



700 PASEO DEL MAR,
SAN PEDRO, CA 90731

Context Map 15



700 PASEO DEL MAR,
SAN PEDRO, CA 90731

Site Map 7

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.

ARCHITECTURAL

A3.00	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
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ARCHITECT: GIBBS ARCHITECTS
3575 LONG BEACH BLVD.
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CONTACT: KURT GIBBS

Project Team 3a

Site Address	700 W Paseo del Mar, San Pedro, CA
Zip	90731
Pin Number	0038197 94
Assessor Parcel No. (APN)	7467029016
Zoning	R1-1XL
Land Use	Low II Residential
Lot Size	6,136.4 SF
Thomas Brothers Grid	PAGE 854 - GRID B2
Map Reference	M 8 11-162183
Block	7
Lot	15
Adj (Lot Out Reference)	None
Map Sheet	0038197
Community Plan Area	San Pedro
Area Planning Commission	Harbor
Neighborhood Council	Coastal San Pedro
Council District	CD 16
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
Spokenword	YES- NFPA 13R

Project Information 2

RECEIVED
CITY OF LOS ANGELES
OCT 15 2025

CITY PLANNING
PROJECT PLANNING

EXHIBIT "A"

Page No. 1 of 20

Case No. ZA-23-7218-W-CDP-ME-HCA

Law M. A.

SINGLE FAMILY
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No.	Issue	Date
1	QHR 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 Jun 2024
6	Planning Comment Response	22 Nov 2024

Project Number:

Date: 12 September 2025

File:

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Cover Sheet

Drawing Number:

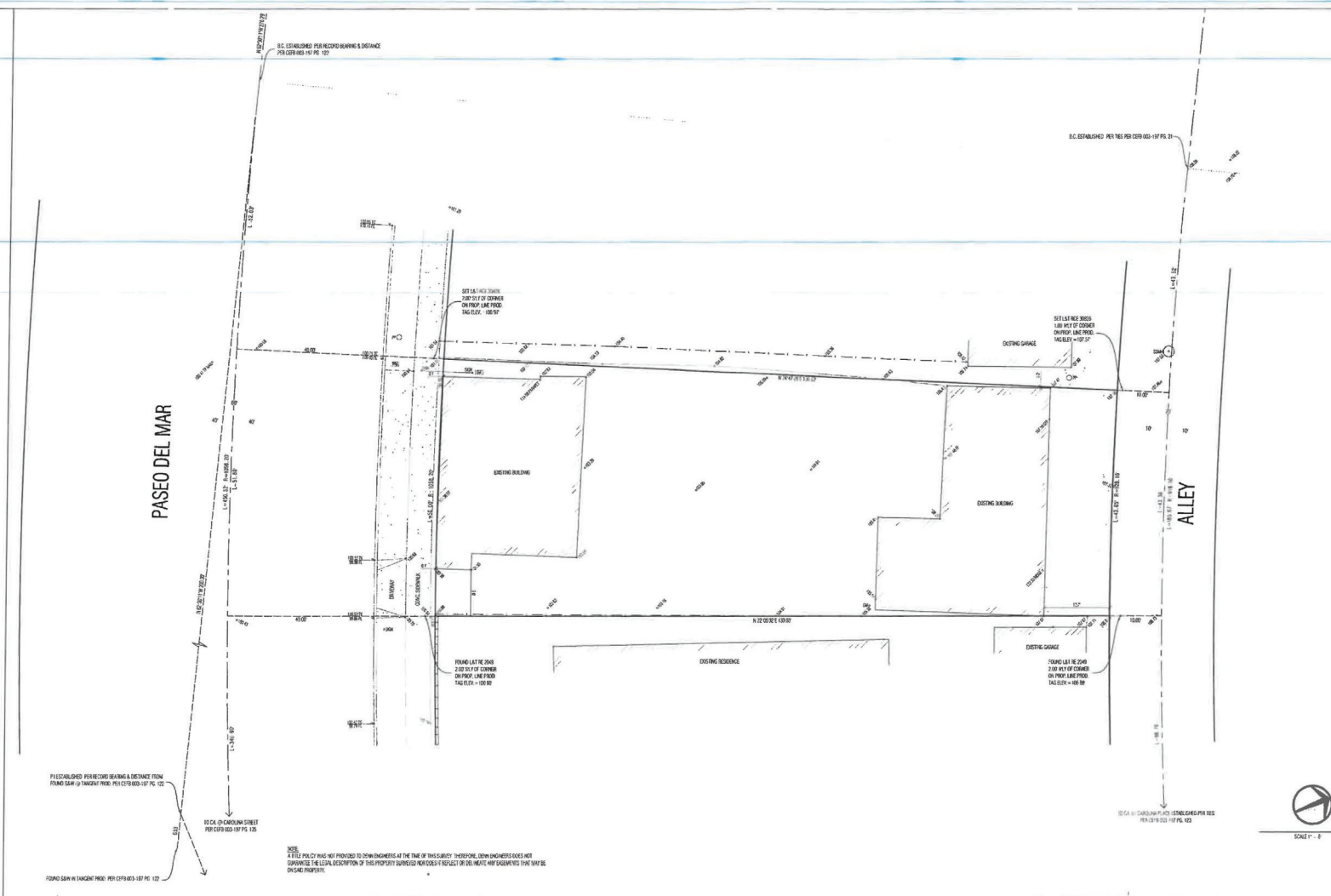
A0.00



Render 9

Building Height	Allowable	Proposed
Stories	2 Stories	2 Stories
Height	26'-0"	21'-0"
Setbacks	Required	Proposed
Front	20'-0"	40'-5"
Rear	15'-0"	15'-0"
Side	5'-7"	6'-0"
	(10% of lot width; add 1'-0" if bldg is 18'-0" and another 1'-0" if bldg is 28'-0")	
Demolition		
Existing Garage		1,118 SF
Parking	Required	Proposed
SFR	Two Parking spaces	Two Parking spaces
ADU	One Parking space	One Parking space
Total	Three Parking Spaces	Three Parking Spaces
Max Buildable Area Calculation	Allowed	Proposed
3 x Buildable Area = Allowable FAR		736 SF (WALKERS)
		+ 3,523 SF (RESIDENTIAL)
		= 4,259 SF
3 x 3,390 SF = 10,170 SF		4,259 SF < 10,170 SF
10,170 / 3,390 = 3		4,529 / 3,390 = 1.26
ALLOWABLE FAR = 3		PROPOSED FAR = 1.26 : 1
Area Summary & Breakdown		
Walker's Cafe (EXISTING)		
Ground Floor	736 SF	
Main House (NEW)		
Ground Floor	1,209 SF	ADU (NEW)
Second Floor	1,244 SF	Ground Floor
	2,453 SF	639 SF
TOTAL	3,923 SF	Second Floor
		1,076 SF
Main House (NEW)		
Ground Floor	890 SF	ADU (NEW)
Roof Deck		Roof Deck
		290 SF
Garage	398 SF	
(EXISTING) + (NEW)		
Walker's Cafe + Residential		
736 SF + 3,523 SF		
GRAND TOTAL	4,259 SF	

Project Summary 5



FILED/RECORDED PER RECORDING & DISTRICT FROM
PASEO DEL MAR TO RECORD FROM THE CITY OF SAN PEDRO

FOUND SIGN IN TANGENT FROM PER CITY RECORDS

NOTES:
A. THIS PLAN HAS NOT BEEN PROVIDED TO ANY OTHERS AT THE TIME OF THIS SURVEY. THEREFORE, ANY OTHERS DOES NOT
GUARANTEE THE LEGAL ACCURACY OF THIS PROPERTY SURVEY. FOR THIS REASON, THE CITY OF SAN PEDRO MAY BE
REQUIRED TO PROVIDE.

