San Pedro Zoning Code Update (ZCU)

June 28, 2023
Joint Meeting of the San Pedro Neighborhood Council Land Use Committees

Los Angeles City Planning

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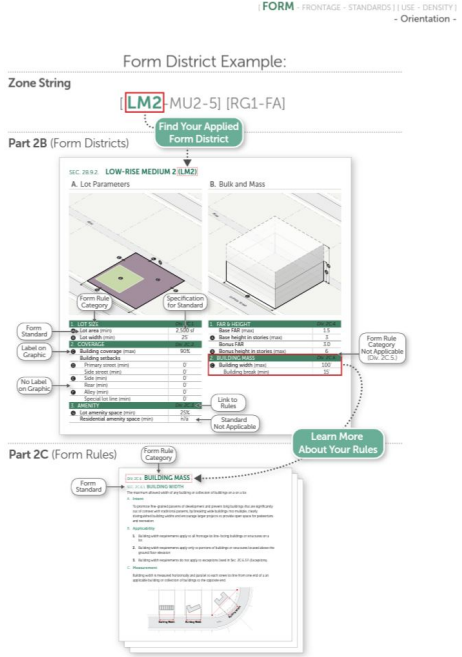
Presentation Overview

- **Project Overview**
- **New Zoning Code Organization**
- **Intro to Character Frontage**
- **San Pedro Historic Commercial District**
- **Design Focus:** Exterior Materials, Roof Form, Entryways, and Articulation

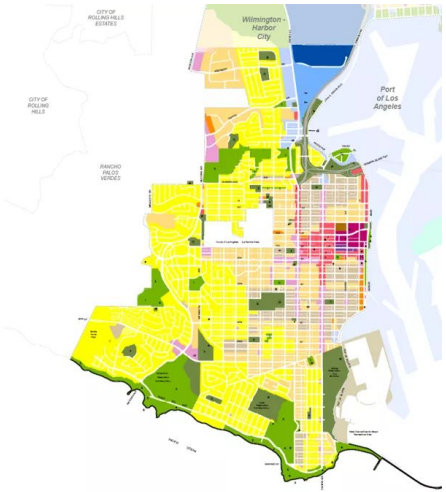


San Pedro Zoning Code Update

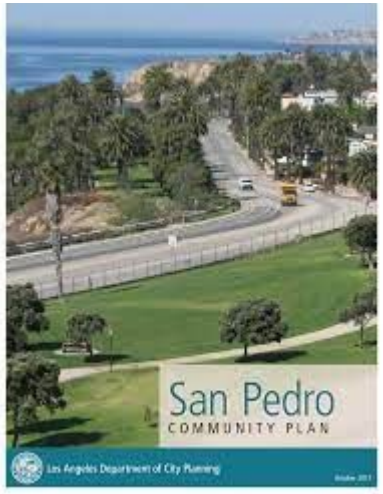
New Zoning



Land Use Map with City's New GPLUs



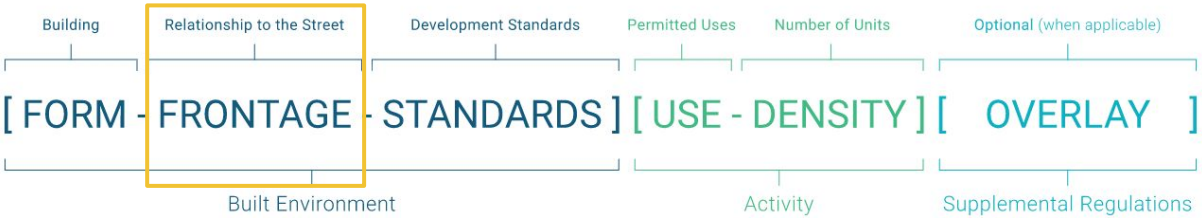
Revisions to Plan Policy Document i.e. maps and figures



