San Pedro Zoning Code Update (ZCU)

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Joint Meeting of the San Pedro Neighborhood Council Land Use Committees

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Presentation Overview

The purpose of the presentation is to introduce the San Pedro Zoning Code Update (ZCU) to the San Pedro Neighborhood Councils

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2. Community Plan and the ZCU
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Planning Background

Framework Element the strategy for long-term growth that provides guiding principles for the community plan

San Pedro Community Plan adopted in 2017 focused on directing growth towards TODs and 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

Mello Act Ordinance a permanent ordinance which will also provide clarity and further tenant protections and affordable housing. A portion of San Pedro lies in the Coastal Zone

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



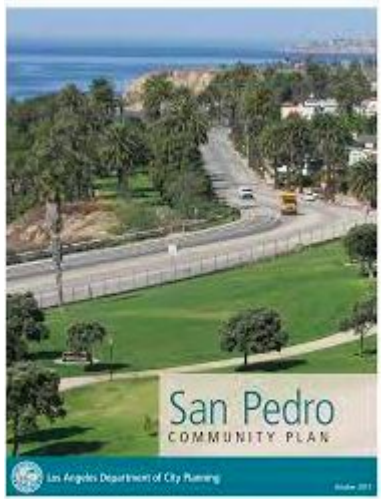
San Pedro Community Plan and the ZCU

The San Pedro Community Plan was updated in 1999 and 2017.

A Community Plan includes **Community Plan Text** with goals and policies, a **Land Use Map** with General Plan Land Use Designations and **Zoning** which establishes development regulations.

The San Pedro Community Plan Update included the San Pedro **Community Plan Implementation Overlay**, a zoning tool used to implement the goals and policies of the Community Plan. The development regulations are found in the San Pedro CPIO District Plan.

The **Zoning Code Update** (ZCU) project will be continuing to implement the 2017 San Pedro Community Plan Update, while adopting the **New Code** and it's Zoning System in San Pedro.



The New Zoning Structure



Form Districts determine how large buildings can be, influencing features like a building's width and size.	**Frontage Districts** influence how buildings appear from the street level, from its proximity to the street to its ground floor height requirements.	**Development Standards Districts** regulate certain design elements around the building including those related to access, parking, trees and signs.	**Use Districts** determine what kinds of activities are allowed on a property.	**Density Districts** refers to the number of housing units that are permitted on any site that allows for residential units.

San Pedro CPIO

CPIO Development Standards and the New Zoning Code and Zoning System:

- FAR and height maximums to be applied in [Form]
- Street facing entrances, transparency requirements will be in [Frontage]
- Trees, signage, lighting will be in [Standards]
- Uses permissions will be in [Use]
- Density of the underlying zone will be applied to [Density]

CPIO Boundary and Subarea Map



Project Website



Web Address:
https://planning.lacity.org/sanpedro-zcu

Launch Button on Community Plan Page



This plan is currently going through an update to implement the new zoning code.
Click here for more info.

Project Fact Sheet

[Project Summary Fact Sheet (May 2022)]

[San Pedro ZCU Hoja Informativa (Mayo 2022)]

More project materials will be uploaded to the website as they become available under the *Draft Materials* Tab



San Pedro Zoning Code Update

Summary

The San Pedro Zoning Code Update (ZCU) is a focused zoning work program (project) to apply the New Zoning Code's framework and zoning system to all properties within the San Pedro Community Plan Area. Today's land use designations and zoning will be updated and replaced with its equivalent within the new system and zone structure. The Project will carry forward the New Code in San Pedro because the existing Code and zone structure will eventually be required to be replaced in all communities.

Background

The San Pedro Zoning Code Update will be a focused amendment to the recently adopted Community Plan. The San Pedro Community Plan was updated in 2017. It established the vision for future development for the next 20 years. The Plan includes the San Pedro Community Plan Implementation Overlay District (CPIO), a tool that provides additional use, development, and design standards within the CPIO subareas. The process to adopt the community plan update included extensive public outreach.

The New Zoning Code (Chapter 1A of the LAMC) or New Code is the City's comprehensive Zoning Code Update and is adopted into a community plan area through an update or through a ZCU for more recently adopted plans. The new zoning provides for a modern and efficient zoning system with five components: Form, Frontage, Development Standards, Use, and Density. As part of the project, these new zoning components will be developed for the San Pedro plan area.

Project Process Timeline

WE ARE HERE



2019-2020

Project Research

Background and Technical Research



2021-2022

Zoning Development

New zoning development, begin environmental review



2022-2023

Public Release of Draft

Release draft zoning and maps for public review, prepare environmental clearance



2023

Adoption Process

Public Hearing, Planning Commission, PLUM, and City Counci

Contact

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

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

