

DESIGN STANDARDS and GUIDELINES

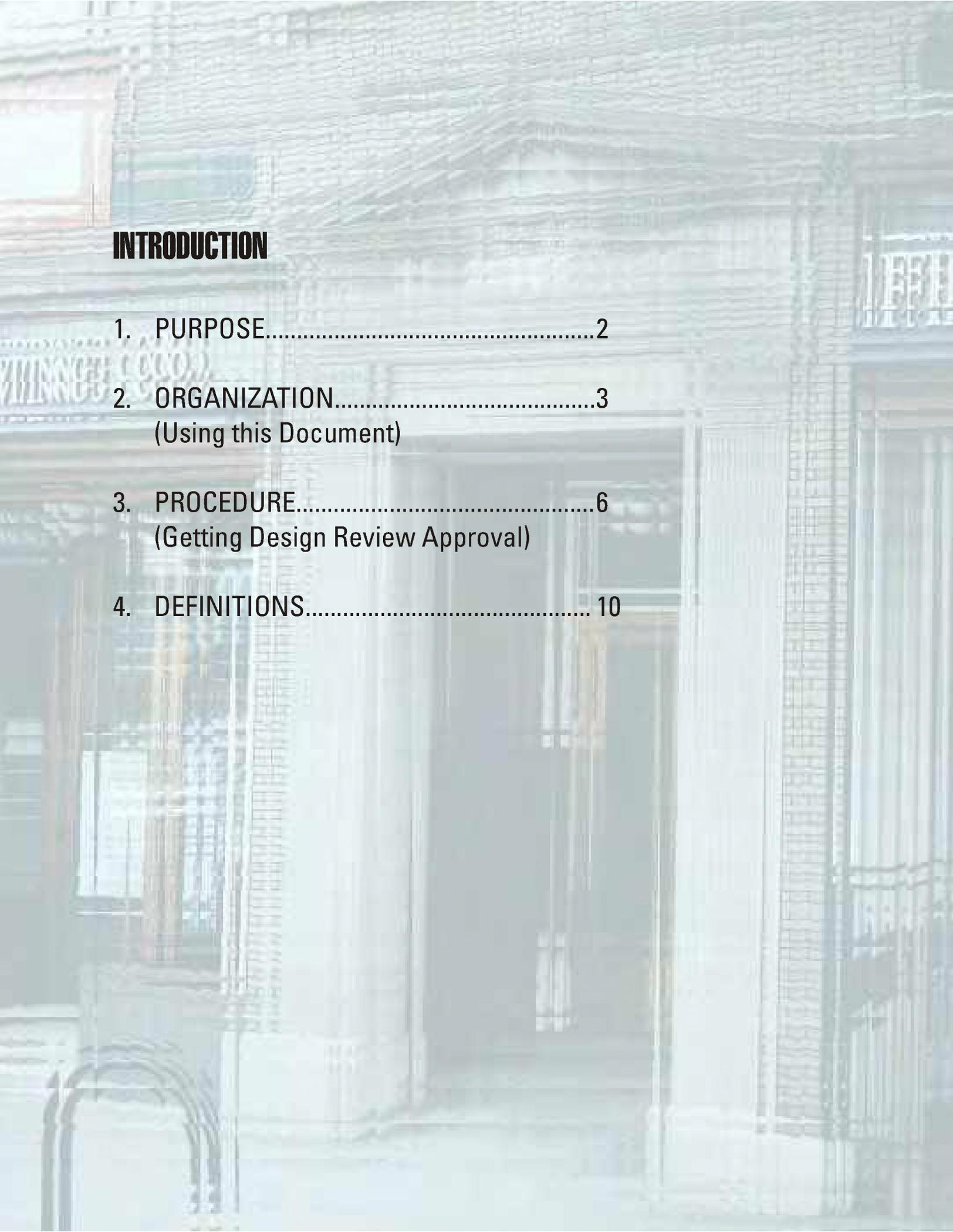
PACIFIC CORRIDOR
REDEVELOPMENT PROJECT

SAN PEDRO, CA
JUNE 2005



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INTRODUCTION

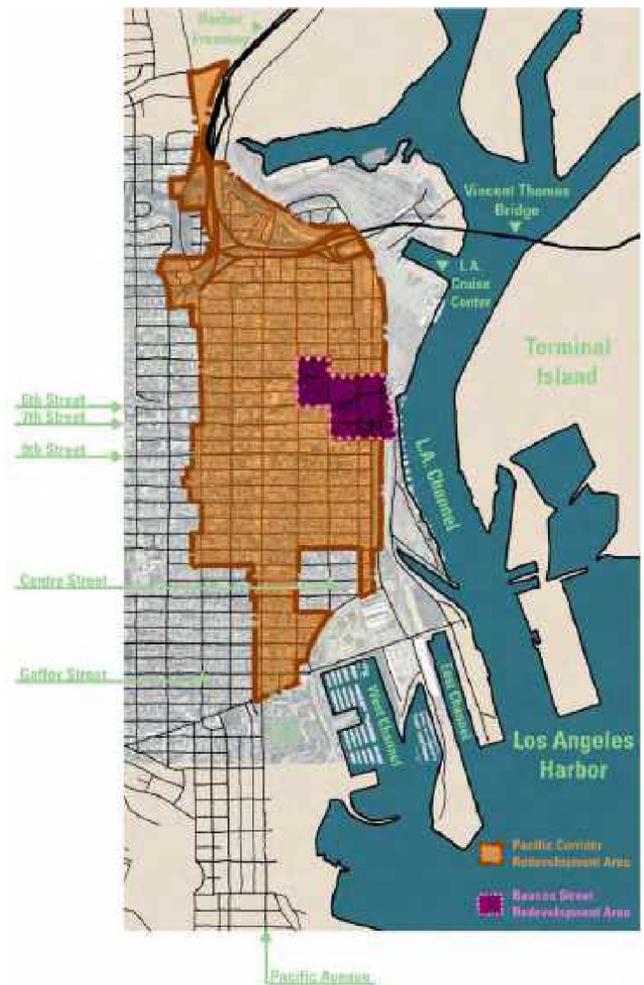
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1. PURPOSE

The following standards and guidelines, developed by the Community Redevelopment Agency of the City of Los Angeles (CRA) and its Pacific Corridor Community Advisory Committee (CAC), are tools to implement the goals and objectives of the Pacific Corridor Redevelopment Plan adopted by the Los Angeles City Council. More specifically, the purpose of this document is to ensure that rehabilitation efforts and new development within the Pacific Corridor Redevelopment Project Area are consistent with the visual character of San Pedro and enhance the community's overall image.

The standards and guidelines are designed to promote rehabilitation and new development that are compatible with the best aspects of the existing architectural context of the community. New construction should be attractive, high-quality, and contribute to a visually cohesive built environment. For example, the area's commercial streets should be perceived as engaging and active public space, providing "curb appeal" (as recommended by the ULI Advisory Panel in 2002). Along these streets, articulated building facades should engage the public and animate the street. Meanwhile, parking facilities and other services should minimize their adverse impact on public streets and adjacent residential areas.

The document is divided into design context, development standards, and design guidelines, the contents of which are further described in the following discussion on the organization of the document. Please note that the "design guidelines" explain how new development should fit into and improve the existing built environment; however, they are not meant as a checklist for "good" design. Nor are they meant to inhibit creative design solutions. It is understood that a project may not meet every guideline in order to conform to this document's intent. On the other hand, the "development standards" establish minimum threshold requirements for new construction and rehabilitation of existing structures within the project area, and must be satisfied for building permit approval.



