

3.1 ENVIRONMENTAL SETTING

This Draft Environmental Impact Report (DEIR) evaluates the potential environmental impacts associated with the adoption of the San Pedro Community Plan. The project area includes the Community Plan Area (CPA) of San Pedro located in Los Angeles County within the southernmost portion of the City of Los Angeles.

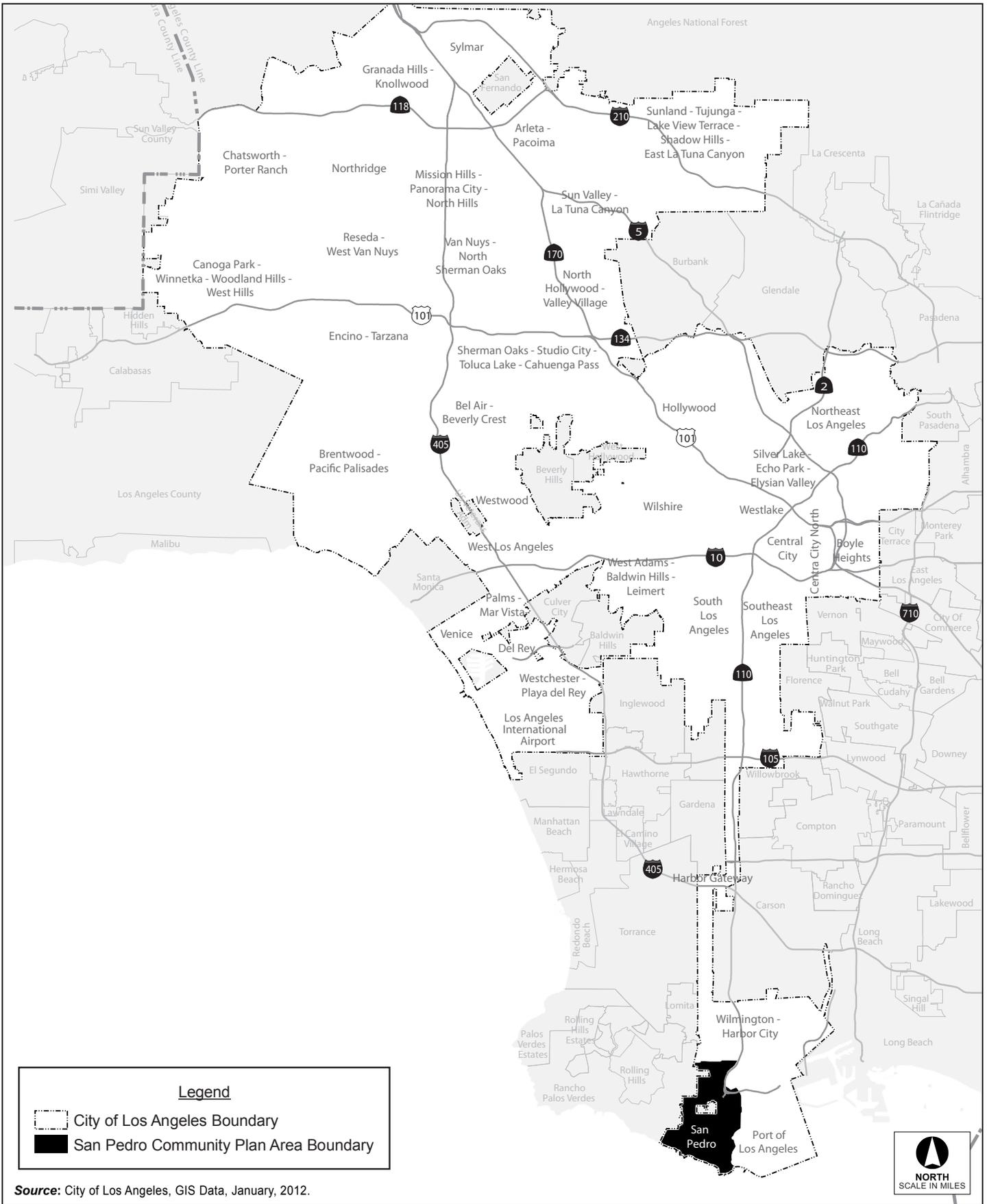
This section provides a brief overview of the existing regional and local setting for the San Pedro CPA. Additional descriptions of the environmental setting as it relates to each of the environmental issues analyzed in Chapter 4 (Environmental Analysis) of this Draft Environmental Impact Report (EIR) are included in the environmental setting discussions contained within Sections 4.1 through 4.14.

3.1.1 Location and Regional Context

The San Pedro CPA contains approximately 3,674 acres and is situated in the southern portion of the City of Los Angeles. The CPA is geographically located on the Palos Verdes Peninsula at the southern terminus of the Harbor Freeway (I-110), and is adjacent to the Wilmington-Harbor City Community Plan Area. The CPA is also located adjacent to the Port of Los Angeles, the Pacific Ocean, and the city of Rancho Palos Verdes. The CPA is generally bounded by: Taper Avenue on the north; John S. Gibson Boulevard, Harbor Boulevard, the West Channel of the Port of Los Angeles, and Cabrillo Beach on the east; the Pacific Ocean on the south; and the western border of Los Angeles with the city of Rancho Palos Verdes. The CPA is shown in Figure 3-1 (Regional Context—San Pedro Community Plan Area).

In addition to being located directly south of the Los Angeles community of Wilmington-Harbor City, San Pedro lies directly east of the incorporated cities of Rancho Palos Verdes and Rolling Hills. The Harbor Gateway community of Los Angeles connects the harbor area communities of San Pedro, Wilmington, and Harbor City physically with the rest of Los Angeles. Nearby South Bay cities, such as Torrance, Lomita, Long Beach and as far north as El Segundo, provide retail, entertainment, and employment opportunities not found locally, such as the aerospace industry centered in El Segundo that employs many civilians and Air Force personnel who reside in San Pedro. Physically, San Pedro shares the peninsula with Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, Palos Verdes Estates, and the harbor with Wilmington and Long Beach. Those commuting through San Pedro primarily come from these neighboring communities.

The topography is varied, with level areas to the east adjacent to the Port of Los Angeles, rising to the rolling hillsides of the Palos Verdes Peninsula to the west with dramatic sea cliffs and shorelines at the Pacific Ocean. Primary streets are Western Avenue, Gaffey Street, Pacific Avenue, and Harbor Boulevard providing north/south circulation; Capitol Drive, 9th Street, 25th Street, and Paseo del Mar provide east/west circulation.



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Figure 3-1
Regional Context—San Pedro Community Plan Area

3.1.2 Existing Land Uses

There are approximately 2,354.7 acres of land designated Residential in the CPA, equivalent to 65 percent of the land area of the community. Single-family neighborhoods are located in the southern and western portion of the CPA, with low-density single-family residential generally located west of Alma Street and south of 22nd Street. Multi-family neighborhoods are predominantly located in the central and eastern portions of San Pedro. Higher density multi-family residential uses are located in the downtown area of the CPA.

Commercial uses representing 6.1 percent of the CPA in approximately 224 acres are concentrated in the downtown area, along the Gaffey Street and Pacific Avenue corridors, and along Western Avenue. Industrial uses, comprising approximately 253 acres and 6.9 percent of the CPA, are primarily concentrated in the northern portion of the CPA along North Gaffey Street and between Gaffey Street and I-110. Smaller pockets of industrial uses can be found in the eastern portion and the downtown of the CPA. Open Space comprises 494.2 acres, or 13.5 percent of the CPA. Large open space expanses are located along the southern portion and coastal areas of the CPA, including Bogdanovich Park, and Peck Park. Smaller parks are located throughout the CPA. The CPA also includes 346.3 acres of Public Facilities, approximately 9 percent of the CPA. Uses located on Public Facility designated land include the public library, schools, a military reservation (Fort MacArthur Middle Reservation), police station, and city maintenance yard.

