



# Welcome to the San Pedro Zoning Code Update Information Session & Public Hearing

CPC-2025-7122-GPA-ZC-CPIO-SP

The meeting will begin in a few minutes

LOS ANGELES  
CITY PLANNING

Thursday, February 26th, 2026

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# San Pedro Zoning Code Update Public Hearing

CPC-2025-7122-GPA-ZC-CPIO-SP

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LOS ANGELES  
CITY PLANNING

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# Agenda

- **Information Session** 5:00 pm - 5:30 pm
- **Public Hearing** 5:30 pm - 6:30 pm

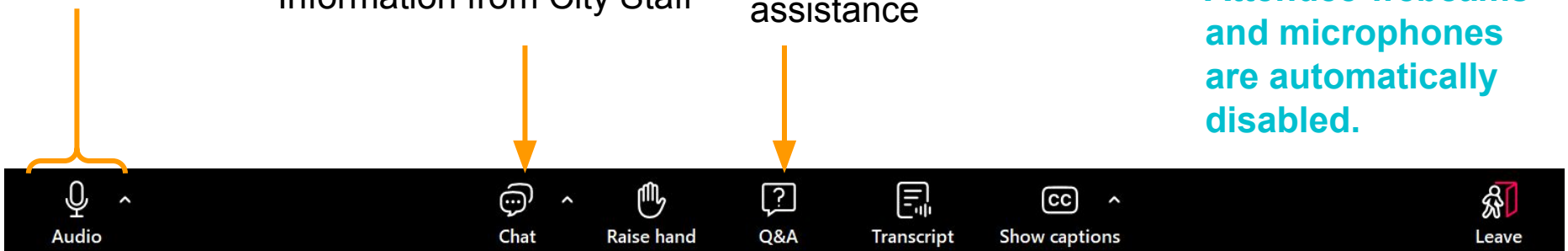
# Zoom Control Panel

Sound source

Tech Support and Information from City Staff

Click the Q&A icon to submit a question or for technical assistance

**Note:**  
Attendee webcams and microphones are automatically disabled.



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# Presentation

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The word "Presentation" is written in a large, white, sans-serif font across the middle of the image. A short white horizontal line is positioned above the first few letters of the word.

# Information Session Outline

## **Community Planning and New Code Overview**

- Components of a Community Plan
- About the New Code

## **San Pedro Community Plan**

- Plan Objectives
- Existing and Proposed Land Uses and Zoning
- Overlays and Supplemental Zoning

## **Key Features**

- Conservation and Character
- Small Scale Shops
- Hillsides

## **Additional Information & Next Steps**

- Timeline

# What is a Community Plan?

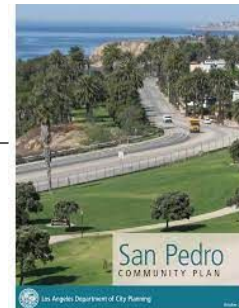
Community Plans function as a **guide for growth** in neighborhoods, providing specific policies **to achieve each community's vision** and the broader objectives of the General Plan.

- Identify **issues and opportunities**, and **establish a vision** for the future
- **Implement** the community's vision through **zoning and land use changes**
- Accommodate **population and job growth** for the Community Plan Area.

# Background

## San Pedro Community Plan

Adopted by City Council in 2017



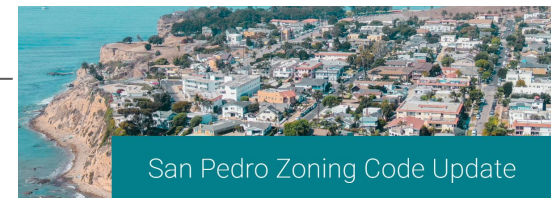
## Harbor LA Plans

Adopted by City Council in 2025  
(Implements New Zoning Code)



## San Pedro Zoning Code Update

Currently In Progress  
(Includes New Zoning Code)





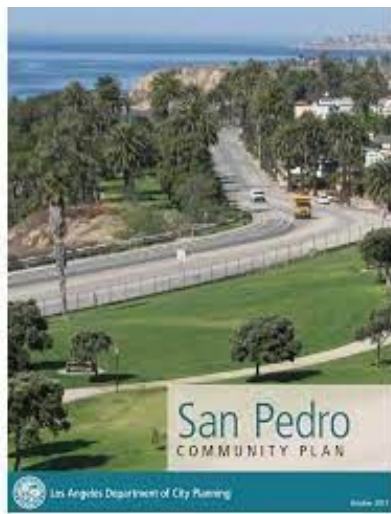
# Project Summary

The **San Pedro Zoning Code Update (ZCU)** is a project to apply the new zoning code, creating a harbor geographic area unified with zoning regulations.