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

Survey SCALE: NTS
FILE: 1

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Revisions:

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1	OHR Review	17 Feb 2023
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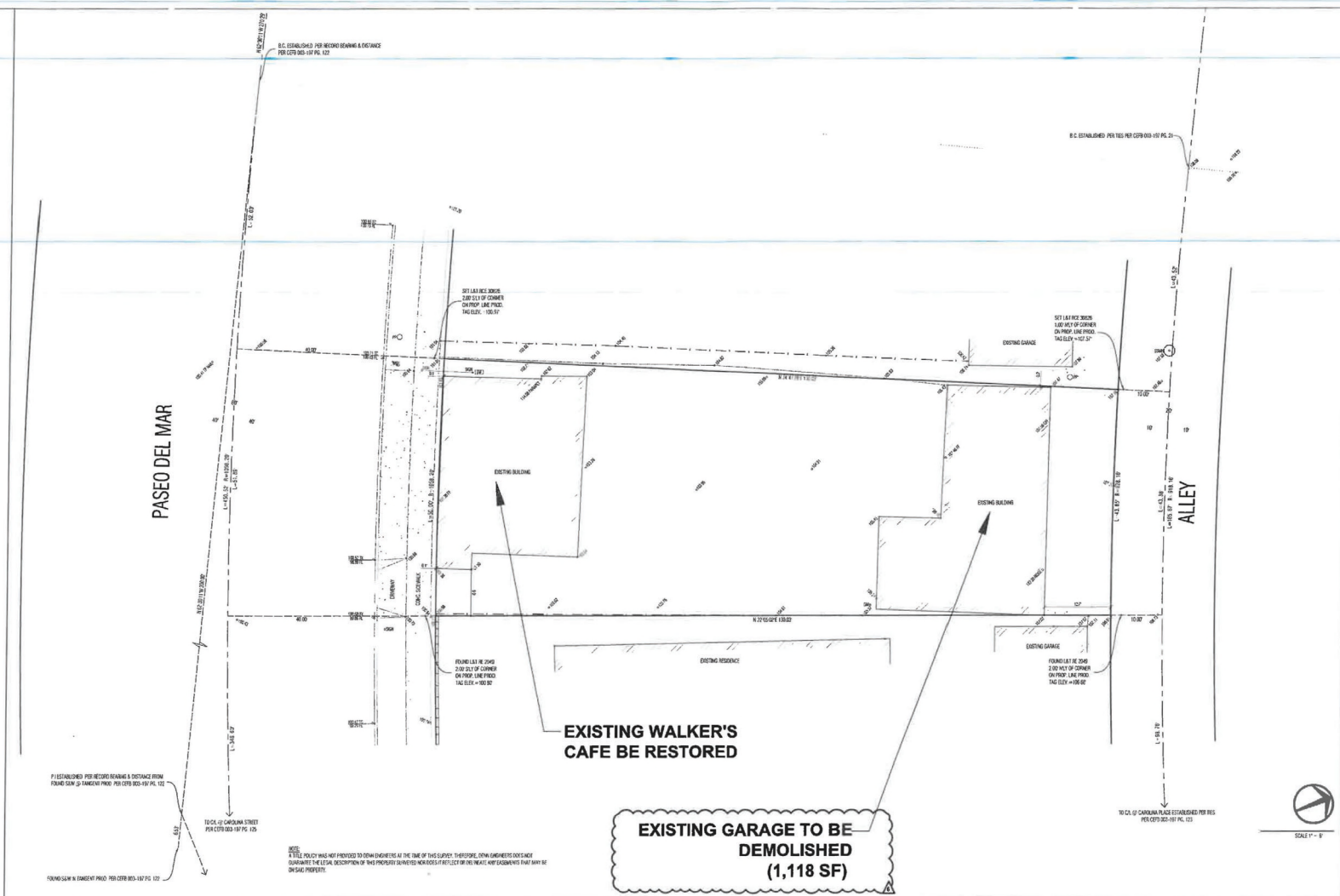
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Sheet Title:

Survey

Drawing Number:

A1.00



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6	Planning Comment Response	22 Nov 2024

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Date: 12 September 2025
File: _____
Scale: SCALE AS NOTED
Sheet Title: Demolition Plan
Drawing Number: D1.00

EXHIBIT "A"
Page No. 3 of 20
Case No. 2A-23-7418

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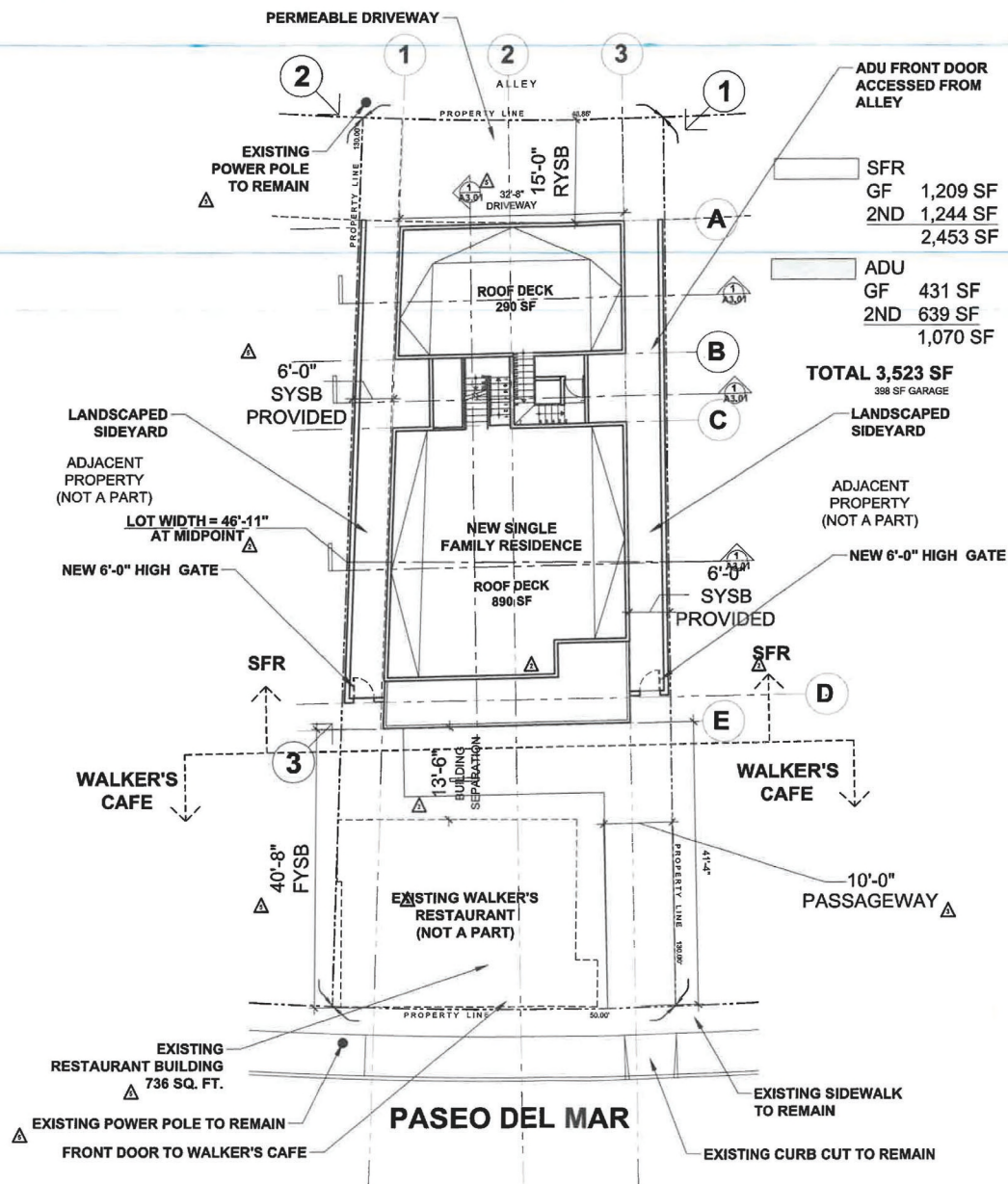
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Site Plan

