

ORDINANCE NO. 161184

An ordinance establishing a Specific Plan for the San Pedro Coastal Zone.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

SECTION 1. - ESTABLISHMENT OF THE SAN PEDRO SPECIFIC PLAN

The City Council hereby establishes this San Pedro Specific Plan applicable to that area of the City of Los Angeles shown within the heavy black lines on the Specific Plan Area map (Appendix A).

SEC. 2. - PURPOSES

A. The following purposes shall apply in the San Pedro Specific Plan area:

1. The Coastal Act of 1976 declared that the California Coastal Zone is a distinct and valuable resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem. In order to protect, maintain and where feasible, enhance and restore the overall quality of this ecosystem, the Coastal Act requires that local government prepare a Local Coastal Program for those parts of the Coastal Zone within its jurisdiction.

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- 2 2. A Work Program was prepared for the San Pedro Local Coastal
- 3 Program identifies key issues of access, housing, hazards, new
- 4 development, and visual resources.
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- 6 3. The Specific Plan is intended to promote a sense of community
- 7 consistent with San Pedro's Maritime Heritage, while remaining
- 8 consistent with the adopted General Plan, the San Pedro
- 9 Community Plan, and the Coastal Act policies.
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- 11 4. The Specific Plan shall be the implementative ordinance of the
- 12 Local Coastal Program for that portion of the San Pedro
- 13 community within the Coastal Zone.
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- 15 5. The Specific Plan also ensures that new housing is developed in
- 16 a manner which protects coastal resources while also
- 17 accommodating the housing needs of all economic segments of the
- 18 community. It recognizes the need to make adequate housing
- 19 available to those low and moderate income families and persons
- 20 in San Pedro who lack such housing and to provide replacement
- 21 housing to those low and moderate income families and persons
- 22 who may be displaced by the demolition or conversion to
- 23 condominiums of their existing quarters. The section is intended
- 24 to implement the objectives and provisions of both the California
- 25 Coastal Act of 1976, as amended by SB 626 ("Mello Bill") and the
- 26 policies of the City's Housing Element of the General Plan.
- 27 These provisions provide guidelines and procedures for the
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2 granting and utilization of State-mandated density bonuses in the
3 San Pedro Coastal Zone, pursuant to Section 65915 of the
4 California Government Code and the City's Guidelines and
5 Procedures for the implementation of said Section 69515, as
6 adopted by the Los Angeles City Council.
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8 6. The Specific Plan provides for the development of the area
9 designated for community commercial uses along Pacific Avenue,
10 with uses similar to those existing, including, but not limited to
11 coastal dependent and recreational uses, such as sporting goods,
12 marine supply and repair.
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14 7. It is the purpose of the Specific Plan to provide procedures to
15 facilitate the establishment of an Historical Preservation Overlay
16 Zone (HPOZ) in the Old San Pedro area, which is located in the
17 San Pedro Local Coastal Zone, and to integrate the HPOZ with
18 the various other provisions of this Specific Plan for the Local
19 Coastal Zone.
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21 8. It is the intent of the Specific Plan to preserve access to the
22 beach and the recreation areas indicated on the Special Features
23 map. Accessways shall be public right-of-ways, including, but
24 not limited to bikeways, bikelanes, trails, paths, and stairs.
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2 9. Much of San Pedro is hilly, affording spectacular views of the
3 ocean and surrounding landforms. Scenic and visual qualities of
4 coastal areas must be considered and protected as a resource of
5 public importance. A primary concern of the Specific Plan is to
6 protect ocean and coastal views as seen from public areas such
7 as highways, roads, beaches, parks, trails, accessways and
8 other public preserves. It is intended that development be
9 designed and sited to protect views to and along the ocean and
10 scenic coastal areas, to minimize alteration of natural landforms,
11 to be visually compatible with the character of surrounding
12 areas, and to restore and enhance visual quality to the extent
13 feasible.

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15 SEC. 3. - RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL
16 CODE

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18 A. The regulations of this Specific Plan are in addition to the regulations
19 set forth in Chapter 1 of the Municipal Code of the City of
20 Los Angeles and do not convey any rights or privileges not otherwise
21 granted under the provisions and procedures contained in said
22 Chapter, except as specifically provided for herein.

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24 B. Whenever this Specific Plan contains provisions which differ from or
25 conflict with provisions contained elsewhere in Chapter 1 of the Los
26 Angeles Municipal Code, the Specific Plan shall prevail and shall
27 supersede such other provisions. Procedures for the granting of
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2 exceptions to the requirements of this section are set forth in Section
3 11.5.7-D of the Los Angeles Municipal Code. Procedures set forth in
4 Sections 12.24, 12.27, and 12.32 of the Los Angeles Municipal Code
5 shall be complied with where not specifically superseded by this
6 Specific Plan.

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8 SEC. 4. - DEFINITIONS

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10 Any term used in this ordinance shall have the same meaning
11 specified in Section 12.03 of the Los Angeles Municipal Code, except
12 those terms hereafter defined:

13
14 Accessway - Right-of-ways to any tidal lands of a harbor, bay, inlet,
15 estuary or other navigable water from a bluff top on the nearest
16 public roadway to the shoreline.

17
18 Affordable Housing Unit - Any low or moderate income dwelling unit
19 as defined in this Section.

