San Pedro Zoning Code Update (ZCU)

January 25, 2023
Joint Meeting of the San Pedro Neighborhood Council Land Use Committees

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Los Angeles City Planning



Presentation Overview

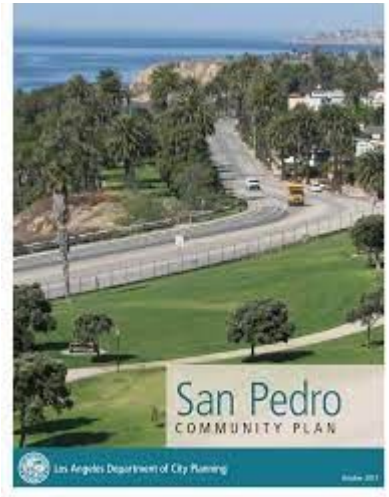
Purpose: Introduce the components of the New Zoning Code's zone string and provide a project update

1. CPU
2. New Zoning Code
3. Form
4. Frontage
5. Use
6. Density
7. Zoning Intro Videos
8. Project Update
9. Timeline
10. Next Steps

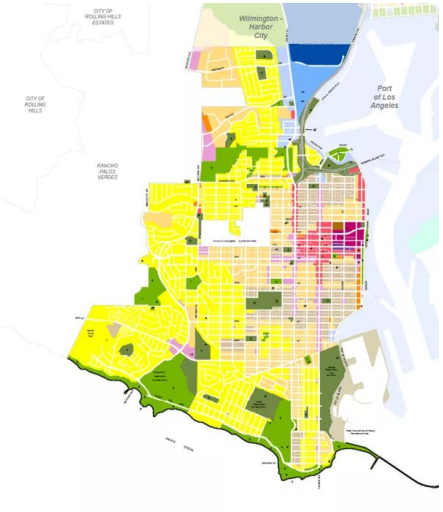


San Pedro Community Plan (2017)

