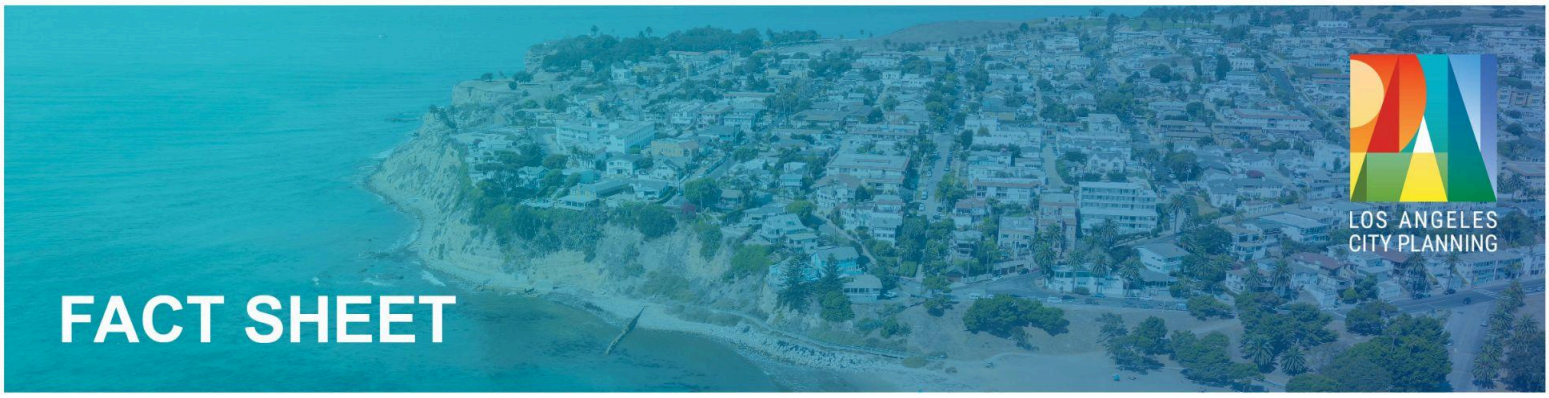


Conservation and Character

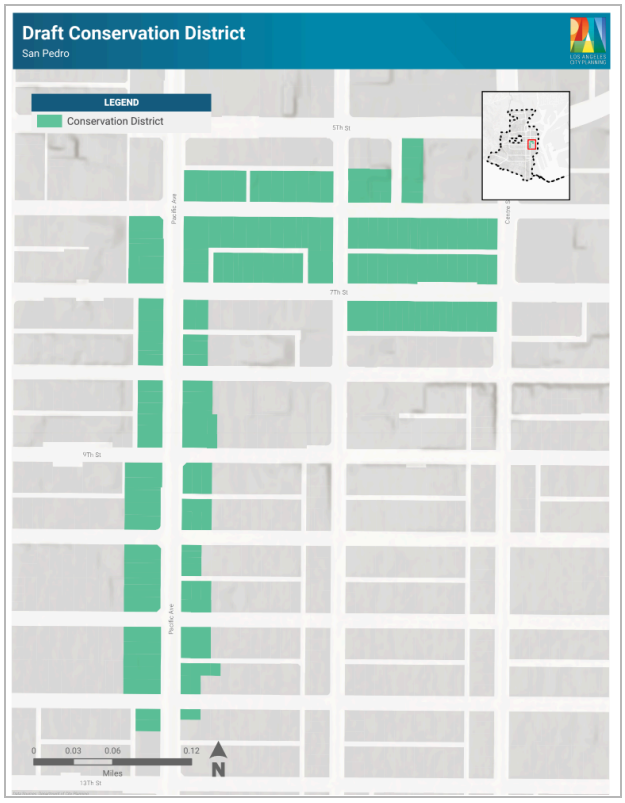
San Pedro Zoning Code Update

Maintaining Character in San Pedro's Historic Commercial Core

San Pedro's diverse collection of historic resources highlights the area's architectural, cultural and community development. Its downtown features a unique blend of early 20th-century commercial buildings, civic landmarks, and residential neighborhoods with buildings dating from the late 1800s. The neighboring residential neighborhood of Vinegar Hill was officially designated a Historic Preservation Overlay Zone (HPOZ) in 2001, and expanded to capture further properties in 2015. With its array of Craftsman, Victorian, and Mission Revival architectural styles, Vinegar Hill offers a glimpse into the city's early residential development. Additionally, landmarks like the Warner Grand Theatre - an Art Deco style movie palace - and the Mediterranean Revival style Harbor House further contribute to the area's historic character. These resources make San Pedro a vital part of the historic fabric of Los Angeles, with its downtown serving as a focal point of preservation and renewal.

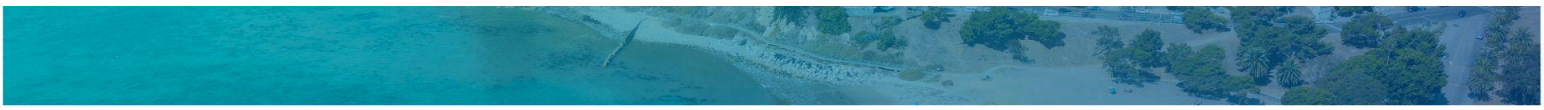
The San Pedro Zoning Code Update project introduces two key preservation tools: **Conservation District** and **Individual Historic Resources (IHR) Review**. These new zoning tools are designed to maintain a cohesive character for distinct neighborhoods, while providing guidance for thoughtful growth and development. The introduction of these character tools will build upon the goals and policies established in the San Pedro Community Plan, particularly those focused on preserving and enhancing historic resources.

Conservation Districts are used to preserve the overall historic character and identity of a neighborhood or area. In San Pedro, a Conservation District is proposed for the downtown area roughly bounded by 6th Street on the north, 12th Street on the south, Pacific Avenue on the west and Centre Street on the east as shown in the map. This area includes a high concentration of historic resources according to the Historic Resources Survey and is designated as a California Registered Historic District. The Conservation District tool outlines how properties that have been identified in the historic resources survey as contributing to the district will be reviewed when a project is proposed, including adherence to the Secretary of Interior's Standards for Rehabilitation.



San Pedro's Conservation District would be paired with a new **Character Frontage**, a type of frontage district created to enhance an infill development project's compatibility with the existing historic resources of the district. The Character Frontage includes objective design standards that respond to the existing context – such as building scale, materials and streetscape character. The proposed design standards provide specifications for roof form, exterior materials, facade articulation break up massing, and transparency requirements for the ground floor and upper stories.

Individual Historic Resource (IHR) Review is designed for properties that have been identified in SurveyLA, the Los Angeles Historic Resources Survey, as being architecturally or historically significant on their own. This zoning designation provides protections in order to maintain the integrity of a site's historic features; projects will be reviewed with the Secretary of Interior's Standards for Rehabilitation. The IHR review tool is proposed to be applied to individual properties that were identified in SurveyLA



as eligible historic resources, and are located within the San Pedro Community Plan Implementation Overlay District (CPIO).

For More Information:
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