San Pedro Zoning Code Update (ZCU)

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Joint Meeting of the San Pedro Neighborhood Council Land Use Committees

Los Angeles City Planning
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Presentation Outline

- Planning New Code Overview
- New Code Zoning Highlights
  - Residential
  - Commercial
  - Industrial
- What's Next
- Updated Project Timeline

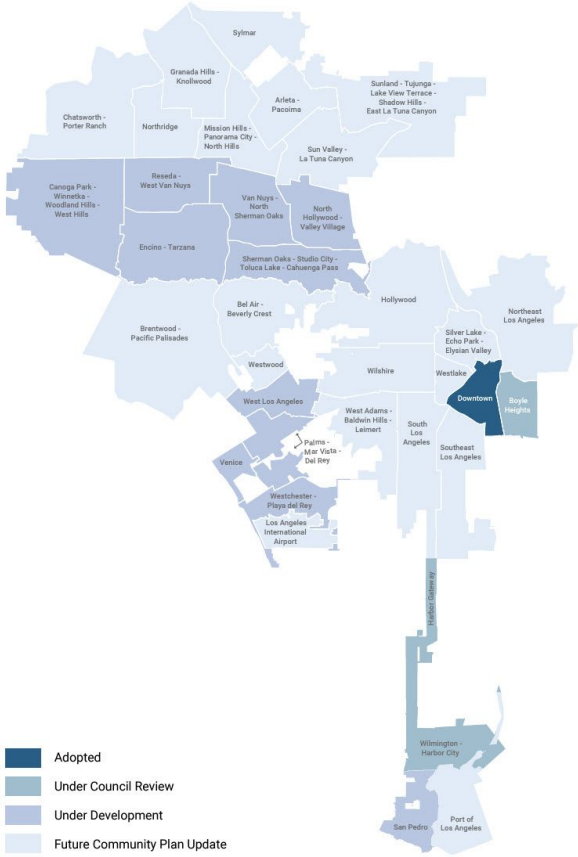


Planning New Code Overview

San Pedro Community Plan adopted in 2017 focused on directing growth towards commercial corridors and preserve single family neighborhoods **San Pedro CPIO** a zoning tool created to implement community plan goals to preserve and strengthen industrial, commercial and multifamily neighborhoods

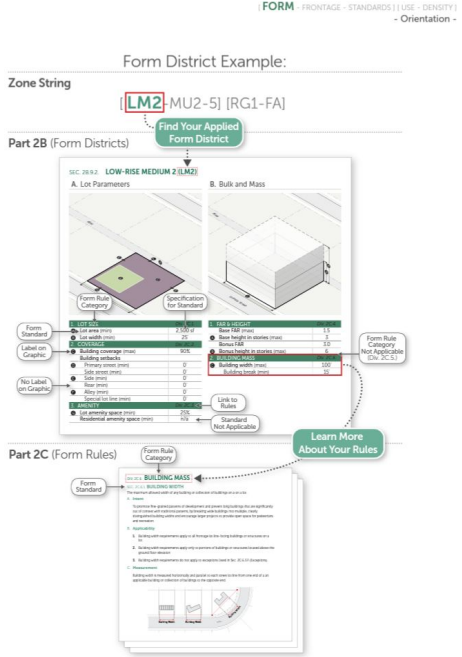
New Zoning Code adopted in October of 2024, the New Code is equipped with a modern and efficient set of zoning tools to respond to the needs of the neighborhoods of Los Angeles. It is applied in the Downtown Plan Area, and will roll out to the rest of the City through Community Plan programs.