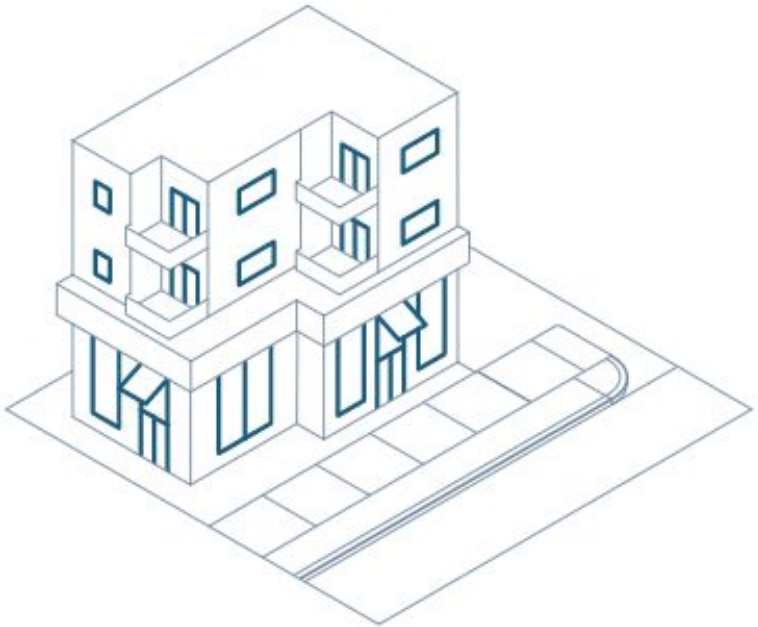
New Zoning Code Organization

Article 1 - Introductory Provisions
Article 2- **Form**
Article 3 - **Frontage**
Article 4 - **Development Standards**
Article 5 - **Use**
Article 6 - **Density**





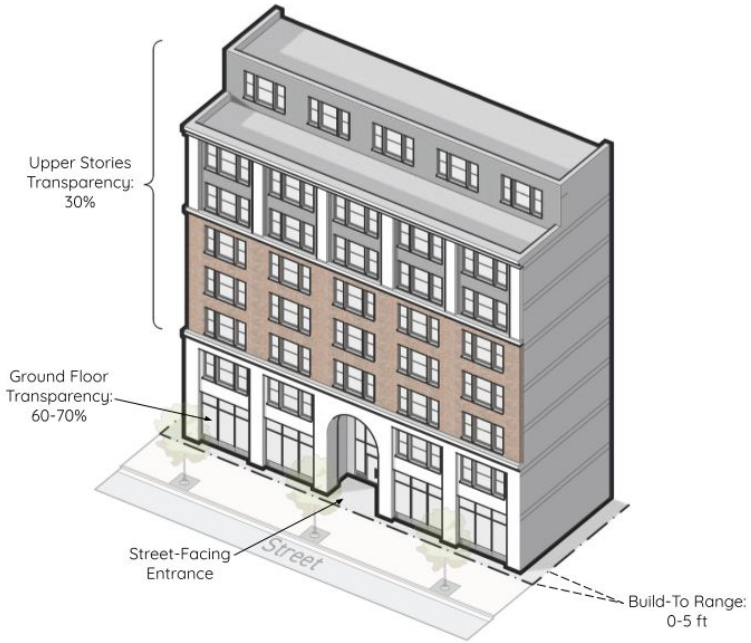
Form-**Frontage**-Standards-Use-Density



Frontage Districts

Frontage Districts determine how buildings are oriented in relation to the street, and how they interact with the public realm.

[Form-**Frontage**-Standards][Use-Density]



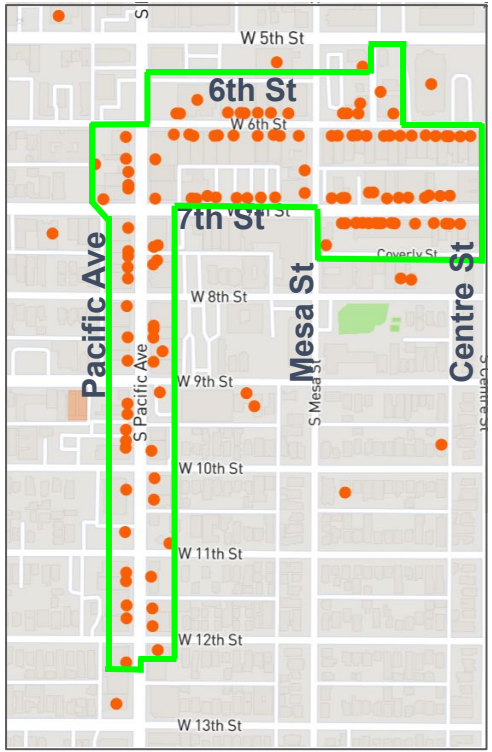
DRAFT for discussion purposes only

Character Frontage

Provides standards for facade articulation, entry features, window design, siding materials, and roof form, in order to reinforce the prevailing architectural characteristics.

Also includes landscaping, parking ground floor elevation, story height, build-to, features, and transparency.