20
21 Average Existing Natural Grade - The average elevation based on the
22 highest and lowest points of the natural grade measured on the
23 perimeter of the building.

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25 Dwelling Unit, Low Income - (a) A dwelling unit renting for a
26 monthly rental of not more than 25 percent of the monthly household
27 income of a household earning 80 percent of the median income, or
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2 (b) a dwelling unit selling for a purchase price not exceeding two
3 and one-half times the annual household income of a household
4 earning 80 percent of median income as determined by the Community
5 Development Department.
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7 Dwelling Unit, Moderate Income - (a) A dwelling unit renting for a
8 monthly rental of not more than 30 percent of the monthly household
9 income of a household earning between 81 percent to 120 percent of
10 median income or (b) a dwelling selling for a purchase price not
11 exceeding three times the annual household income of a household
12 earning between 81 percent to 120 percent of median income as
13 determined by the Community Development Department.
14

15 Federal Consistency Determination - A process to assure that all
16 federally conducted or supported activities and development projects
17 affecting the Coastal Zone are consistent to the maximum extent
18 practicable with the California Coastal Zone Management Act,
19 California Coastal Act of 1976 and the San Pedro Local Coastal Plan.
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21 Lateral Access - Recorded dedications or easements, public roads,
22 publicly owned properties or other similar means which provide
23 physical access from one point on the public beach to another point
24 on the beach.
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2 Vertical Access - A recorded dedication or easement granting to the
3 public the privilege and right to pass and repass over the dedicator's
4 real property from a public road to the mean high tide line or public
5 beach.

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7 Visual Corridor - A panoramic, continuous, and varied view of the
8 ocean along with its surrounding natural landforms.

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10 SEC. 5. - LAND USE REGULATIONS

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12 A. Geological Hazard Areas

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14 1. The following requirements shall apply in the hazardous areas
15 designated on the Geologically Hazardous area map (Appendix
16 B): Prior to the issuance of any building permit, a report from
17 a registered geologist and/or soils engineer, stating that the
18 proposed development will neither create nor contribute
19 significantly to erosion, geologic instability or destruction of the
20 site or surrounding properties. No building permit shall be
21 issued unless the Department of building and Safety has
22 approved a report.

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24 2. No building permit shall issue for any development until the
25 owner executes and records a document with the Los Angeles
26 County Recorder approved as to form and content by the Los
27 Angeles City Department of Building and Safety, setting forth in
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2 language understandable to the general public, any geologic
3 hazards identified in a report referred to in subdivision one of
4 this subsection and particularly identifying said report.
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- 6 3. No building permit shall be issued until the Los Angeles City
7 Engineer has approved assurance by the applicant that the
8 proposed development will neither create nor contribute
9 significantly to the endangerment of road stability or other
10 public improvements. Such assurances may include, but shall
11 not be limited to deed restrictions, bonds, revised plans or
12 other conditions or documentation required by the City Engineer.
13

14 B. Residential Zone Regulations

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16 1. Height

17
18 (a) No building or structure shall be erected or enlarged within
19 the portion of the Specific Plan area designated for
20 residential use which exceeds two stories or a height of 26
21 feet as measured from the average existing natural grade to
22 the highest point of the roof or parapet wall of the
23 building, whichever is higher. Exceptions to the specified
24 height limit shall include only the following:
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26 (i) chimneys
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- (ii) solar panels
- (iii) vents in conjunction with mechanical systems
- (iv) plant materials
- (v) roof deck railings that do not exceed 36 inches
and are of an open design
- (vi) antennae

Sections 12.21.1A,F of the Los Angeles Municipal Code shall not apply to such properties.

(b) Lower level parking may be provided in a building without being counted as a story, provided that the ceiling is not more than 6 feet above average existing natural grade. Entrances, lobbies and utility rooms, but no habitable rooms, may be located on the garage level.

(c) A mezzanine level shall be counted as a story.

(d) Allowances for additional building height provided in the following sections of the Los Angeles Municipal Code shall not be permitted:

- (i) Section 12.21.1-B,2, which otherwise permits an additional height of 15 feet for structures erected on sloping lots.

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2 (ii) Section 12.21.1-B,3, which otherwise permits additional
3 height for penthouses and other specified roof
4 structures.
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6 2. Parking
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8 (a) All parking spaces required by other provisions of the
9 Planning and Zoning Code shall be provided. Storage of
10 materials or other use of required parking spaces which
11 reduces the number or area of any required parking spaces
12 is prohibited.
13

14 (b) Section 12.21-A,4(q) of the Los Angeles Municipal Code,
15 which requires only one parking space on a nonconforming
16 lot of 40 feet or less in width and not abutting an alley,
17 shall not apply.
18

19 C. Commercial and Industrial Zone Regulations
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21 1. Height
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23 (a) No building or structure shall be erected, enlarged or
24 maintained within the portion of the Specific Plan area
25 designated for commercial use (by means of zoning
26 classifications), which exceeds the total floor area, the
27 number of stories, or the height limit in feet specified for
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Height District 1-VL on Pacific Avenue between Ninth Street and Thirteenth Street, or Height District 1-XL in all other areas, by Section 12.21.1A of the Los Angeles Municipal Code, except as set forth in the following paragraphs. Section 12.21.1A,7 shall not apply.

