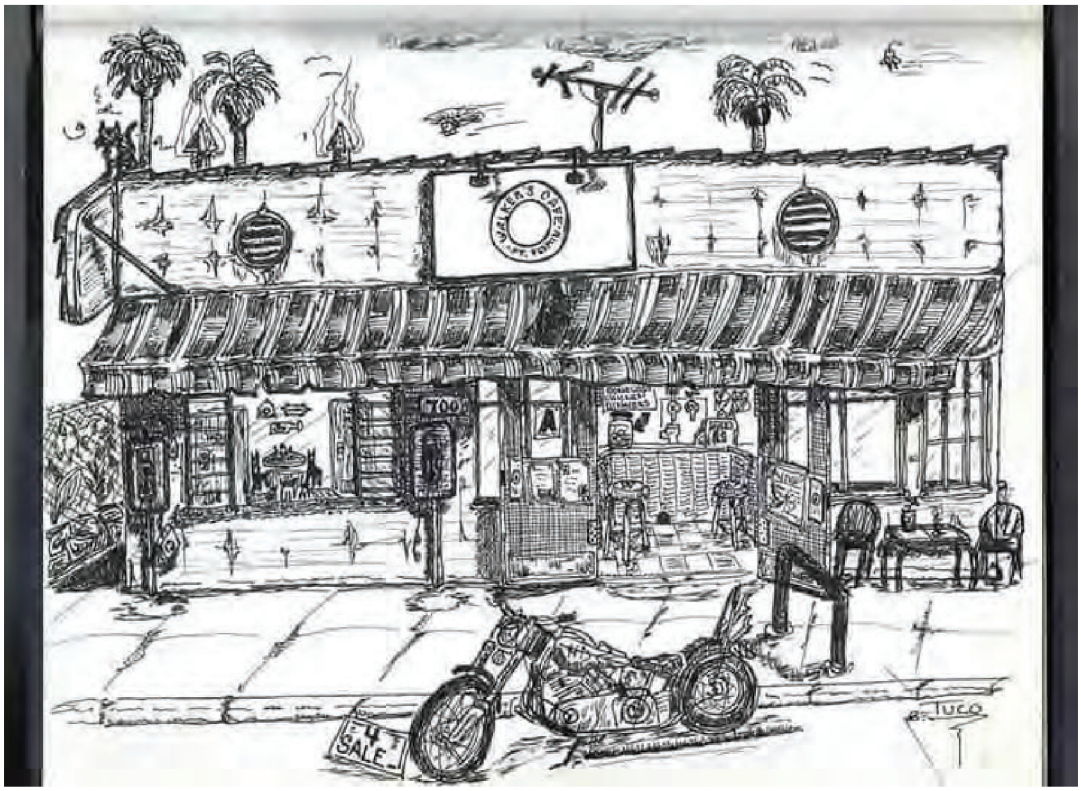
Tom Phillips, *Walker's Cafe.* n.d. Oil on canvas. *eBay*, https://www.ebay.com/itm/174417647245. Accessed 10 December 2021.



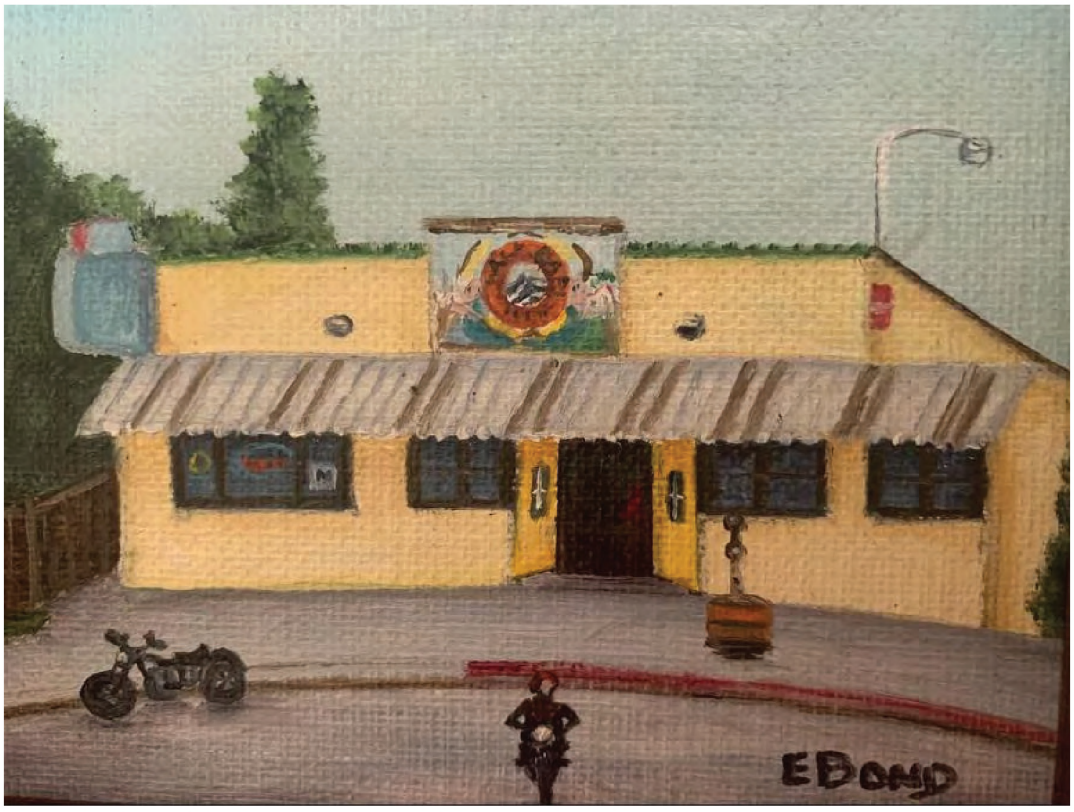
Albert Mulvey, *Walker's Cafe.* 1977. Lithograph. Private collection, shared in "Filmed in San Pedro & Wilmington CA" Facebook group.



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

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.

Saskia Vogel, *Permission.* 2019. Toronto, Ontario: Coachhouse Books. Pp. 49–50.

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.

(609) 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 21,1923 at 8:30 A.M.
Copyist #47.Compared. C.L.Logan, County Recorder, by 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 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 hereinbefore 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 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 prior to, accrual. 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 Trustee. 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 to such extent 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 legally entitled thereto. Any funds retained and not so applied at the time of sale made by Trustee hereunder, shall be applied on any deficiency in the same manner and for the same purposes as proceeds of such sale, and if Trustor shall after the impounding of such moneys, pay all indebtedness secured hereby, Trustor shall be entitled to credit for all moneys then so held. The entering upon or taking possession of the granted premises by Beneficiary or Trustee as above provided, or the receipt, application, retention 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 to declare a default and to cause notice of default to be recorded as hereinbefore provided, and cumulative to any other right and/or 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 its place of record, and such written instrument when recorded in the office of County Recorder of the 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 Trustee, 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 note 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. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee 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 Trustee.

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 hereto. 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 foresaid 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.
Copyist #153. Compared. C.L.Logan,County Recorder,by O.Kinsman (54) Deputy.
$5.20-44-B.

-----000-----

Grant Deed.

