San Pedro Zoning Code Update (ZCU)

January 28, 2026
Joint Meeting of the San Pedro Neighborhood Council Land Use Committees

Los Angeles City Planning
Alissa Gordon, City Planner
Kristine Jegalian, City Planning Associate
Andy Rodriguez, Senior City Planner



Presentation Objective

Brief Presentation and Update

- *Brief slideshow on **New Code's Hillside Zones in San Pedro***
- *Share Project Timeline*

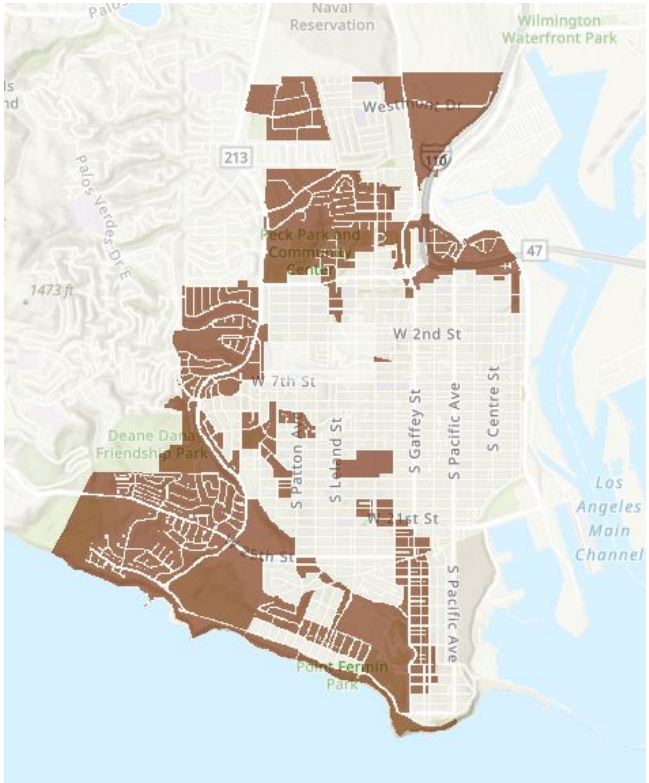


San Pedro ZCU November StoryMap

Hillsides

San Pedro contains substantial hillside terrain. The “**Hillside Area”** shown on this map activates street access, fire sprinkler and retaining wall requirements.

Low density residential districts within the the hillside area will have **zoning that integrates hillside rules** such as maximum floor area based on slopes of lots and grading limitations.



Existing Hillside Policies - San Pedro

Hillside Development.
Limit the intensity and density in hillside areas to that which can be reasonably accommodated by infrastructure and natural topography. Development should be integrated with and be visually subordinate to natural features and terrain.

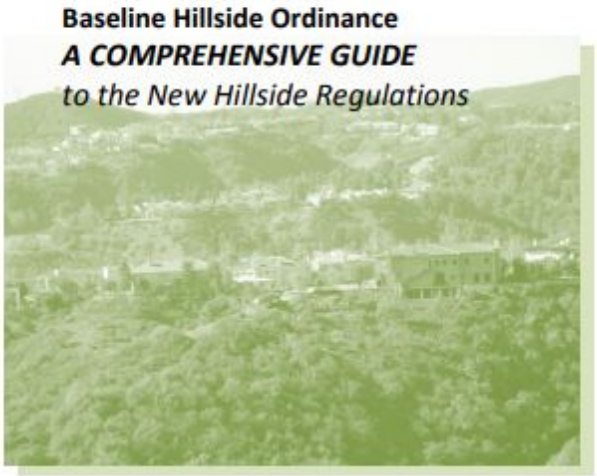
Slope Density.
Condition the approval of lot line adjustments, where either lot is subject to the Slope Density Ordinance prior to the lot adjustment, to document existing average natural slopes for the entire parcel and maintaining overall density restrictions pursuant to the intent of the slope density formula.

Continue further implementation of a Citywide Hillside Ordinance.

New Code - Hillside House Zoning District

Existing Code

Zoning for Hillsides and Non-Hillside are the same; review additional documents to see applicable regulations



New Code has zones built for Hillside that include the applicable regulations

Proposed Zone	[HH1-FY3-HD1][RG2-1L]
Form	HH1
Frontage	FY3
Development Standards	HD1
Use	RG2
Density (base)	1L
San Pedro Specific Plan	No
Hillside Area	Yes