San Pedro Zoning Code Update (ZCU) the implementation of the New Code including zoning and land use designations in the San Pedro community plan area

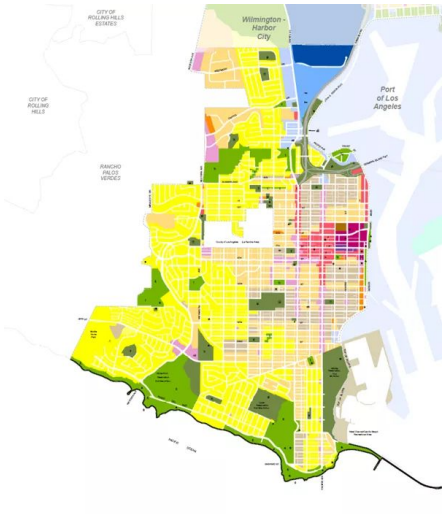


San Pedro Zoning Code Update

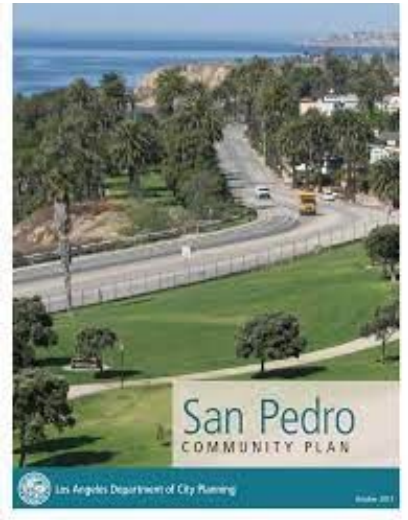
New Zoning



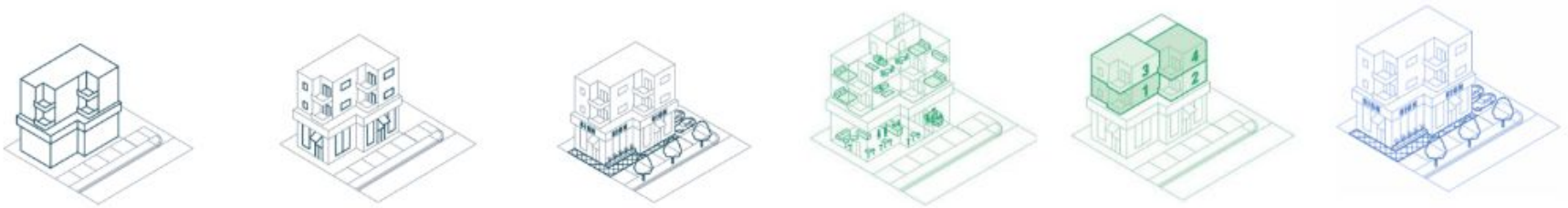
Land Use Map with City's New GPLUs



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



New Zoning Structure



[FORM - FRONTAGE - STANDARDS]
Building Size | Relationship to the Street | Development Standards

[USE - DENSITY]
Permitted Uses | Number of Units

[OVERLAY]
Supplemental Standards

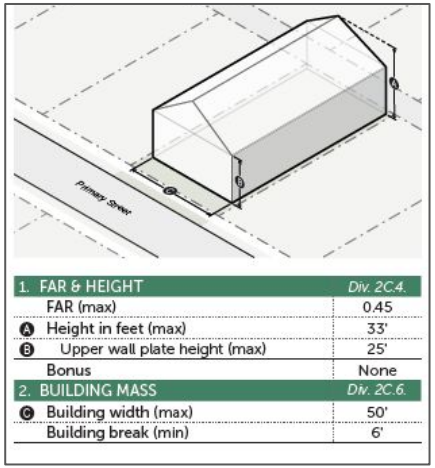
Built Environment

Activity

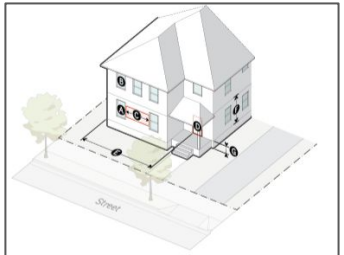
Optional Third Bracket

Highlights from the New Code

- Zoning tools for a variety of the city's **unique contexts**
- Easy to navigate with **clear set of regulations**
- Enhanced/Additional **design controls** through a streamlined process