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 1620063 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.
Copyist #153. Compared. C.L.Logan,County Recorder,by O.Kinsman (54) Deputy.
$1.00-3-M.

-----000-----

U.S.I.R.S. $3.85 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 now 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~~
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 (~~or 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 B. 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 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. 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 B. 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 E 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

Attn: James M. Ruddick, Esq.

MAIL TAX STATEMENTS TO

Name: Richard D. Brummett, Trustee
Street Address: Audrey M. Brummett, Trustee
City & State: 4078 Marlette Avenue
Yuba City, CA 95991

98- 584673

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. Brummett 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

Richard Daniel Brummett
RICHARD DANIEL BRUMMETT

STATE OF CALIFORNIA
COUNTY OF SUTTER

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

NOTICE: CCP 1170.5(a) ©

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. 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)

Peck's Ocean View Tract, San Pedro,

District No. ..... M. B. Page ..... F. B. Page .....

No. ..... Street (Location of Job)

700 Paseo Del Mar

4349 Pacific Ave.

O. K. City Clerk By ..... Deputy

O. K. City Engineer By ..... Deputy

SAN PEDRO

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building garage. No. of Rooms 1 No. of Families -----
2. Owner's name Felecian Landier. Phone .....
3. Owner's address same .....
4. Architect's name William F. Durr. Phone Sp1576
5. Contractor's name owner. Phone .....
6. Contractor's address .....
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $350.00
8. Is there any existing building or permit for a building on lot? yes How used? store
9. Size of proposed building 44 x 32 Height to highest point 16' feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation conc. Size of footings 12 Size of wall 6 Depth below ground 12
12. Material of chimneys ------- Number of inlets to flue ----- Interior size of flues ---x---
13. Material of exterior wall wood and corrugated iron
14. Give sizes of following materials: REDWOOD MUDSILLS 3 4 Girders ------x--
    EXTERIOR studs 2 x4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs
    2 x3 Ceiling joists 2 x4 Roof rafters 2 x 4 FIRST FLOOR JOISTS dirt
    Second floor joists ---x--- Specify material of roof composition.
15. Will all provisions of State Housing Act be Complied with? yes

What Zone is Property in? E

I have 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.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
30005	10/23/28 Plan Examiner	10/24 Clerk	OCT 26 1928

Oct 27 28 2 V

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

Bldg. Form 2

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 — Block 7 — Penn Crest

Tract Venice Tract

Location of Building 700 — 730 — PASEO DEL MAR
(House Number, and Street)

Between what cross streets GAFFEY & CAROLINA

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Store and Residence (Store, Residence, Apartment House, Hotel or any other purpose) Families 1 Rooms 2
2. Owner (Print Name) FELICIEN LAMARIA Phone 1277
3. Owner's address 4028 — S. GAFFEY ST
4. Certificated Architect State License No. 0 Phone
5. Licensed Engineer State License No. Phone
6. Contractor Geo. E. Nickerson 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 (Store, Residence, Apartment House, Hotel, or any other purpose)
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 8" 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 6 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 Geo. E. Nickerson
(Owner or Authorized Agent)

Plans Specifications and other data must be filed if required.

By

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee $10
12608	Plans and Specifications checked 7/18/35 asp	Zone C	Fire District No. No	Stamp here when Permit is issued
	Corrections verified 7/19/35 asp	Bldg. Line No Ft.	Street Widening No Ft.	JUL 23 1935
PLANS Rec'd 7/16/35	Plans, Specifications and Application rechecked and approved.	Application checked and approved 7-19-35 [illegible] Clerk		
	For Plans See	Filed with	SPRINKLER Required Valuation Not Exceed	Inspector

8092

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(1)

REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)

The building referred to in this Application will be more than 100 feet from

.....Street

Sign here .....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(4)

There will be an unobstructed passageway at least 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:.....

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR SHALL WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

Geo. E. Mitchell
OWNER OR AUTHORIZED AGENT

TEMP. RECEIPT NO._____

PLAN CHECKING

RECEIPT No. 8091

VALUATION $ 1700 00

FEE PAID $ 3 00

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif., 7-24-35, 193...

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 G. Autenrieth

Owner, Contractor or Authorized Agent.

Address.....

Checked by C O Wicks

Clerk.

Approved by J J Backus

Chief Clerk. GP

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

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:

Applicati is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buil ng, 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 SAN PEDRO
Tract	Tract

Present location of building: 700 Paseo Del Mar (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets: Gaffey & Cabrillo

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building STORE (Store, Residence, Apartment House, Hotel, or any other purpose) Families Rooms
2. Use of building AFTER alteration or moving Same Families Rooms
3. Owner (Print Name) John Longo Phone
4. Owner's Address 343 N Mesa
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 (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.) $ 100.—
10. State how many buildings NOW on lot and give use of each. Store 1 Bldg. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 14 x 37 Number of stories high 1 Height to highest point 10
12. Class of building D Material of existing walls Stone Exterior framework Wood (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)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee 50
18254	Plans and Specifications checked	Zone C	Fire District No. 2	Stamp here when Permit is issued
	Corrections verified	Bldg. Line 2 Ft.	Street Widening 4 Ft.	
PLANS Rec'd	Plans, Specifications and Applications rechecked and approved	Application checked and approved 6/4/68 Clerk		Inspector 8788
	For Plans See / Filed with	SPRINKLER Required / Specified Yes—No Valuation Included		

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition . . . . .x.... ....Size of Lot..... ....x .. ....Number of Stories when complete..... .....

Material of Foundation . . . . ..Width of Footing. . . . ..Depth of footing below ground.....

Width Foundation Wall. . ...Size of Redwood Sill. . ....x . . ...Material Exterior Walls.....

Size of Exterior Studs . . . .x..... . . . .Size of Interior Bearing Studs..... . .. ...x.....

Joists: First Floor. ...x . Second 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 Lavigne .....
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY			
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 small damages that may occur or be caused by the earth sliping at this place John Lavigne

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 FRACT — To Lot

Tract Ocean View Park — Tract

Present location of building: 700 PASEO DEL MAR (House Number and Street)

New location of building: SAME (House Number and Street)

Between what cross streets: CAFFEY — PACIFIC

Approved by City Engineer

Deputy.