2. ORGANIZATION (Using this Document)

DESIGN CONTEXT

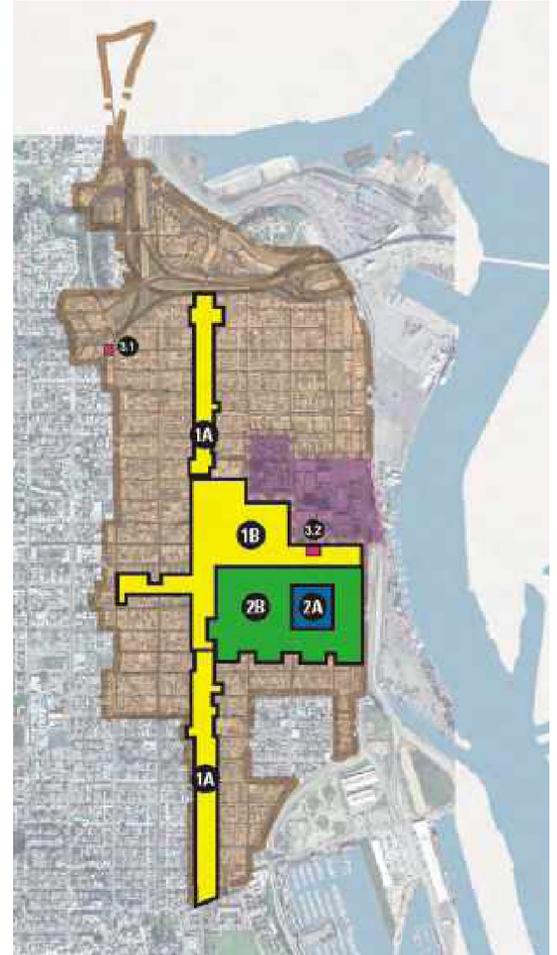
Part One of this document establishes the “context” for design within the redevelopment project area. It describes the goals and objectives for the project area adopted by the Pacific Corridor Community Advisory Committee (CAC). It also establishes urban design principles that are consistent with these goals and objectives, and provides illustrative images depicting precedents for urban design within San Pedro.

DESIGN STANDARDS

Part Two establishes minimum design “standards” for construction within the Project Area. Section 520 (Design Guidelines and Development Controls) of the Pacific Corridor Redevelopment Plan authorizes the Agency “to establish height of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other design guidelines and development controls necessary for the proper development of both private and public areas within the Project Area.” Deviations from any standards requires approval by the Community Redevelopment Agency, with a recommendation provided by the Community Advisory Committee (CAC).

DESIGN GUIDELINES

Parts Three through Seven convey “guidelines” for architectural design within the project area. They set forth general intent and criteria for the rehabilitation of existing structures, as well as the accommodation of contemporary alterations and new construction. Because the project area encompasses approximately 700 acres, and features distinct sub-areas with differing building and land use characteristics, the design guidelines are organized to address these differences.



- 1. Commercial Districts**
 - 1A. Pacific Avenue Commercial Corridor
 - 1B. Downtown Core Area
- 2. Residential Districts**
 - 2A. Vinegar Hill Historic Preservation Overlay Zone (HPOZ)
 - 2B. Vinegar Hill Historic Neighborhood (VHHN)
- 3. Redevelopment Opportunity Sites**
 - 3.1. Gaffey Welcome Park
 - 3.2. LaSalle Rehab

PART 3: DESIGN GUIDELINES FOR COMMERCIAL DEVELOPMENT:

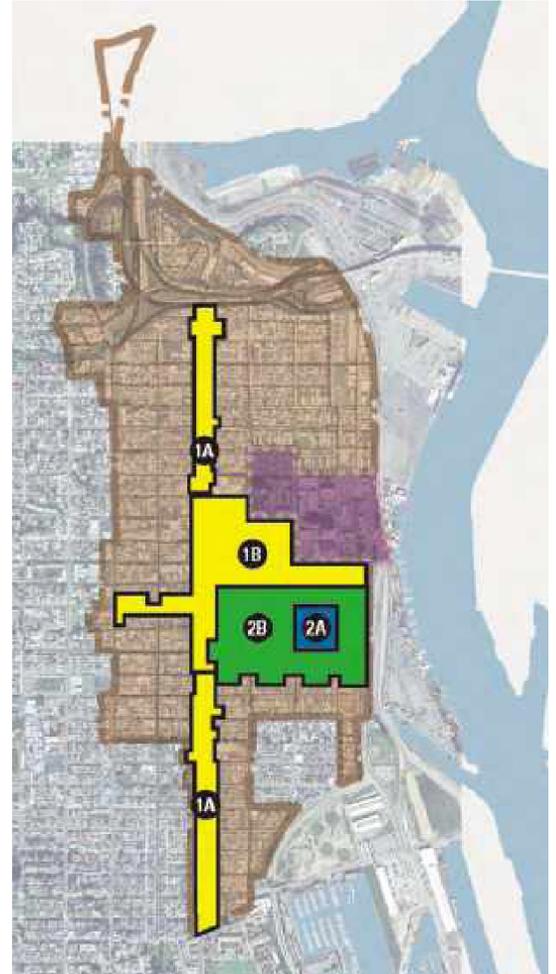
Part Three applies to all properties designated for commercial land use within the project area, including supplementary guidelines for the following commercial sub-areas:

- A. *Pacific Avenue Commercial Corridor (1A)*: Pacific Avenue is one of the major thoroughfares within the project area, and aside from the Downtown Core, this street is generally oriented to automobile traffic. Guidelines for this sub-area accommodate infill development and are intended to improve the visual appeal of this prominent community corridor.
- B. *San Pedro Downtown Core (1B)*: This sub-area includes the historic downtown of the community, a part of which is deemed eligible for listing as a Historical Commercial District in the National Register of Historic Places. The design guidelines are intended to enhance the historic identity of the area and strengthen its pedestrian-orientation, while accommodating new services and facilities.