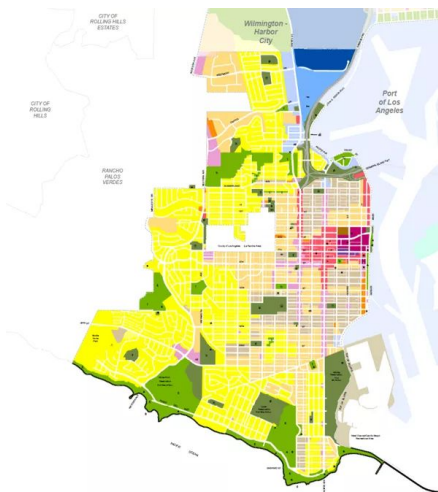
- Apply the City's new zoning system
- Implement the vision of the San Pedro Community Plan (2017)
- Prepare an environmental clearance and bring the project through the City's adoption process

# San Pedro Zoning Code Update (ZCU)

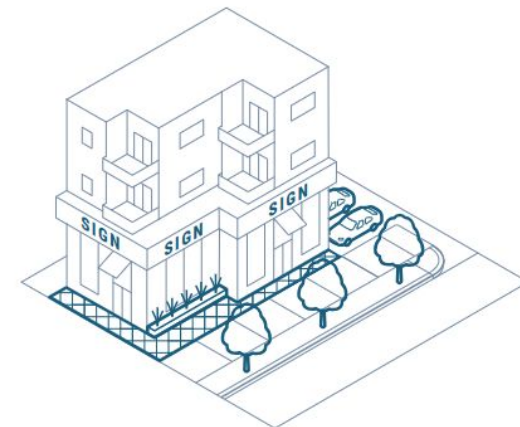
Revisions to Plan Policy Document i.e. maps and figures



Land Use Map with City's New GPLUs

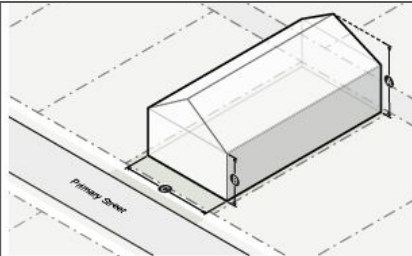


New Zoning

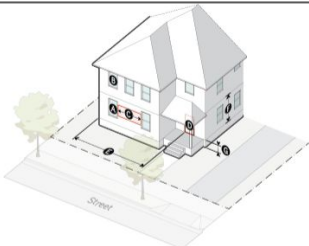


# The New Zoning Code, Chapter 1A

- Zoning tools for a variety of the city's **unique contexts**
- Easy to navigate with **clear set of regulations**
- Enhanced/Additional **design controls** through a streamlined process



<b>1. FAR &amp; HEIGHT</b>		<i>Div. 2C.4.</i>
FAR (max)		0.45
<b>A</b>	Height in feet (max)	33'
<b>B</b>	Upper wall plate height (max)	25'
Bonus		None
<b>2. BUILDING MASS</b>		<i>Div. 2C.6.</i>
<b>C</b>	Building width (max)	50'
Building break (min)		6'



	Primary	Side
<b>TRANSPARENCY</b>		
<i>Div. 3C.4.</i>		
<b>A</b>	Ground story (min)	20%
<b>B</b>	Upper stories (min)	15%
<b>C</b>	Active wall spacing (max)	10'
<b>ENTRANCES</b>		
<i>Div. 3C.5.</i>		
<b>A</b>	Street-facing entrance	Required
<b>B</b>	Entrance spacing (max)	n/a
Entry features		Required   Allowed
Options		<ul style="list-style-type: none"> <li>• Porch</li> <li>• Forecourt</li> <li>• Recessed entry</li> <li>• Projecting entry</li> <li>• Courtyard</li> <li>• Breezeway</li> </ul>