SAN PEDRO

USE INK OR INDELIBLE PENCIL

1. Present use of building: STORE & CAFE (Store, Dwelling, Apartment House, Hotel or other purpose) 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 3
4. Owner RAYMOND T. AND BESSIE MAE WALKER (Print Name) Phone
5. Owner's Address 1647-266 ST. P. O. LOMITA
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. 167 ST. LAWNDALE
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.) $ 500.00
11. State how many buildings NOW on lot and give use of each: 1 CAFE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 37 x 18 Number of stories high 1 Height to highest point 10
13. Material Exterior Walls: STUCCO & WOOD (Wood, Steel or Masonry) Exterior framework: WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work:

1 INSTALL W.C. & LAVATORY
2 MOVE EXISTING LAVATORY 3'-4" FROM PRESENT LOCATION TO PROVIDE SPACE FOR PARTITION
3 BUILD DRESSING ROOM TO COMPLY WITH SANIT. ORD.
4 PLASTER ALL PART. & PATCH WORK. INSTALL WINDOW

NEW CONSTRUCTION

15. Size of Addition x Size of Lot 100 x 150 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 ~~Concrete~~ 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

4-7-6

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING
Receipt No. 81760
Valuation $ 500
Fee Paid $ 10.00

(2) REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

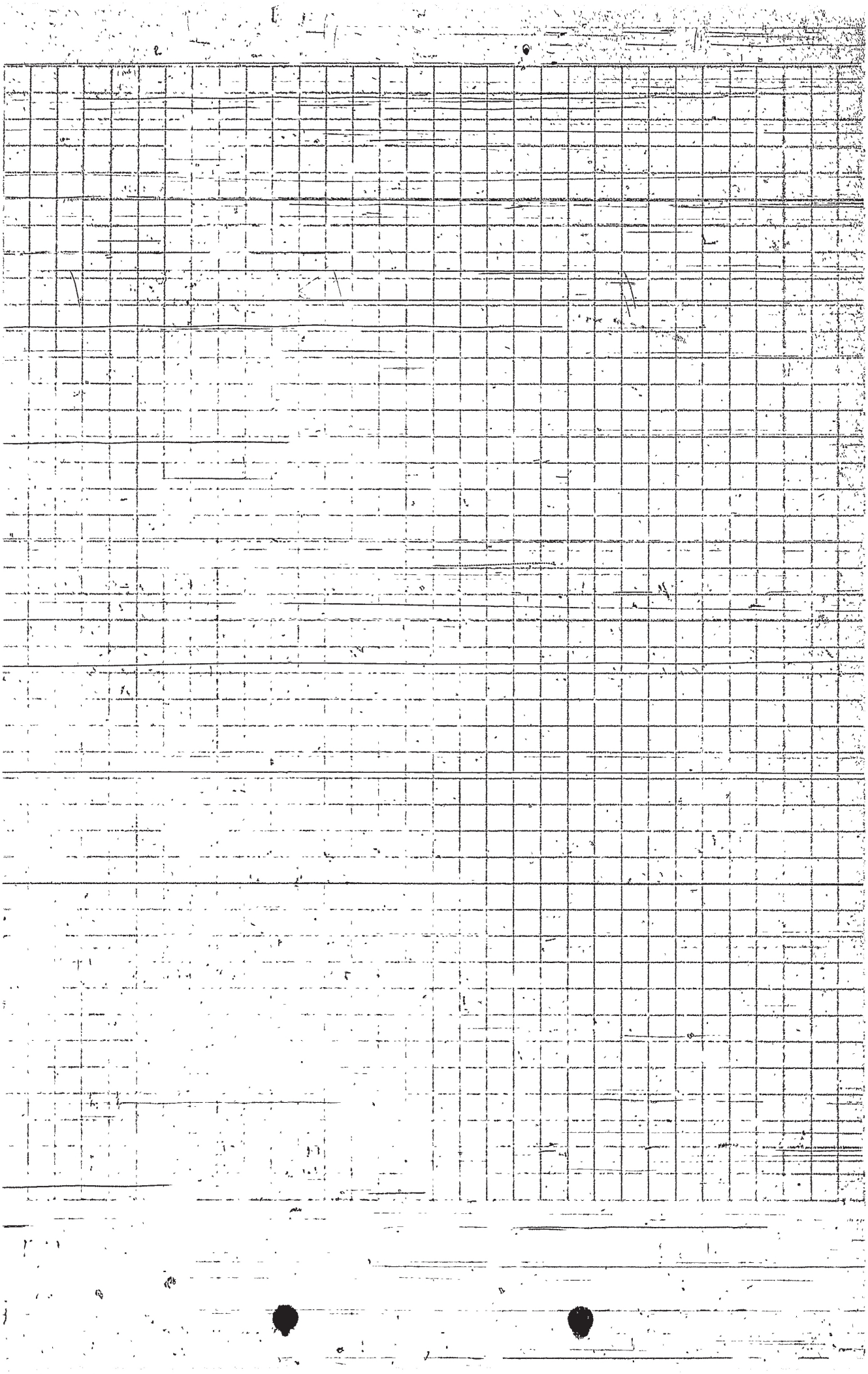
(3) The building referred to in this Application will be more than 100 ft. from Street
Sign here Owner or Authorized Agent

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Feet rear alley / Ft. side alley	Clerk
					50 x 150		

PERMIT No.	Plans and Specifications checked / Correction Verified	Zone	Fire District No.	District Map No.
85455		C1	0	5 6

PLANS Rec'd	Plans, Specifications and Application rechecked and approved.	Bldg. Line Ft.	Street Widening Ft.	Fee
				Stamp here when Permit is Issued

For Plans Fee	Filed with	Application checked and approved / Clerk	Continuous Inspection	SPRINKLER Specified—Required / Valuation Included Yes—No	Inspector
					APR 16 1956



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 Cecil B. Ocean Tract

Location of Building 700 Paseo Del Mar (House Number and Street)

Between what cross streets? Between Shepard and Pt Fermin Cy. Pk

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Cafe (Store, Dwelling, Apartment House, Hotel or other purpose) 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 (Print Name) Phone TE 29865
5. Owner's Address 1647 West 226th Harbor City P. O.
6. Certificated Architect ... State License No. ... Phone ...
7. Licensed Engineer ... State License No. ... Phone ...
8. Contractor Fuchs Metal Products Co. State License No. 131751 Phone TE 45041
9. Contractor's Address 1563 Wilmington Blvd
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.) $ 195 ~~00~~ 00
11. State how many buildings NOW on lot and give use of each. 3 Garages 1 Cafe (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 14 x 30 Number of stories high 1 Height to highest point 14'
13. Material Exterior Walls Stucco (Wood, Steel or Masonry) Exterior framework wood (Wood or Steel)
14. Describe briefly all proposed construction and work:

Install range vent thru roof
Install Blower Fan

TYPE OF RECEIPT | Certificate of Occupancy | Occupancy Survey

DATE ISSUED

TRACER NO. (M)

RECEIPT NO.

CODE

FEE PAID

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

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $ ... Fee $ ...	Area of Bldg. ... Sq. Ft. Fee $ ...	Investigation Fee $ ... Cert. of Occupancy Fee $ ... Bldg. Permit Fee $ ... 2.00 Total $ 2.00

TYPE V	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 50 X 130.73	... Ft. rear alley / Ft. side alley / Clerk
GROUP G-1	Plans and Specifications checked		Zone C-1	Fire District No. 2	District Map No. 501 4
For Plans See	Correction Verified		Bldg. Line / Ft.	Street Widening / Ft.	Application checked and approved / Clerk
Filed with	Plans, Specifications and Application rechecked and approved.		Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					✓
Supplemental Plan Checking					
Building Permit	OCT 9 - 1952		31 #120		8 3-08

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

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 (Store, Dwelling, Apartment House, Hotel or other purpose) 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. [redacted] WALKER (Print Name) Phone DA. 60176
5. Owner's Address 1647 256 ST. P. O. LOMITA
6. Certificated Architect State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor [redacted] OWNER State License No. Phone
9. Contractor's Address
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.) $ 400.00
11. State how many buildings NOW on lot and give use of each. 2 BLDG. CAFE & GARAGE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 32' x 44' Number of stories high 1 Height to highest point 12
13. Material Exterior Walls STUCCO (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work: STORAGE ROOM—WOOD EXTERIOR WALLS—CEMENT FLOOR

NEW CONSTRUCTION

15. Size of Addition 8 x 12 Size of Lot 50 x 130 Number of Stories when complete 1 CON. FLOOR
16. Footing: Width 12" Depth in Ground 12" Width of Wall 6" Size of Floor [redacted]
17. Size of Studs 2" x 4" Material of Floor CON. Size of Rafters 2" x 4" Type of Roofing 90 LB ROLLED 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.