- **PART 4: DESIGN GUIDELINES FOR RESIDENTIAL DEVELOPMENT:** Part Four addresses residential use within the project area. Guidelines are intended to ensure that new residential development is compatible with its surroundings.

- A. *Residential Neighborhoods (Housing Conservation Areas)*: The design guidelines for residential development apply to all properties designated for residential land use, except designated historic neighborhoods. The guidelines support the concept of neighborhood conservation, and recognize that change should not exceed a neighborhood's capacity to absorb and integrate new development into its sense of identity.

- B. *Vinegar Hill Historic Preservation Overlay Zone (2A)*: Residential development within the Vinegar Hill Historic Preservation Overlay Zone (HPOZ), which is bounded by 9th (N), 11th (S), Centre (W) and Palos Verdes Streets (S) must adhere to CEQA Guidelines and California Register or Secretary of Interior Standards for preservation of historic areas. The HPOZ has a significant number of single-family homes and contributing historic structures. The CAC has requested that the HPOZ be expanded, thus, a Design Review Advisory Panel will be established to formulate the rules for the increased protection of historic structures in a neighborhood adjacent to the HPOZ.

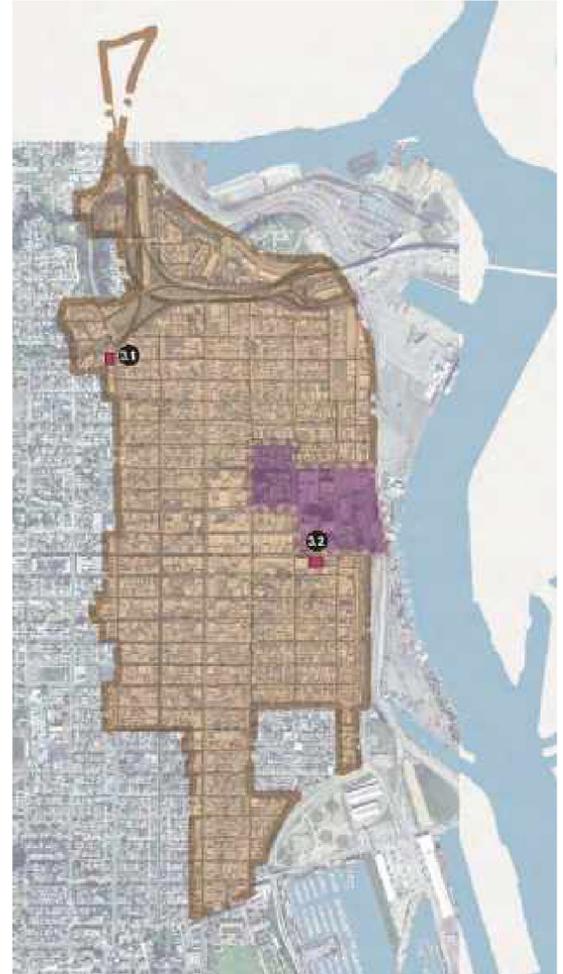


- 1. Commercial Districts**
 - 1A. Pacific Avenue Commercial Corridor
 - 1B. Downtown Core Area
- 2. Residential Districts**
 - 2A. Vinegar Hill Historic Preservation Overlay Zone (HPOZ)
 - 2B. Vinegar Hill Historic Neighborhood (VHHN)

- B. *Vinegar Hill Historic Neighborhood (2B)*: The neighborhood adjacent to the HPOZ is the Vinegar Hill Historic Neighborhood ("VHHN"), bounded by the right-of-way centerline of 8th Street (N), Harbor Boulevard, (E) the rear property line of lots fronting on the south side of 12th Street (S) and the east side of Pacific Avenue (W). The VHHN contains a significant number of contributing historic structures. Residential development within the VHHN shall adhere to CEQA Guidelines, California Register or the Secretary of Interior guidelines for preservation of historic structures and resources. The new rules to be developed will relate to rehabilitation and reuse of historic buildings and will ensure that new construction reinforces the VHHN's historic character, as per Section 522 of the Pacific Corridor Redevelopment Plan, which stipulates that special consideration be given to the protection, rehabilitation or restoration of any structure determined to be historically significant. The new rules for the VHHN will be submitted in the near future for Agency Board consideration.