(b) Lower level parking may be provided in a building without being counted as a story, provided that the ceiling is not more than 6 feet above average existing natural grade. Entrances, lobbies, and utility rooms, but no habitable rooms, may be located on the garage level.

(c) A mezzanine level shall be counted as a story.

(d) No building or structure, except in the area specified in 1(a) above, in the Height District IVL shall exceed a height of 26 feet as measured from the average existing natural grade measured on the perimeter of the building to the highest point of the roof or parapet wall of the building whichever is higher. Exception to the specified height limits shall include only the following:

- (i) chimneys
- (ii) solar panels
- (iii) vents in conjunction with mechanical systems

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(iv) plant materials

(v) roof deck railings that do not exceed 36 inches
and are of an open design

(vi) antennae

(e) Allowances for additional building height provided in the following sections of the Los Angeles Municipal Code shall not be permitted.

(i) Section 12.21.1-B,2, which otherwise permits an additional height of 15 feet for structures erected on sloping lots.

(ii) Section 12.21.1-B,3, which otherwise permits additional height for penthouse and other specified roof structures.

SEC. 6. - PROVISIONS FOR LOW AND MODERATE INCOME HOUSING

A. Replacement of Demolished or Converted Units

1. Rental units occupied by low or moderate income households that are demolished or converted to ownership units shall be replaced at a location either within this Specific Plan area or at a distance of not more than two miles from the Specific Plan area. Such

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2 replacement units shall be provided within 18 months of the
3 demolition on conversion of such rental units. No certificate of
4 occupancy shall be issued for any conversion or new development
5 resulting from demolition of rental units unless such replacement
6 units are provided. Low and moderate income units included in
7 a new development shall be provided in accordance with the
8 procedures set forth in this section.
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10 **B. Density Bonuses and Alternative Incentives**
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- 12 1. Any development with eight or more units shall be required to
13 provide 25 percent of the total number of units in affordable
14 housing units according to the provisions of this section.
15 However, any development of less than eight units may provide
16 such housing.
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- 18 2. In developments providing affordable housing, density bonuses
19 and/or financial incentives for the provision of housing to low
20 and moderate income families and individuals at rentals or prices
21 below the normal market rate shall be provided, where feasible,
22 in accordance with the Guidelines for State-mandated bonuses
23 adopted by the City Council July 20, 1983, or as subsequently
24 amends, as a means of implementing Government Code Section
25 65915, which mandates the granting of a bonus of 25 percent
26 above the density set forth by the "applicable General Plan or
27 zoning" or alternative financial incentives in lieu thereof.
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2 3. Such density bonus shall not require the granting of an
3 exception from geographically specific plans pursuant to the
4 provisions of Section 11.5.7 of the Los Angeles Municipal Code.
5 Any increase in the building heights or the number of stories
6 otherwise permitted that may be necessary to such density bonus
7 shall require the granting of such an exception by the City
8 Planning Commission.

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10 D. Eligibility

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12 All low and moderate income dwelling units provided under this
13 section shall be rented or sold to low and moderate income persons or
14 households. All such dwelling units shall be administered by the
15 Community Development Department of the City of Los Angeles or
16 other agency designated by the City Council. Eligibility for such
17 dwelling units shall be determined and priority of applicants for such
18 units shall be established by the Community Development Department
19 or such other agency, utilizing definitions and standards of the
20 Federal Department of Housing and Urban Development and
21 established policies and procedures of the City of Los Angeles.

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23 SEC. 7. - HISTORIC PRESERVATION PROVISIONS

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25 A. Notwithstanding any other Section of the Los Angeles Municipal Code,
26 an Historic Preservation Overlay Zone (HPOZ) shall be considered for
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2 this Specific Plan. Within 180 days of the effective date of this
3 ordinance, the Planning Department shall submit to the public for its
4 input a proposed ordinance. This ordinance may consider, among
5 other things, transfer of development rights.
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7 **SEC. 8. - ACCESS**

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9 **A. Regulations**

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11 1. The following trails which are designated on the Special Features
12 map (Appendix C) shall be improved as funds become available:
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- 14 (a) Barbara Street (vertical access)
- 15 (b) Meyler/Roxbury Streets (vertical access)
- 16 (c) Sunken City - Point Fermin (lateral access)
- 17 (d) Lighthouse - Point Fermin (vertical and lateral access)
- 18 (e) White's Point East (vertical access)
- 19 (f) Upper Roxbury Street (vertical access)
- 20 (g) Warmouth Street (vertical and lateral access)

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22 2. Bicycle routes shall be provided by the Department of
23 Transportation as shown on the Special Features map (Appendix
24 C) and the Bicycle Plan Element of the General Plan.
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3. The City agencies responsible for accepting and acquiring dedications of accessways and improving and maintaining accessways shall be guided, to the extent feasible, by the following criteria:

(a) Trails following mild to moderate slopes should be graded, but unsurfaced.

(b) Where steps are required on steeper trails they should be of rough wood materials.

(c) Hand rails should be provided where a trail or path is less than 6 feet wide and adjacent to bluffs and on steeper slopes.

(d) Warning signs of a size and design appropriate to the aesthetic standards of the City agency responsible for developing accessway facilities shall be provided on potentially hazardous trails.