DISTRICT OFFICE SAN PEDRO

Sign here Bessie M Walker (Owner or Authorized Agent)

By

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy Only

FOR DEPARTMENT USE ONLY

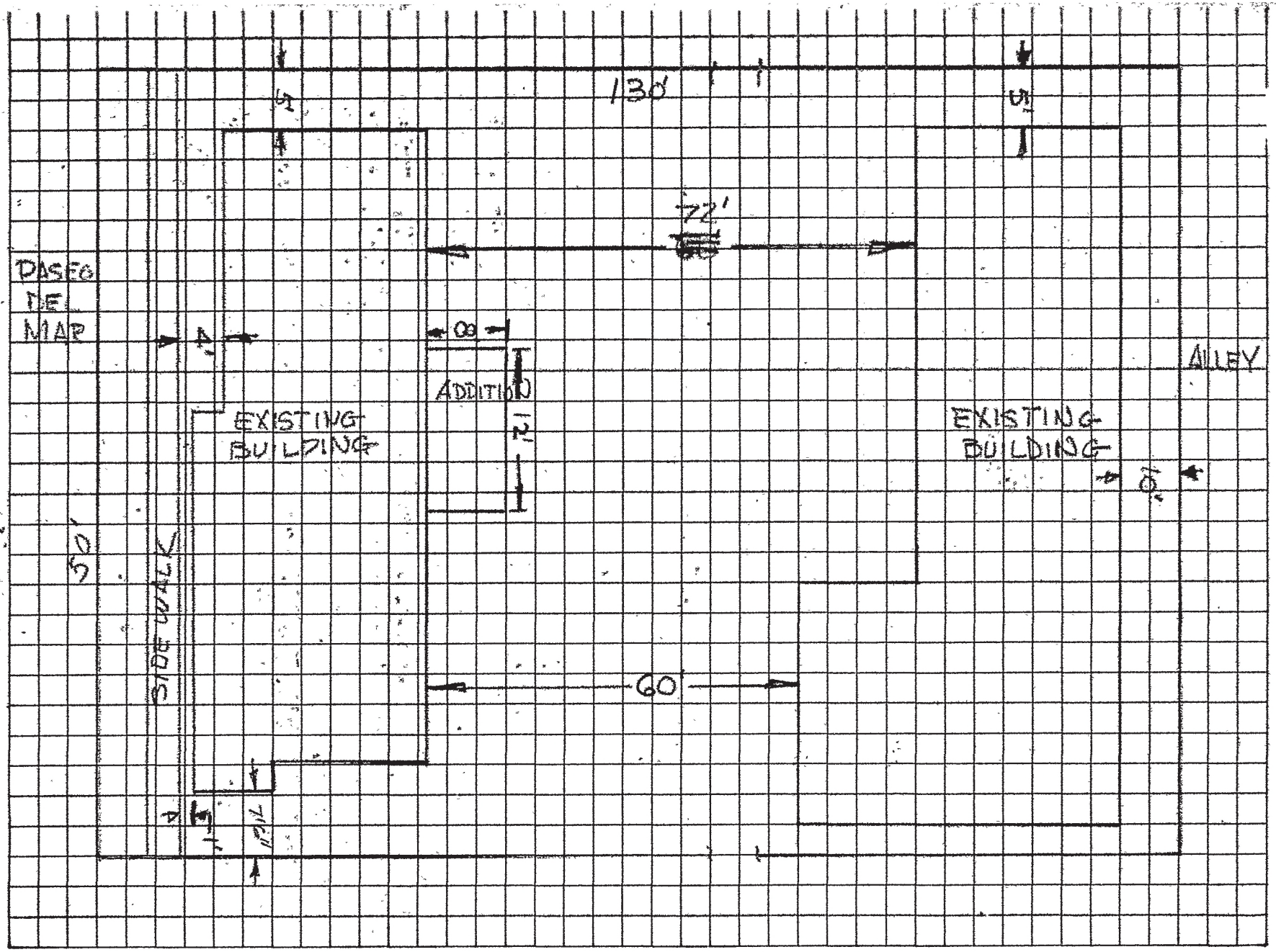
G 4552

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $ 400.	Area of Bldg. ..... Sq. Ft.	Investigation Fee $ .....
Fee $ 1.00	Fee $	Cert. of Occupancy Fee $ .....
		Bldg. Permit Fee $ 2.00
		Total $ 3.00

TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
V				50 x 130		
GROUP	**Plans and Specifications checked**	**Zone**	**Fire District**		**District Map No.**	
G/Hood		C-1	No. 7		501-4	
For Plans See	**Correction Verified**	**Bldg. Line**	**Street Widening**		**Application checked and approved**	
		Ft.	Ft.			Clerk
Filed with	**Plans, Specifications and Application rechecked and approved.**	**Continuous Inspection**	**SPRINKLER** Specified—Required Valuation Included Yes—No		**Inspector**	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	6-29-53		2496		1.00
Supplemental Plan Checking					
Building Permit	JUL 6 - 1953		SP 6210		2.00


130'
72'
PASEO DE MAR
ADDITION
EXISTING BUILDING
EXISTING BUILDING
ALLEY
SIDE WALK
50'
60'
7'10"

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form 3-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 15 Col 7

Tract Cedar Crest View

Location of Building 700 PASEO DEL MAR (House Number and Street)

Between what cross streets? Cor Alma & Gaffey

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building RESTAURANT (Store, Dwelling, Apartment House, Hotel or other purpose) 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 (Print Name) Phone
5. Owner's Address 700 PASEO DEL MAR P. O. SAN PEDRO
6. Certificated Architect State License No. Phone
7. Licensed Engineer HAROLD METCHUM State License No. Phone
8. Contractor HOOD VENT OF LONG BEACH State License No. Phone
9. Contractor's Address 743 PINE 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.) $ 230.00
11. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building x Number of stories high Height to highest point
13. Material Exterior Walls (Wood, Steel or Masonry) Exterior framework (Wood or Steel)
14. Describe briefly all proposed construction and work:

ALUMINUM AWNING

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 Bessie Walker (Owner or Authorized Agent)

DISTRICT OFFICE SAN PEDRO By

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy Survey

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY	
Valuation $ 230		Area of Bldg. Sq. Ft.	
Fee $ 1.00		Fee $	

Investigation Fee $
Cert. of Occupancy Fee $
Bldg. Permit Fee $ 2.30
Total $ 3.30

