



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

June 10, 2026

TO: City Planning Commission

FROM: Michelle Singh, Principal City Planner

TECHNICAL MODIFICATIONS AND CORRECTIONS FOR CASE NO. CPC-2025-7122-GPA-ZC-CPIO-SP-CA

Background

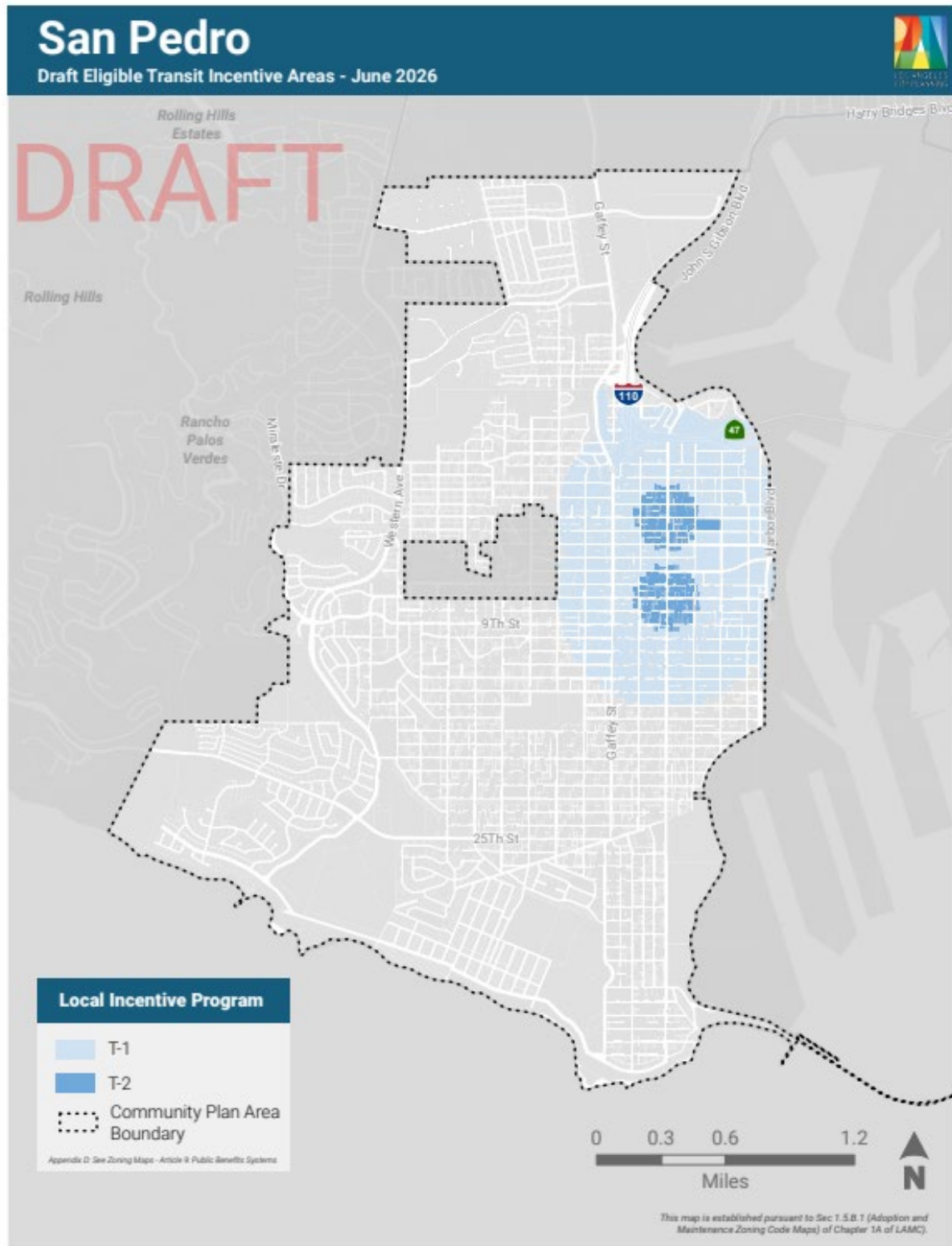
In February 2026, the City Planning Department updated the Citywide map of the Transit Oriented Communities (TOC) areas following annual end-of-year updates to transit routes and service schedules. As a result, the TOC program became re-activated in San Pedro after a period of being dormant and allows for transit oriented development incentives to be available to properties within the boundaries of the map.