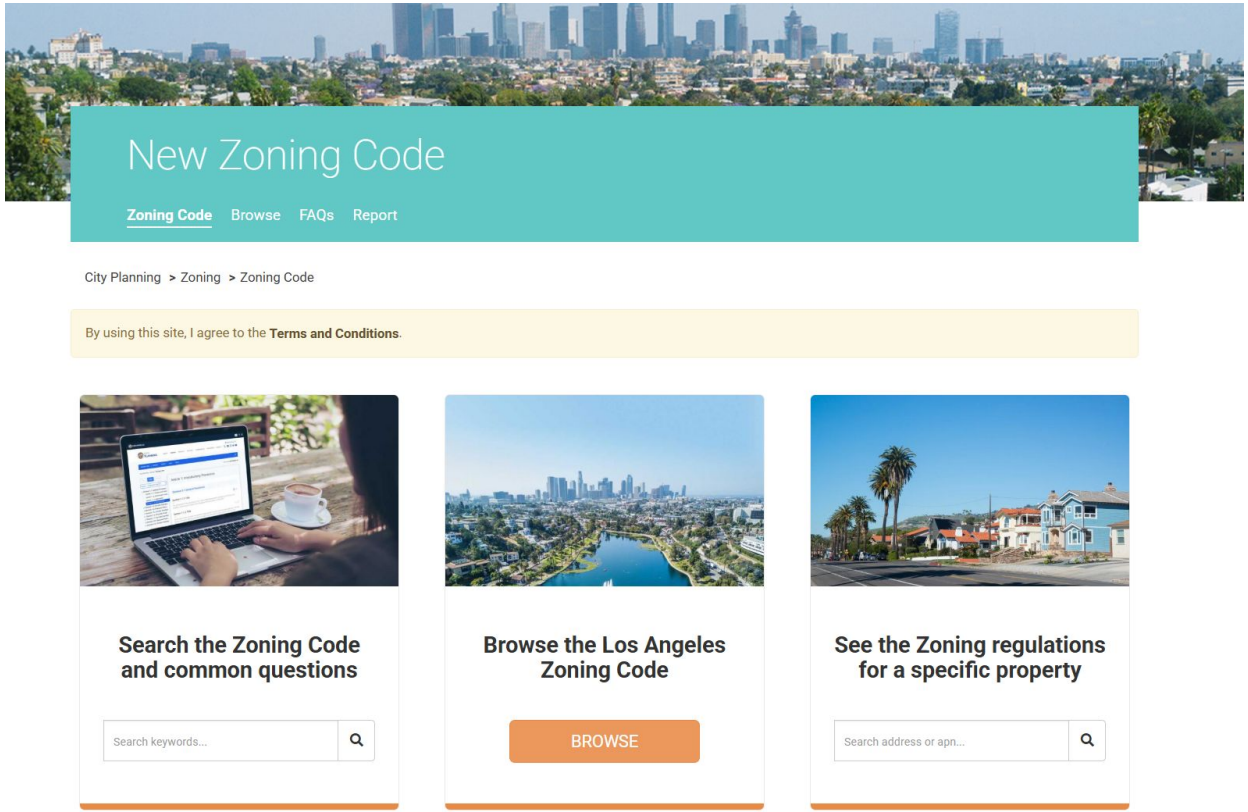


1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	0.45
A Height in feet (max)	33'
B Upper wall plate height (max)	25'
Bonus	None
2. BUILDING MASS	Div. 2C.6.
C Building width (max)	50'
Building break (min)	6'



	Primary	Side
TRANSPARENCY	Div. 3C.4.	
A Ground story (min)	20%	15%
B Upper stories (min)	20%	15%
C Active wall spacing (max)	10'	20'
ENTRANCES	Div. 3C.5.	
D Street-facing entrance	Required	n/a
E Entrance spacing (max)	n/a	n/a
Entry features	Required	Allowed
Options	• Porch • Forecourt • Recessed entry • Projecting entry • Courtyard • Breezeway	

