

Re: **Walker's Cafe**

Case No. ZA-2023-7218-ZV-CDP-MEL-HCA-2A

700 Paseo Del Mar, San Pedro CA

PLUM meeting

August 25, 2026

Agenda Items **15 & 16**

Date: 8/25/26
Submitted in PLUM Committee
Council File No: 26-~~0975~~ 0975 26-0975-51
Item No.: 15 & 16
Deputy: Wm

Appendix 01 - Analysis of front yard setback & massing

The diagrammatic alternative conceptual plan submitted for review shows a 30' dimension between the rear elevation of Walker's Cafe as recommended by the LA Conservancy. The real issue is the bulk of the proposed residential structure. I believe that it is possible to maintain the GFA of the applicants proposal and reduce the mass of the building by reorganising the plan, eliminating the stair volume of the paired stairs for the SFD and ADU, replacing these with more direct staircases integrated into the plans of the SFD and ADU respectively, disentangling the ADU from the SFD in the process.

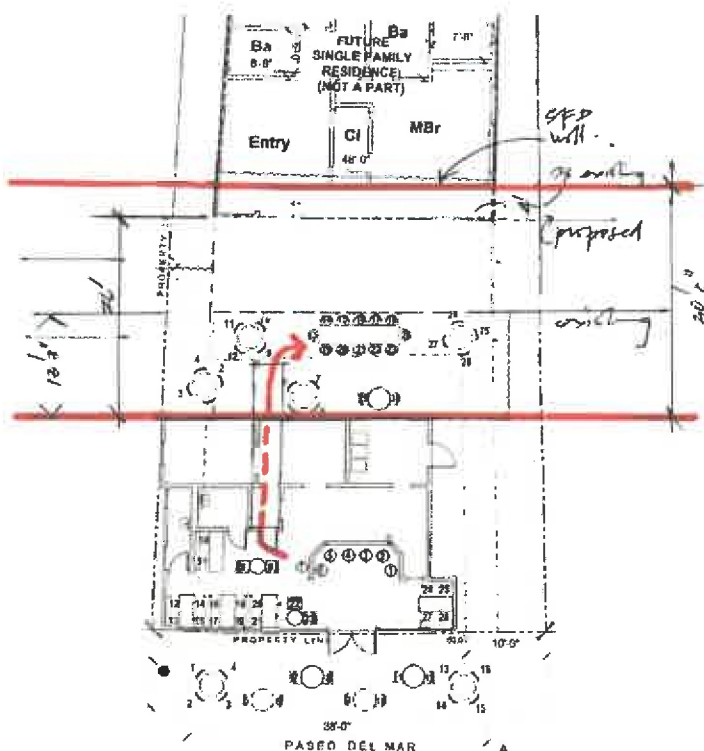


image left: Diagram showing the proposed revised front yard setback as recommended by the LA Conservancy.

Achieving the same density, without a dominant two story structure overwhelming Walker's Cafe patio seating area providing additional space for a shared front yard for the SFD and ADU could be a priority, and would significantly reduce the impact of the new buildings on the neighborhood, and neighboring properties.

David Turnbull 08/25_2026