# Translated Zoning

[Q]C2-2D-CDO



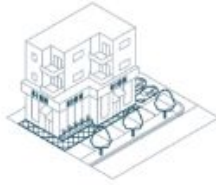
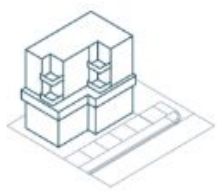
[**MB3** – **SH1-1**] [**CX3 - 4**]

## 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



# New Zoning Structure



## [FORM - FRONTAGE-STANDARDS]

Building Size

Relationship  
to the Street

Development  
Standards

**Built Environment**

## [USE - DENSITY]

Permitted  
Uses

Number  
of Units

**Activity**

## [OVERLAY]

Supplemental  
Standards

**Optional Third  
Bracket**

# Community Planning Policies and Zoning

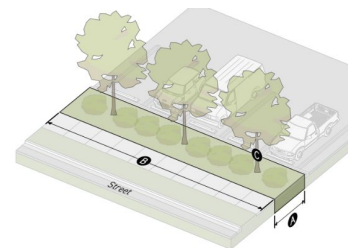
**Residential** - Complete, livable and quality neighborhoods with a variety of housing types, densities, forms and designs



**Commercial** - Strong commercial districts that serve the needs of the community



**Industrial** - Industrial uses that minimize environmental and visual impacts



# Community Plan Policies **Residential** Areas

**Neighborhood character.** Maintain the distinguishing characteristics of San Pedro's residential neighborhoods with respect to lot size, topography, housing scale and landscaping, to protect the character of existing stable neighborhoods from new, out-of-scale development



# Community Plan Policies: **Multi-family Residential**

**Compatibility.** Ensure that the new development of multi-family... maintains the visual and physical character of single-family housing and be designed to respect and complement the architectural and building patterns of surrounding existing residential development.

**Amenities.** Include amenities for residents such as...useable private and/or public open space in new multi-family development.

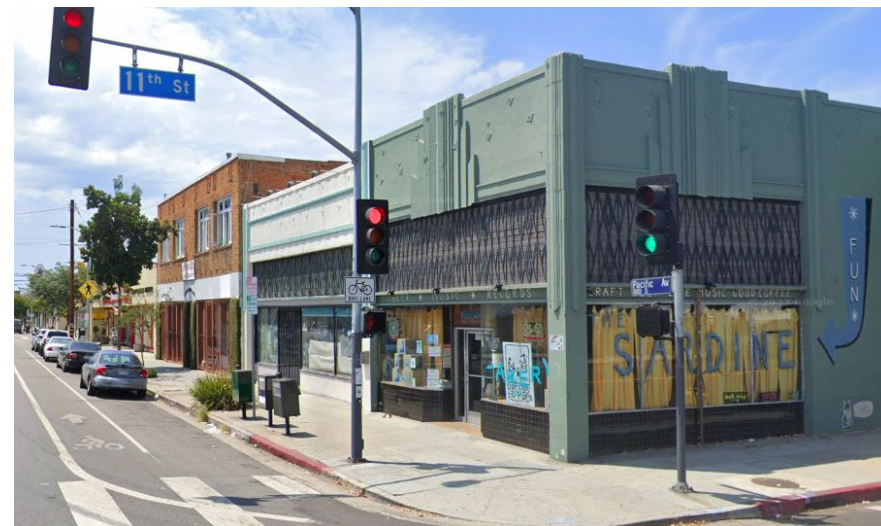


# Community Plan Policies - Commercial Districts

## Buildings that engage the street.

Require buildings to be oriented to and actively engage the public realm through such features as building orientation, build-to and setback lines, facade articulation, ground-floor transparency, and location of parking.

**Limit specific uses.** Discourage the following types of uses... auto parts stores, auto repair garages, auto sales, offices, auto trailer parks, unenclosed automobile service stations, unenclosed drive-in establishments and used car lots



# Community Plan Policies - Industrial Land Use

**Transitions.** Require transitions for industrial uses, from intensive uses to less intensive uses, in those areas in close proximity to residential neighborhoods.

**Enhanced design.** Require design techniques, such as appropriate building orientation and scale, landscaping, buffering noise insulation and increased setbacks in the development of new industrial properties to improve land use compatibility with adjacent uses and to enhance the physical environment.