The Port of Los Angeles is located outside the CPA but adjacent to it. It encompasses 7,500 acres of land and water along 43 miles of waterfront and features twenty-five passenger and cargo terminals, including automobile, breakbulk, container, dry and liquid bulk, and warehouse facilities that handle billions of dollars worth of cargo each year. It includes the World Cruise Center, Ports O' Call Village, welcoming Vincent Thomas Bridge, signature Fanfare Fountains and Water Features, historic Angels Gate Lighthouse, vintage Waterfront Red Car Line, and new open space at 22nd Street Park. Substantial expansion plans are underway throughout the Port, which include the terminal for TraPac, a unit of Japan-based Mitsui O.S.K. Lines Ltd. This five-year, \$274 million program will extend TraPac's wharves, deepen water depths at berths 144–147, involve a new on-dock rail facility, crane installations and upgrade of 50 acres of backlands. Also undergoing expansion is China Shipping's terminal, which is nearly doubling in size, to 142 acres. Figure 3-2 (Existing Land Use San Pedro CPA) and Figure 3-3 (Existing Zoning San Pedro CPA) illustrate the existing land use and designations and zoning for the CPA.

3.2 PROJECT BACKGROUND

California state law requires that each city adopt a General Plan to guide physical development and accommodate projected increases in population and employment. The State requires that the General Plan be periodically revised to reflect new conditions, community input, and technological advances. The General Plan consists of seven mandated elements, one of which is the Land Use element. The existing San Pedro Community Plan is one of the thirty-five community plans that comprise the Land Use Element of the City of Los Angeles. The last comprehensive update of the San Pedro Community Plan was completed in 1999. The goals and policies were created to meet the existing and future needs and

desires of the Community Plan through the year 2010. Since then changes have occurred, new issues have emerged, and new community objectives regarding the management of new development and community preservation have evolved.

The Department of City Planning established a New Community Plan (NCP) program in order to comprehensively revise several of the community plans in the City of Los Angeles. Under this program, the existing San Pedro Community Plan is being revised to guide development through the year 2030. The proposed Community Plan intends to encourage wise growth, minimize lengthy discretionary actions, and provide certainty and predictability for property owners, developers, and anyone else concerned with the future development of the CPA. The Community Plan will be implemented through adherence and consistency with its goals and policies, and application of its programs, overlays, and specific plan areas. While the entire CPA has been restudied, only certain areas are identified as areas with proposed changes.

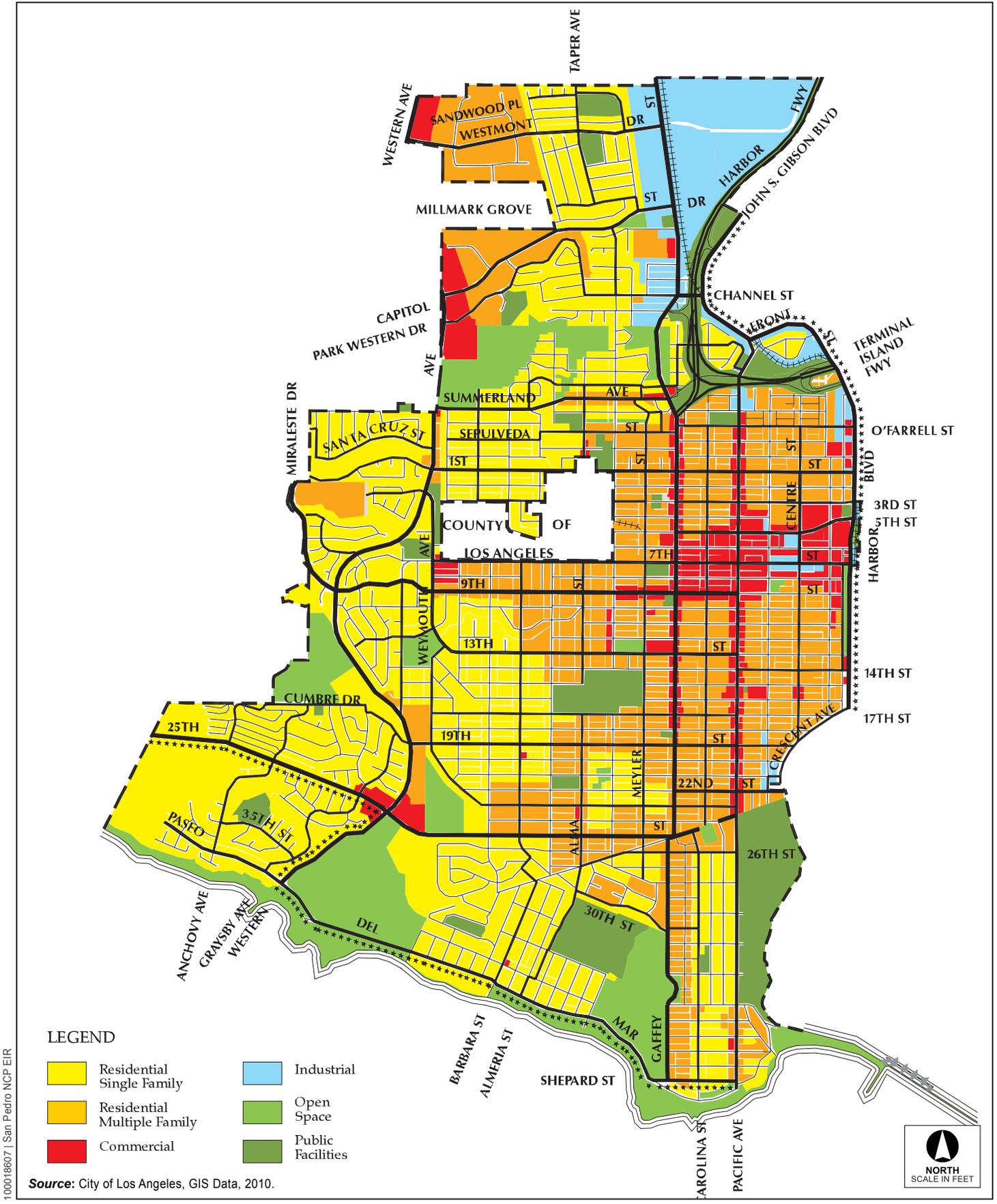
3.2.1 Existing Community Plan

The 1999 San Pedro Community Plan was designed to accommodate the anticipated growth in population and employment of the plan area to the year 2010. The 1999 Plan designated the proposed general distribution, general location, and extent of uses of the land for housing, business, industry, open space (including agriculture, natural resources, recreation, and enjoyment of scenic beauty), education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The Community Plan also included a statement of the standards of population density and building intensity recommended for the territory covered by the plan.