TYPE V	Maximum No. Occupants No Limit	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 50 x 130	2nd Ft. rear alley / Ft. side alley	Clerk
GROUP G-1 Food	Plans and Specifications checked	Zone C-1	Fire District No. X		District Map No. 50/4	
For Plans See	Correction Verified	Bldg. Line Ft.	Street Widening Ft.		Application checked and approved	Clerk
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes—No		Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	AUG 7 - 1953		2606		$ 1.00
Supplemental Plan Checking					
Building Permit	AUG 7 - 1953	SP 6445			$ 2.30

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 PASEO DEL MAR (House Number and Street)

Between what cross streets? GAFFEY & PACIFIC COAST HWY

Approved by City Engineer _____ Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building CAFE (Store, Dwelling, Apartment House, Hotel or other purpose) 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 A.R. & J. WALKER (Print Name) Phone DA.60176
5. Owner's Address 1647 - 260 ST P. O. HARBOR CITY
6. Certificated Architect ____ State License No. ____ Phone ____
7. Licensed Engineer ____ State License No. ____ Phone ____
8. Contractor WAGE & BUSCH GEN-CONTRACTOR State License No. 132454 Phone ME 32964
9. Contractor's Address 6926 EASTGATE 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 (Wood, Steel or Masonry) Exterior framework WOOD (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 Delmer R. Walker (Owner or Authorized Agent)

DISTRICT OFFICE **SAN PEDRO** By ____

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy Survey

FOR DEPARTMENT USE ONLY

C-5328

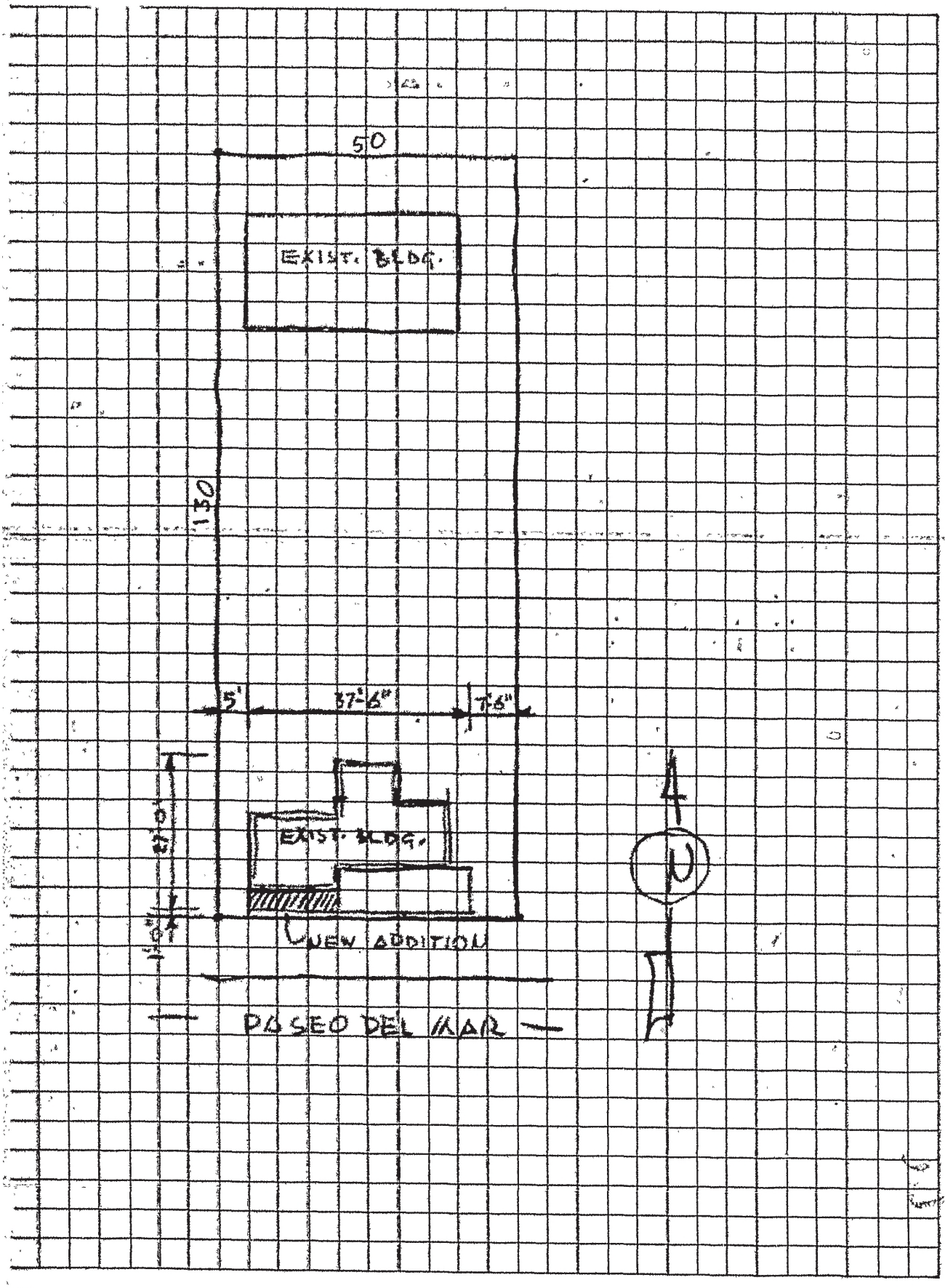
PLAN CHECKING		OCCUPANCY SURVEY	
Valuation $ ____		Area of Bldg. ____ Sq. Ft.	
Fee $ 1.00		Fee $ ____	

Investigation Fee $ ____
Cert. of Occupancy Fee $ ____
Bldg. Permit Fee $ 2.50
Total $ 2.50

TYPE V	Maximum No. Occupants / Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 45.86 / 50.00 / 130	____ Ft. rear alley / ____ Ft. side alley	Clerk
GROUP G-2 (Food)	Plans and Specifications checked	Zone C-1	Fire District / No.	District Map No. 5014	
For Plans See	Correction Verified	Bldg. Line ____ Ft.	Street Widening ____ Ft.	Application checked and approved	Clerk
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JUL 28 1954		3628		1.00
Supplemental Plan Checking					
Building Permit	JUL 28 1954	51	8999		2.50


50
EXIST. BLDG.
130
5'
37'-6"
7'-6"
EXIST. BLDG.
NEW ADDITION
PASEO DEL MAR
4
W

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: (1) Restaurant	NEW USE OF BUILDING: ( ) same				ZONE: RD1.5 1XL
3. JOB ADDRESS: 700 Paseo Del Mar					FIRE DIST.: / COUN. DIST.: 15
4. BETWEEN CROSS STREETS: Gaffey	AND: Carolina				LOT TYPE: Int
5. OWNER'S NAME: Bessie Petersen			PHONE: 326-2706		LOT SIZE:
6. OWNER'S ADDRESS: 1647 W 266th St.	CITY: Harbor City		ZIP: 90710		irreg
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY: 10'R
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP			AFFIDAVITS
10. CONTRACTOR: Pacific States Const.	BUS. LIC. NO.: 521035	ACTIVE STATE LIC. NO.	PHONE: 378-6304		ZI 1602 ZI 1338 ZI 859
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. →	EXT. WALLS: wood	ROOF: wood/comp	FLOOR: con		
13. JOB ADDRESS: 700 Paseo Del Mar			STREET GUIDE: 78-F6		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 3500.00			DIST. OFF.: SP	P.C. REQ'D
				GRADING	SEISMIC
15. NEW WORK (Describe): Repair stud wall of portion of roof sheeting/repl. skylight/elec repair/Fire Repair 8%				HWY. DED.: yes	FLOOD
NEW USE OF BUILDING: Restaurant	SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH	
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	ZONED BY: Kina	
DWELL UNITS: 0	MAX OCC.	TOTAL	APPLICATION APPROVED: Randell Kim	TYPIST: rab	
GUEST ROOMS	PARKING REQ'D: n/c	PARKING PROVIDED STD. / COMP.	INSPECTION ACTIVITY CS / GEN. / MAJ.S. / EQ.	INSPECTOR	