# San Pedro CPIO

## San Pedro Community Plan Implementation Overlay (CPIO) standards in the New Zoning:

- FAR and height regulations in **[Form]**
- Entry treatment such as street-facing entrances, transparency in **[Frontage]**
- Trees, signage, lighting in **[Standards]**
- Uses permissions in **[Use]**
- Density regulations in **[Density]**

Figure 1.1 CPIO Boundary and Subarea Map



# Existing Overlays in San Pedro

The proposed San Pedro ZCU plan maintains the following overlay plans:

- **San Pedro Specific Plan** (minor changes for compatibility with the New Code)
- **Vinegar Hill HPOZ** (no changes)

The **San Pedro CPIO** District would be removed and replaced with the New Code's modular zones.

The **Pacific Corridors Redevelopment Plan**, which expires in 2033, will be replaced with the New Zoning Code and would no longer be in effect.

# State and Local Affordable Housing Incentives

The proposed San Pedro ZCU project would be in compliance with the State and the City's affordable housing incentives programs including:

- **Density Bonus**
- **Citywide Housing Incentive Programs**
  - Opportunity Corridor and Transition Corridor
  - Transit Oriented Incentive Area

Visit the [Housing Element Rezoning Program](https://planning.lacity.gov/plans-policies/housing-element-rezoning-program) page for the latest information.  
<https://planning.lacity.gov/plans-policies/housing-element-rezoning-program>

# San Pedro Conservation District

A **Conservation District** is proposed for the existing historic San Pedro Commercial Area, listed on the California Register of Historical Resources. The new tool would clearly delineate the district and retain character-defining features of buildings.



*The District is 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*

# San Pedro Character Frontage

**Character Frontage** includes a series of design standards to harmonize with existing historic development. Applied to the San Pedro Commercial Area, regulations include:

- Exterior building materials
- Articulation options to break up the massing
- Entry features including recessed entry and storefront bay
- Transparency requirements for the ground floor and upper stories



# Review for Individual Historic Resources

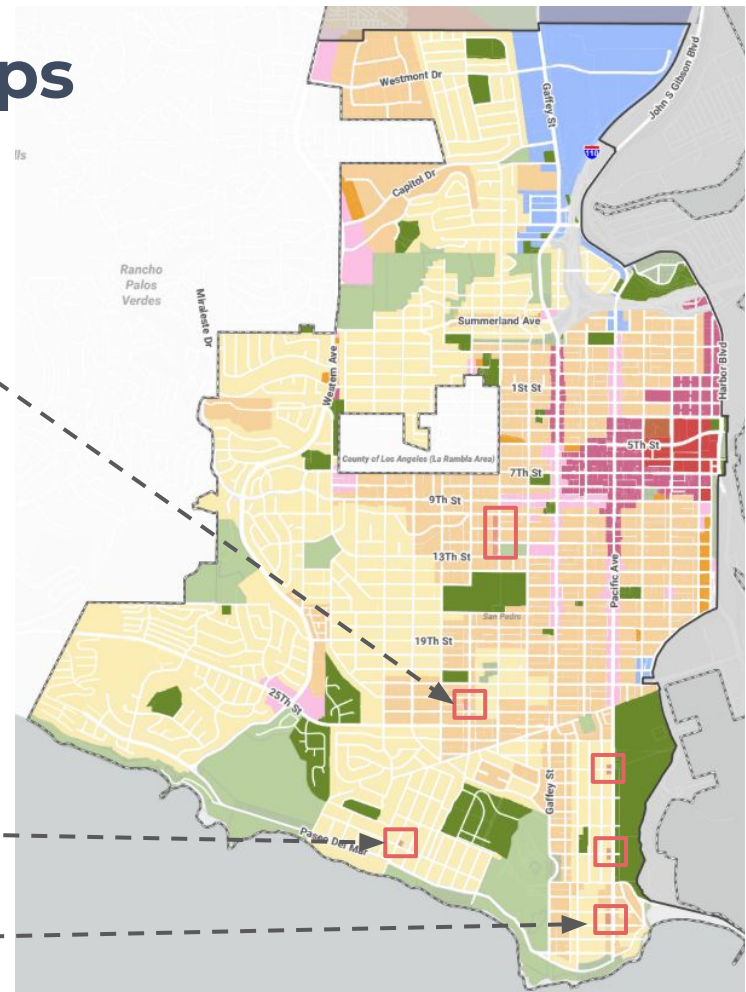
**Individual Historic Resource Review**, a tool that will trigger the review of projects when the property is identified in SurveyLA and the zone includes the “IHR” suffix. It provides protections in order to maintain the integrity of a site’s historic features. This zoning tool carries the requirement for historic resource evaluation from the San Pedro Community Plan Implementation Overlay.