3.2.2 Trends, Projections, and Plan Capacity

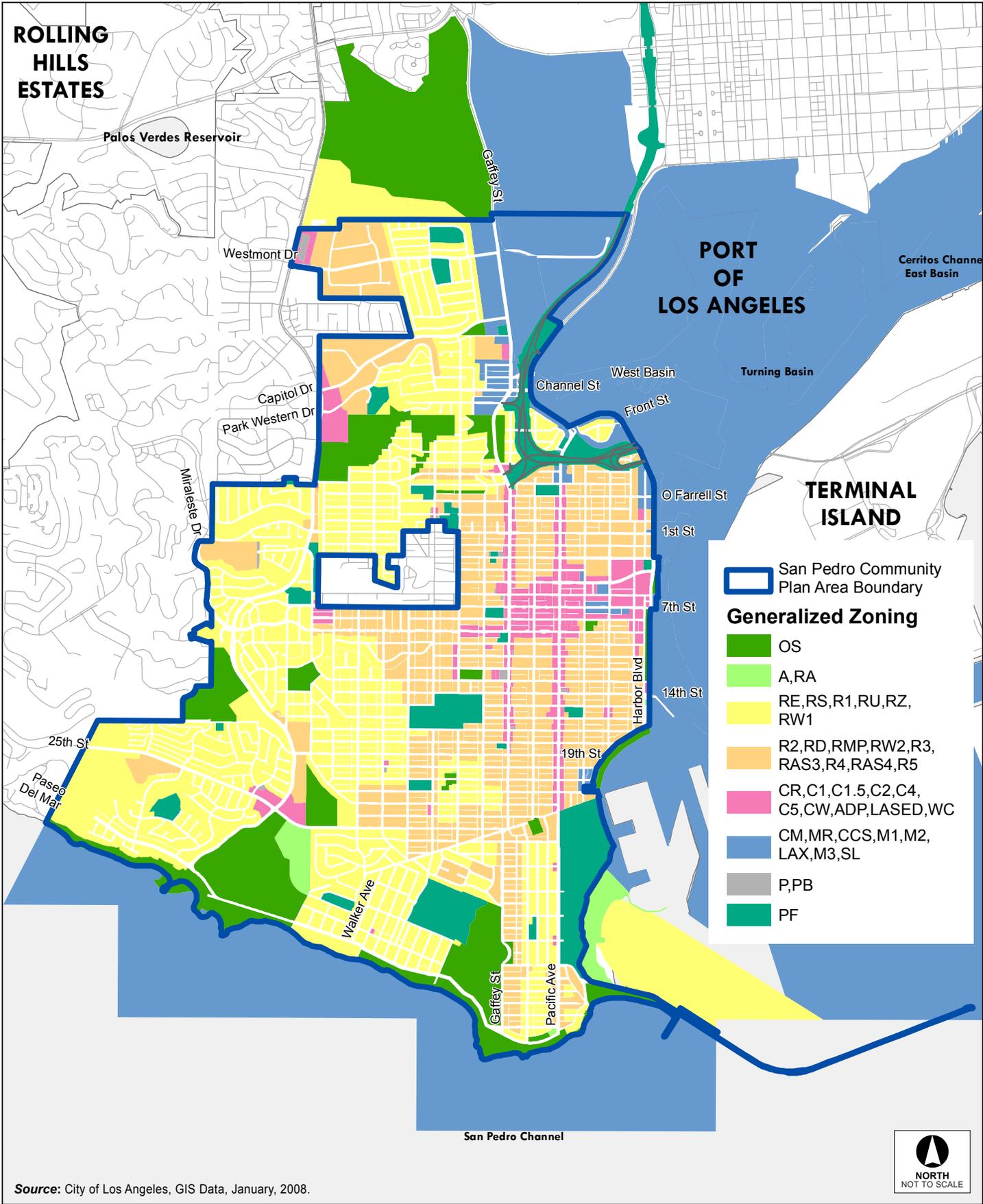
The State of California requires that cities plan for changes in population, housing demand and employment. If growth is anticipated, each city must accommodate a share of the region's projected population. These projections are developed by the City of Los Angeles in concert with the Southern California Association of Governments (SCAG), the Metropolitan Planning Organization (MPO) for the six-county region. SCAG is comprised of local governments and agencies in the region. SCAG is mandated by federal and state governments to prepare the Regional Transportation Plan (RTP), a 20-year transportation plan for the region that addresses regional growth, air quality, and other issues based on analysis of past and future regional trends.

Table 3-1 (Community Plan Capacity Comparisons in 2030) compares the current and proposed community plan capacities for the San Pedro CPA projected out to 2030 with the Adjusted SCAG 2030 projections. The Department of City Planning refined and adjusted the SCAG population and housing unit projections (employment projections were not adjusted) to be consistent with the Framework Element and other City policies, reflecting most of the projected growth in the City's regional and commercial centers. The City must then accommodate, or create the "capacity," for these projected levels of population, housing, and employment by providing development potential in its Community Plans.



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Figure 3-2
Existing Land Use San Pedro CPA



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Figure 3-3
Existing Zoning San Pedro CPA

	<i>Current Plan Capacity</i>	<i>Proposed Plan Capacity</i>	<i>Adjusted SCAG 2030 Projections^a</i>
Population	81,413	83,354	83,152
Housing	33,922	34,731	34,647
Employment	17,101	19,074	19,917

SOURCE: City of Los Angeles (2011); SCAG, *2004 Regional Transportation Plan*, (adopted April 2004), socioeconomic data.
a. City of Los Angeles Department of City Planning, adjusted SCAG projection applies to population and housing units only; employment was not adjusted.

The proposed San Pedro Community Plan is designed to accommodate the 2030 population, housing, and employment projections based on assumptions about the amount of development that can reasonably be expected to occur during the life of the plan, given the plan’s land use designations and policies. Past building data demonstrate that many sites will not be built to the maximum densities permitted by the plan for a variety of reasons, including economic conditions and market trends, financial lending practices, construction and land acquisitions costs, physical site constraints, and other General Plan policies or regulations. These reasonable expectations about the level of future development determine the plan’s capacity to absorb any increase in population, housing, and employment.

3.2.3 Land Use Strategy

The proposed San Pedro Community Plan incorporates principles set forth in the General Plan Framework (Framework), an element of the City’s General Plan that was implemented to guide the update of other General Plan Elements in 1995. The Framework is based on principles that have informed theories of planning and regional development for several decades, including Smart Growth, New Urbanism, and Sustainable Development. Framework policies encourage compact development in proximity to transit and activity centers. A vision of concentrated, mixed-use development adjacent to transit corridors is promoted in order to conserve resources, protect existing residential neighborhoods, and improve air quality by reducing the use of cars.

The smart growth land use approach proposed by the San Pedro Community Plan is consistent with the Compass Blueprint strategy initiated by SCAG. In 2004, SCAG adopted the Compass Blueprint regional growth vision, a vision that encourages infill development to revitalize existing neighborhoods, districts, and communities and make efficient use of the existing infrastructure, and focuses growth near transit and activity centers and minimizes encroachment of open space to achieve improvements in regional mobility and air quality.

By following the policies contained in the Framework and SCAG’s Compact Blueprint, the proposed Community Plan would facilitate mobility choices that would reduce the use of cars and help the southern California region reach the greenhouse gas emission reduction targets established by Senate Bill 375. Senate Bill 375 requires SCAG to prepare a Sustainable Community Strategy (SCS) which will enable the cities and counties of southern California to achieve specified levels of reduction in greenhouse gas emissions in 2020 and 2035.

3.3 PROJECT OBJECTIVES

The proposed plan is a comprehensive revision of the existing San Pedro Community Plan. The proposed Plan is designed to accommodate the 2030 population, housing, and employment projections based on assumptions about the level of development that can reasonably be expected to occur during the life of the Community Plan, given the CPA's land use designations and policies.

The proposed San Pedro Community Plan seeks to:

- Focus growth into Framework-identified Centers and corridors while preserving single-family neighborhoods, and open space.
- Accommodate projected growth by providing for a range of housing options, mixed uses, and commercial space for future employment opportunities.
- Maximize development opportunities around existing and future transit systems while minimizing adverse impacts.
- Improve the function, design, and economic vitality of the commercial areas.
- Preserve and enhance the positive characteristics of existing land uses.
- Preserve and strengthen commercial developments to provide a diverse job-producing economic base, provide neighborhood services, and enhance the appearance of these areas.
- Encourage the protection, enhancement, and conservation of valuable community resources (natural, historic, and cultural) and community identity and identify appropriate mitigation measures to minimize project impacts.
- Provide for the development of civic, cultural, religious, education, and other community uses such as libraries, fire stations, community centers, police facilities, parks, schools, etc.
- Include a comprehensive program of resource protection, enhancement, conservation, and re-use and provide mitigation of impacts of the project.
- Enhance the positive characteristics of residential neighborhoods while providing a variety of housing opportunities.
- Preserve and strengthen industrial areas and support environmentally sensitive industrial and employment centers that provide local and regional jobs and bolster the community's economic and physical condition.

3.4 PROJECT IMPLEMENTATION

The objectives of the proposed Community Plans are implemented through Plan policies and programs as well as recommendations enacted concurrently with Plan adoption (e.g., zone changes) including a number of long-range programs that are anticipated to be adopted incrementally as funding sources become available. The individual Plan policies can be found in Chapters 3, 4, and 5 of the draft San Pedro Community Plan and implementation programs are listed in Chapter 6.

3.4.1 Proposed Plan Policies

The proposed San Pedro Community Plan is a conservative growth plan that aims at preserving existing single-family residential neighborhoods and accommodating a variety of housing opportunities near

public transit, services, and amenities. Under the proposed plan, most of San Pedro's residential neighborhoods will be preserved and are not expected to change significantly as the area matures. The Community Plan map allocates land uses in a manner that promotes economic, social, and physical welfare of the community, providing sufficient land for housing, jobs, and recreation while preserving historic, cultural, and environmental resources. The policies emphasize the importance of planning for sustainability, improved mobility, more open space, plazas, and parks, and better urban design.