P.C.	G.P.I. + NP	CONT. INSP.	
S.P.C.	P.M.		
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.	
I.F.	F.H.		
S.D.	O.S.S.: 1.00		
ISS. OFF.: SP	S.O.S.S.	SPRINKLERS REQ'D SPEC.	
P.C. NO.	C/O	ENERGY	DAS

Unless a shorter period of time has been established by an effical action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

B & S B-3 (R.7/89)

CASHIER'S USE ONLY

01/07/91 10:25:20AM SF01 T-9210 C 02
BLD PER COMMER 35.00
EI COMMERCIAL 0.50
ONE STOP SUSCH 1.00
FROM TRAN 9208 TO 9210
TOTAL 104.50
CHECK 104.50

96 JD

91SP 05126

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 25 1 Lic. Number 521035 Contractor _____ (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. WP904 76 407 Insurance Company Fremont 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 _____

Applicant's Mailing Address c/o Pacific States Const. 23639 Hawt. Blvd. Torr. 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 _____ (Owner or agent having property owner's consent) Position: Supervisor Date: 1-7-91

3 1 2 0 0 2 9 0 3 6 1

Bureau of Engineering		ADDRESS APPROVED		
		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
		FLOOD CLEARANCE		
SEWERS RES. NO. CERT. NO.			SEWERS AVAILABLE	
			NOT AVAILABLE	
			SFC PAID	
	SFC NOT APPLICABLE		SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED			
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐			
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
R Lee 1-7-91

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

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	

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(*) - 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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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

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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

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ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

12/23/2021

City of Los Angeles
Department of City Planning



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

N
W
E
S

Visual Impact Analysis

Site Address: 700 W Paseo del Mar
San Pedro, CA 90731
Specific Plan: San Pedro
Zoning: R1-1XL
Land Use: Low II Residential

Summary
This study finds that the proposed project located at 700 W Paseo del Mar is compatible with the surrounding neighborhood. The metrics which this study examines are floor area, height, building footprint area, and visual scale, mass, and character. Per the Los Angeles City Planning Department's guidelines for compatibility analysis, the primary focus of this study is the neighborhood block of 9 properties on Paseo del Mar. The proposed project is below the neighborhood average in height, comparable to the neighborhood average in lot coverage, and features the least floor area and greatest frontyard setback of any two-story or higher development within the study area. The proposed project is consistent and compatible with the character and massing of the existing neighborhood and structures and will have no negative visual impact on the neighborhood.

Project Background
The Applicant, Prospect Group, proposes to renovate the existing historic Walker's Burgers restaurant structure and construct a new two-story, single family dwelling and attached ADU on the same site. The project site is a 6,138.4 sq. ft. lot with Assessor Parcel Number (APN) 7467-029-022. The project site is located in the San Pedro Specific Plan Area, as well as the Dual Permit Jurisdiction of the California Coastal Zone. The proposed project is seeking approval of a Coastal Development Permit (CDP) among other related entitlements.

To facilitate the review of the requested CDP, the following Visual Impact Analysis has been prepared to demonstrate the project's compliance with Chapter 3 of the Coastal Act. Namely, this report shows, with evidence, that the project's scale, mass, and character fit within the pattern of development for the area and that the project will not have a negative visual impact on the community nor protected public views.

Methodology
To assess the pattern of development within the surrounding context, a survey of all private properties along Paseo del Mar between Gaffey St to the west and Carolina St to the east was conducted. This study area was selected according to the Los Angeles City Planning Department's Coastal Development Permit Context/Character Analysis Instructions (CP-3615 [1.31.2023]) which instruct that "[a]ll existing structures in the neighborhood block (on both sides of the street) where the project is located shall be inventoried". All private properties on the northern side of the project's neighborhood block are included in this compatibility analysis. Point Fermin park spans the entire southern side of Paseo del Mar along the project block, as such there are no private properties on the southern side of the project block to include in this analysis. The highlighted parcels in the map below constitute the study area.



Visual Impact Analysis study area outlined in blue. Source: ZIMAS



Visual Impact Analysis study area outlined in red. Source: Google Maps

Context/Character Study Requirement Methodology

This survey compiles data as specified in the Study Requirements of the LADCP Context/Character Instructions. All data was gathered using publicly available sources, including NavigateLA, ZIMAS, and the Los Angeles Department of Building and Safety (LADBS) public records website. See below for the methodology for determining each study requirement.

1. Approximate date of construction and/or significant remodel or addition

- Building records from the Los Angeles Department of Building and Safety were used to determine the date of construction and significant remodels for each structure. LA County Assessor data was used when building record data was unclear or incomplete.

2. Zone and existing uses (e.g., single/multi-family residential, commercial)
    - Zoning data was pulled from ZIMAS, existing use data from the LA County Assessor as available on ZIMAS checked against building record data.
3. Density and number of existing (legal) units on each lot
    - Density and number of units on each lot was pulled from ZIMAS and checked against building record data.
4. Height, as measured from centerline of fronting street (approximate)
    - Height was manually measured from the centerline of the street and confirmed with Los Angeles Region Imagery Acquisition Consortium (LARIAC) aerial imaging data as available on NavigateLA.
5. Number of stories
    - The number of stories for each structure was determined visually or with LADBS building record data when available.
6. Front, Side, and Rear Setbacks
    - Setbacks were measured using the measure distance tool on ZIMAS.
7. Stepback/articulation of the façade, including upper level stepbacks. Note any other types of articulation at front (e.g., balconies, projections, roofline, recessed entry)
    - Façade and upper level stepbacks were measured using the measure distance tool with Google Maps satellite data.
8. Roof access structures
    - Roof access structures are noted when visible from Paseo del Mar or mentioned in LADBS building records
9. Rooftop decks and other rooftop structures (e.g., trellis, solar structures)
    - Roof decks and other rooftop structures are noted when visible from Paseo del Mar or mentioned in LADBS building records
10. Note any properties identified in SurveyLA

Surrounding Context

The image on the following page shows the project site, as it currently exists, and the surrounding neighborhood. The project site is visible at the center of the image, including the existing, structures to be renovated. The surrounding area is built out with a mixture of single- and multi-family residential uses.



Project site visible at center indicated by pin. Source: Google Maps

The area does not have a unified architectural design aesthetic. Many of the homes in the neighborhood feature a traditional coastal style typified with horizontal wood and peaked roofs. Interspersed with these are a mixture of Spanish/mission style homes and a variety of other architectural styles. Indeed, the area features a mixture of architectural design and material choices that contribute to the eclectic character of the area.