4. Accessways shall not be obstructed by any improvements and shall be kept clear and open for public access, except where public safety considerations require their closure.

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2 SEC. 9. - VISUAL RESOURCES

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4 A. Regulations

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6 1. Lookout Point and its immediately surrounding view area, as
7 shown on the Special Features Map, is designated a public
8 viewsite. The visual corridor extending from this viewsite
9 shown on said map shall be protected. New construction or
10 remodeling within the immediate vicinity of the viewsite on the
11 easterly side of Gaffey Street, as shown on said map, shall be
12 limited to an absolute height of 24 feet, measured as set forth in
13 Section 5(B)1(a). However, the Director of Planning may permit
14 additional height to the maximum otherwise allowed in this
15 ordinance, if he finds that such height will not obstruct the
16 view from the viewsite. Evidence may include, but is not limited
17 to photographs taken from the viewsite with the proposed project
18 superimposed upon it or a topographic map showing proposed
19 elevations of the project.

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21 2. The Korean Bell monument and the surrounding structure, and
22 the Osgood-Farley Battery site, as shown on the Special
23 Features map, are designated public viewsites. The visual
24 corridors extending from these viewsites shall be protected.
25 New construction or remodeling within the immediate vicinity of
26 the viewsites, as shown on the Special Features map, shall be
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2 limited to a total height of 24 feet, measured as set forth in
3 Section 5B and 5C. However, the Director of Planning may
4 permit additional height to the maximum otherwise allowed in this
5 ordinance if he finds that such height will not obstruct the view
6 from the viewsite. Evidence may include, but is not limited to
7 photographs taken from the viewsite with the proposed project
8 superimposed upon it or a topographic map showing proposed
9 elevations of the project.
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11 3. White's Point Reservation is designated a public viewsite and all
12 development therein shall provide for public viewing to and along
13 the coast.
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15 4. Turn-out and viewsite areas from Paseo del Mar, as shown on
16 the Special Features map (Appendix C), shall provide
17 unobstructed views of the ocean.
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19 5. Utilities serving new structures shall be placed underground.
20 Utilities for existing buildings converted to condominium or stock
21 cooperatives shall be placed underground. The Advisory Agency
22 may as a condition of map approval waive any requirement for
23 underground utilities if he finds that such would result in an
24 unnecessary hardship inconsistent with the purposes of this
25 Specific Plan or that there are special circumstances applicable to
26 the subject property such as soil, shape, topography or other
27 conditions that would make underground installations
28 unreasonable or impractical.

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2 SEC. 10. - FEDERAL CONSISTENCY DETERMINATIONS - FORT
3 MAC ARTHUR RESERVATIONS
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5 A. Scope
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7 1. The Federal Coastal Zone Management Act and the California
8 Coastal Act provide that any federal projects or activities,
9 activities requiring a federal license or permit, or activities
10 requiring any federal assistance to state or local governments be
11 consistent to the maximum extent practicable with the California
12 Coastal Zone Management Program. The San Pedro Local Coastal
13 Program constitutes such management program for the San Pedro
14 Coastal Zone, and specifies the standards, criteria, and findings
15 that must be made in order to make a consistency determination
16 for any of the federal activities listed above.
17

18 2. The California Coastal Commission's Federal Consistency
19 Regulations specify procedures for determining consistency with
20 the Coastal Zone Management Program. Those regulations
21 require that said Commission conduct a public hearing within 45
22 days of receipt of a request for a consistency determination,
23 with a 15-day extension permitted at the discretion of the
24 Commission.
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2 3. Three large sections or reservations of the Fort MacArthur
3 military base are located within the San Pedro Coastal Zone:
4 White's Point and the Upper and Middle Reservations (see Special
5 Features map). The Upper Reservation and White's Point have
6 been found surplus by the federal government. The two latter
7 reservations have been deeded to the City for use as recreation
8 areas, school sites and other public uses. The deeds, however,
9 include a reversion clause which allows the federal government to
10 repossess the reservations or parts of them for purposes of
11 national defense.

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13 B. Regulations for City Development

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15 1. All City development and use of the Upper Reservation and
16 White's Point areas shall be in conformance with the Fort
17 MacArthur Planning Program adopted by City Council in
18 December, 1975. This provision does not preclude periodic use
19 of reservation land for visitor-serving parking, if approved for
20 such use by the Director of Planning.

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22 2. Not less than 50 percent of any housing units constructed for
23 military use on land that may be subsequently deeded to the
24 City shall be first made available to low and moderate-income
25 persons, as defined in Section 4 of this Specific Plan.
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2 C. Regulations for Federal Projects or Activities
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4 1. The following regulations apply to the determination of
5 consistency of proposed development within the Coastal Zone
6 Management Program when a federal agency submits a request
7 for a consistency determination to the California Coastal
8 Commission for federal projects or activities affecting the coastal
9 zone:

10
11 (a) The Director of Planning shall request that the Executive
12 Director of the Coastal Commission notify him by mail within
13 three working days when a request for consistency
14 determination is received. The Director of City Planning
15 shall formally request, in writing, the 15-day extension
16 from the California Coastal Commission. The Director shall
17 determine whether adequate information has been supplied
18 to make a consistency determination and, if not, the
19 necessary additional information shall be requested.