Community Plan



Land Use Map

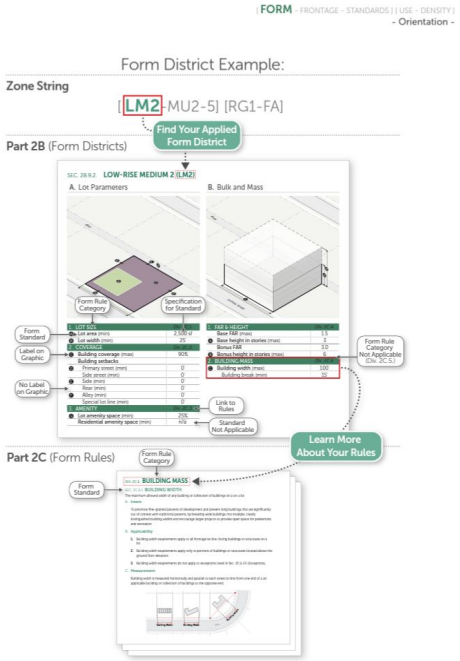


CPIO District Plan

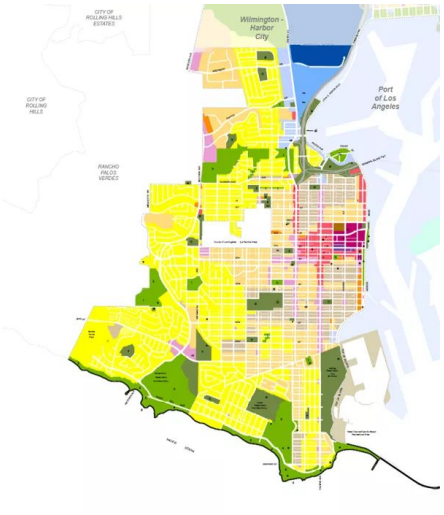


San Pedro Zoning Code Update

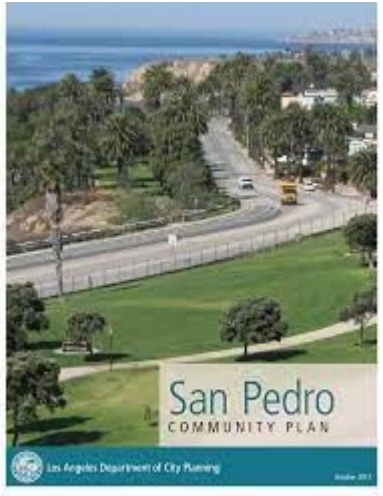
New Zoning



Land Use Map with City's New GPLUs



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



NEW ZONING CODE

Overview

New Zoning Code Organization

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



New Zoning Code String



Translated Zoning

[Q]C2-2D-CDO

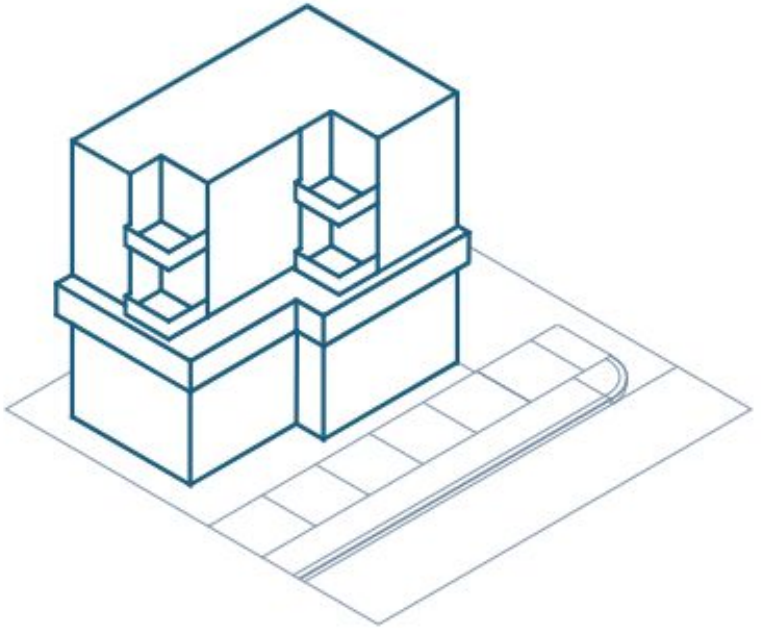
⬇

[MB3 – SH1-1] [CX3 - 4]

New Zoning System Facilitates Access to the Same Regulations

- centralized
- summarized *(as little as 16 pages in this example)*
- digestible
- easier to navigate
- design standards integrated into base zoning