There are also new policies for improving the attractiveness and functionality of Downtown, the Gaffey Street and Pacific Avenue commercial corridors, and the North Gaffey Street industrial corridor. Policies for preserving neighborhood character throughout San Pedro are also included. Additionally, policies for where and how commercial and mixed-use districts evolve are included to encourage attractive, quality development projects that complement and enhance San Pedro's existing character. The establishment of lively and walkable commercial districts while retaining positive elements of San Pedro's small-town environment is a key goal of the San Pedro Community Plan.

The San Pedro Community Plan addresses the creation of new housing options, mostly downtown and in areas identified for mixed use, in accordance with General Plan Framework guiding policy to focus growth in higher-intensity commercial centers close to transportation and services. Many of the community's neighborhoods, including single-family neighborhoods, are established and not expected to change significantly as growth in other parts of the community occurs. The proposed plan would preserve the character of existing single-family and lower density neighborhoods by maintaining lower density land use designations and limiting the allowed residential density of some neighborhood commercial areas. The proposed plan seeks to direct growth away from these existing residential neighborhoods towards mixed-use development in commercial centers. In addition, policies and regulations are added that continue the emphasis on development of the downtown as San Pedro's regional center with increased residential and commercial activity.

San Pedro's commercial areas will serve as focal points and activity centers for surrounding neighborhoods by supporting new development which accommodates a variety of uses and encourages pedestrian activity. Established industrial areas in San Pedro will be preserved for future industrial use and continue to serve as valuable source of employment and revenue to the community.

3.4.2 Proposed Plan Policies and Objectives

The following policies and objectives are part of the San Pedro Community Plan:

- Restrict zoning in the northern industrial areas of San Pedro along North Gaffey Street to allow the lightest of industrial uses, prohibit large-scale retail uses, and limit building height within 100-ft of a single-family residential zone. Retain existing restrictions to prohibit uses such as truck terminals and yards, recreation vehicles storage, small boat building, and concrete manufacturing.
- Require ground floor commercial use or prohibit stand-alone residential use in selected areas designated for Neighborhood or Community Commercial. These areas include the Pacific and Gaffey commercial corridors as well as the Harbor Boulevard "Gateway" area.
- Increase the floor area ratio (FAR) or height maximum for commercial and industrial designations in selected areas. Add height limitations for parcels that abut R2 or lower residential zones to create transition buffers between existing uses and new development.

- Establish CPIO (Community Plan Implementation Overlay) or other zoning regulations with design standards for commercial corridors, industrial areas, and small lot subdivisions, to ensure that new development complements existing character/scale of neighborhoods. Design regulations address architectural compatibility, scale, and massing and identify other desirable design elements.
- Expand the existing Vinegar Hill Historic Preservation Overlay Zone (HPOZ) near Centre and 10th Streets south to 12th Street and just west of Mesa Street, to preserve additional historically significant structures.
- Expand the existing Downtown Community Design Overlay (CDO) or establish new zoning regulations to provide design guidelines and standards for development projects, including new construction and/or improvements to existing properties, within a larger portion of the downtown area. The expanded area would include parcels along and between Pacific Avenue and Gaffey Street in Downtown San Pedro.
- Revise selected land use designations as part of the effort to create consistency with the Framework element. Several designations would be replaced or eliminated; e.g., General Commercial is eliminated; Regional Commercial replaces Regional Center; and Neighborhood Commercial replaces Neighborhood Office Commercial; Light, Limited, and Heavy Manufacturing categories would be renamed with Light, Limited and Heavy Industrial designations. The Parking Buffer designation would be eliminated.
- A new land use designation, Hybrid Industrial, would be added to allow for residential and mixed uses if a specified mix of targeted job-producing light industrial uses is provided on the site.
- Re-classify selected streets to reflect current function and existing street dimensions and better accommodate walking, bicycling, transit and motorized vehicles; including modifying 9th Street, Pacific Avenue and Gaffey Street designations.
- The Transportation section of this EIR includes analysis of limiting vehicular access on 6th Street between Harbor Boulevard and Pacific Avenue to increase pedestrian activity in this area.
- Correct inconsistencies in land use classification and zoning designation throughout the CPA. Provide clarification and certainty about development regulations by removing existing Land Use map footnotes and implementing them through land use and zone changes.

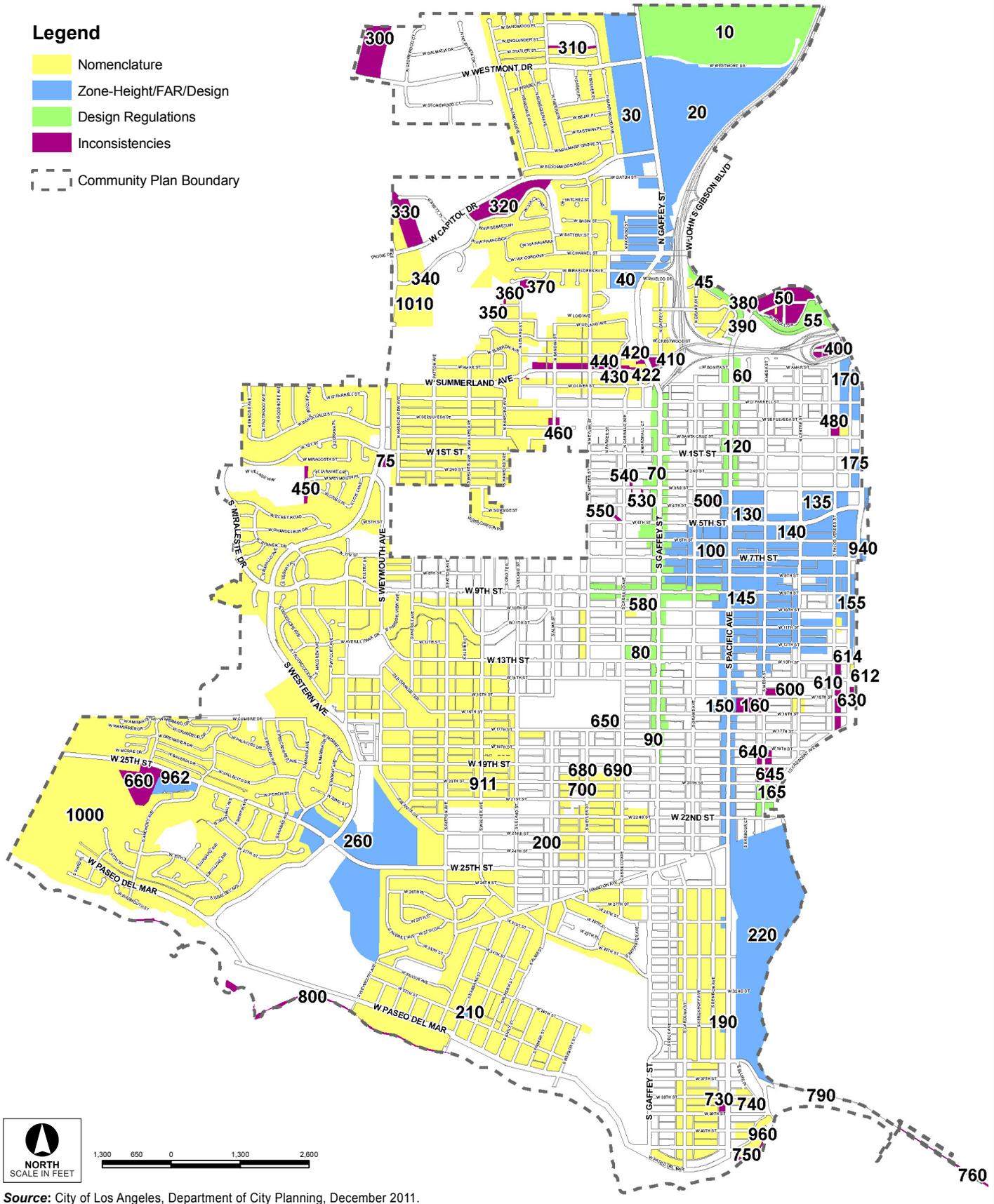
Figure 3-4 (San Pedro Community Plan Summary of Recommendations by Type of Change) illustrates the areas of change, implementation of design regulations, minor changes in nomenclature, and corrections for consistency. Figure 3-5 (Proposed General Plan Land Use Designations San Pedro CPA) illustrates proposed General Plan land use designations that correspond to the Table 3-2 (Proposed Recommendations by Sub-Area), which is a detailed matrix of specific recommendations that would be made under the proposed plan.