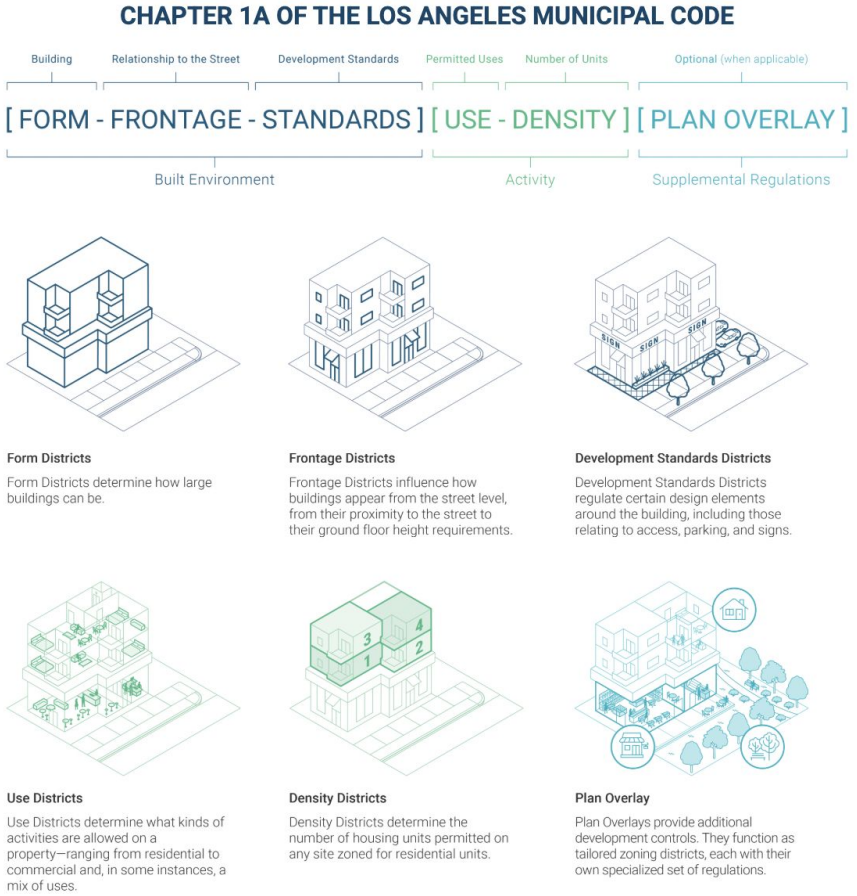
New Zoning Code

Form: focuses on form and placement of buildings relative to slope and terrain

Frontage: Regulates how a building appears from the street

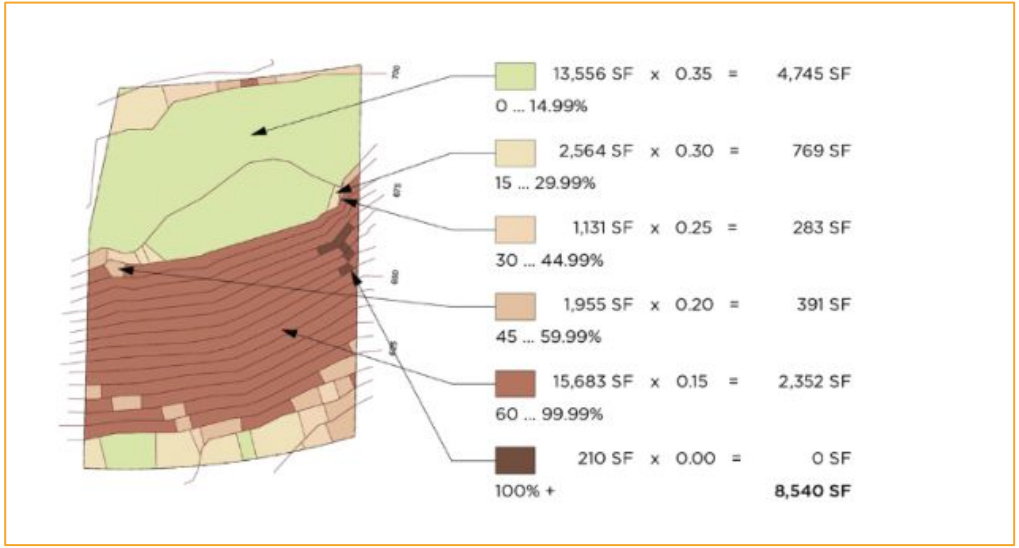
Development Standards: Design around the building

- Access and driveway limitations
- Grading maximums
- Street access condition
- Environmental context



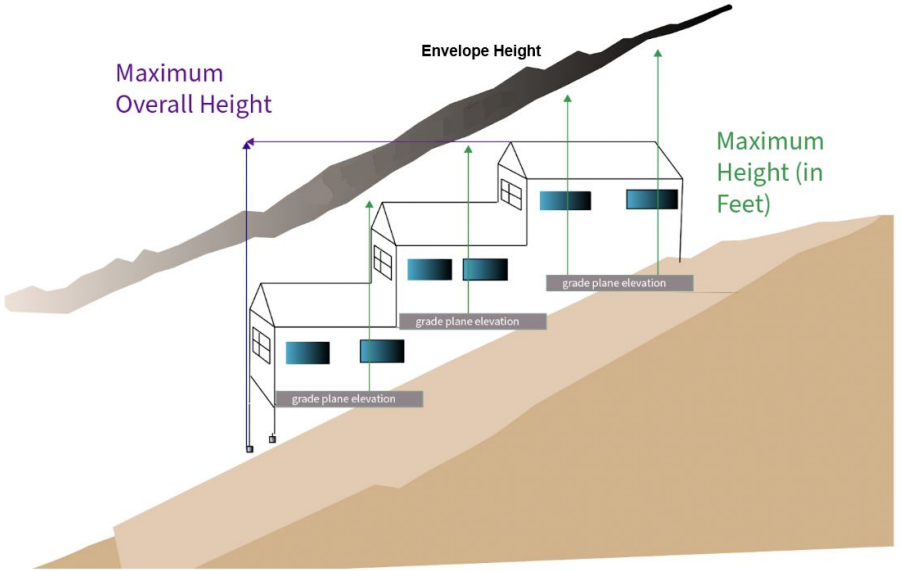
Floor Area Calculation for Hillside Form Districts