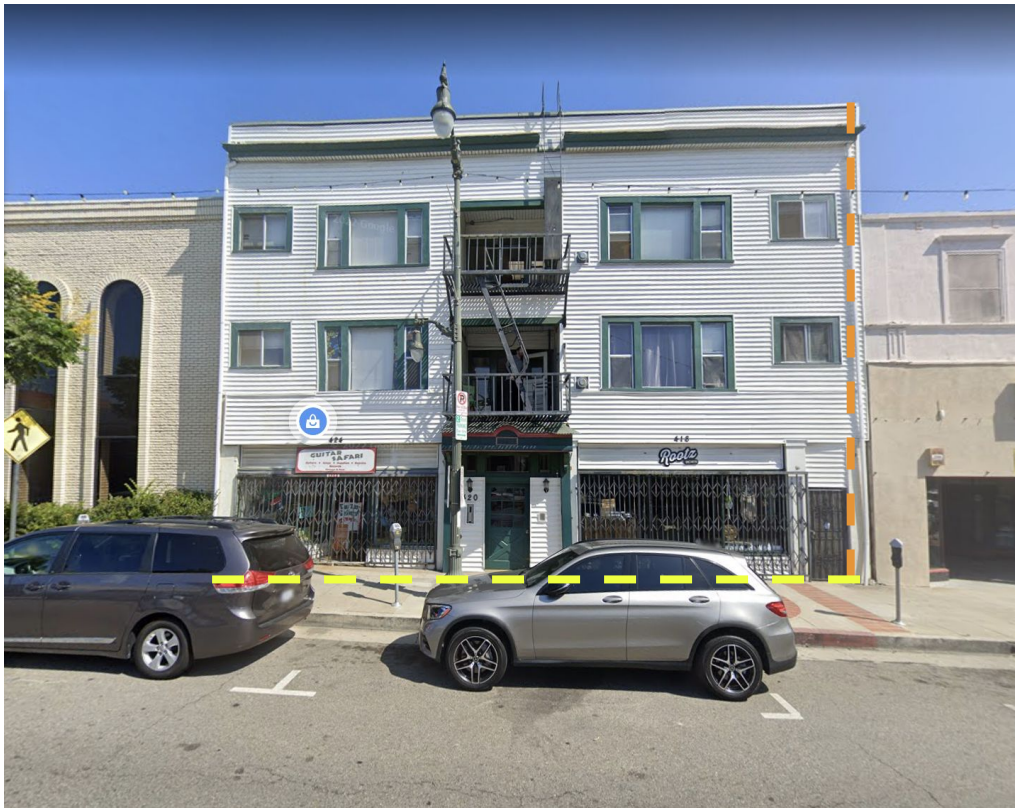




FORM DISTRICTS

Overview

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



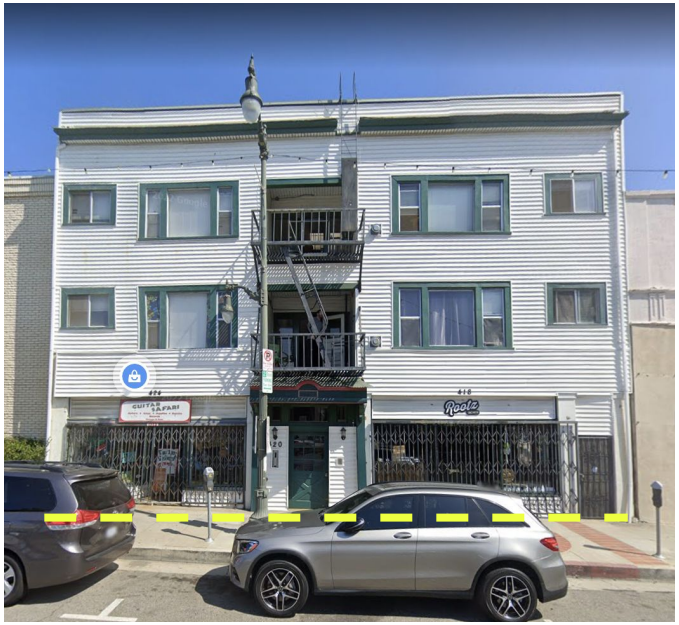
Form Districts regulate features such as the **width** and **height** of a building, building breaks, and Floor Area Ratio (FAR).

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



Example

Building Mass	
Building Width (Max)	160 feet (Medium)



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

Form Districts also regulate features such as building **lot coverage,** which limits how much of a property can be built on.



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

Building Coverage represents the total building coverage allowed in proportion to the lot area, but does not reflect any requirement as to the location or configuration of any buildings or structures.