Drawing Number:

A1.03



ADU FRONT DOOR
ACCESSED FROM
ALLEY

SFR
GF 1,209 SF
2ND 1,244 SF
2,453 SF

ADU
GF 431 SF
2ND 639 SF
1,070 SF

TOTAL 3,523 SF
358 SF GARAGE

LANDSCAPED
SIDEYARD

ADJACENT
PROPERTY
(NOT A PART)

NEW 6'-0" HIGH GATE

WALKER'S
CAFE

10'-0"
PASSAGEWAY

EXISTING WALKER'S
RESTAURANT
(NOT A PART)

EXISTING
RESTAURANT BUILDING
736 SQ. FT.

PASEO DEL MAR

EXISTING SIDEWALK
TO REMAIN

EXISTING CURB CUT TO REMAIN

EXISTING POWER POLE TO REMAIN
FRONT DOOR TO WALKER'S CAFE

EXHIBIT "A"
Page No. 4 of 20
Case No. 2A-23-7218

0 1 2 3 4

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

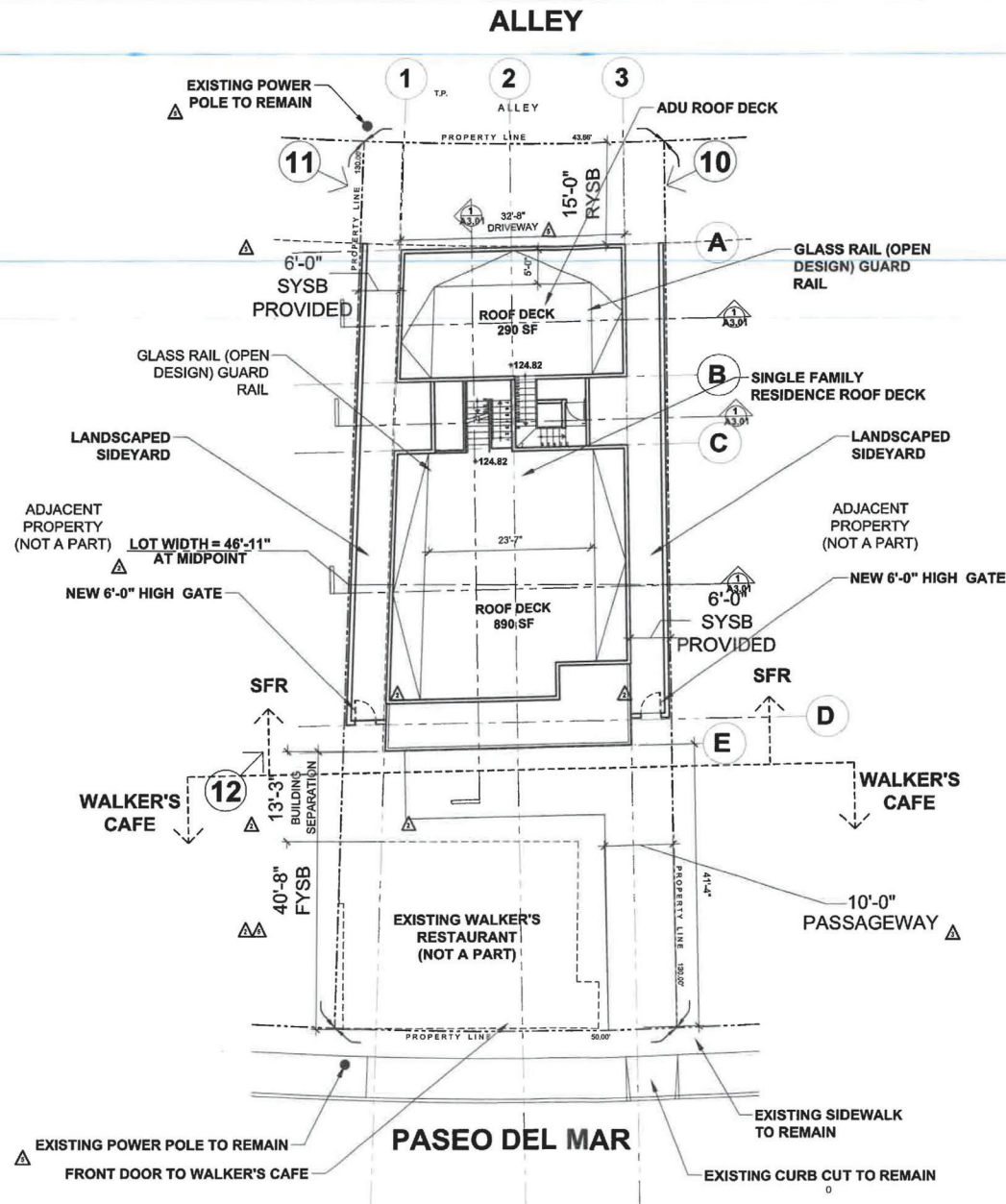


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 Case No. 2A-23-7218

Site Development Plan Roof Deck Plan

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 Development Plan
 Roof Deck Plan

Drawing Number:

A1.06

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Project Number:

Date: 12 September 2025

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Sheet Title:
**Elevations
S-E**

Drawing Number:

A3.01

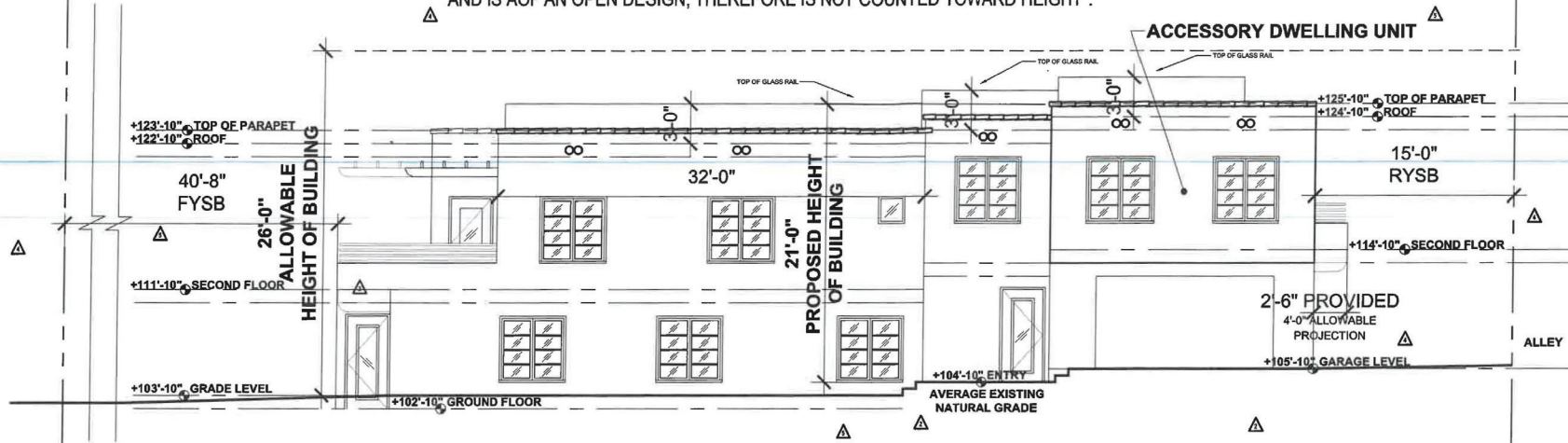
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HEIGHT MEASURED FROM AVERAGE EXISTING NATURAL GRADE PER SAN PEDRO
SPECIFIC PLAN SECTION 5.B.A.5. ROOF DECK RAILING DOES NOT EXCEED 36 INCHES
AND IS AOF AN OPEN DESIGN, THEREFORE IS NOT COUNTED TOWARD HEIGHT".

AVERAGE EXISTING NATURAL GRADE

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

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



NOTE:

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

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

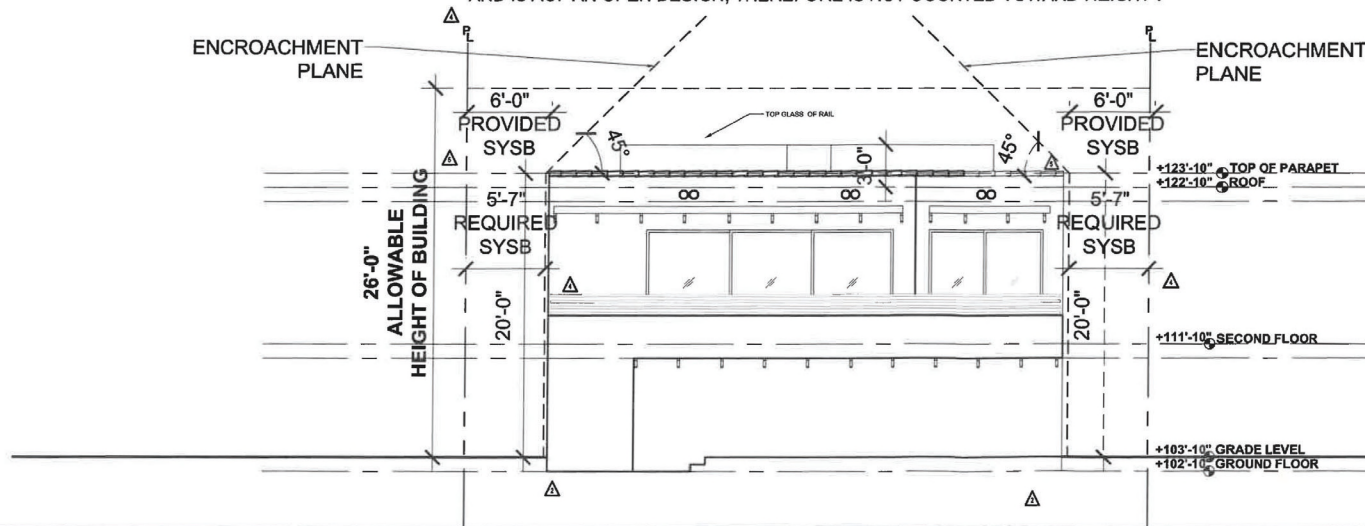
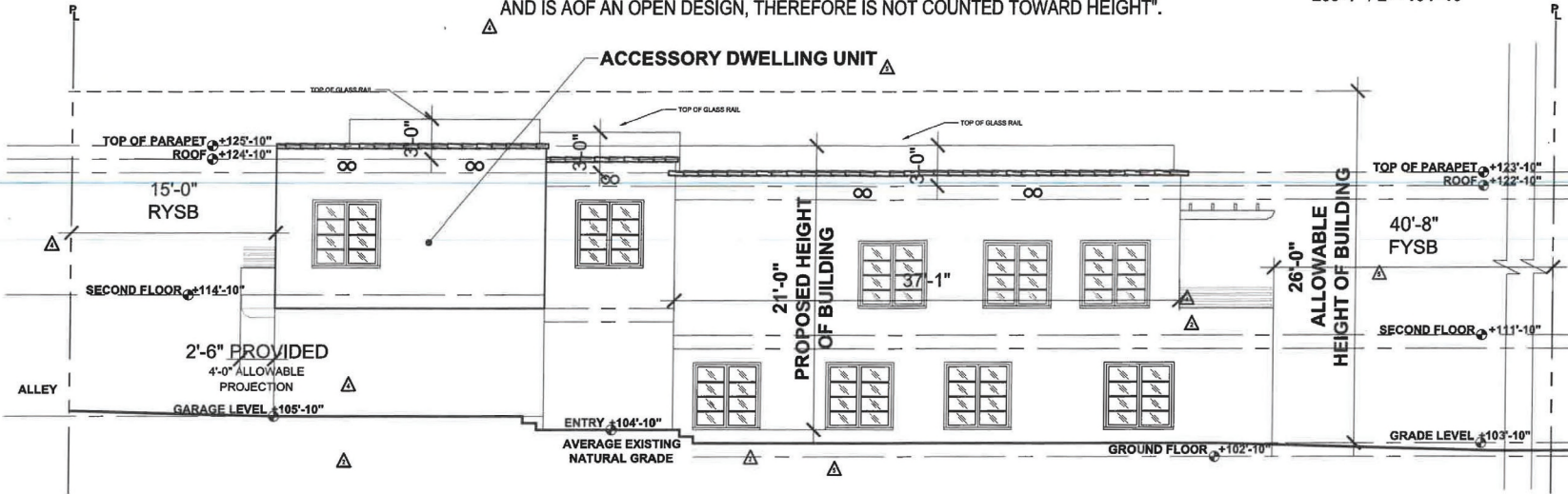