Art Deco, Moderne, Streamline, built 1935  
1231 S. Pacific Avenue

# Small Scale Neighborhood Shops

Retaining unique neighborhood serving shops in San Pedro within walking distance of neighborhoods

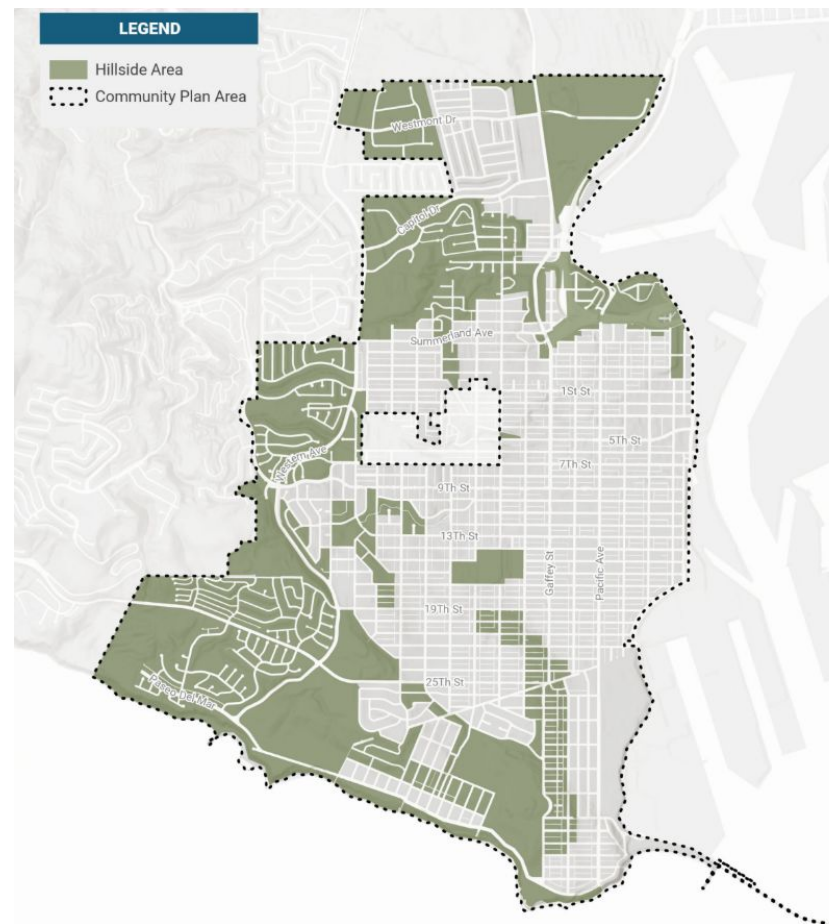


# Hillside Districts

San Pedro contains substantial hillside terrain. The **“Hillside Area”** shown on this map activates street access, fire sprinkler and retaining wall requirements.

The Hillside area map and zoning modules implement the BHO in the New Code

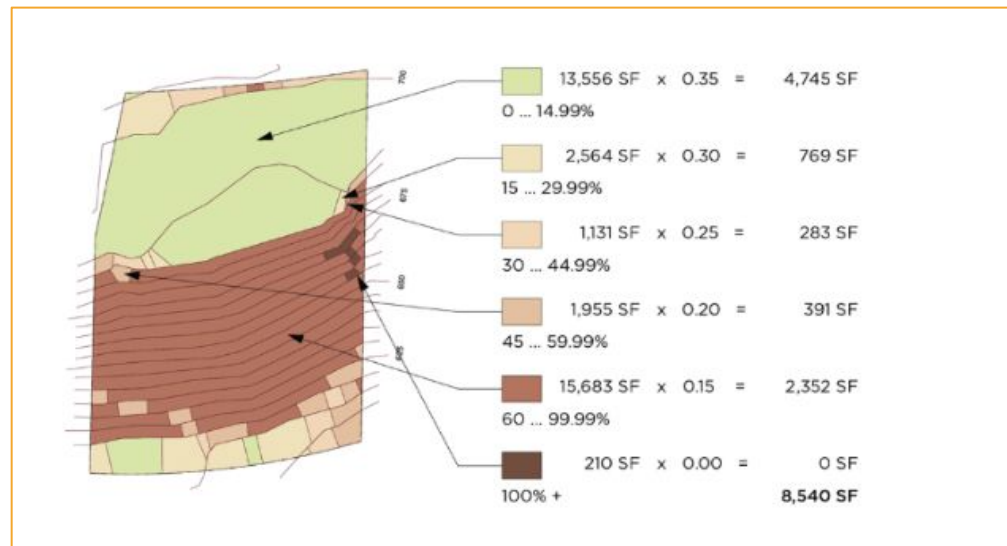
- Hillside Zoning Districts calibrated for lot sizes (grading)
- Floor Area determined by slopes