Example

Coverage	
Building Coverage (Max)	**45%**

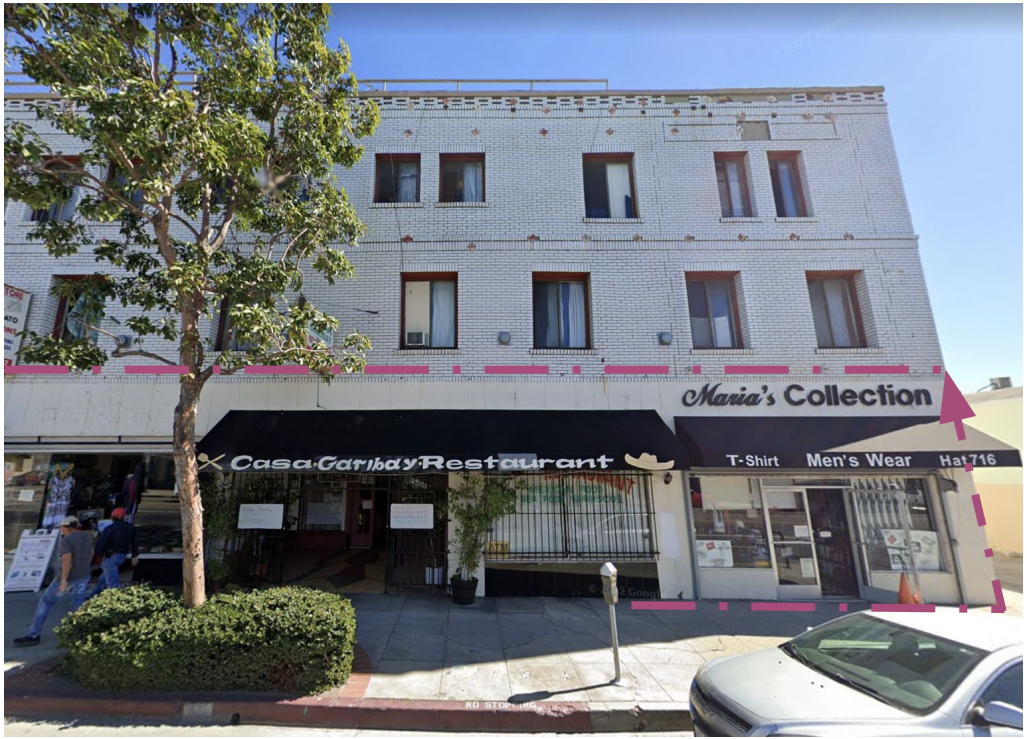




FRONTAGE DISTRICTS

Overview

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



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

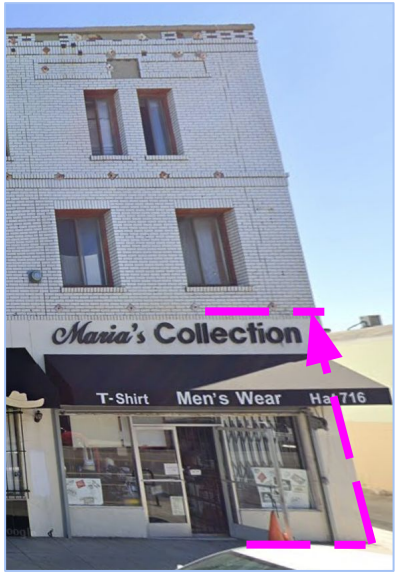
One of those features includes, **ground floor height**.

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

The fourteen-foot ground story height minimum requirement is carried over from the San Pedro CPIO.

Example

Ground Story Height Minimum	
Primary Street	**14 feet**



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



Frontage Districts regulate features such as **transparency** and **entrances**.

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

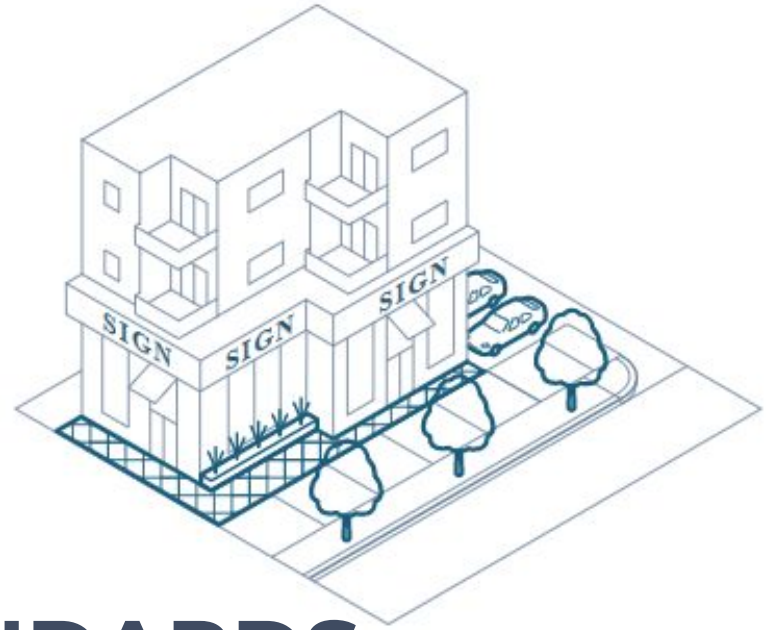
The requirements would be for a “Shopfront Frontage,” designed to support a high-quality public realm that is active, comfortable, safe, and visually interesting.