New Interactive Web-Based Zoning Code



Community Planning Policies and Zoning

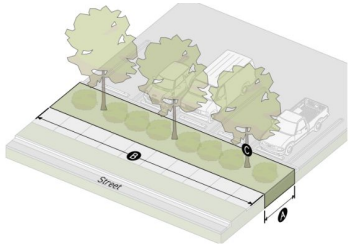
Residential - Complete, livable and quality neighborhoods with a variety of housing types, densities, forms and designs



Commercial - Strong commercial districts that serve the needs of the community



Industrial - Industrial uses that minimize environmental and visual impacts



Community Plan Policies Residential Areas

Neighborhood character. Maintain the distinguishing characteristics of San Pedro's residential neighborhoods with respect to lot size, topography, housing scale and landscaping, to protect the character of existing stable neighborhoods from new, out-of-scale development



San Pedro Community Plan Policy LU1.1

Single Family Residential - New Code “R1”

Existing: R1-1XL
Proposed: DRAFT [H1-FY1-12][RG2-1L]

Highlights

- Wall Plate Height
- Design Elements
  - Entry Features
  - Landscaping



Community Plan Policies: Multi-family Residential

Compatibility. Ensure that the new development of multi-family… maintains the visual and physical character of single-family housing and be designed to respect and complement the architectural and building patterns of surrounding existing residential development.



Amenities. Include amenities for residents such as…useable private and/or public open space in new multi-family development.

San Pedro Community Plan Policies LU3.5 and LU3.6

Multifamily Residential New Code “RD1.5”

Existing: RD1.5-1XL
Proposed: DRAFT [VN2-MU4-12][RG2-15]

Highlights

- Massing
  - Building breaks
- Amenity space
- Frontage
  - Entry features



Community Plan Policies - Commercial Districts

Buildings that engage the street. Require buildings to be oriented to and actively engage the public realm through such features as building orientation, build-to and setback lines, facade articulation, ground-floor transparency, and location of parking.



Limit specific uses. Discourage the following types of uses…auto parts stores, auto repair garages, auto sales, offices, auto trailer parks, unenclosed automobile service stations, unenclosed drive-in establishments and used car lots

San Pedro Community Plan Policies LU5.11 and LU5.3

Commercial Corridor - “C2”

Existing: C2-1VL-CPIO
Proposed: DRAFT [MM3-SH4-12][CX7-4]

Highlights

- Groundstory treatments
  - Transparency
  - Entry Features
- Transitional Height
- Regulation of Uses
  - Tenant sizes
  - Distancing

Shopfront - Avenue View



Transitional Height - Side Street View



Commercial Corridor - Use Permission

San Pedro CPIO restricts automotive uses and storage in specified subareas
New Code packages permissions that allows for context sensitive use zoning.

Use Regulations for Fueling Stations when Not Permitted

Fueling Station:		
Standard Vehicle	–	(Not Permitted)
Large Vehicle	–	(Not Permitted)



Use Regulations for Fueling Stations when Permitted

Fueling Station:		
Standard Vehicle	P*	Separation from Sensitive Uses
		Screening
		Hours of operation 7am/7pm
		Supplemental Standards
Large Vehicle	– (Not Permitted)	

Community Plan Policies - Industrial Land Use

Transitions. Require transitions for industrial uses, from intensive uses to less intensive uses, in those areas in close proximity to residential neighborhoods.



Enhanced design. Require design techniques, such as appropriate building orientation and scale, landscaping, buffering noise insulation and increased setbacks in the development of new industrial properties to improve land use compatibility with adjacent uses and to enhance the physical environment.