# Hillside Development, Floor Area Calculation

## Hillside Development.

Limit the intensity and density in hillside areas to that which can be reasonably accommodated by infrastructure and natural topography. Development should be integrated with and be visually subordinate to natural features and terrain.



- Flatter portions of a lot may allow more floor area
- Steeper areas allow less floor area
- The steepest slopes may be effectively protected from overdevelopment

# Hillside - Refined Grading Provisions



## Grading, the altering of land, impacts:

- Visual character of hillside neighborhoods
- Integrity of the Coastal areas
- Slope stability
- Natural drainage patterns, vegetation and habitat

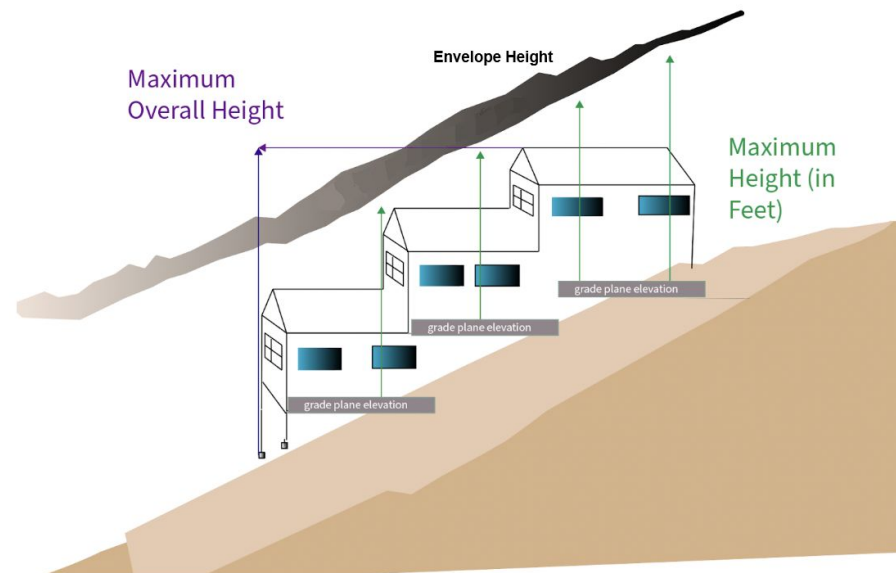
## New Code offers refinements:

- Grading packages adjusted based on sensitivity of sites
- Sensitive sites contains limitation on grading on very steep slopes

# Hillside Height: Envelope and Overall Height

## Hillside Form Districts:

- Clarify how height is measured on sloping lots
- Includes consistent reference points tied to grade
- Prevents cascading height caused by downhill slope conditions



