

San Pedro Zoning Code Update (ZCU)

June 28, 2023

Joint Meeting of the San Pedro
Neighborhood Council Land Use
Committees

Los Angeles City Planning

Alissa Gordon, City Planner
Lydia Chapman, City Planning Associate



Presentation Overview

- **Project Overview**
- **New Zoning Code Organization**
- **Intro to Character Frontage**
- **San Pedro Historic Commercial District**
- **Design Focus:** Exterior Materials, Roof Form, Entryways, and Articulation



San Pedro Zoning Code Update

New Zoning

FORM - FRONTAGE - STANDARDS | USE - DENSITY
- Orientation -

Form District Example:
Zone String: **LM2** MU2-5 | RG1-FA

Part 2B (Form Districts)

Find Your Applied Form District

SEC. 20.02 LOW-RISE MEDIUM 2 (LM2)

A. Lot Parameters

Lot width (feet)	25.00
Lot depth (feet)	25.00
Building coverage (percent)	50%
Building setbacks (feet)	0
Side street setback (feet)	0
Rear setback (feet)	0
Front setback (feet)	0
Lot area (square feet)	625
Lot area (square meters)	57.75

B. Bulk and Mass

Max. # of stories	3
Max. height in stories (feet)	35
Form Factor	3:1
Shading height in stories (feet)	0
Building width (feet)	100
Building length (feet)	0

Form Standards: **Form Standard** (with icons for 'Form Standards', 'Caption or Graphic', 'No Labels or Captions', 'Form Category', 'Form Rule Category', 'Not Applicable', 'Link to Rules', 'Standard Not Applicable', 'Learn More About Your Rules')

Part 2C (Form Rules)

Form Rule Category: BUILDING MASS

Form Standard: BUILDING MASS

Section 20.02 BUILDING MASS

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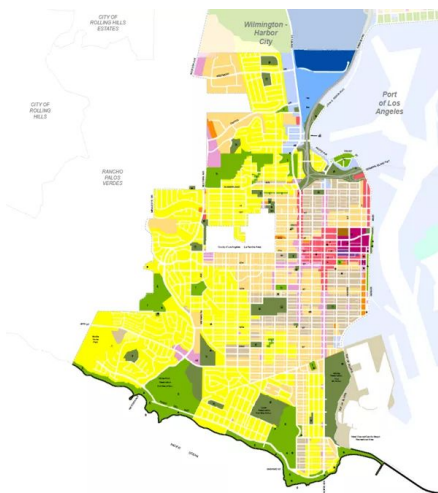
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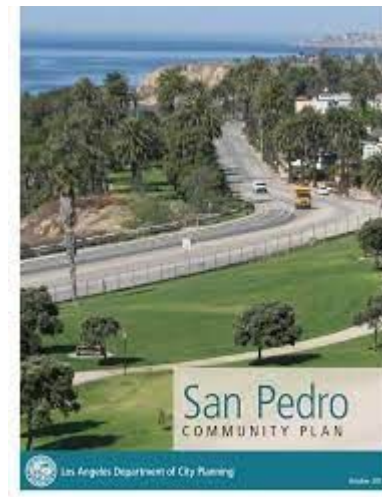
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Land Use Map with City's New GPLUs