These guidelines encourage rehabilitation and re-use of historic buildings and ensure that new construction reinforces the area's historic character.

- PART 5: DESIGN GUIDELINES FOR MIXED-USE DEVELOPMENT (REDEVELOPMENT OPPORTUNITY SITES)(3): Part Five applies to all properties identified as Redevelopment Opportunity Sites. Prospective developers are urged to consult with Agency staff at the earliest stage, as a particular site may be subject to additional requirements and recommendations.
- PART 6: DESIGN GUIDELINES FOR COMMERCIAL SIGNAGE: Part Six establishes intent and criteria for the design of all commercial signage. Included are guidelines for the Downtown Core, as well as considerations for historic signage and signage on historic buildings.
- PART 7: DESIGN GUIDELINES FOR THE PUBLIC REALM: Part Seven sets forth general intent and criteria for the design of streets and public space within the community, as well as public signage and art.



3. Redevelopment Opportunity Sites

- 3.1 Gaffey Welcome Park
- 3.2 LaSalle Rehab

3. PROCEDURE (Getting Design Review Approval)

DESIGN REVIEW

Section 408.4 (Development Plans) of the Pacific Corridor Redevelopment Plan stipulates that “all development plans (whether public or private) shall be submitted to the Agency for approval and architectural review.” Applications for building permits within the redevelopment area are subject to compliance with the Design Guidelines & Standards, and therefore, Agency staff will also review the architectural design of project proposals. *Prior to filing an application, project proponents should review the contents of this document.*

Design review is a flexible process that applies guidelines to specific projects. Because interpretation is required in the evaluation of proposals, it is intended that the review process will be cooperative and informative, establishing effective communication between each of the parties involved — the applicant / developer, the design, the Community Advisory Committee (CAC) and Agency staff.

APPLICABILITY

All building and construction projects are subject to the Basic Review Process described below, including, but not limited to:

- New construction, except interior structural work and interior tenant improvements.
- Rehabilitation of existing structures, including exterior additions, exterior structural alterations and demolitions.
- All commercial business signs requiring a building permit.

Structures deemed historic (reference Appendix A) are subject to additional review, as described below in the Review Process for Historic or Contributing Structures.

Properties designated as Redevelopment Opportunity Sites (reference Appendix B) are also subject to additional review, as described below in the Review Process for Redevelopment Opportunity Sites.

BASIC REVIEW PROCESS

All projects shall participate in the following review process:

- Step 1: Informal (Conceptual Design) Review.** The applicant discusses the proposal with Agency staff. The purpose is to review the project's scope as it relates to the intent and purpose of the Design Guidelines. The review should take place no later than at approximately 50% completion of a project's schematic design phase. The submission should include building floor plans, elevations, and a perspective rendering. A site plan is also required, with setback dimensions, parking plan, and site tabulations, including site coverage, floor area, and parking ratios.
- Step 2: Preliminary (Schematic Design) Review.** This submission to Agency staff should correspond to the project's design at schematic level. The schematic design package should include a site plan, typical building floor plans, key building elevations, one or more building cross sections, parking facilities plan, and a conceptual landscape plan. The drawings should be sufficient to describe building massing, site plan and landscape features, vehicular access, and pedestrian areas. Major dimensions and tabulations of building site coverage, floor areas, and parking ratios should be included. At least one perspective rendering, and a list with samples of materials and colors selections for exterior finishes should also be provided.
- Step 3: Final (Design Development) Review.** This submission to Agency staff shall be made at the end of the design development phase, and shall include drawings and materials that update the Schematic Design Review. Drawings, samples, and schedules depicting graphics and signage, lighting, and public art (if appropriate) shall be provided. Submission materials should allow for the evaluation of the details of the proposed design.
- Step 4: Plan Check (Construction Documents and Final Landscape Plan).** This step entails review of the building permit to ensure that the project remains in substantial compliance with the Final (Design Development) Review and meets the minimum stipulated standards.
- Step 5: Construction Check.** Building and Safety staff conduct on-site construction checks to ensure that the project remains in compliance with the approved plans.

