

## 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.



## The Project

### What changes will occur from this project?

The primary goal of the San Pedro ZCU project is to apply the new zoning system and retain the intent of the adopted community plan and its regulations. The project does not intend to change the recently adopted community plan policies or existing zoning capacity; the project focuses on “re-packaging” or mirroring the existing zoning to implement its equivalent zone along with its tailored regulations. The current zoning system relies on overlay districts and specific plans to tailor development to community context. The new system accommodates for those tailored regulations and best practices without the need for additional overlays. One example is the introduction of the frontage component, which can require a specified amount of window glazing and/or landscaping. In addition, existing San Pedro Community Plan Implementation Overlay (CPIO) development standards will be incorporated into the new zoning structure resulting in a streamlined project review process.

### What is the process?

The main focus of this project is the development of the new zoning for San Pedro. After the draft of the new zoning is created, maps and information about the zones will be shared publicly online. Draft materials are expected to be available at the end of 2022. An environmental clearance for the project will also be prepared. A public hearing is anticipated to take place in 2023, prior to the project going to the City Planning Commission. The project will then go to the Planning and Land Use Committee of City Council and will finally need approval by City Council.

### For More Information:

Follow the project and sign up for updates at <https://planning.lacity.org/sanpedro-zcu>

Learn more about the New Code at <https://planning.lacity.org/zoning/new-code>

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