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



New Zoning Code Organization

Article 1 - Introductory Provisions

Article 2- **Form**

Article 3 - Frontage

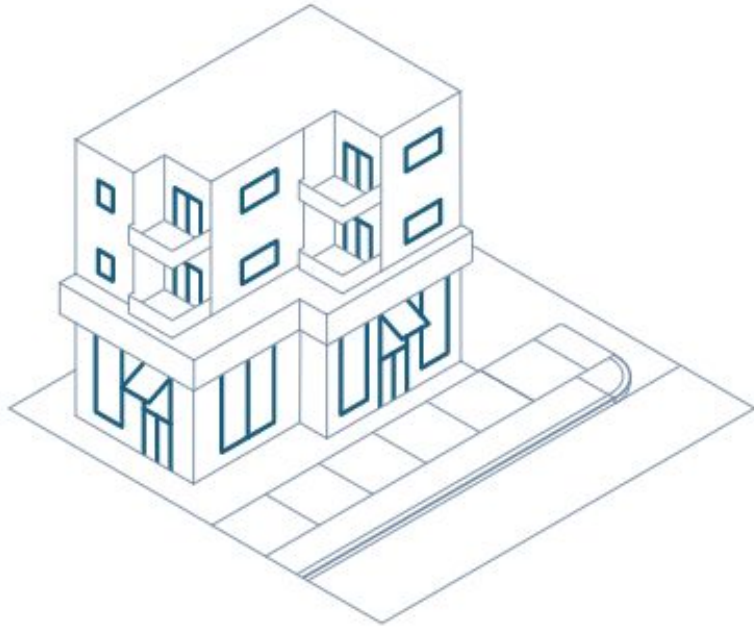
Article 4 - **Development Standards**

Article 5 - **Use**

Article 6 - **Density**



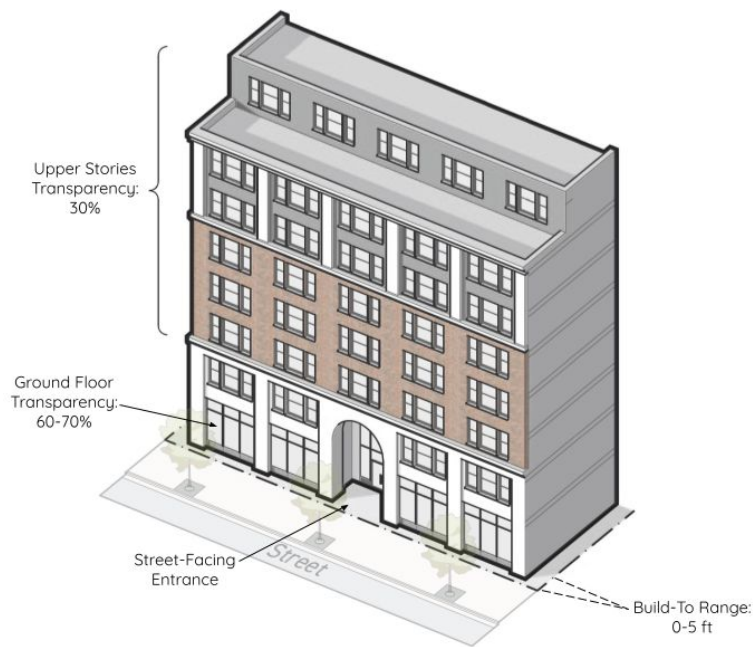
Form-Frontage-Standards-Use-Density



Frontage Districts

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

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



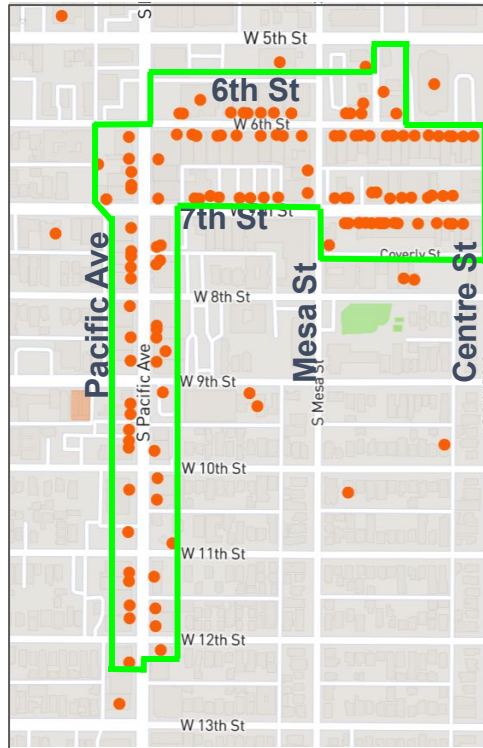
DRAFT for discussion purposes only

Character Frontage

Provides standards for facade articulation, entry features, window design, siding materials, and roof form, in order to reinforce the prevailing architectural characteristics.

Also includes landscaping, parking ground floor elevation, story height, build-to, features, and transparency.

Historic Commercial District



Downtown San Pedro's Historic Commercial District as identified by the CRA Survey.