3.4.3 Proposed Land Use Changes

The proposed San Pedro Community Plan includes changes to land use designations, as discussed below. Other land use changes would be implemented throughout the CPA, including limiting the allowed residential density of some neighborhood commercial areas to preserve the character of existing single-family and lower density neighborhoods. In addition, zoning and design regulations are proposed that would restrict adjacent incompatible uses, and increase the FAR or height maximum for commercial and industrial designations in selected areas. Beyond these changes, the proposed plan and implementing ordinances do not introduce major changes to land use in the CPA.

Legend

- Nomenclature
- Zone-Height/FAR/Design
- Design Regulations
- Inconsistencies
- Community Plan Boundary



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Source: City of Los Angeles, Department of City Planning, December 2011.

Figure 3-4

San Pedro Community Plan Summary of Recommendations by Type of Change

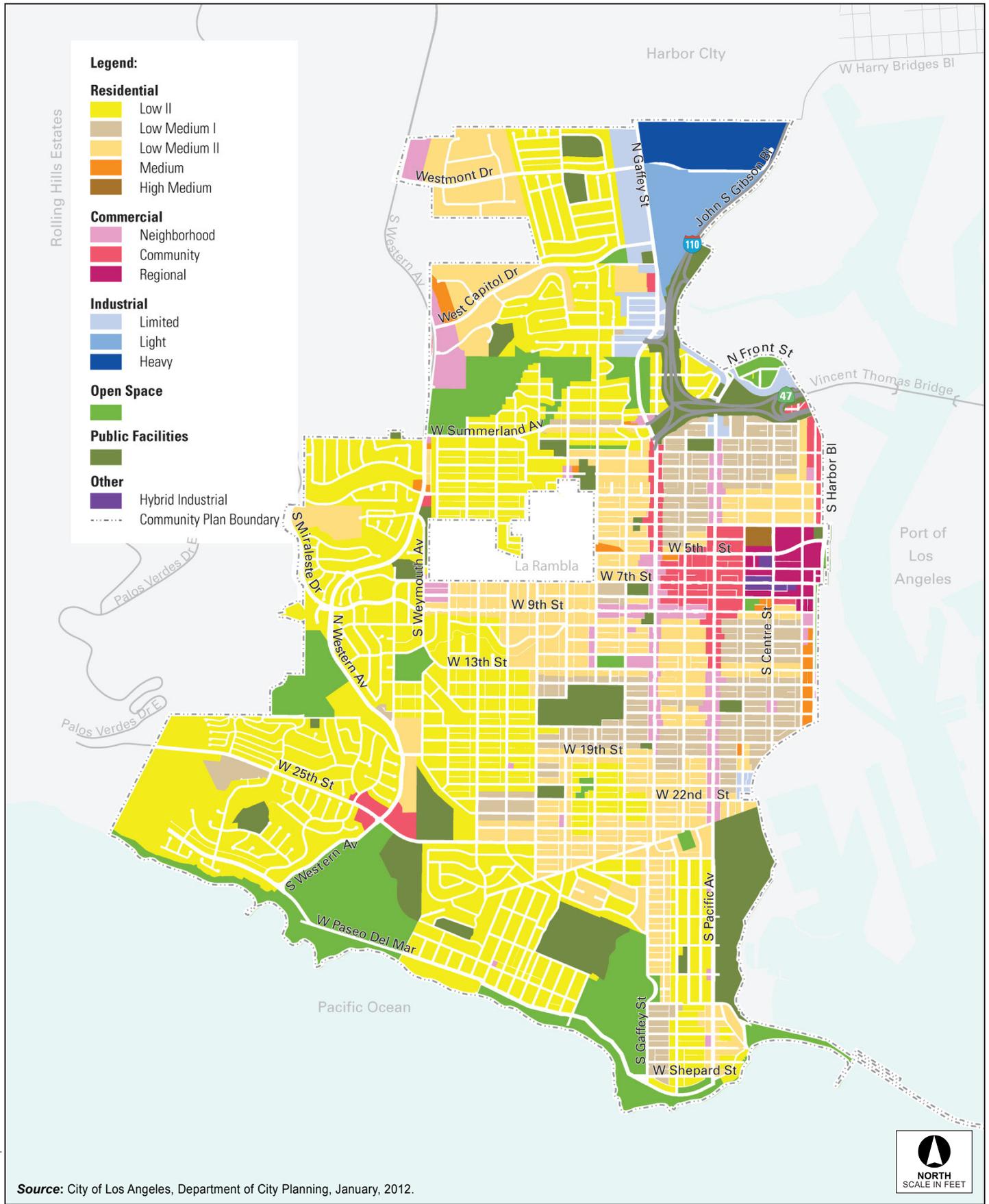


Figure 3-5
 Proposed General Plan Land Use Designations San Pedro CPA

Table 3-2 Proposed Recommendations by Sub-Area

<i>Subarea</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Changes</i>
10	Heavy Manufacturing, Light Manufacturing	[Q]M2-1VL, [Q]M3-1VL	Heavy Industrial	[Q]M2-1VL, [Q]M3-1VL	76.02	1.5	1.5	North Gaffey Industrial—east side	Retain existing “Q” conditions prohibiting incompatible uses; limit commercial uses to <50,000 sf; add design guidelines & regulations; require landscaped buffer along Gaffey
20	Light Manufacturing, Heavy Manufacturing	[Q]M2-1VL, [Q]M3-1VL	Light Industrial	[Q]M2-2D	78.27	1.5	3.0	North Gaffey Industrial—east side	Increase height from 45 to 55' height and FAR from 1.5 to 3 for green/clean technology uses only, other uses 45' and 1.5 FAR; prohibit stand alone commercial; limit commercial to less than 50,000 sf; add design guidelines limit to <50,000 sf; add design guidelines & regulations; require landscaped buffer along Gaffey
30	Limited Manufacturing	[Q]M1-1VL	Limited Industrial	[Q]M1-2D	39.98	1.5	3.0	North Gaffey Business Park—west side	Increase height from 45 to 55' height and FAR from 1.5 to 3 for green/clean technology uses only, other uses 45' and 1.5 FAR; limit height to 30' within 100' for R1 zone; prohibit stand alone commercial; limit commercial to less than 50,000 sf; add design guidelines limit to <50,000 sf; add design guidelines & regulations; require landscaped buffer along Gaffey

Table 3-2 Proposed Recommendations by Sub-Area

Subarea	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
40	Limited Manufacturing, Light Manufacturing	[Q]CM-1VL, [Q]CM-1XL, [T][Q]M1-1VL, M1-1VL, [Q]M3-1VL	Limited Industrial	[Q]M1-2D	21.40	1.5	3.0	North Gaffey Industrial Services—west and east side	Increase height from 45 to 55' height and FAR from 1.5 to 3 for green/clean technology uses only, other uses 45' and 1.5 FAR; limit height to 30' within 100' for R1 zone; prohibit stand alone commercial; limit commercial to less than 50,000 sf; add design guidelines limit to <50,000 sf; add design guidelines & regulations; require landscaped buffer along Gaffey
45	Limited Manufacturing	M1-1VL	Limited Industrial	[Q]M1-1VL	3.98	1.5	1.5	Front St at John S. Gibson	Add design guidelines & regulations; prohibit incompatible uses
50	Low Residential, Limited Manufacturing	R1-1XL, M1-1VL	Open Space	R1-1XL, OS-IXL	9.48	1.5	1.5	Knoll Hill	Zone change except for R1-1XL parcel
55	Limited Manufacturing	M1-1VL	Limited Industrial	[Q]M1-1VL	8.27	1.5	1.5	South of Knoll Dr between Pacific and Front	Design guidelines and regulations for visible frontage
60	Limited Manufacturing	MR1-1VL	Limited Industrial	[Q]MR1-1VL	3.40	1.5	1.5	Pacific and Oliver	Design guidelines and regulations for visible frontage
70	Low Medium II Residential, General Commercial, Parking Buffer	[Q]C2-1VL, [Q]C2-1XL, [Q]C2-1, QP1	Community Commercial	[Q]C2-1VL-GFC	10.26	1.5	1.5	Gaffey Commercial Corridor—Oliver to 5th St	Add design guidelines; prohibit stand alone residential; require ground floor commercial
75	Medium Residential	R3-1XL	Community Commercial	C2-1VL	1.09	3.0	1.5	Western & 1st St	Existing use is medical office but zone is R3. Change zone to match use.
80	Neighborhood Office Commercial, Community Commercial, General Commercial, Low Residential, Low Medium II Residential	[Q]C2-1XL, [Q]C2-1XL, (T)[Q]C2-1XL, C2-1VL, [Q]P-1XL P-1XL	Neighborhood Commercial	[Q]C2-1VL-CDO-GFC	23.21	1.5	1.5	Gaffey Commercial Corridor—5th to 13th St; 9th St between Meyler and Pacific	Add design guidelines & regulations or extend CDO; modify 9th St designation from Major Highway Class II to Modified Secondary