The Housing Element Citywide Housing Incentive Programs (CHIP) updated the TOC Program through a new program called the Transit Oriented Incentive Areas (TOIA) program. TOIA extends the City's TOC Program that was set to expire in late 2026. A key component of CHIP, the TOIA Program was created to be more competitive and appealing compared to new state legislation, by allowing larger density bonuses. Mapping of the TOIA eligible areas citywide occurs annually, and the next update is anticipated to occur this summer, with applicability to San Pedro's TOC mapped area. The criteria for TOC eligibility is one-half mile from a major transit stop and the applicability of TOIA for San Pedro matches this radius.

Therefore, given the activation of the TOC Program in San Pedro and anticipated activation of the TOIA Program in San Pedro this summer, the Proposed General Plan Land Use Map's Zoning Correspondence table, Zoning Districts, and Zone Changes reflected in the Staff Report and Exhibits A4, B1, and C1 will need to be modified to ensure the New Zoning districts include the incentives that will carry forward the Housing Element's CHIP program to support continued availability of incentives in San Pedro, under the New Zoning Code.

Reference Map

The map below reflects the anticipated transit incentive areas that will be the foundation for the mapping of the Transit Oriented Incentive Areas (TOIA) compliant form districts.



The following technical modifications and corrections are to be incorporated into the staff recommendation report and exhibits A4, B1, and C1 to be considered at the City Planning Commission meeting of June 11, 2026, related to Item No. 9 on the meeting agenda.

Deleted text is shown in ~~strike through~~ and added text is shown in underline.

1. Staff Recommendation Report Corrections:

17. Approve and Recommend that the City Council adopt the ~~draft~~ proposed New Zoning Code Ordinance to amend Chapter 1 and 1A ("New Zoning Code") of the Los Angeles Municipal Code to add new zoning districts and related regulations to Articles 1-12, and Articles 14 and 15, and ~~amend the accompanying~~ adopt the proposed amendments to the City's Zoning Code Maps pursuant to Division 4.4. 1.5 (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit C1).

2. Modifications to the Proposed General Plan Land Use Map's Zoning Correspondence Table (Exhibit A4)

Corresponding Zoning Districts	
General Plan Land Use Designation	Form
Regional Center	MM3, <u>MM7</u> , HB7
Community Center	<u>LM13</u> , LM15, LM16, MM2, MM3, <u>MM7</u> , MB12 , DM6
Neighborhood Center	LM8, LM9, <u>LM13</u> , MM3, <u>MM7</u>
High Medium Residential	DM6
Medium Residential	LM8, LN2, VN2, <u>LM21</u> , <u>LM12</u>
Medium Neighborhood Residential	LM8, LM9
Low Medium Residential	<u>HLG5</u> , H2, VN2, LN2, <u>LM21</u> , <u>LM12</u>
Low Residential	<u>HLG5</u> , HH1, H1
Light Industrial	<u>LB3</u> , <u>LF3</u>
Open Space	<u>HH1</u> , <u>LG5</u> , <u>VF2</u>
Public Facilities	<u>LG5</u> , HH1, VN2, VF2, LB3, LF3, LM9, <u>LM13</u> , MM3, <u>MM7</u> MB3
Public Facilities - Freeways	---

3. Modifications to the Zone Change Maps and Matrix (Exhibit B1)

Recommend that the City Planning Commission Instruct the Director of Planning to modify the zone change ordinance to rezone all parcels subject to the Transit Oriented Incentive Area with the equivalent zone in Chapter 1A, subject to the following:

<u>Form District</u>	<u>Applied to lots meeting all of the following criteria:</u>
<u>LM21</u>	<u>Within the TOIA T-1 Incentive Area,</u> <u>An existing multifamily zone, and</u> <u>An existing height limit of 30'-33'</u>
<u>LM12</u>	<u>Within the TOIA T-1 Incentive Area,</u> <u>An existing multifamily zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u> <u>OR</u> <u>Within the TOIA T-2 Incentive Area,</u> <u>An existing multifamily zone, and</u> <u>An existing height limit of 30'-33'</u>
<u>LM13</u>	<u>Within the TOIA T-1 Incentive Area,</u> <u>An existing commercial zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u>
<u>MM13</u>	<u>Within the TOIA T-2 Incentive Area,</u> <u>An existing multifamily zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u>
<u>MM7</u>	<u>Within the TOIA T-2 Incentive Area,</u> <u>An existing commercial zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u>
<u>DM6</u>	<u>Within the TOIA T-1 or T-2 Incentive Areas, and</u> <u>An existing FAR limit of greater than 3.0 and up to 4.0</u>
<u>HB7</u>	<u>Within the TOIA T-1 or T-2 Incentive Areas, and</u> <u>An existing FAR limit of greater than 4.0</u>