EXHIBIT "A"
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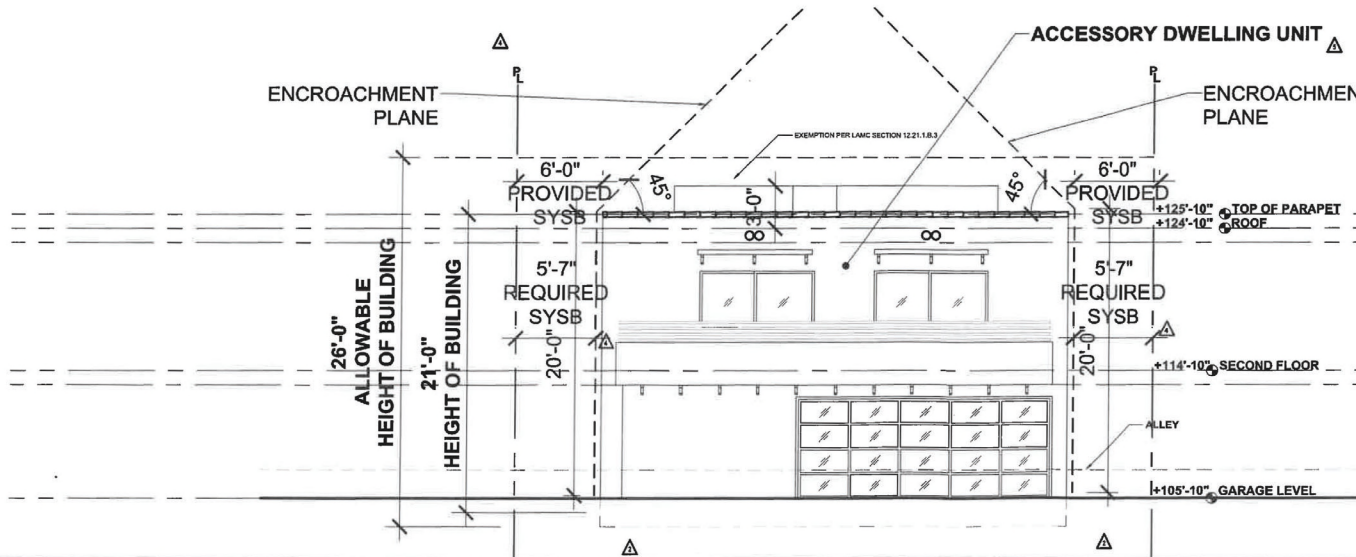
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SPECIFIC PLAN SECTION 5.B.A.5. ROOF DECK RAILING DOES NOT EXCEED 36 INCHES
AND IS AOF AN OPEN DESIGN, THEREFORE IS NOT COUNTED TOWARD HEIGHT".

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



West Elevation 3

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



North Elevation 1

EXHIBIT "A"
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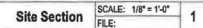
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Sheet Title: Elevations
N-W

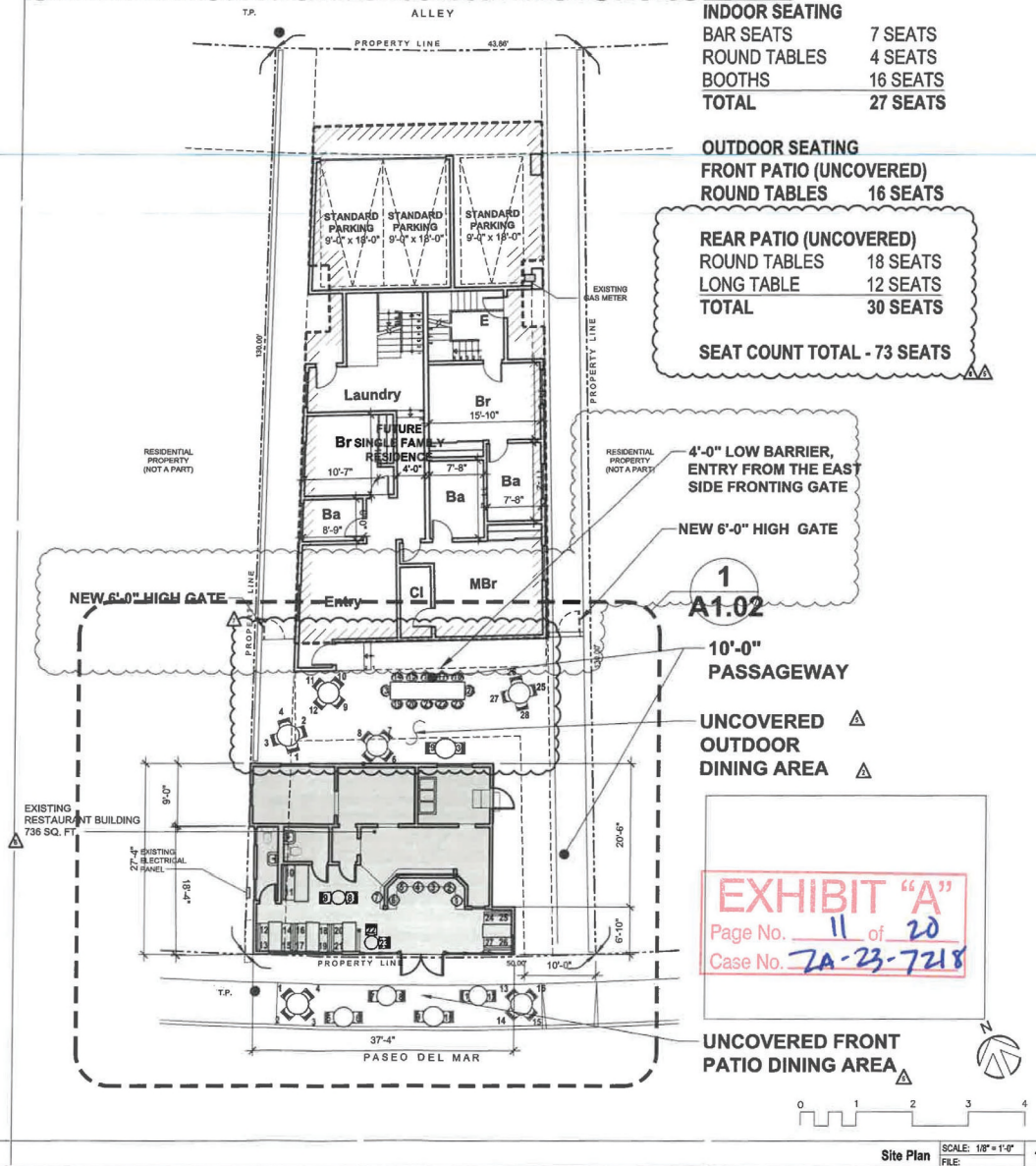
Drawing Number:

A3.02



A4.01

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



WALKER'S CAFE
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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: Site Plan (Walker's Cafe)

Drawing Number:

A1.01

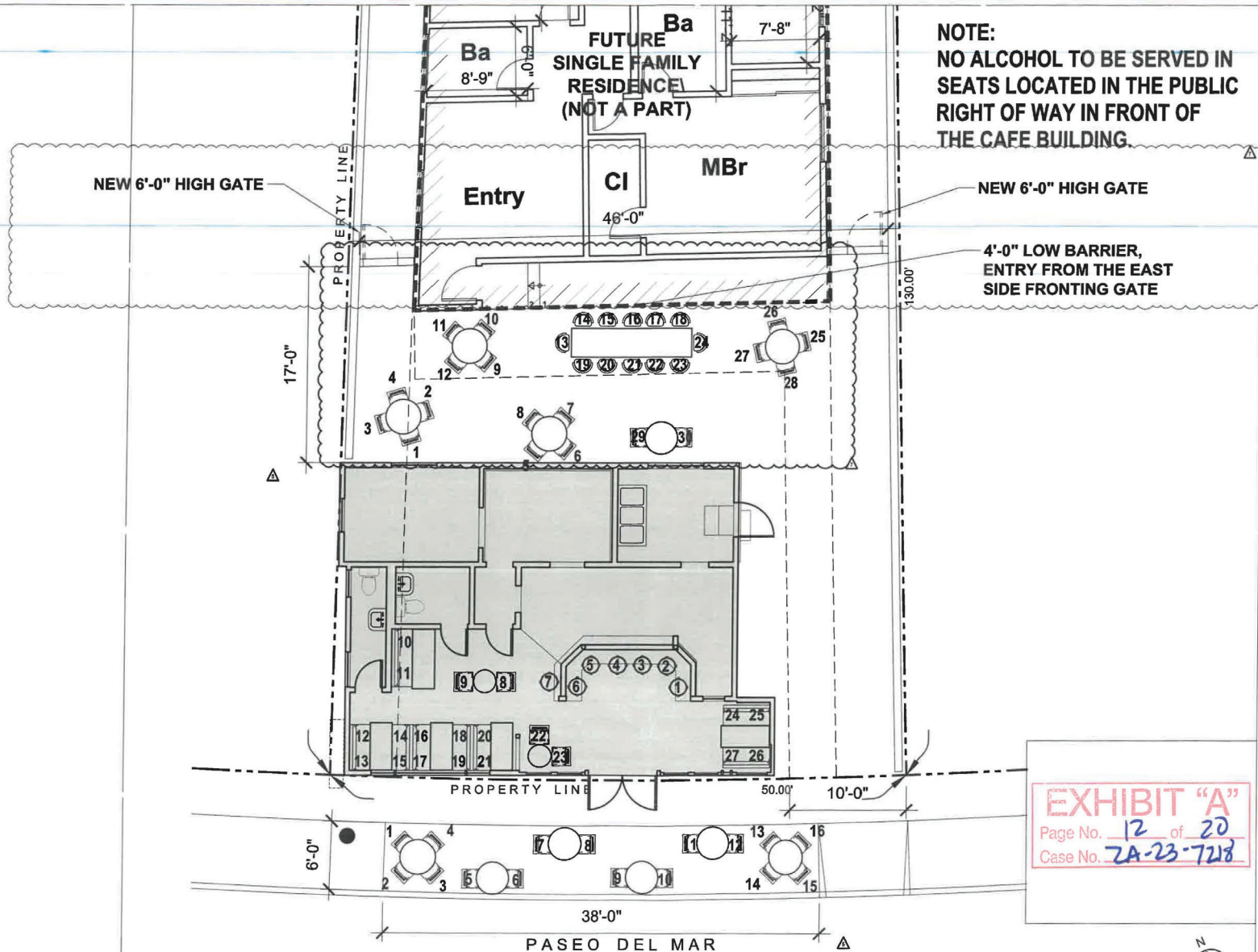


EXHIBIT "A"
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Case No. 2A-23-7218

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

WALKER'S CAFE
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Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

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

Drawing Number:

A1.02

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Project Number:

Date: 12 September 2025

File:

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Sheet Title:
Site Plan

Drawing Number:

A1.00

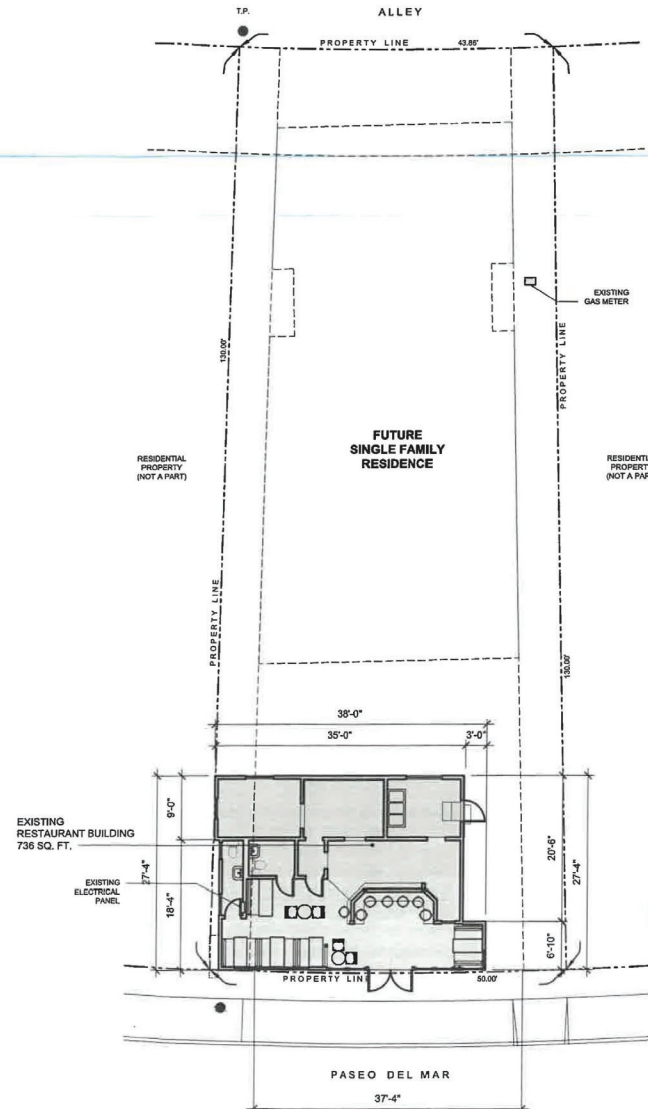
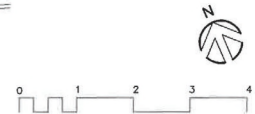


EXHIBIT "A"
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Case No. 2A-23-7218