Table 3-2 Proposed Recommendations by Sub-Area

<i>Subarea</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GPLU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Changes</i>
90	Neighborhood Office Commercial	[Q]C1-1XL, [Q]C2-1XL, [Q]P-1XL, C1-1, C1-1XL	Neighborhood Commercial	[Q]C2-1XL-PED	5.46	1.5	1.5	Gaffey Commercial Corridor—13th to 19th St	30' height limit no change; add pedestrian-oriented design guidelines w/PED
100	Community Commercial	C2-1, (T)[Q]C2-2D	Community Commercial	[Q]C2-2D -CDO	17.72	1.5	1.5	Grand—5th to 8th St	75' height limit (currently unlimited); extend CDO
120	Low Medium II Residential, Neighborhood Office Commercial, Community Commercial	RD1.5-1XL, [Q]C2-1XL, [Q]C2-1VL	Neighborhood Commercial	[Q]C2-1VL	7.51	1.5	1.5	Pacific Ave—Oliver to 3rd St	45' height limit; limit height within 30' of R2 zone or more restrictive zone to 30'; prohibit stand alone residential; restrict auto related uses
130	Community Commercial, Limited Manufacturing, High Medium Residential, Low Medium II Residential	RD 1.5-1XL, R4-2, CM-1-CDO, C2-1-CDO, C2-1, [Q]C2-2, [Q]C2-1XL-CDO, [Q]C2-1XL, [Q]C2-1-CDO, [Q]C2-2D	Community Commercial	[Q]C2-2D CDO	26.64	1.5-6	4.5	Pacific Ave—3rd to 10th St	75' height limit (currently 30' to unlimited); extend CDO 4th to 3rd St; prohibit auto related uses; consider TFAR
135	Regional Center Commercial, Regional Center, Community Commercial	[Q]C2-1, [Q]C2-2-CDO, C2-1XL, C2-2-CDO	Regional Commercial	[Q]C2-2D-CDO	34.16	1.5-6.0	6.0	Downtown	Add scale, massing, and site development regulations
140	Limited Manufacturing	CM-2-CDO	Hybrid Industrial	[Q]CM-2D-CDO	6.54	6.0	4.5-6	7th St between Mesa and one parcel east of Palos Verdes (Southside of St only between Centre and east boundary)	75' height limit (currently unlimited)
145	Community Commercial	[Q]C2-1XL, C2-1VL	Community Commercial	C2-1VL-GFC-PED	6.45	1.5	1.5	Pacific Ave 9th to 13th St	Require ground floor commercial w/GFC, and pedestrian-oriented design guidelines w/PED

Table 3-2 Proposed Recommendations by Sub-Area

<i>Subarea</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Changes</i>
150	Neighborhood Office Commercial, Community Commercial, Low Medium II Residential	[Q]C2-1XL, P-1XL	Neighborhood Commercial	[Q]C2-1XL-GFC-PED	14.96	1.5	1.5	West side of Pacific Ave 10th St to Hamilton	Retain 30' limit; require ground floor commercial, add pedestrian oriented design guidelines
155	Community Commercial, Low Med I Residential, Low Med II Residential, Medium Residential, Neighborhood Office Commercial, Open Space, Regional Center	[Q]R3-1XL, C2-1, C2-1VL, C2-1XL, R2-1XL, R3-1XL, R4-2, RD 1.5-1, RD1.5-1XL. [Q]C2-1, [Q]C2-1XL, OS-1XL	No change	C2-1XL-HPOZ, R2-1XL-HPOZ, RD1.5-1XL-HPOZ, [Q]C2-1-HPOZ, [Q]C2-1XL-HPOZ, OS-1XL-HPOZ	41.39	3.0	3.0	Vinegar Hill HPOZ proposed expansion area	Currently evaluating for HPOZ
160	Community Commercial, Public Facilities, Low Medium I Residential	[Q]PF-1XL, R2-1XL	Public Facilities	no change	3.10	1.5	1.5	Fifteenth St Elementary School—15th St/Pacific	Land Use designation consistency
165	Limited Manufacturing	MR1-1XL	Limited Industrial	[Q]MR1-1XL	2.89	1.5	1.5	Mesa St between 20th and 22nd St (West side of Mesa and between Mesa and Crescent, and 20th and 22nd St	Retain 30' height limit; restrict outdoor storage; add design guidelines & regulations
170	Limited Manufacturing, Community Commercial	M1-1VL-CDO, [T][Q]C2-2D-CDO	Community Commercial	[Q]C2-2D CDO	6.94	1.5	4.0	Harbor Boulevard Gateway—Beacon St	75' height limit; prohibit stand alone residential; retain site Qs, add policies for streetscape and gateway improvements
175	Low Med II Residential, Light Manufacturing	RD1.5-1XL-CDO, MR2-1VL-CDO	Community Commercial	[Q]C2-2D-CDO	2.03	3.0	4.0	Harbor Boulevard Gateway—Beacon St east side	75' height limit; prohibit stand alone residential; retain site Qs; add policies for streetscape and gateway improvements
190	Low Residential	[Q]C2-1XL	Neighborhood Commercial	[Q]C1-1VL-GFC	0.86	1.5	1.5	Northwest and Southwest corner of 34th St and Pacific Ave	30' height limit per San Pedro Specific Plan; require ground floor commercial w/GFC

Table 3-2 Proposed Recommendations by Sub-Area									
Subarea	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
200	Neighborhood Office Commercial	C1-1XL	Neighborhood Commercial	[Q]C1-1VL-GFC	0.62	1.5	1.5	Northeast Corner of Walker Ave. and 20th St, and west side of Alma St between 23rd and 24th St	30' height limit; require ground floor commercial w/GFC
210	Neighborhood Office Commercial	C1-1XL	Neighborhood Commercial	C1-1XL-GFC	0.30	1.5	1.5	Barbara and 37th St	Require ground floor commercial w/GFC
220	Public Facilities, Open Space, Low Residential	PF-1XL, A1-1, OS-1XL	Public Facilities	PF-1XL	135.35	1.5	1.5	Northeast portion of White Point Reservation-Fort MacArthur	Zone change; add policies for future development
260	Neighborhood Office Commercial, Low Residential	[Q]C2-1XL, P-1XL	Community Commercial	[Q]C2-1L	15.69	1.5	1.5	Western and 25th St	75' height limit w/transition buffer adjacent to R1; prohibit stand alone residential; restore R4 density
300	Neighborhood Office Commercial	[Q]C4-1XL, P-1XL, [Q]C2-1XL	Neighborhood Commercial	[Q]C2-1XL	9.86	1.5	1.5	S Western Ave/Westmont Dr	Consistency
310	Public Facilities	R1-1XL	Public Facilities	PF-1XL	1.06	3.0	0.0	Taper Ave/Statler St	Consistency
320	Low Medium II Residential	[Q]R3-1VLD	Low Medium II Residential	[Q]RD1.5-1VLD	9.66	0.0	0.0	Capitol Dr/W Via Sebastian	Consistency
330	Neighborhood Office Commercial	R3-1VLD	Medium Residential	R3-1VLD	6.89	3.0	3.0	Western Ave/Capitol Dr	Consistency
340	Neighborhood Office Commercial	RD1.5-1XL	Neighborhood Commercial	[Q]C2-1XL	0.08	3.0	1.5	Western Ave/Park Western Dr	Consistency
350	Open Space	R1-1XL	Low II	R1-1XL	0.02	3.0	3.0	N Leland Ave/W Upland Ave	Consistency
360	Low Residential	OS-1XL	Open Space	OS-1XL	0.14	0.0	0.0	N Leland Ave/W Park Western Dr	Consistency
370	Open Space	R1-1XL	Low II	R1-1XL	0.96	3.0	3.0	Goldenrose St/Miraflores Ave	Consistency
380	Open Space	M1-1	Open Space	OS-1XL	0.09	1.5	0.0	N Pacific Ave/N Front St	Consistency