Historic Commercial District



Downtown San Pedro's Historic Commercial District as identified by the **CRA Survey.**

Potential Historic Resource

Boundary of Survey Historic Commercial District

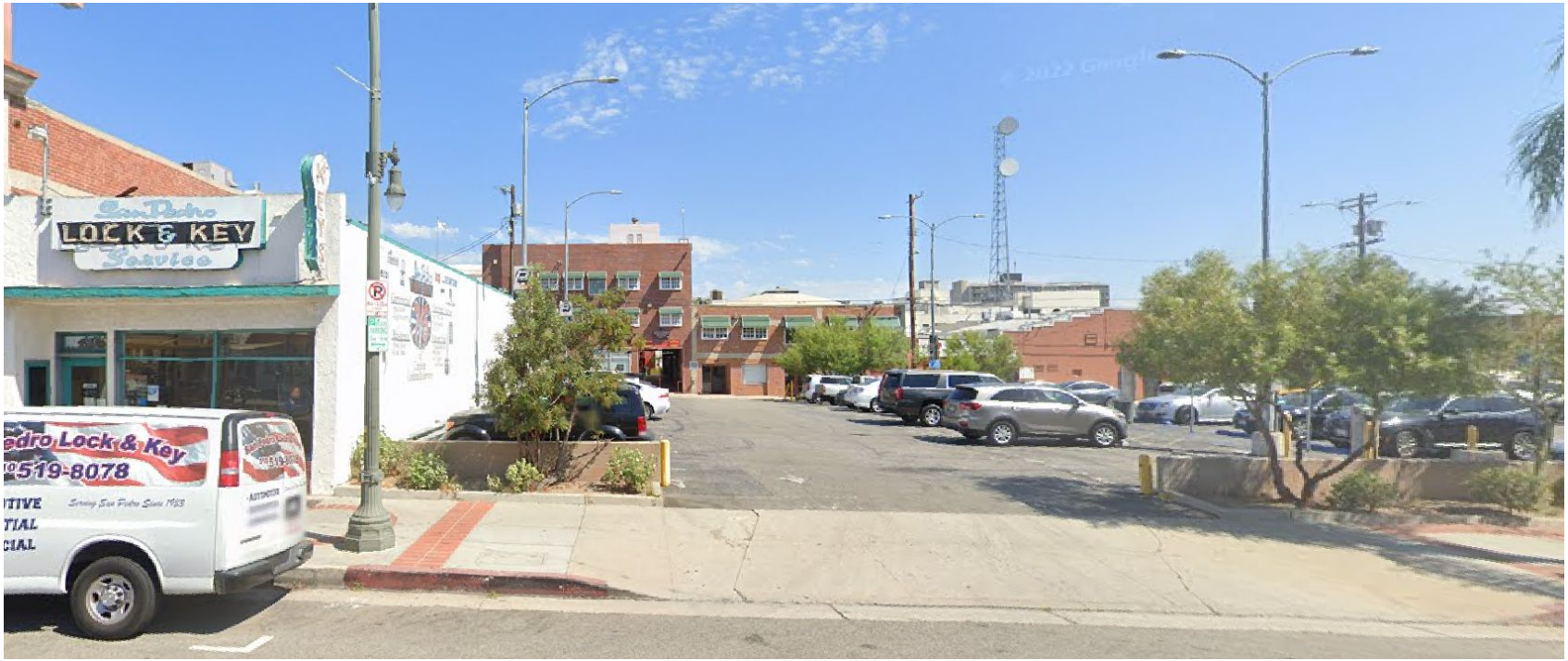
Historic Resources

Eligible Historic Resources

- Projects are subject to a separate review process
- Definition
  - **A building, structure, object, site, landscape, natural feature, or historic district identified as eligible** for listing either individually or as a contributor to a district under a local, state, or federal designation program through SurveyLA (the Los Angeles Historic Resources Survey), or another historical resource survey completed by a person meeting the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and accepted as complete by the Director, **in consultation with the Office of Historic Resources**.



Character Frontage - Infill Development



Surface parking lot observed on 7th St. between Pacific Ave, and Mesa St.

Historic Commercial District

Existing Design Features

District contains a concentration of early 20th century vernacular style buildings with approximately 70 eligible historic resources, 29 non-eligible, and 11 vacant lots.