4. Modifications and Corrections to Amendments to the New Zoning Code (Exhibit C1)

a. SEC. 2B.9.21. LOW-RISE MEDIUM 21 (LM21)

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width (min)	25'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	80%
Building setbacks	
Primary street (min)	6'
Side street (min)	0'
Side (min)	3'
Rear (min)	4'
Alley (min)	0'
Special: All (min)	6'
Side, interior (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
Floor area ratio (FAR) (max)	
Base	1.5
Tier 1 Bonus	<u>2.5</u>
Tier 2 Bonus	<u>3.5</u>
Height in stories (max)	
Base	3
Tier 1 Bonus	4
Tier 2 Bonus	5
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	75'
Tier 1 Bonus	100'
Tier 2 Bonus	150'
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

b. SEC. 2B.9.12. LOW-RISE MEDIUM 12 (LM12)

A. Lot Parameters

[GRAPHIC]		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	1,000 sf
	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
	Building coverage (max)	80%
	Building setbacks	
	Primary street (min)	6'
	Side street (min)	0'
	Side (min)	3'
	Rear (min)	4'
	Alley (min)	0'
	Special: All (min)	6'
	Interior (min)	0'
3. AMENITY		Div. 2C.3.
	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	Base	1.5
	Tier 1 Bonus	3.5
	Tier 2 Bonus	4.0
	Height in stories (max)	
	Base	3
	Tier 1 Bonus	5
	Tier 2 Bonus	6
2. BUILDING MASS		Div. 2C.5.
	Building width (max)	
	Base	<u>75'</u>
	Tier 1 Bonus	100'
	Tier 2 Bonus	150'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

d. SEC. 2B.13.13. MID-RISE MEDIUM 13 (MM13)

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width (min)	25'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	80%
Building setbacks	
Primary street (min)	6'
Side street (min)	0'
Side (min)	3'
Rear (min)	4'
Alley (min)	0'
Special: All (min)	6'
Interior (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
Floor area ratio (FAR) (max)	
Base	1.5
Tier 1 Bonus (max)	4.0
Tier 2 Bonus (max)	4.5
Height in stories (max)	
Base	3
Tier 1 Bonus (max)	6
Tier 2 Bonus (max)	7
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	75'
Tier 1 Bonus (max)	150'
Tier 2 Bonus (max)	180'
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

e. SEC. 2B.13.7. MID-RISE MEDIUM 7 (MM7)

A. Lot Parameters

<u>1. LOT SIZE</u>		<u>Div. 2C.1.</u>
	<u>Lot area (min)</u>	<u>1,000 sf</u>
	<u>Lot width (min)</u>	<u>25'</u>
<u>2. COVERAGE</u>		<u>Div. 2C.2.</u>
	<u>Building coverage (max)</u>	<u>100%</u>
	<u>Building setbacks</u>	
	<u>Primary street (min)</u>	<u>0'</u>
	<u>Side street (min)</u>	<u>0'</u>
	<u>Side (min)</u>	<u>0'</u>
	<u>Rear (min)</u>	<u>0'</u>
	<u>Alley (min)</u>	<u>0'</u>
	<u>Special: All (min)</u>	<u>0'</u>
	<u>Interior (min)</u>	<u>0'</u>
<u>3. AMENITY</u>		<u>Div. 2C.3.</u>
	<u>Lot amenity space (min)</u>	<u>15%</u>
	<u>Residential amenity space (min)</u>	<u>10%</u>

B. Bulk and Mass

<u>[GRAPHIC]</u>	
<u>1. FAR & HEIGHT</u>	<u>Div. 2C.4.</u>
<u>Floor area ratio (FAR) (max)</u>	
<u>Base</u>	<u>1.5</u>
<u>Tier 1 Bonus (max)</u>	<u>4.0</u>
<u>Tier 2 Bonus (max)</u>	<u>4.5</u>
<u>Height in stories (max)</u>	
<u>Base</u>	<u>3</u>
<u>Tier 1 Bonus (max)</u>	<u>6</u>
<u>Tier 2 Bonus (max)</u>	<u>7</u>
<u>2. BUILDING MASS</u>	<u>Div. 2C.5.</u>
<u>Building width (max)</u>	
<u>Base</u>	<u>150'</u>
<u>Tier 1 Bonus (max)</u>	<u>180'</u>
<u>Tier 2 Bonus (max)</u>	<u>210'</u>
<u>3. UPPER-STORY BULK</u>	<u>Div. 2C.6.</u>
<u>Height transition</u>	<u>Required</u>