Examples

Entrances	
Street-facing entrance	**Required**

Transparency	
Ground-story (min)	**Percentage Required** (e.g. 60% - 70%)
Upper-story (min)	**Percentage Required** (e.g. 30%)





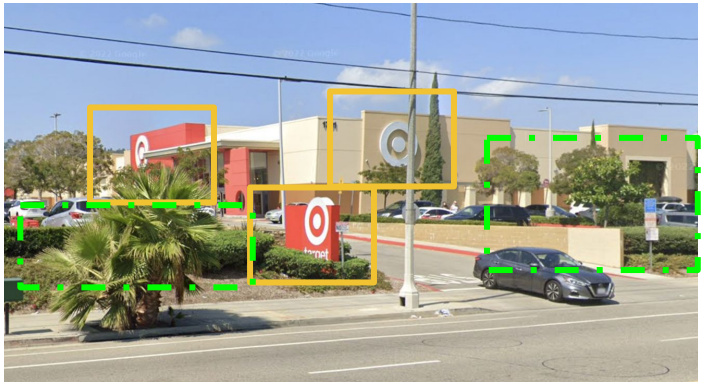
DEVELOPMENT STANDARDS

Overview

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

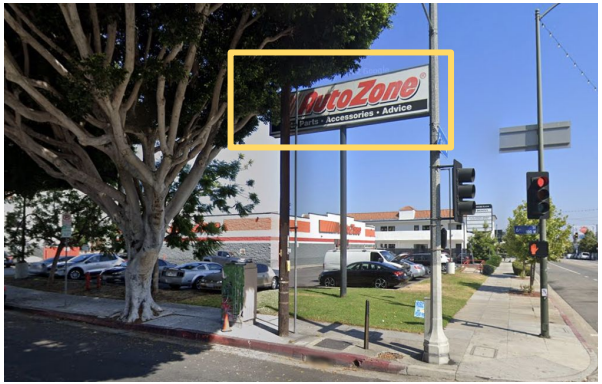
Development Standards outline regulations related to **parking**, **signs**, and **landscaping**, and pedestrian access.





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

Signage such as Pole signs would be permitted within Sign Package 1, but prohibited in Sign Package 2.



Example

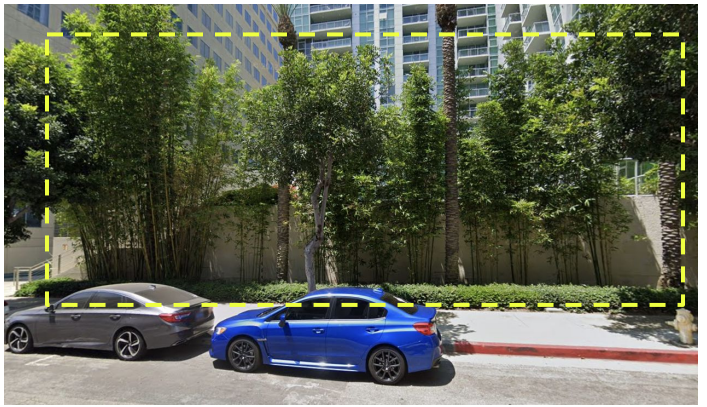
Pole Sign Permissions	
Sign Package 1	**Allowed**
Sign Package 2	**Not Allowed**



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

Development Standards can also determine the required **pedestrian access** and require **screening**.





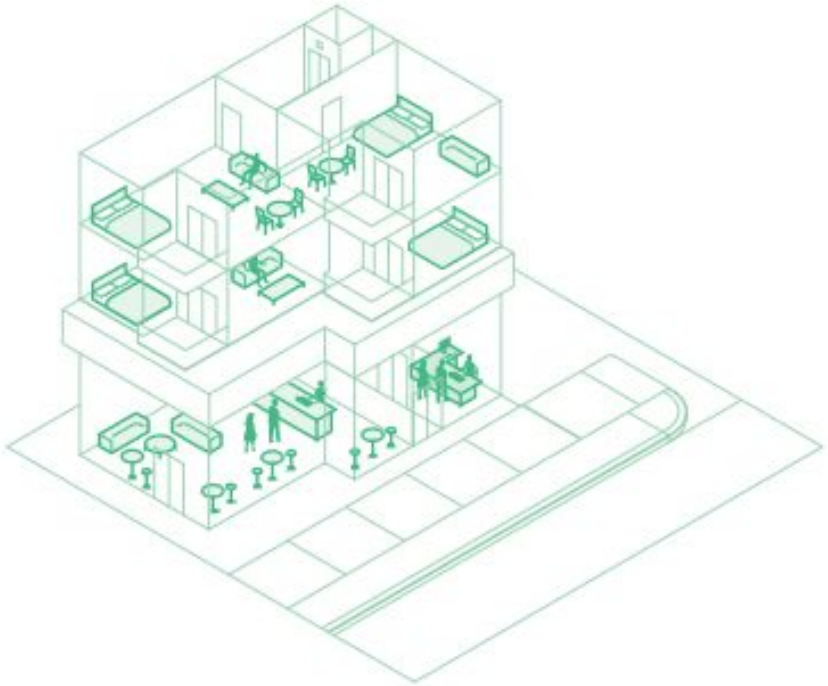
[Form-Frontage-**Standards**][Use-Density]