Materials

- **Brick**
- Stucco
- Tile
- Stone

- Wood Siding

Roofs

- **Flat roofs**

- Hipped
- Mansard
- Gable

Entryways

- **Recessed** entryways

Community Plan Implementation Overlay (CPIO)
Central Commercial

San Pedro's Historic Commercial District is located in the San Pedro CPIO and located within the **Central Commercial** Subarea. Below is a regulation from the CPIO that regulates design.

> *The exterior facade of buildings five stories or less shall incorporate no more than three complementary building materials, including but not limited to* ***glass, tile, masonry, smooth stucco, or stone.***

Exterior Materials

Example

Exterior Materials	
Principal Materials	70%
Options	Brick, Stucco, Stonework, Concrete
Accessory Materials	30%
Options	Brick, Glazed Tile, Stonework, Concrete

Brick



Stucco



Tile



Stone



Wood siding



Roof Forms

Flat Roof

A roof with a maximum pitch of 2:12 (2 inch of vertical rise for every 12 inches of horizontal span). Flat roof forms include roofs with parapets up to 6 feet in height.

Example

Exterior Materials	
Roof Form	Flat

Flat roofs







Transparency

Example

Transparency	
Upper Story (min/max)	Primary: 20% / 50% Side: 20% / 50%
Window Recession	3 inches
Ground Story (min/max)	Primary: 50% / 70% Side: 50% / 70%
Window Recession	6 inches
Bulkhead	Required

Windows and Openings



Recessed Entryways

Example

Entrances	
Street-Facing Entrance	Required
Entry Feature	Required
Option	-Recessed entry -Covered entry -Storefront bay
Focal Entry Feature	1 “Archway, Architrave, or Canopy”

Covered Entry



Storefront Bay

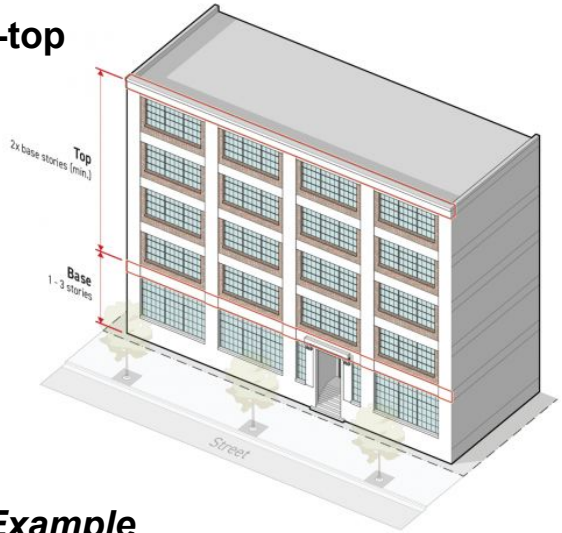


Recessed Entry

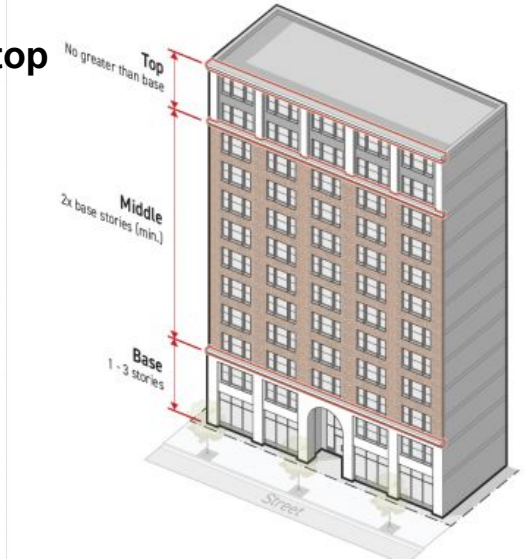


Articulating Elements

Base-top



Base-middle-top



Example

Articulation	
Base-top	Required (smaller infill)
Base-middle-top	Required (taller infill)

Set at # of Applicable Stories

Articulating Elements - Base-Top



Hotel Cabrillo, 615-619 S. Centre Street



1134-1146 S. Pacific Avenue

Articulating Elements - Base-middle-top



610 S Centre Street, articulated with a change in material



638 S Beacon Street, articulated with belt courses

Storymap - *Coming Soon!*



Project Process Timeline

WE ARE HERE



2019-2020

Project Research

Background and technical research



2021-2023

Zoning Development

New zoning development and prepare environmental document, share drafts of zoning publicly



2024

Refine & Adopt

Refine zoning, Public Hearing and adoption process

Contact

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Sign up for updates on the website at planning.lacity.org/sanpedro-zcu

For media inquiries: planning.media@lacity.org.