- Flatter portions of a lot may allow more floor area
- Steeper areas allow less floor area
- The steepest slopes may be effectively protected from overdevelopment



Hillside Height Maximums: Envelope and Overall Heights

- Clarifies how height is measured on sloping lots
- Consistent reference points tied to grade
- Prevents cascading height caused by downhill slope conditions



Grading Provisions



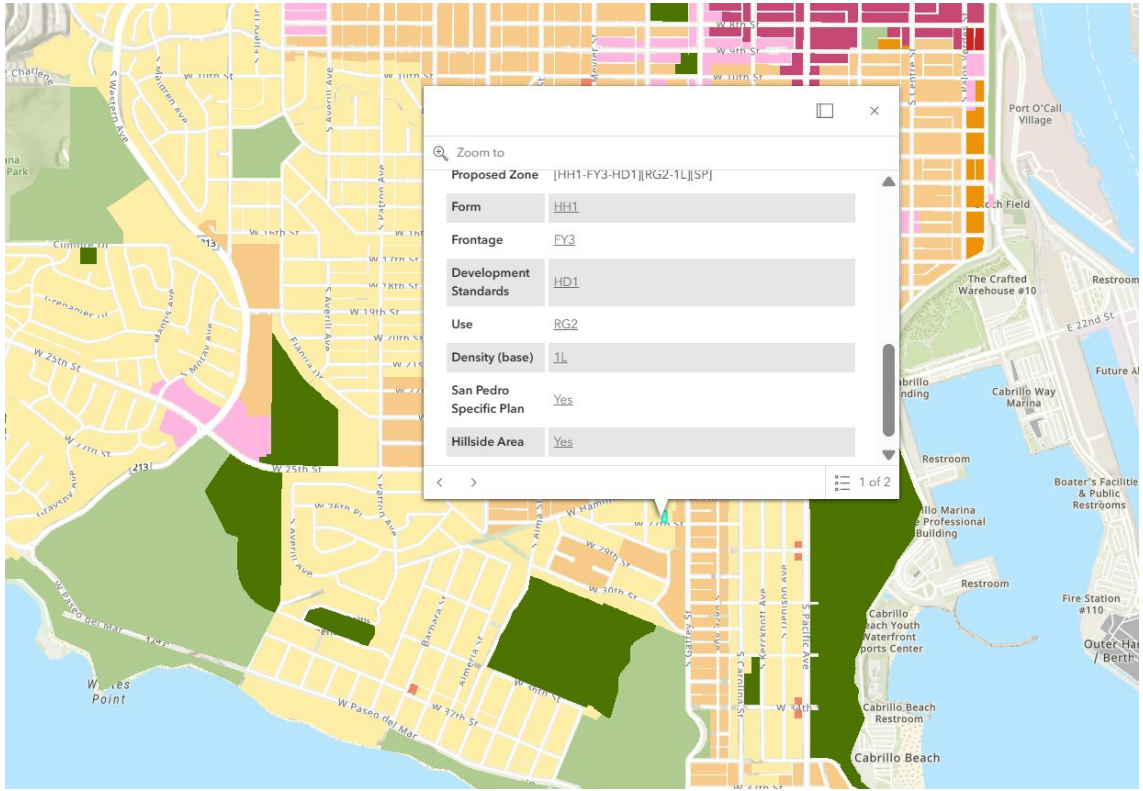
Grading affects:

- Slope stability
- Natural drainage patterns
- Vegetation and habitat
- Coastal bluff integrity
- Visual character of hillside neighborhoods

New Code

- Grading packages adjusted based on sensitivity of sites
- Sensitive sites contains limitation on grading on very steep slopes (60%+)

View Draft Land Use Regulations



Draft Regulations are available in the popup on the StoryMap. The underlined denotes that it is linked to a PDF document.

Project Process Timeline

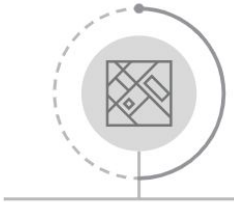
WE ARE HERE



2019 - 2020

Project Research

Background and technical research



2021 - 2024

Zoning Development

New zoning development, begin environmental review, neighborhood council coordination, public release of Draft Land Use Map



2025

Refine

Refine zoning and land uses, public release of Draft Zoning Map



2026

Adopt

Public hearing and adoption process with CPC, PLUM/City Council public hearings

San Pedro ZCU Staff Contact

Alissa Gordon, City Planner
alissa.gordon@lacity.org

Kristine Jegalian, City Planning Associate
kristine.jegalian@lacity.org

Project email : planning.sanpedro-zcu@lacity.org

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



End