To improve pedestrian access from the public realm and ensure that required entrances are conveniently and effectively accessible to pedestrians, the New Code contains Pedestrian Access Packages that regulate pedestrian access from the public sidewalk into and through a site.

Example

Site Access	
Pedestrian Accessway Type	**Direct**





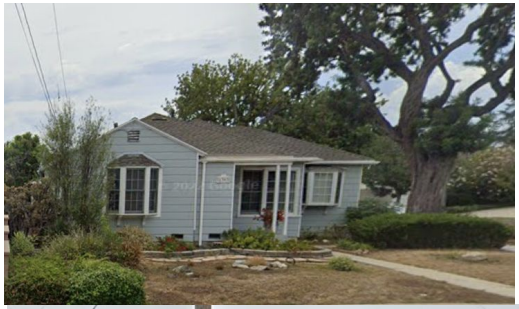
USE DISTRICTS

Overview

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

Uses Districts regulate the activities on a lot and can mitigate potential impacts.

Residential Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.

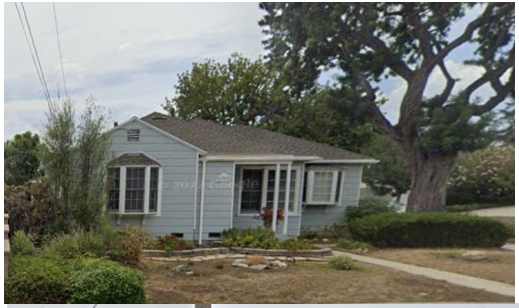




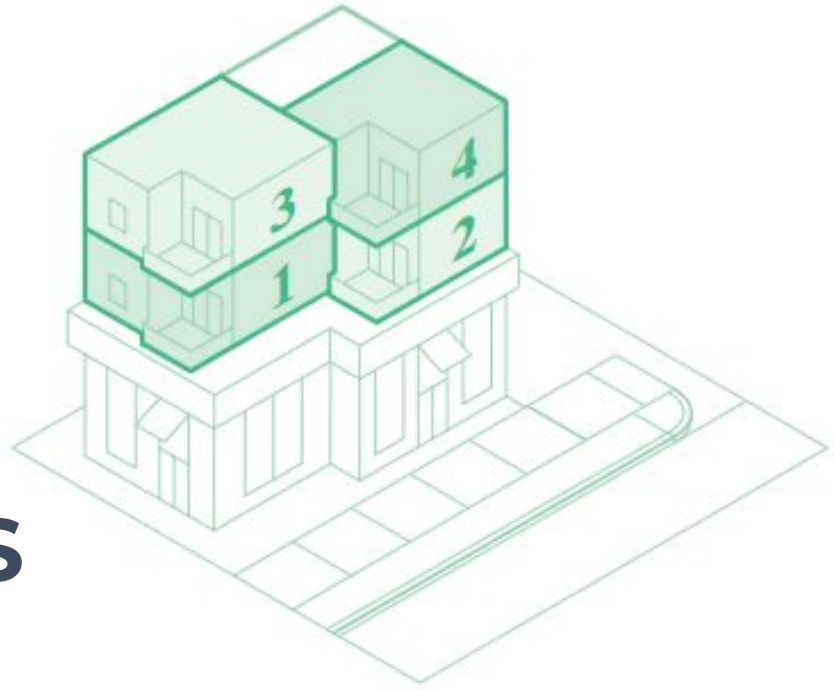
[Form-Frontage-Standards][Use-Density]

Use	Permission
Residential General (RG) Use District	
Dwelling	**P** (Permitted)
Household Business	
Family Child Care	**P*** (Permitted, Use Standard Applies)
Home Occupation	**P*** (Permitted, Use Standard Applies)
Live/Work	**– –** (Not Permitted)