A photographic inventory of all properties within the study area along Paseo del Mar is included to provide further context for the scale, mass, and character of existing residential uses within the neighborhood.

Proposed Project in Context

The following rendering shows the project as seen in the broader neighborhood context



Subject project rendering with Google Maps satellite view for context.

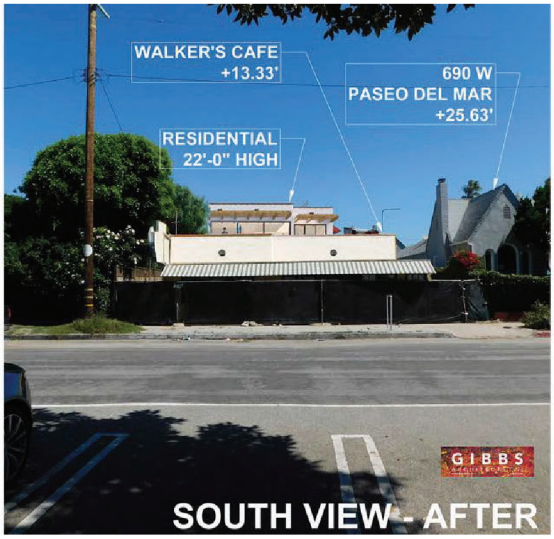
To demonstrate the project's visual impact on the Paseo del Mar streetscape, renderings of the project as seen from multiple location on the street have been included with this report. The full rendering package has been included as **Exhibit 1**.

The following renderings show the project as seen from the Paseo del Mar street-level perspective:













Structure Inventory

On the following pages are photographs of each property within the study area and the requisite criteria for analysis:



Address:	670 W Paseo del Mar
Built:	2005
Addition/Remodel:	N/A
Zone:	R1-1XL
Use:	Residential - Double, Duplex, or Two Units
Density:	2 units on site
Height:	31.7 ft
Floor Area:	5,633 sq. ft.
Stories	2 and roof deck
Front Setback:	16.3 ft.
Upper Level Stepbacks:	None
Articulation:	Flat roof, roof deck, balcony on second level with stairs to roof deck, projecting element at right of second level
Non-Structural Visual Mass:	Large trees, roof deck
Roof Deck:	Yes
Roof Access Structure:	Spiral staircase from second story balcony leading to roof deck
Notes:	No historical designations or similar



Address:	680 W Paseo del Mar
Built:	1946
Addition/Remodel:	None
Zone:	R1-1XL
Use:	Residential – Single-Family Residence
Density:	1 unit on site
Height:	16.9 ft.
Floor Area:	1,217 sq. ft.
Stories:	1
Front Setback:	60 ft.
Upper Level Stepbacks:	None
Articulation:	Pitched roof
Non-Structural Visual Mass:	Tree in front yard, hedge along front setback
Roof Deck:	None
Roof Access Structure:	None
Notes:	No historical designations or similar



Address:	690 W Paseo del Mar
Built:	1948
Addition/Remodel:	None
Zone:	R1-1XL
Use:	Residential – Single-Family Residence
Density:	1 unit on site
Height:	23.8 ft.
Floor Area:	2,051 sq. ft.
Stories:	1
Front Setback:	21 ft.
Upper Level Stepbacks:	None
Articulation:	Pitched roof, entryway stepped back from front walls
Non-Structural Visual Mass:	Tree in front yard, hedge along front setback
Roof Deck:	None
Roof Access Structure:	None
Notes:	No historical designations or similar



Address:	700 W Paseo del Mar
Built:	1936
Addition/Remodel:	None
Zone:	R1-1XL
Use:	Commercial – Store – One story
Density:	N/A, no residential units on site
Height:	16.3 ft.
Floor Area:	0 sq. ft. residential floor area
Stories:	1
Front Setback:	0 ft.
Upper Level Stepbacks:	None
Articulation:	None
Non-Structural Visual Mass:	None
Roof Deck:	None
Roof Access Structure:	None
Notes:	Designated Historic Resource – Walker's Café located on-site. Designated historic 2022, in operation from 1936 as restaurant. Non-conforming restaurant use in R1 zone.



Address:	710 W Paseo del Mar
Built:	1951
Addition/Remodel:	None
Zone:	R1-1XL
Use:	Residential – Single-Family Residence
Density:	1
Height:	14.4 ft.
Floor Area:	400 sq. ft.
Stories:	1
Front Setback:	97 ft.
Upper Level Stepbacks:	None
Articulation:	None
Non-Structural Visual Mass:	Over in height hedges along Paseo del Mar frontage
Roof Deck:	None
Roof Access Structure:	None
Notes:	No historical designations or similar



Address:	720 W Paseo del Mar
Built:	1916
Addition/Remodel:	None
Zone:	R1-1XL
Use:	Residential – Single-Family Residence
Density:	1
Height:	25.8 ft.
Floor Area:	1,420 sq. ft.
Stories:	1
Front Setback:	18 ft.
Upper Level Stepbacks:	None
Articulation:	Pitched roof
Non-Structural Visual Mass:	Palm tree and other foliage in front yard
Roof Deck:	None
Roof Access Structure:	None
Notes:	No historical designations or similar



Address:	730 W Paseo del Mar
Built:	1921
Addition/Remodel:	None
Zone:	R1-1XL
Use:	Residential – Single-Family Residence
Density:	1
Height:	20.2 ft.
Floor Area:	1,241 sq. ft.
Stories:	1
Front Setback:	18 ft.
Upper Level Stepbacks:	None
Articulation:	Entryway on right stepped back from front walls
Non-Structural Visual Mass:	Trees in front yard
Roof Deck:	None
Roof Access Structure:	None
Notes:	No historical designations or similar



Address:	740 W Paseo del Mar
Built:	1962
Addition/Remodel:	None
Zone:	R1-1XL
Use:	Residential - Eight Units
Density:	8 units on site
Height:	33.7 ft.
Floor Area:	6,616 sq. ft.
Stories:	3
Front Setback:	6 ft.
Upper Level Stepbacks:	None
Articulation:	Pitched roof, stepped back balconies on second and third floors
Non-Structural Visual Mass:	None
Roof Deck:	None
Roof Access Structure:	None
Notes:	No historical designations or similar



Address:	746 W Paseo del Mar
Built:	1989
Addition/Remodel:	None
Zone:	R1-1XL
Use:	Residential - Eight Units
Density:	8
Height:	27.8 ft.
Floor Area:	10,581 sq. ft.
Stories:	2
Front Setback:	13 ft. from Paseo del Mar
Upper Level Stepbacks:	None
Articulation:	Sloped entry structures to left and right of site, balcony to second floor, overhanging roof
Non-Structural Visual Mass:	Tree and large hedge in front yard
Roof Deck:	None
Roof Access Structure:	None
Notes:	No historical designations or similar

Additional Criteria Methodology

These additional criteria are presented to provide further context for the scale of structures in the neighborhood. The below data categories are quantifiable and provide a numerical method of comparing the proposed project against the existing structures in the neighborhood to supplement the visual context and character analysis.