Table 3-2 Proposed Recommendations by Sub-Area									
Subarea	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
390	Public Facilities	PF-1	Public Facilities	no change	0.00	0.0	0.0	N Pacific Ave/N Front St	
400	High Medium Residential	R4-1XL	Community Commercial	C2-1XL	1.74	3.0	1.5	N Harbor Blvd/Swinford St	Consistency
410	Neighborhood Office Commercial	C1-1XL, [Q]C1-1XL	Neighborhood Commercial	C1-1XL	0.61	1.5	1.5	N Gaffey St/ W Summerland Ave	Consistency
420	Low Residential	C2-1XL	Neighborhood Commercial	C2-1XL	0.32	1.5	1.5	N Gaffey St/ W Summerland Ave	Consistency
422	Low Residential	[Q]R3-1XL	Neighborhood Commercial	C1-1XL	0.06	3.0	1.5	N Gaffey/W Summerland	Consistency
430	Neighborhood Office Commercial	[Q]R3-1XL, R3-1XL	Medium Residential	[Q]R3-1XL	0.41	3.0	3.0	N Gaffey St/ W Summerland Ave	Consistency
440	Low Medium II Residential	R2-1XL	Low Medium I Residential	R2-1XL	4.07	3.0	3.0	W Summerland Ave/ N Meyler	Consistency
450	Parking Buffer	P-1XL	Low Medium II Residential	RD1.5-1XL	1.05	0.0	3.0	Weymouth Pl/Village Wy	Consistency
460	Low Residential, Neighborhood Office Commercial	R1P-1XL, C1-1XL, RD1.5-1XL, P-1XL	Neighborhood Commercial	C1-1XL	1.07	1.5	1.5	W Sepulveda St/ N Bandini St	Consistency
480	Neighborhood Office Commercial	R4-1XL	Low Medium II Residential	RD1.5-1XL	1.14	3.0	3.0	N Palos Verdes St/ W Sepulveda St	Consistency
500	Low Medium II Residential	R2-1XL	Low Medium II Residential	RD1.5-1XL	1.26	3.0	3.0	S Grand Ave/4th St	Consistency
530	Public Facilities	RD1.5-1XL, P-1XL	Low Medium II Residential	RD1.5-1XL	0.26	3.0	3.0	Gaffey/3rd St (e)	Consistency
540	Low Medium II Residential	P-1XL	Low Medium II Residential	RD1.5-1XL	0.07	0.0	3.0	Cabrillo Ave/3rd St	Consistency
550	Low Medium II Residential	R3-1	Medium Residential	R3-1XL	0.64	3.0	3.0	Cabrillo Ave/5th St	Consistency

Table 3-2 Proposed Recommendations by Sub-Area									
Subarea	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
580	Low Medium II Residential	PF-1XL	Public Facilities	PF-1XL	0.11	0.0	0.0	S Gaffey St/W 10th St	Consistency
600	Low Medium II Residential	R2-1XL	Low Medium I Residential	R2-1XL	1.38	3.0	3.0	S Mesa St/W 15th St	Consistency
610	Low Medium II Residential	R3-1XL	Medium Residential	R3-1XL	2.60	3.0	3.0	S Palos Verdes St/ W 13th St-17th St	Consistency
612	Neighborhood Office Commercial	OS-1XL	Open Space	OS-1XL	0.00	0.0	0.0	S Beacon & 13th St	Consistency
614	Neighborhood Office Commercial	OS-1XL	Neighborhood Commercial	C2-1XL	0.00	0.0	1.5	S Beacon & 13th St	Consistency
630	Neighborhood Office Commercial	A1-1	Neighborhood Commercial	C1-1XL	0.28	3.0	3.0	S Beacon St/W 15th St	Consistency
640	Commercial Manufacturing	[Q]R3-1XL	Medium Residential	[Q]R3-1XL	0.61	3.0	3.0	S Mesa St/W 18th St	Consistency
645	Low Medium II Residential	[T][Q]RD1.5-1XL	Low Medium II Residential	[Q]RD1.5-1XL	2.16	3.0	3.0	S Mesa St/w 18th to 20th St	Consistency
650	Public Facilities	R2-1XL	Public Facilities	PF-1XL	0.06	3.0	0.0	S Cabrillo Ave/W 17th St	Consistency
660	Low Residential	(O)RD3-1XL	Low Medium I Residential	(O)RD3-1XL	8.84	3.0	3.0	Mermaid Dr/W 25th St	Consistency
680	Low Medium II Residential	R1-1XL	Low Medium II Residential	RD1.5-ILX	0.31	3.0	3.0	S Meyler St/W 20th St	Consistency
690	Low Medium II Residential	R1-1XL	Low Medium II Residential	RD1.5-ILX	0.31	3.0	3.0	S Cabrillo Ave/W 19th St	Consistency
700	Low Residential	A1-1	Low II	R1-1XL	0.10	3.0	3.0	Meyler St/20th St	Consistency
730	Neighborhood Office Commercial	RD2-1XL	Neighborhood Commercial	C1-1XL-GFC	0.75	3.0	1.5	S Pacific Ave/W 38th St	Consistency
740	Low Medium II Residential	R1-1XL	Low Medium II Residential	RD2-1XL	0.00	3.0	3.0	Pacific Ave/38th St	Consistency

Table 3-2 Proposed Recommendations by Sub-Area

<i>Subarea</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GPLU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Changes</i>
750	Low Residential	OS-1XL	Open Space	OS-1XL	0.67	0.0	0.0	Bluff Pl/40th St	Consistency
760	Open Space	R1	Open Space	OS-1XL	4.48	0.0	0.0	Bluff Pl/38th St	Consistency
790	Open Space	R1	Open Space	OS-1XL	0.02	0.0	0.0	Bluff Pl/38th St	Consistency
800	Open Space	SL	Open Space	OS-1XL	3.43	0.0	0.0	Paseo del Mar	Consistency
911	Low Residential	R1P-1XL	Low II	R1-1XL	0.23	0.0	3.0	Walker Ave	Nomenclature
940	Light Manufacturing	[Q]M2-1, M2-1	Public Facilities	PF-1	1.90	1.5	0.0	East of Harbor 3rd/5th St and 6th/7th St	Consistency
960	Low Residential	R1-1	Low II	R1-1XL	2.71	3.0	3.0	South of Bluff Pl east of Pacific	Specific Plan
962	Low Residential	RD6-1XL	Low Medium I	RD3-1XL	4.97	3.0	3.0	SWC Anchovy/25th St	Consistency
1000	Low Residential, Low Medium II Residential, Neighborhood Office Commercial	R1-1XL	Low II	R1-1XL	1384.33	30.0	3.0		Nomenclature
1010	Neighborhood Office Commercial	(Q)C2-1VLD, (Q)C2-1XL, [Q]C1-1XL, [Q]C2-1XL, [Q]C2-2D, C2-1, C2-1XL	Neighborhood Commercial	same	33.74	1.5	1.5		Nomenclature

SOURCE: Los Angeles Department of City Planning (2011).

Table 3-3 (Summary of Net Changes in Land Use) shows the net change in acreage by land use designation as a result of the proposed community plan land use designations.