- Potential Historic Resource
- Boundary of Survey Historic Commercial District

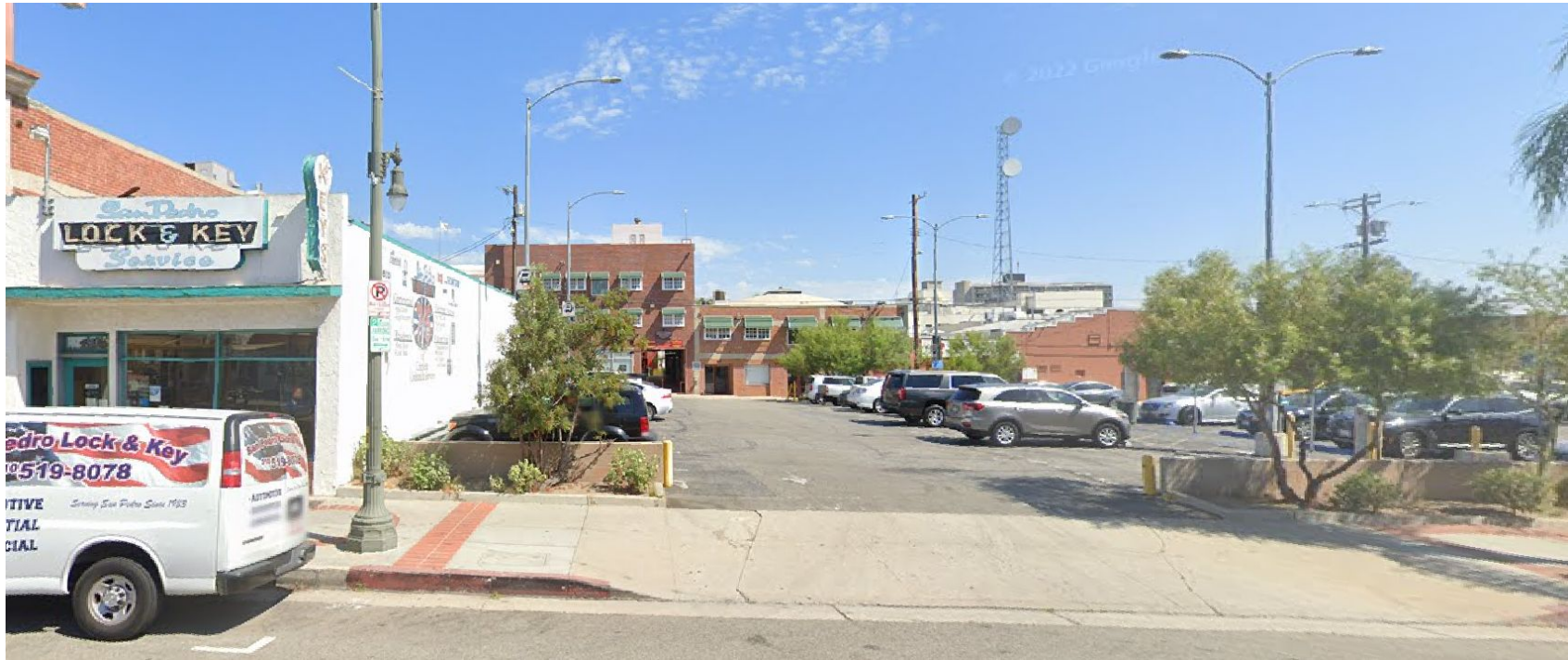
Historic Resources

Eligible Historic Resources

- Projects are subject to a separate review process
- Definition
 - **A building, structure, object, site, landscape, natural feature, or historic district identified as eligible** for listing either individually or as a contributor to a district under a local, state, or federal designation program through SurveyLA (the Los Angeles Historic Resources Survey), or another historical resource survey completed by a person meeting the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and accepted as complete by the Director, **in consultation with the Office of Historic Resources.**



Character Frontage - Infill Development



Surface parking lot observed on 7th St. between Pacific Ave, and Mesa St.

Historic Commercial District

Existing Design Features

District contains a concentration of early 20th century vernacular style buildings with approximately 70 eligible historic resources, 29 non-eligible, and 11 vacant lots.