Not a comprehensive List







DENSITY DISTRICTS

Overview

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

Lot Area-Based		Unit Per Lot-Based	
Density District	Lot Area per Dwelling Unit	Density District	Dwelling Units Per Lot (max)
4	400	**1L**	1
8	800	**2L**	2
12	1200		
N	Not Permitted		

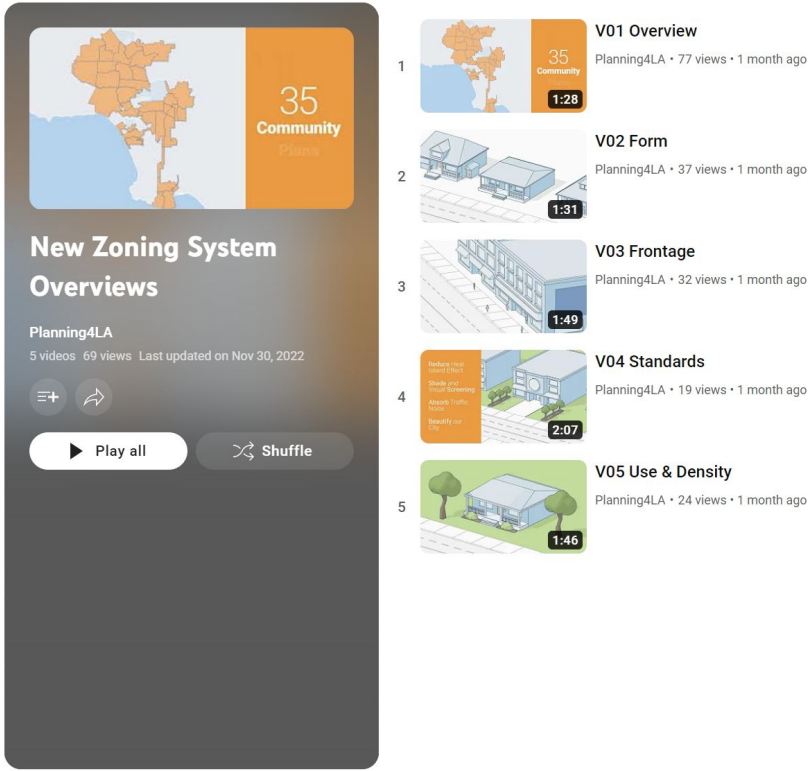
Not a comprehensive List

Density Districts regulate the **number of housing units** allowed on a site.

The density indicated can be based per lot or per lot area.

The density district can also prohibit dwelling units.

Zoning Introduction Videos



Introductory informational videos on each Zoning code article are now available online.

YouTube

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LOS ANGELES CITY PLANNING

San Pedro ZCU Project Updates

Zoning Development Progress

- CPIO (Overlay) Zoning
  - Incorporation of CPIO-based zoning nearing completion
- LAMC (Underlying) Zones
  - Currently working on development of standard zones

- *Public Review: Spring 2023*



Project Process Timeline

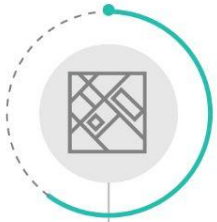
WE ARE HERE



2019-2020

Project Research

Background and technical research



2021-2022

Zoning Development

Begin new zoning development and environmental review



2023

Public Release of Draft

Release draft zoning and maps and prepare environmental clearance



2023-2024

Adoption Process

Public Hearing, Planning Commission, PLUM, and City Council

Contact

To contact staff for questions about the San Pedro Zoning Code Update (ZCU):

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213-978-1456
alissa.gordon@lacity.org

Sign up for updates on the website!
For media inquiries: planning.media@lacity.org.



GPLU - New Land Uses

As part of the new zoning system, the City's new General Plan Land Uses will be applied to the San Pedro CPA.

EXISTING LAND USE DESIGNATION	CORRESPONDING SP ZONES	PROPOSED LAND USE DESIGNATION
Low II Residential	R1	**Low Residential**
	R2	**Low Medium Residential**
Low Medium I Residential	RD3	**Low Medium Residential**
Low Medium II Residential	RD2, RD1.5, RD6	**Low Medium Residential**



DRAFT - For Discussion Purposes