Table 3-3 Summary of Net Change in Land Uses			
<i>Land Use Designation</i>	<i>Existing Land Use Designation (Acres)^a</i>	<i>Proposed Community Plan Land Use Designation (Acres)</i>	<i>Net Change (Acres)^b</i>
Commercial			
General Commercial	14.3	—	(14.3)
Neighborhood Commercial	100.9	106.2	5.3
Community Commercial	74.8	90.3	15.5
Regional Center	25.2	—	(25.2)
Regional Commercial	8.3	33.5	25.2
<i>Commercial Subtotal</i>	<i>223.5</i>	<i>230.0</i>	<i>6.5</i>
Industrial			
Commercial Manufacturing	0.6	—	(0.6)
Hybrid Industrial	—	4.8	4.8
Light Manufacturing	55.5	—	(55.5)
Limited Manufacturing	96.8	—	(96.8)
Light Industrial	—	80.2	80.2
Limited Industrial	—	81.7	81.7
Heavy Manufacturing	101.0	—	(101.0)
Heavy Industrial	—	76.0	76.0
<i>Industrial Subtotal</i>	<i>253.9</i>	<i>242.7</i>	<i>(11.2)</i>
Residential			
Low II Residential (previously Low)	1,438.2	1,393.4	(44.8)
Low Medium I Residential	248.9	263.0	14.1
Low Medium II Residential	645.2	635.0	(10.2)
Medium Residential	13.5	23.5	10.0
High Medium Residential	8.9	5.9	(3.0)
<i>Residential Subtotal</i>	<i>2,354.7</i>	<i>2,320.8</i>	<i>(33.9)</i>
Public/Semi-Public			
Open Space	494.2	481.7	(12.5)
Parking Buffer	1.0	—	(1.0)
Public Facilities	346.3	399.2	52.9
<i>Public/Semi-Public Subtotal</i>	<i>841.5</i>	<i>880.9</i>	<i>41.4</i>
Total*	3,674.4	3,674.4	

SOURCE: City of Los Angeles (2009).

a. Acreages for existing land uses are approximate and compiled by the City of Los Angeles GIS unit. Acreages represent existing land use as shown in the LUPAMS database, grouped accordingly to General Plan land use designation.

b. Net decreases shown in parentheses ().

c. Greater than 0 due to rounding.

3.4.4 Proposed Revisions to Land Use Designations

As part of the NCP program, the Department of City Planning redefined existing Land Use Designations and the Corresponding Zones for the Community Plans being revised. The proposed land use designation and corresponding zone changes are intended to allow the development of uses and features that are beneficial to the community, make the community a more sustainable place to live and work, contribute to the overall fiscal health, and to provide for the development of new housing, including affordable and workforce that is appropriate to each community. Several land use designations shown in the existing community plan land use maps would be revised as part of the effort to create consistency with the General Plan Framework Element and would be renamed (e.g., Regional Center would be renamed to Regional Commercial and Limited Manufacturing would be renamed to Limited Industrial). Other land use designations would be revised to create consistency with future proposed land uses, restrict incompatible uses, or to limit density within a particular category (e.g., Low Residential would be divided into Low I, Low II, and Low III).

Table 3-4 Summary of Land Use Designations and Corresponding Zones		
<i>Existing Land Use Designations</i>	<i>Proposed Land Use Designations</i>	<i>Proposed Corresponding Zones*</i>
Residential Categories		
Low	Low II	R1
Low Medium I	Low Medium I	R2, RD3, RD4
Low Medium II	Low Medium II	RD1.5, RD2
Medium	Medium	R3
High Medium	High Medium	R4
Commercial Categories		
Neighborhood Commercial	Neighborhood Commercial	C1, C2
Community Commercial	Community Commercial	C2, RAS3
Regional Center	Regional Commercial	C2
Industrial Categories		
Commercial Manufacturing	Hybrid Industrial	CM
Limited Manufacturing	Limited Industrial	MR1, M1
Light Manufacturing	Light Industrial	MR2, M2
Heavy Manufacturing	Heavy Industrial	M3
Other Categories		
Open Space	Open Space	OS, A1
Public Facilities	Public Facilities	PF

SOURCE: City of Los Angeles (2011).

* Each Community Plan further modifies the above list of corresponding zones to be more restrictive than listed above.

3.5 INTENDED USE OF THIS EIR

This EIR can be characterized as a first-tier EIR prepared pursuant to CEQA Guidelines Section 15152. The document is intended to act as an analytical superstructure for subsequent, more detailed analyses associated with individual project applications consistent with the proposed San Pedro Community Plan. One of the City's goals in preparing the current document is to focus new information that would be required in the future at the "project level" of planning and environmental review by dealing as comprehensively as possible in this document with cumulative impacts, regional considerations, and similar big-picture issues. The City recognizes that this document does not include the level of detail necessary to qualify as a project EIR, and anticipates that future discretionary projects will require individual environmental review at the time they are proposed.

Future site-specific approvals may be evaluated pursuant to the rules for tiering set forth in CEQA Guidelines Section 15152. "[T]iering is a process by which agencies can adopt programs, plans, policies, or ordinances with EIRs focusing on 'the big picture,' and can then use streamlined CEQA review for individual projects that are consistent with such ... [first tier decisions] and are ... consistent with local agencies' governing general plans and zoning" (*Koster v. County of San Joaquin* [1996] 47 Cal. App.4th 29, 36). Before deciding to rely in part on a first-tier EIR in connection with a site-specific project, a lead agency must prepare an "initial study or other analysis" to assist it in determining whether the project may cause any significant impacts that were not "adequately addressed" in a prior EIR (CEQA Guidelines Section 15152[f], PRC Section 21094[c]). Where this analysis finds such significant impacts, an EIR is required for the later project. In contrast, "[a] negative declaration or mitigated negative declaration shall be required" where there is no substantial evidence that the project may have significant impacts not adequately addressed in the prior EIR or where project revisions accepted by the proponent avoid any such new significant impacts or mitigate them "to a point where clearly" they are not significant.

CEQA Guidelines Section 15152 further provides that, where a first-tier EIR has "adequately addressed" the subject of cumulative impacts, such impacts need not be revisited in second- and third-tier documents. Furthermore, second- and third-tier documents may focus the examination of impacts on those that "were not examined as significant effects" in the prior EIR or "[a]re susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means." In general:

[s]ignificant environmental effects have been "adequately addressed" if the lead agency determines that:

- (A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental impact report; or
- (B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

Here, as noted above, whenever project proponents within the City submit applications for site-specific approvals, the City will prepare initial studies in order to determine how much new information will be required for the environmental review for such proposals. In preparing these analyses, the City will

assess, among other things, whether any of the significant environmental impacts identified in this program/first-tier EIR have been “adequately addressed.” Thus, the new analyses for these site-specific actions will focus on impacts that cannot be “avoided or mitigated” by mitigation measures that either (i) were adopted in connection with the proposed Community Plan or (ii) were formulated based on information in this EIR.

3.5.1 Proposed Approvals and Actions

The following actions will be required in order to implement the San Pedro Community Plan.

1. Certification of the San Pedro Community Plan Program EIR.
2. Adoption of the San Pedro Community Plan and implementing ordinances include:
 - a. General Plan Amendments
 - b. Zone Changes
 - c. Street reclassification and modifications to street designations
 - d. Resolution to adopt new land use classification Footnote Changes
 - e. Downtown San Pedro Community Design Overlay amendment to the Supplemental Use District
 - f. Establish new Community Plan Implementation Overlay (CPIO)
 - g. Amendment to the Vinegar Hill Historic Preservation Overlay Zone
 - h. Amendments to the General Plan Framework Element, the Transportation Element of the General Plan, and other Citywide Elements of the General Plan as necessary

3.6 FUTURE AMENDMENTS TO THE SAN PEDRO COMMUNITY PLAN

Changes to the San Pedro Community Plan may be proposed from time to time to address changing conditions, new opportunities, and unforeseen circumstances. As such, the Community Plan would be a living, flexible document, allowing for changes that ultimately assist in enhancing and implementing the community’s vision. It is necessary, therefore, to establish a fair, orderly, and well-defined process to govern how amendments occur.

The Community Plans are part of the City’s General Plan, and any changes are considered General Plan amendments. Amendments may propose a change in the land use designation for a particular property or changes to the Community Plan’s policies and text. Private requests are subject to an established public review and approval process. Although applicants have the right to submit amendment requests to the City, not all requests can be studied and considered. The amendment process allows for the City to deny a proposed amendment if it is clearly inconsistent with the major goals and policies of the Community Plan, related Plans, and Policies.

This EIR identifies environmental impacts that could occur upon implementation of the proposed San Pedro Community Plan. Future projects within the San Pedro Community Plan area that are consistent with the plan would likely require focused environmental analysis that would concentrate on the environmental effects that (1) are capable of being further reduced or (2) were not analyzed as significant

effects on the environment in this program-level EIR. Project-specific environmental review would “tier” from this program-level EIR, potentially expediting the discretionary planning approval process for those projects.