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

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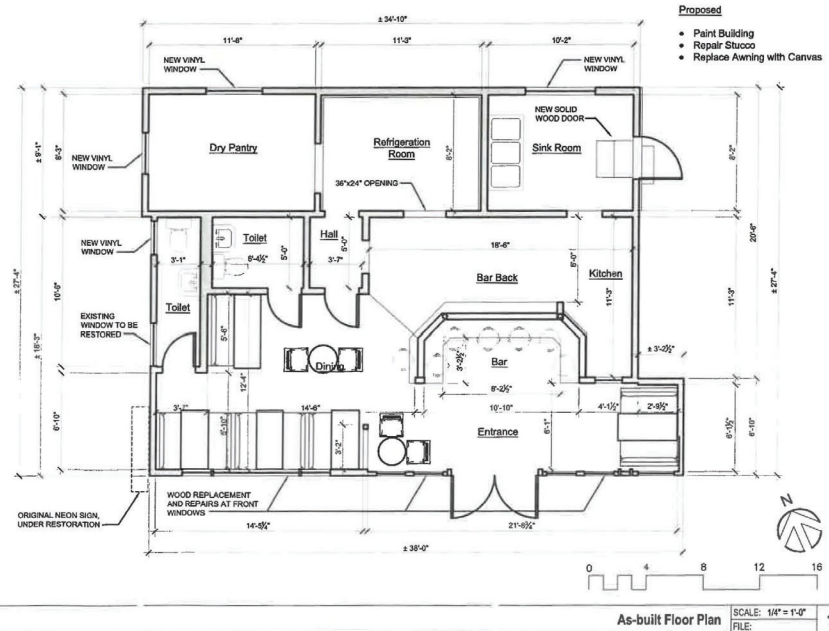
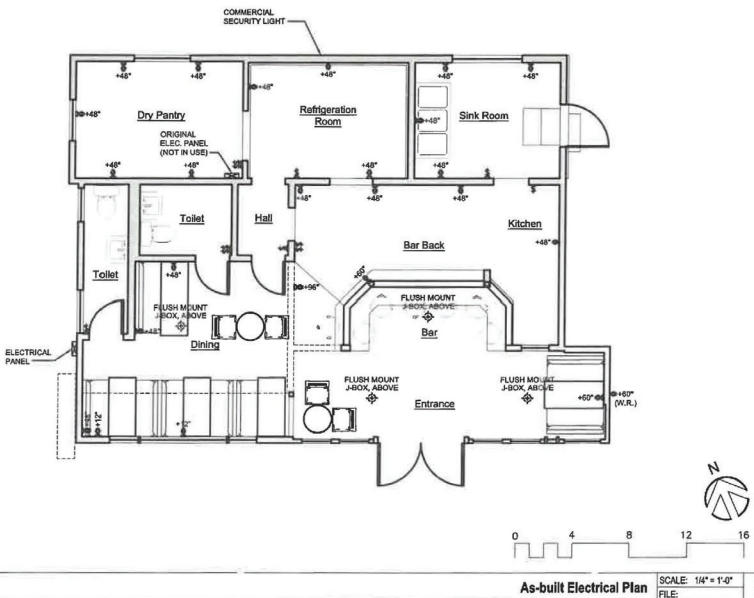
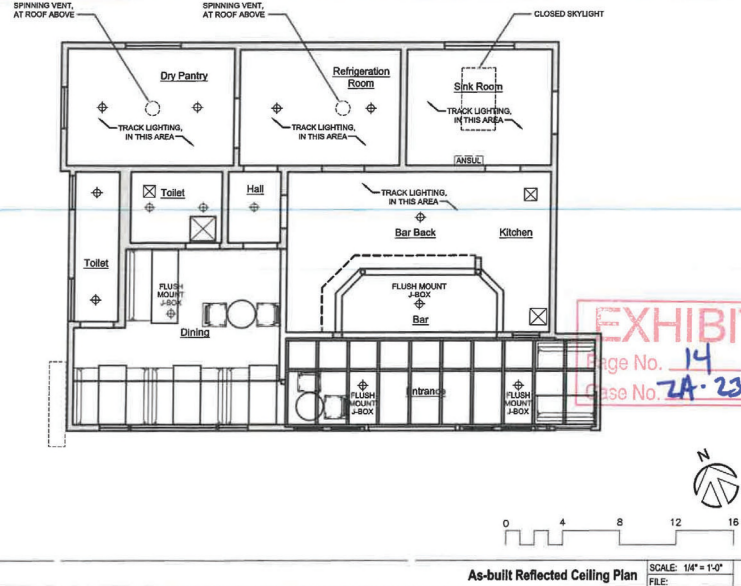
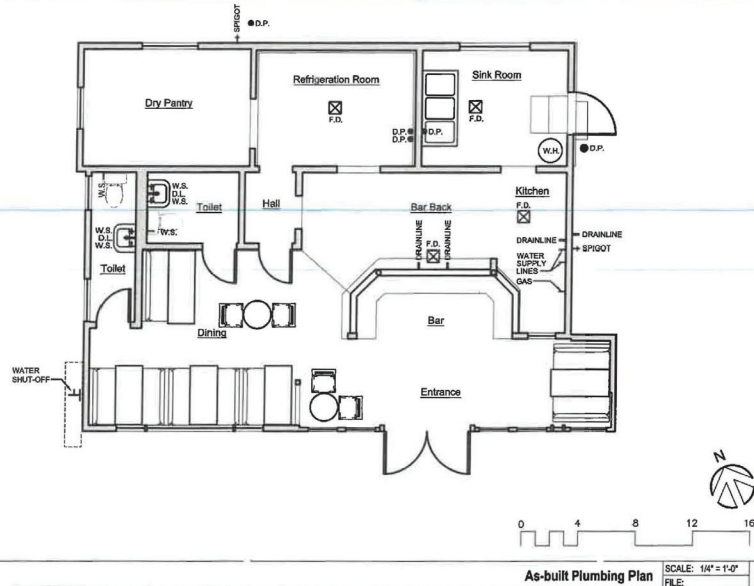
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Sheet Title:
As-built Floor, Reflected
Ceiling, Electrical &
Plumbing Plans

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

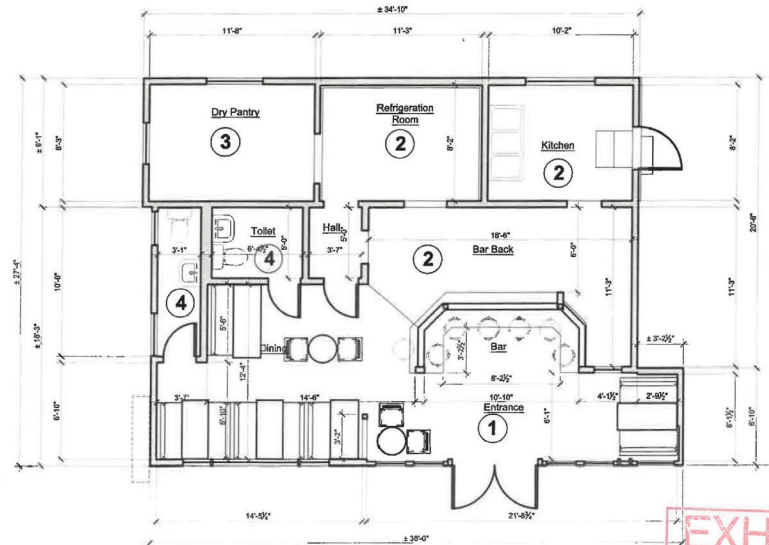


EXHIBIT "A"
Page No. 15 of 20
Case No. 2A-23-7218



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

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Project Number:
Date: 12 September 2025
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Sheet Title: Floor Plan Floor Finishes
Drawing Number: A2.01

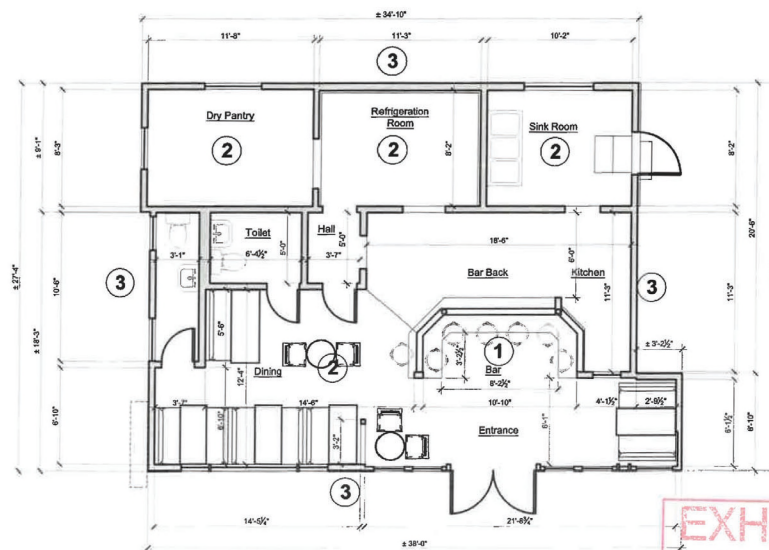


② EXISTING INTERIOR WALL PAINT TO MATCH EXISTING PAINT

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

EXHIBIT "A"
Page No. 16 of 20
Case No. 2A-23-7218



Floor Plan Wall Finishes 1

WALKER'S CAFE
700 Paseo Del Mar
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Revisions:		
No.	Issue	Date
1	CHS Review	17 Feb 2023
2	Zoning Comment Response	17 Feb 2024
3	Zoning Comment Response	7 Mar 2024
4	Zoning Comment Response	27 Mar 2024
5	Planning Comment Response	13 June 2024
6	Planning Comment Response	22 Nov 2024
7	Planning Comment Response	21 Mar 2025
8	Planning Comment Response	2 July 2025

Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title: Floor Plan Wall Finishes

Drawing Number:

A2.02

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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:

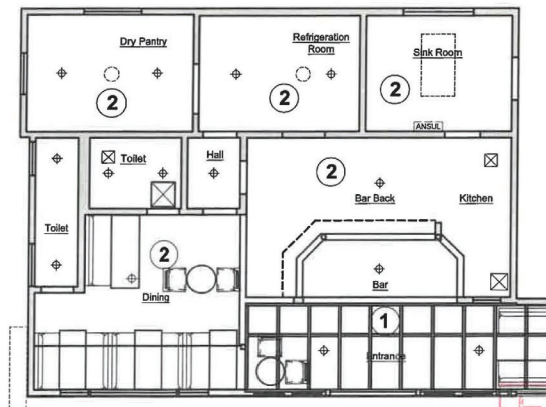
A2.03



- ① EXISTING CEILING TO REMAIN
WALL PAINT TO MATCH EXISTING

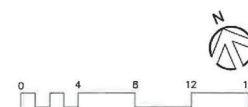


- ② EXISTING CEILING TO REMAIN
WALL PAINT TO MATCH EXISTING



NOTE:
EXISTING LIGHTING FIXTURE TO REMAIN

EXHIBIT "A"
Page No. 17 of 20
Case No. 2A-23-7218



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

DESCRIPTION	ITEM
HOT WATER HEATER	0001
MOP SINK	0002
FAUCET, BACKSPASH MOUNT	0002A
MOP RACK	0003
CHEMICAL STORAGE SHELF	0004
EMPLOYEE LOCKERS	0005
STORAGE SHELVEING	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 SHELVEING	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

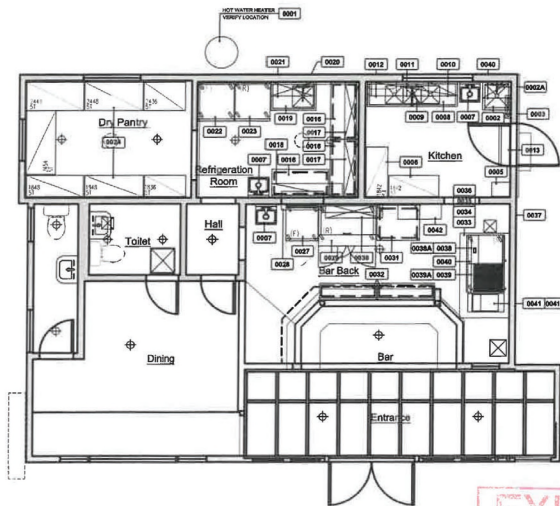
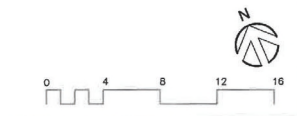


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Case No. 2A-23-7218



Floor Plan Kitchen Equipment

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STATE OF CALIFORNIA
No. 13546
Exp. 12/31/2025

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Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

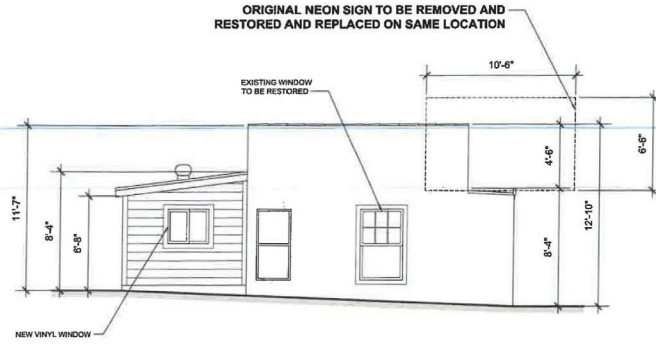
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Drawing Number: A2.04

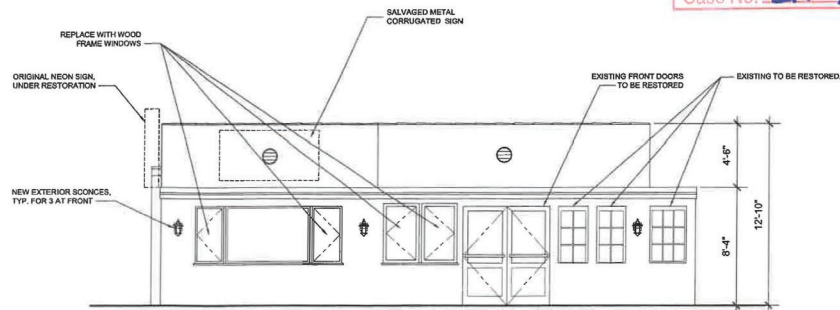
SCALE: 1/4" = 1'-0"

FILE:

1



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



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

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Page No. 19 of 20
Case No. ZA-23-7218

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Project Number:

Date: 12 September 2025

File:

Scale: SCALE AS NOTED

Sheet Title:

Exterior Elevations

Drawing Number:

A3.01

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File:

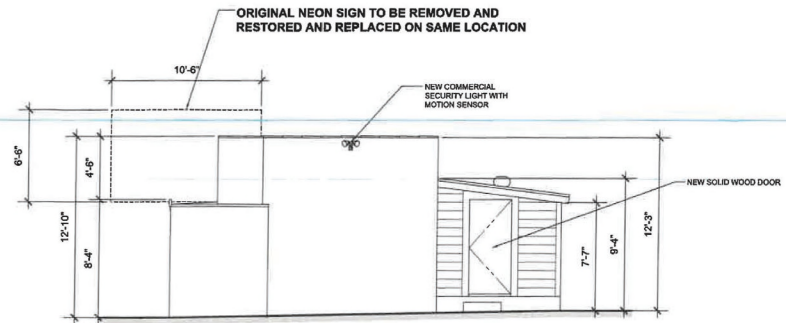
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Sheet Title:

Exterior Elevations

Drawing Number:

A3.02

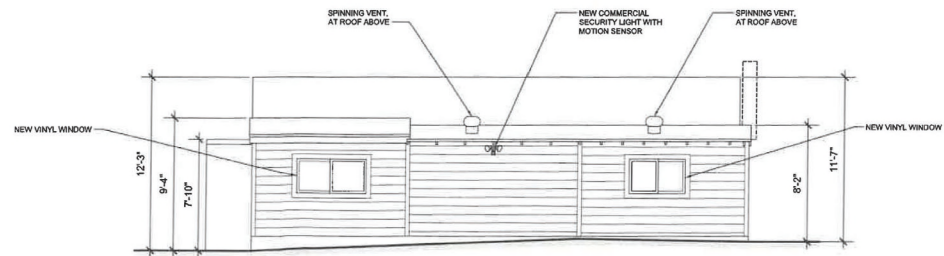


0 2 4 6 8 FT

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