The following table shows the average height, number of stories, Floor Area Ratio (FAR), and residential density for the subject study area. The supporting data collected for this analysis has been provided as **Exhibit 2**. An expanded study area including all properties within 250 ft. of the project site is included to increase the number of properties for comparison as there are only 9 properties on the neighborhood block of the project site making any calculations of averages.

The project as proposed includes the renovation of the existing restaurant and the construction of a two-story, 22 ft. in height single-family dwelling with attached ADU. The SFD totals 2,463 sq. ft. in floor area, the attached ADU totals 1,023 sq. ft. in floor area, the garage totals 350 sq. ft. in floor area, and the existing restaurant totals 961 sq. ft. in floor area. The proposed project totals 4,797 sq. ft. in floor area including all residential and non-residential floor area.

Table of Compatibility Data

	Neighborhood Block Average	*Within 250 ft. of Project Site*	*Project: Residential and Non-Residential*[1]	*Project: Residential Only*[2]
Height (ft.)	23.4	23.0	22	22
Stories	1.44	1.56	2	2
Floor Area	2,973	2,572	4,797	3,486
FAR	34.8%	38.7%	78.1%	56.8%
Lot Coverage	36.6%	44.1%	43.3%	33.1%
Density	3.22	3.20	2	2

Data for height, number of stories, and density was gathered as detailed in the LADCP Context/Character Analysis methodology above. The remaining data categories were calculated as explained below.

Floor Area Ratio (FAR) is calculated as the total residential floor area on a lot divided by the lot/parcel area. Residential floor area data was gathered using LADBS building records where available and LA County Assessor floor area as available on ZIMAS when building record data was unavailable. Building records were largely unavailable for lots within the neighborhood block and copies of building records used are included in **Exhibit 2**. Garages and other accessory

[1] Includes the floor area of the residential portions (the SFD, ADU, and garage) and the existing restaurant in calculating Floor Area Ratio and Lot Coverage.

[2] Includes only the floor area of the residential portions (including the SFD, ADU, and garage) and not the existing restaurant in calculating Floor Area Ratio and Lot Coverage.

structures are included in FAR calculations where available but are not always included in the LA County Assessor floor area data which was used for most properties within the study area.

Lot coverage is calculated as the total building footprint areas of all residential structures on a lot divided by the lot/parcel area. Building footprint areas were pulled from LARIAC6 aerial imaging data as available on NavigateLA.

An extended study area consisting of all private properties within a 250 ft. radius of the subject site is presented for additional context. The required study area consists of only 9 properties including the subject site which does not provide a significant sample size. The expanded study area shows that the required study area is representative of the wider neighborhood in addition to the project's neighborhood block.

Study Findings

As demonstrated by the above data, the proposed project's height, number of stories, FAR, and density are all in line – or below – the average for the surrounding area.

Due to the limited number of properties in the study area and the large variance in size between the largest and smallest developments, the average Floor Area and Floor Area Ratio do not paint a complete picture of the pattern of development within the neighborhood. While the proposed project features an above average floor area and floor area ratio, it is the smallest of all two story and greater developments within the study area and will have the least visual impact. Additionally, the project includes an existing historical structure, which does not occur on any other lots in the neighborhood, resulting in an above average floor area.

The single-family dwelling located at 670 W Paseo del Mar is over 31 ft. in height and approximately 5,633 square feet in floor area. It is the only other two-story single-family dwelling within the neighborhood block and is significantly larger in both floor area and significantly greater in height than the proposed project. This development features a frontyard setback of approximately 16 ft.

The multi-family dwelling located at 746 W Paseo del Mar is over 27 ft. in height and approximately 10,580 sq. ft. in floor area. This development features a frontyard setback of approximately 13 ft. from Paseo del Mar. While this is a multi-family development, it's visual scale far surpasses that of the proposed project.

The proposed project will be setback approximately 40 ft. from the frontyard property line along Paseo del Mar. This is the greatest frontyard setback among all two story and greater developments within the study area and will ensure that the proposed project will have minimal visual impact. While maintenance of the historic structure on the lot contributes to an above average floor area, it also facilitates a uniquely enlarged front setback that reduces the visual impact of the project.

Conclusion

Based on this analysis of the development context of the neighborhood block of the proposed project, the proposed project is compatible with the scale, mass, and character of the area and will

not result in any negative visual impacts. Indeed, the proposed project will enhance the visual quality of the area by repairing and renovating a designated historic restaurant.

The scale and mass data provided with this report further supports the conclusion of this analysis. The proposed project is 22 feet in height with a 78.1% FAR, whereas the average height within the study area is 23.4 feet and the average FAR is 38.7%. (*See* **Exhibit 2**) The proposed project is below the neighborhood average in height and comparable in lot coverage. Amongst two-story developments within the study area, the proposed project features the least floor area, is the shortest in height, and features the greatest frontyard setback.

As such, the proposed project should be granted the Coastal Development Permit (CDP) and other entitlements requested in this case as it has demonstrated its compliance with all applicable aspects of Chapter 3 of the Coastal Act.

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at http://planning.lacity.org, by selecting "Commissions & Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

40+ CONSTITUENTS SUBMITTED THE FOLLOWING STATEMENT TO THE CPC@LACITY.ORG INBOX FOR THE CITY PLANNING COMMISSION'S CONSIDERATION:

Item 05:

ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Walker's Cafe – ZA-2023-7218-ZV-CDP-MEL-HCA-1A

Email Message:

Dear members of the Harbor Area Planning Commission,

My name is [ADD NAME] and I have been a resident of [San Pedro OR Los Angeles - PLEASE SPECIFY] for [X] years.

I am a loyal supporter of the currently shuttered legacy business Walker's Cafe (HCM #1267). I am writing to express my serious concern about the development planned at 700 W. Paseo del Mar, San Pedro 90731, directly behind the landmarked cafe, and to ask you to rein the project in for the benefit of the landmark's viability.

Walker's Cafe is the oldest surviving restaurant in San Pedro and one of the oldest in all of Los Angeles. Founded in 1946 by a Navy veteran and his wife, it's a vital piece of San Pedro's military history and social fabric. It was a community hub for nearly eighty years, featured in iconic LA movies like CHINATOWN, and drew fans from all over the world. It obtained landmark designation in 2022 as a result of a grassroots campaign with over three thousand supporters.

Since purchasing the property in March 2022, Prospect Group has been alarmingly unwilling to hear the community's concerns about the size of the proposed residential development and to prioritize reopening the cafe. They damaged a historic resource through extensive illegal construction and demolition, and have refused to meet with numerous interested restaurant tenants.

Over time, it has become clear that Prospect Group's first and foremost priority is to build a large house on the parcel rather

than reopen an iconic legacy business. The cafe is being completely boxed in and robbed of essential space it needs to remain a viable business.

Our priority, as a community, is not with any residential development of the site, but with Walker's Cafe resuming operations. To protect the future of this landmarked community treasure, we ask for the following crucial conditions:
1) A substantially reduced footprint for the house in the back so the cafe has enough space to operate.
2) A special planning condition, or "Q condition," stating that the historic cafe at this location must remain operational.
3) Finally, we ask that no building permit for the house be granted until significant progress has been made on the restoration and revival of the cafe.

This will ensure that, no matter what else happens with the parcel, generations to come will be able to enjoy a cup of coffee and a bite to eat at this iconic establishment.

Thank you for your consideration.