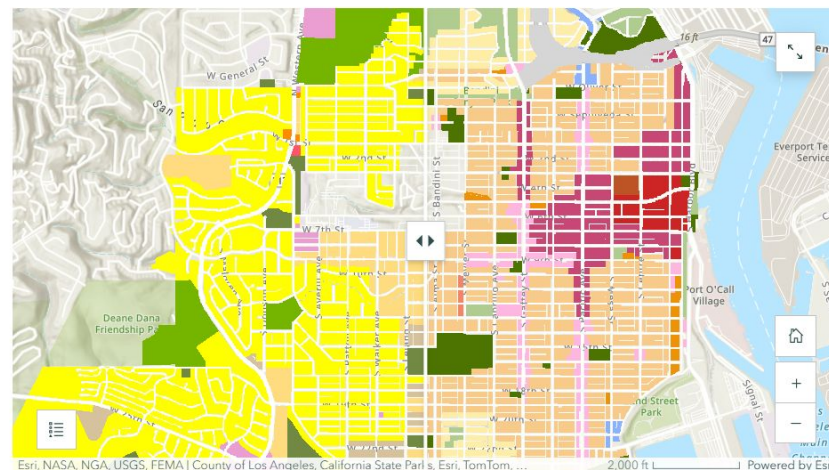
# Where to find Zoning Information

An **Interactive StoryMap** with a project narrative, proposed Land Use Designations and Zoning was released on the project website in November 2025.

## Storymap Content

- Introduction
- New Zoning Overview
- Highlights
- Draft New Zoning and Land Uses in interactive Map

[Introduction](#) [About the Project](#) [New Zoning Code](#) [Highlights](#) [Draft Zoning and Land Use Map](#) [Contact](#)



Existing Zoning and GPLU Designations (Left) & Proposed Zoning and Land Use Designations (Right)

# Additional Information On Project and New Code

Project Material available on project website



## Project Fact Sheets

- [San Pedro Zoning Code Update Summary Sheet \(May 2022\)](#)
- [San Pedro Conservation and Character \(November 2025\)](#)

## Draft Maps

- [San Pedro General Plan Land Use Map \(November 2025\)](#)

New San Pedro ZCU  
StoryMap with  
Zoning and General  
Plan Land Use

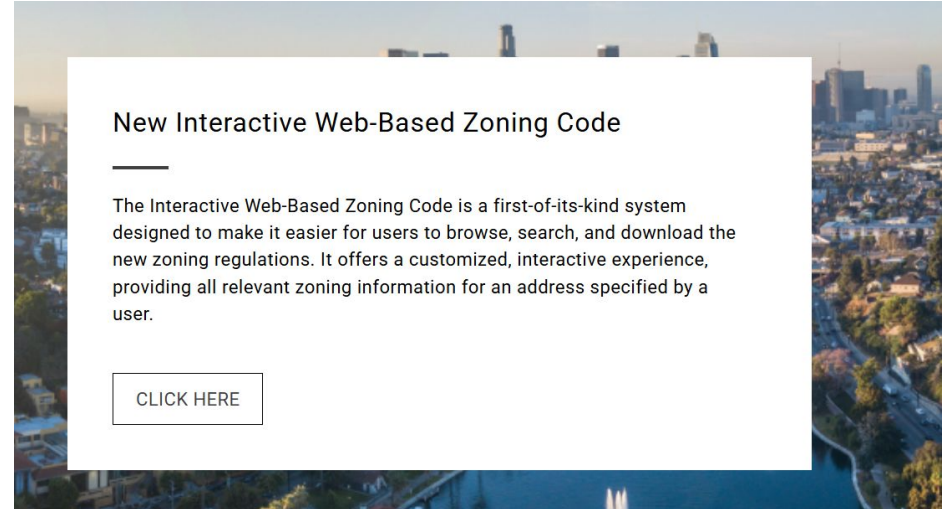
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## Weblinks

**Project:** [Planning4la.org/sanpedro-zcu](https://planning4la.org/sanpedro-zcu)

**New Code:** [Planning4la.org/zoning/new-code](https://planning4la.org/zoning/new-code)

New Code available to review on Planning website



## New Interactive Web-Based Zoning Code

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The Interactive Web-Based Zoning Code is a first-of-its-kind system designed to make it easier for users to browse, search, and download the new zoning regulations. It offers a customized, interactive experience, providing all relevant zoning information for an address specified by a user.

[CLICK HERE](#)

# Project Process Timeline

WE ARE HERE



2019 - 2020

## Project Research

Background and technical research



2021 - 2024

## Zoning Development

New zoning development, begin environmental review, neighborhood council coordination, public release of Draft Land Use Map



2025

## Refine

Refine zoning and land uses, public release of Draft Zoning Map



2026

## Adopt

Public hearing and adoption process with CPC, PLUM/City Council public hearings

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Public Hearing  
will begin shortly

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with multi-story apartment buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image has a color gradient overlay, transitioning from a warm orange on the left to a cool blue on the right. A white horizontal line is positioned above the text.