20
21 (b) The City Planning Commission shall conduct a public
22 hearing to determine consistency with the San Pedro Local
23 Coastal Program. The Director shall submit a press release
24 to a local newspaper giving notice of the pending City
25 Planning Commission hearing at least ten days prior to the
26 hearing. The City Planning Commission shall make its
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determination within 21 days after receipt of the request by the Director of Planning or within 42 days from the time the request is received by the California Coastal Commission, whichever occurs first.

(c) The determination of the City Planning Commission may be appealed by any aggrieved person. An appeal shall be heard by the City Council, which shall make a determination not more than ten days after the Commission action, or within 52 days from the time the request is received by the California Coastal Commission, whichever occurs first.

(d) Procedures for consistency determinations shall be the same as set forth in Section 12.20.2 of the Los Angeles Municipal Code, except that Subsections E, D, H, I, J, and L shall not apply.

(e) In making its determination, the City Planning Commission shall determine whether the project is consistent to the maximum extent practicable with the San Pedro Local Coastal Program. The standards and criteria for such determination shall be Chapter 3 of the California Coastal Act, Public Resources Code (PRC), Sections 30200 through 30264. (Said Sections of the PRC provide that certain findings must be made in order to determine that a project

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2 or activity is consistent. Said findings relate to absence
3 of significant adverse effect, geologic stability, protection
4 of sensitive habitat areas, adequate public services, visual
5 resource protection, preservation of natural landforms,
6 coastal dependency, recreational facility protection,
7 archaeological resource protection, public access provision,
8 and compatibility with surrounding development.)
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10 (f) If found feasible, mitigation measures shall be suggested by
11 the City Planning Commission which, if incorporated into
12 the project or activity, would allow the City Planning
13 Commission to make a determination of consistency.
14

15 (g) The City Planning Commission's determination, or the City
16 Council's determination upon appeal, shall be forwarded to
17 the Coastal Commission. It is intended that such
18 determination shall be made in a timely manner as provided
19 in Section 10C so that it will be available to the Coastal
20 Commission for its hearing no later than 60 days after
21 receipt of the request.
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23 D. Regulations for Activities Requiring a Federal License or Permit
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25 1. For activities requiring a federal license, the Coastal Zone
26 Management Act permits the Coastal Commission at least 90 days
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2 in which to make a consistency determination. In such cases,
3 all regulations specified above in Section 10 C shall apply with
4 the following exceptions:

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6 (a) The Director of Planning shall request the Coastal
7 Commission to submit the required information within seven
8 working days.

9
10 (b) Each hearing time deadline specified in Section 10 C shall
11 be extended by 30 days.

12
13 E. Regulations for Federal Assistance Programs

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15 The Director of Planning shall request the Coastal Commission to
16 notify him of all of its activities or functions in the San Pedro
17 Local Coastal Program area that involve the use or potential use
18 of land for federal activities, including but not limited to
19 monitoring of federal projects or grant proposals, with adequate
20 time for review and comment.

21
22 F. Federal Consistency Determinations - Other Areas

23
24 Any federal projects or activities requiring a federal license or
25 permit or any federal assistance to state or local governments,
26 which are within the San Pedro Local Coastal Program area or
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1 which may affect same, may be subject to a consistency
2 determination review by the City Planning Commission and City
3 Council. Such review shall be conducted at the option of the
4 City Planning Commission and City Council. If such option is
5 exercised, all applicable provisions of Sections 10 C, D, and E
6 of this ordinance shall apply.

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8 **SEC. 11. - POST-CERTIFICATION PERMIT PROCEDURES**

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10 **A.** Within 90 days of the effective date of this ordinance, the City
11 Planning Department shall prepare coastal development permit and
12 appeal procedures applicable to the following areas:

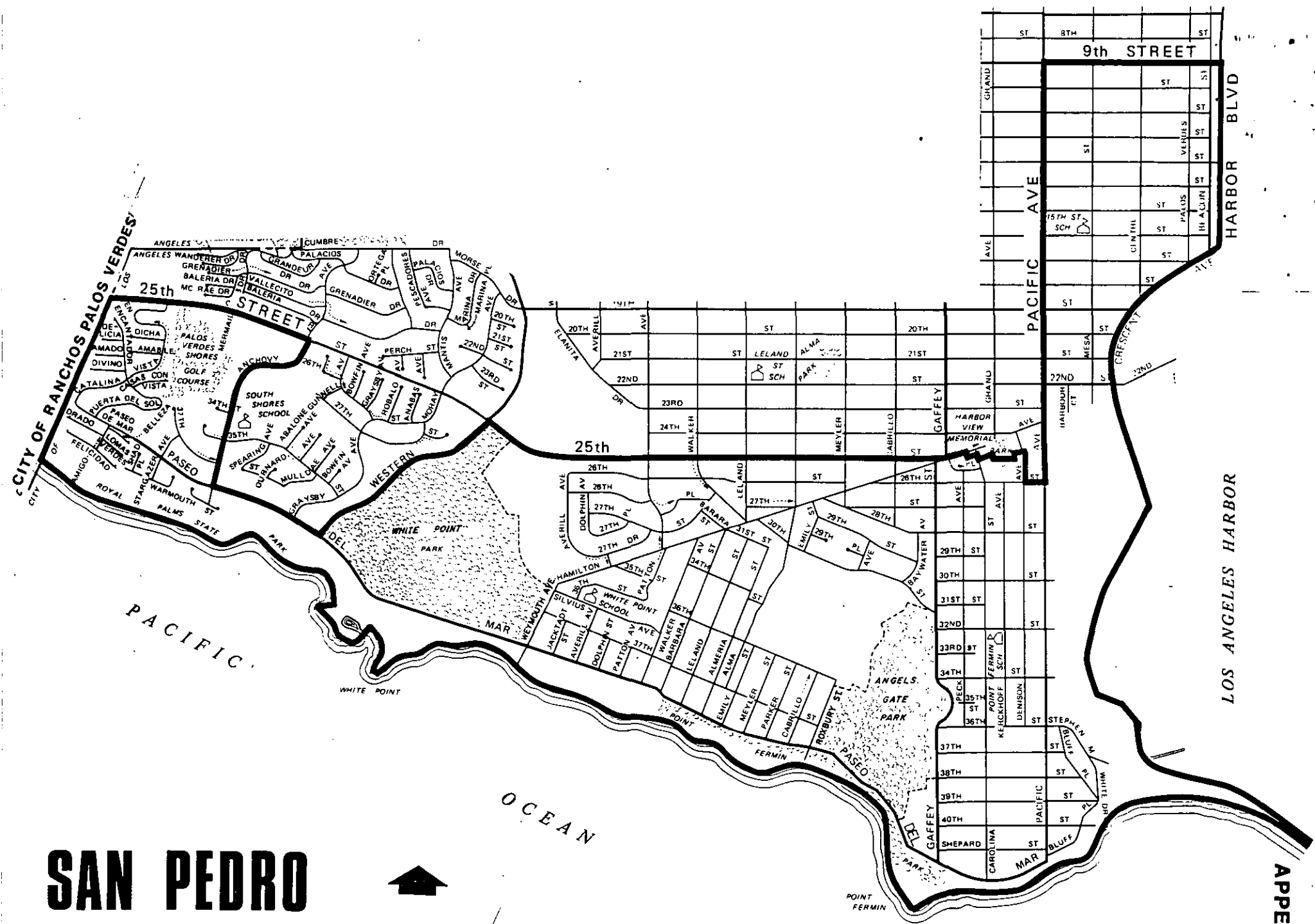
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14 **1. Coastal Zone**

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16 For the purposes of this Section, the Coastal Zone shall be that
17 area described by Section 1 of this Ordinance.

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19 **2. Permit Area**

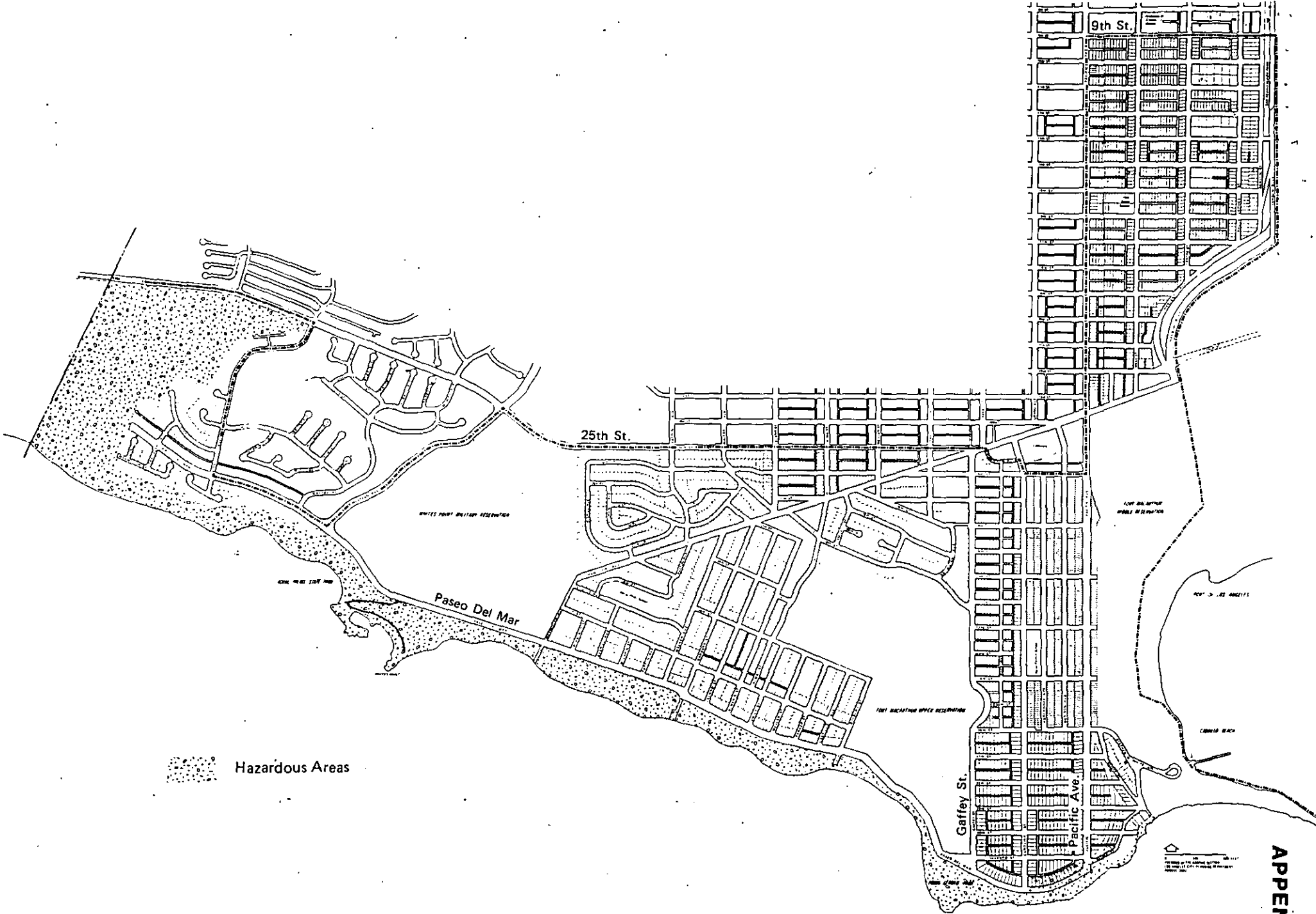
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21 Coastal development permits shall be required for development
22 projects within the geographical areas that are designated on the
23 Post-Certification Procedures map (Appendix D) as follows:

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25 a. First row of lots as shown on map
26 b. Ocean
27 c. Sandy Beach

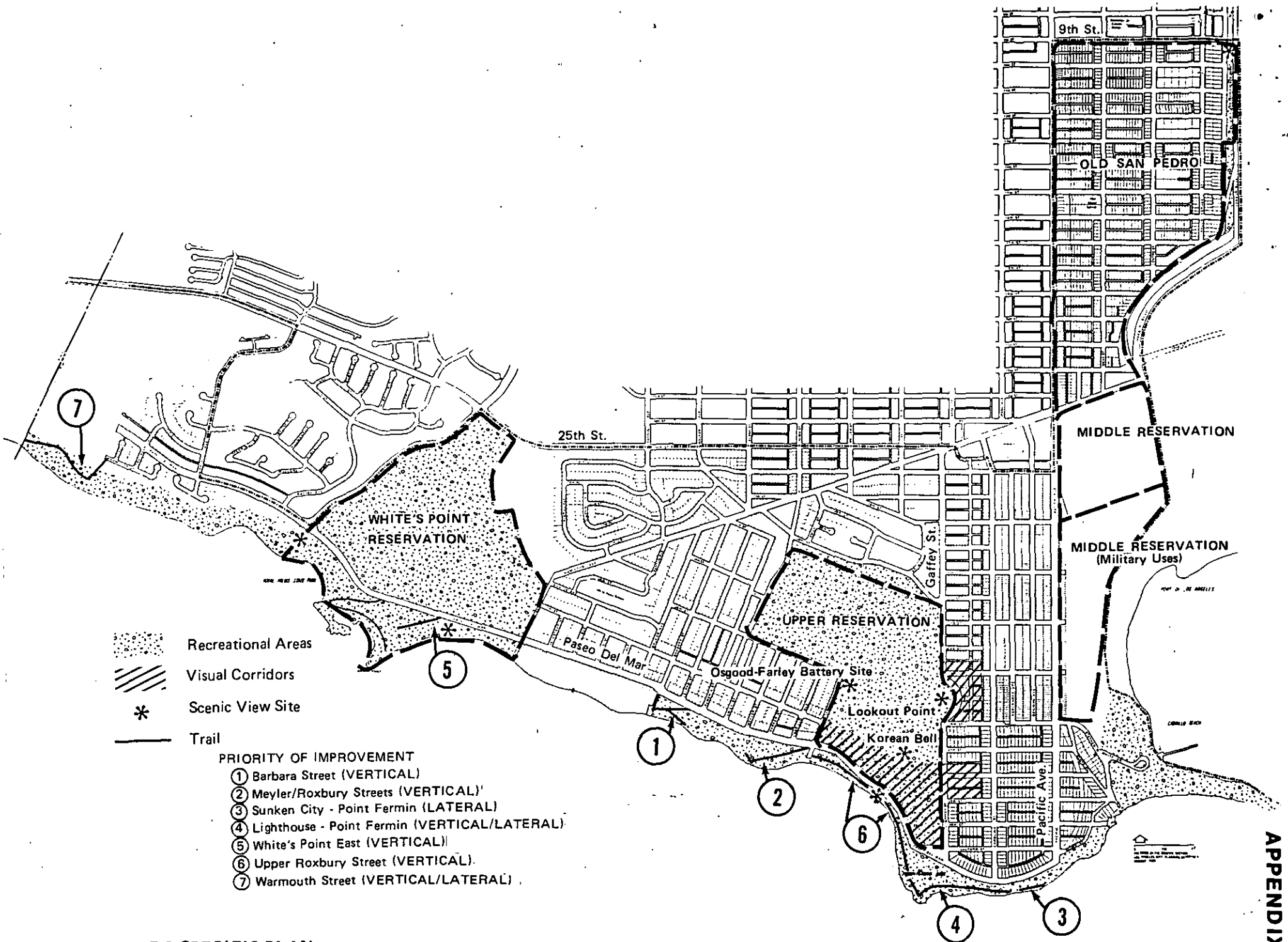


SAN PEDRO SPECIFIC PLAN AREA



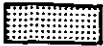


**SAN PEDRO SPECIFIC PLAN
GEOLOGICALLY HAZARDOUS AREAS**

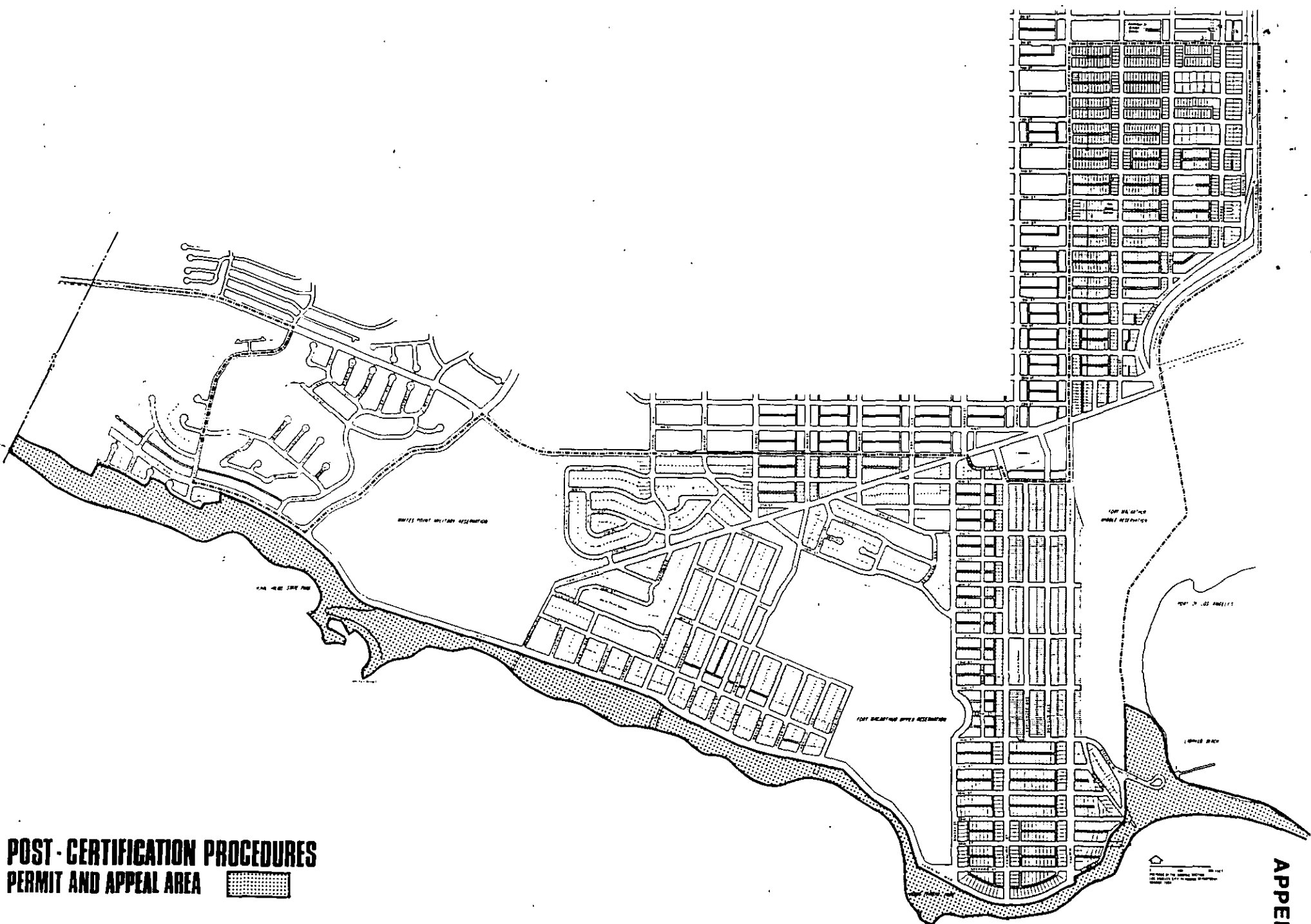


**SAN PEDRO SPECIFIC PLAN
SPECIAL FEATURES**

**POST-CERTIFICATION PROCEDURES
PERMIT AND APPEAL AREA**



**SAN PEDRO
SPECIFIC PLAN**



Sec. 12.....The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of.....APR 29 1986.....

ELIAS MARTINEZ, City Clerk,

By *Clarence B. Puma*
Deputy.

Approved.....MAY 1 1986.....

Tom Bradley
Mayor.

Approved as to Form and Legality

.....APR 23 1986.....
JAMES K. HAHN, City Attorney,

By *Gail C. Weingart*
GAIL C. WEINGART, Deputy.
City Attorney

File No.C..F....No....85-0346

*May 6
G86906
(D041455)*

Pursuant to Sec. 97.8 of the City Charter,
approval of this ordinance recommended
for the City Planning Commission

City Clerk Form 23

APR 22 1986
See attached report
John Hamilton
Director of Planning

*May 7/6
a-8900*