Materials

- **Brick**
- Stucco
- Tile
- Stone

- Wood Siding

Roofs

- **Flat roofs**

- Hipped
- Mansard
- Gable

Entryways

- **Recessed entryways**

Community Plan Implementation Overlay (CPIO)

Central Commercial

San Pedro's Historic Commercial District is located in the San Pedro CPIO and located within the **Central Commercial** Subarea. Below is a regulation from the CPIO that regulates design.

*The exterior facade of buildings five stories or less shall incorporate no more than three complementary building materials, including but not limited to **glass, tile, masonry, smooth stucco, or stone.***

Exterior Materials

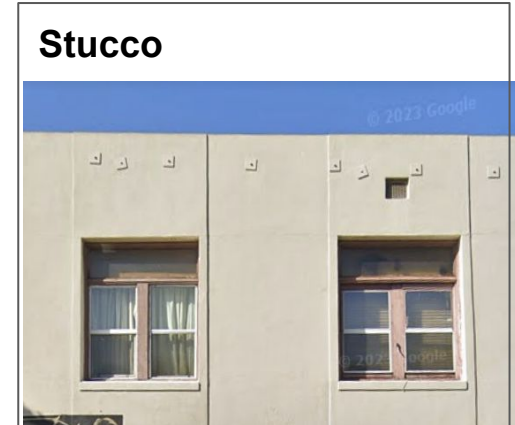
Example

Exterior Materials	
Principal Materials	70%
Options	Brick, Stucco, Stonework, Concrete
Accessory Materials	30%
Options	Brick, Glazed Tile, Stonework, Concrete

Brick



Stucco



Tile



Stone



Wood siding



Roof Forms

Flat Roof

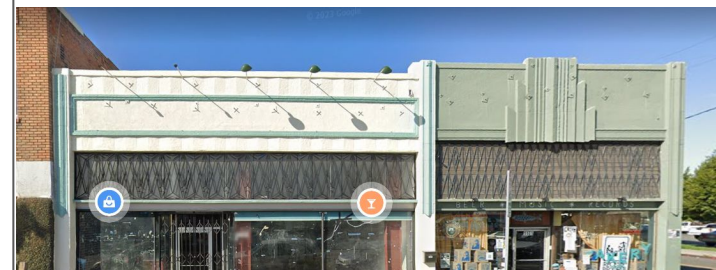
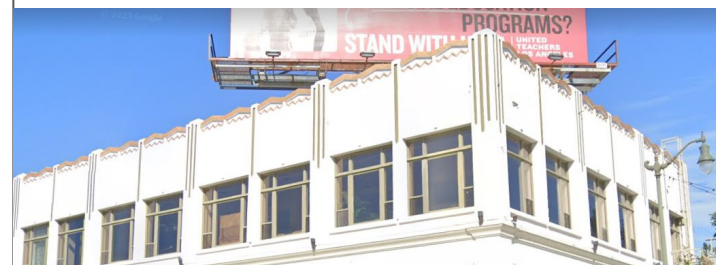
A roof with a maximum pitch of 2:12 (2 inch of vertical rise for every 12 inches of horizontal span). Flat roof forms include roofs with parapets up to 6 feet in height.

Example

Exterior Materials

Roof Form	Flat
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Flat roofs



Transparency

Example

Transparency	
Upper Story (min/max)	Primary: 20% / 50% Side: 20% / 50%
Window Recession	3 inches
Ground Story (min/max)	Primary: 50% / 70% Side: 50% / 70%
Window Recession	6 inches
Bulkhead	Required

Windows and Openings



Recessed Entryways

Example

Entrances	
Street-Facing Entrance	Required
Entry Feature	Required
Option	-Recessed entry -Covered entry -Storefront bay
Focal Entry Feature	1 “Archway, Architrave, or Canopy”