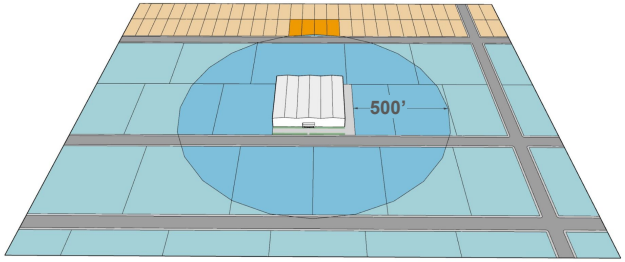
San Pedro Community Plan Policies LU15.1 and LU15.2

Industrial District - “M1”

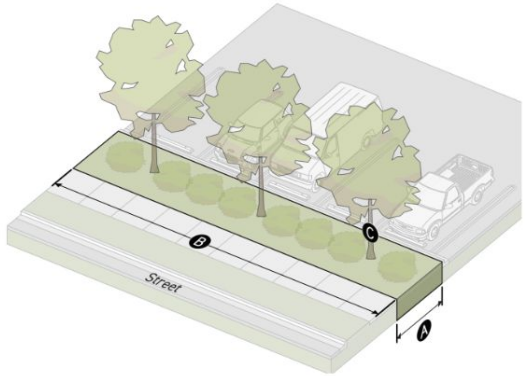
Existing: M1-2D-CPIO
Proposed: DRAFT [LB3-FX1-15][I-N]

Highlights

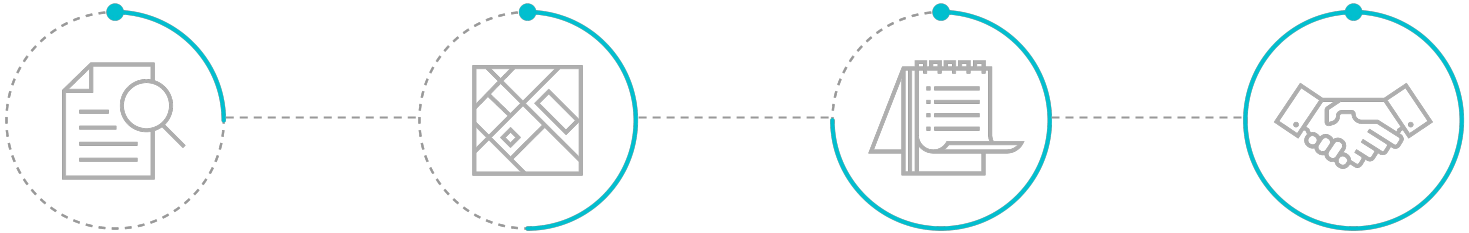
- Use Regulations
  - Distance from Sensitive Uses
  - Required Enclosure
  - Supplemental Standards
- Enhanced Design Elements
  - Screening and Landscaping



Distancing Requirements from Residential Zones



Project Process Timeline



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, and public hearing

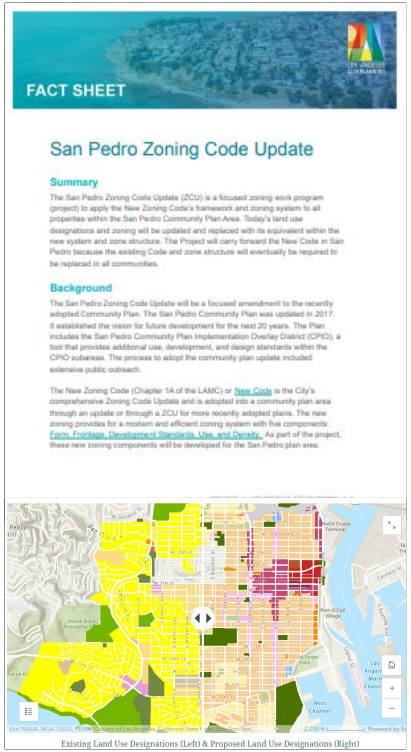
2026

Adopt

Adoption process with CPC, PLUM/City Council public hearings

What's Next

- Informational Fact Sheets
  - Hillside Regulations
  - Character / Conservation
- StoryMap 2.0
  - Zoning Map Release
  - Virtual Office Hours
- Public Hearing
- Adoption Process



Existing Land Use Designations (Left) & Proposed Land Use Designations (Right)

Contact

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