Covered Entry



Storefront Bay

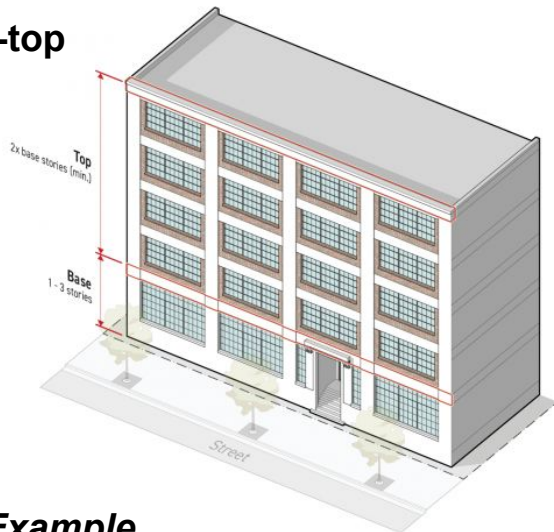


Recessed Entry



Articulating Elements

Base-top



Base-middle-top



Example

Articulation	
Base-top	Required (smaller infill)
Base-middle-top	Required (taller infill)

Set at # of Applicable Stories

Articulating Elements - Base-Top

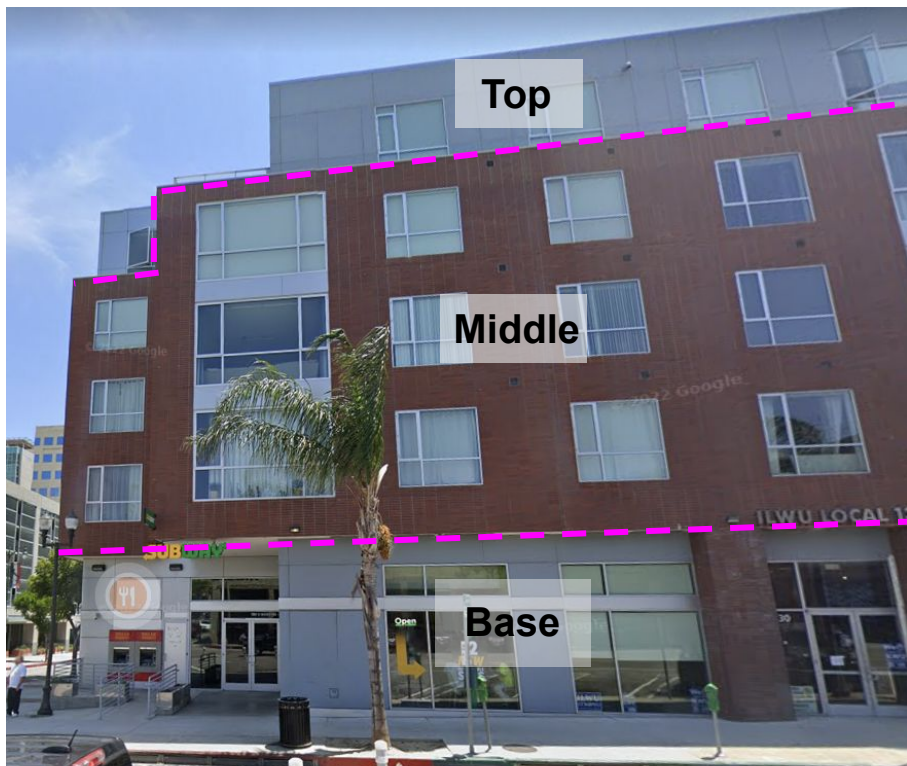


Hotel Cabrillo, 615-619 S. Centre Street



1134-1146 S. Pacific Avenue

Articulating Elements - Base-middle-top



610 S Centre Street, articulated with a change in material



638 S Beacon Street, articulated with belt courses

Storymap - *Coming Soon!*



San Pedro Zoning Code Update

[ABOUT](#)

[DRAFT MATERIALS](#)

[PROJECT UPDATES](#)

[RESOURCES](#)

[CONTACT](#)

Project Process Timeline

WE ARE HERE



2019-2020

Project Research

Background and technical research



2021-2023

Zoning Development

New zoning development and prepare environmental document, share drafts of zoning publicly



2024

Refine & Adopt

Refine zoning, Public Hearing and adoption process

Contact

San Pedro Zoning Code Update (ZCU) Staff Contact:

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Sign up for updates on the website at planning.lacity.org/sanpedro-zcu

For media inquiries: planning.media@lacity.org.