CONCEPTUAL	<ul style="list-style-type: none"> Building Floor Plans Elevations Perspective Rendering Site Plan, with setback dimensions, parking plan, and site tabulations (site coverage, floor area, and parking ratios)
SCHEMATIC	<ul style="list-style-type: none"> Site Plan Typical Building Floor Plans Key Building Elevations One or More Building Cross-Sections Perspective Rendering Parking Facilities Plan Conceptual Landscape Plan Sample Exterior Material and Color Boards <p><small>Drawings should include building massing, site plan and landscape features, vehicular access, and pedestrian areas. Drawings should include tabulations of building site coverage, floor area, and parking ratios.</small></p>
DESIGN DEVELOPMENT	<p>In addition to drawings updating the Schematic Review submission:</p> <ul style="list-style-type: none"> Drawings, samples, and schedules for graphics and signage Drawings, samples, and schedules for lighting Drawings, samples, and schedules for public art
CONSTRUCTION DOCUMENTATION	Review Building Permit
CONSTRUCTION	Building and Safety staff conduct on-site construction checks

REVIEW PROCESS FOR HISTORIC or CONTRIBUTING STRUCTURES

Section 522 (Buildings of Architectural and Historical Significance) of the Pacific Corridor Redevelopment Plan states that “prior to any development, redevelopment or rehabilitation of any parcel within the Project Area, the Agency shall determine whether any structure located on such parcel is of architectural or historical significance. To the extent practical, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant.” Existing buildings provide a sense of historical and physical continuity, and strengthen the urban fabric. The retention and rehabilitation of building and storefronts of recognized historical and/or architectural value is encouraged, and the following review process applies:

- Appendix A lists properties within the redevelopment area that are designated as historic or contributing structures.
- Building permit applications for properties listed in Appendix A shall be referred to the Community Advisory Committee (CAC) for review and recommendation. In addition to the Basic Review process, the CAC or its designated subcommittee shall review the proposal at Steps 2 and 3.
- As part of the Schematic Design submission, the existing condition of historic or contributing structures should be assessed, and as far as feasible, historic documentation of the building’s original appearance and later alterations should be located. Please note, that properties change over time, and those alterations that have acquired historic significance should be preserved, and incompatible changes should be removed.
- *Rehabilitation of culturally designated landmarks (e.g., City of LA-designated), and architecturally or historically significant buildings shall meet the Secretary of Interior Standards for the treatment of historic properties.*

REVIEW PROCESS FOR REDEVELOPMENT OPPORTUNITY SITES

Section 507 (New Construction and Rehabilitation of Properties) of the Pacific Corridor Redevelopment Plan states that “additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.” The following review process applies:

- The primary purpose for the Redevelopment Opportunity Sites is to remove blight and meet Redevelopment Plan goals and objectives.
- Development proposals for Redevelopment Opportunity Sites shall be referred to the Community Advisory Committee (CAC) for review and recommendation. In addition to the Basic Review process, CAC or its designated subcommittee shall review the proposal at Steps 2 and 3.

4. DEFINITIONS

STANDARDS VS. GUIDELINES

Guidelines are recommendations based on policy directives. Project proponents are advised to meet the intent of the guidelines, however there is flexibility in the application of specific criteria. Standards are mandatory regulations.

Example:

Standard: Buildings and their primary entrances shall face the street.

Guideline: Create a street level environment that accommodates the pedestrian.

GLOSSARY

The following words and phrases, whenever used in this document, shall be construed as defined in this section:

- *Awning:* A roof-like cover extending over or in front of a door, window shelter or decorative element.
- *Districts:* Refers to both the Pacific Avenue Commercial Corridor and the Downtown Historic Core.
- *Facade:* The front of a building or any of its sides facing a public way or space.
- *Main Building:* The largest building of a shopping center.
- *Main Commercial Street:* In the case of San Pedro, Pacific Avenue, 6th Street, 7th Street, and 9th Street.
- *Pedestrian Way:* Walkway providing pedestrian passage through parking lots that is distinguished by hardscape and landscape treatments that provide for pedestrian safety and ease of movement.
- *Service Area:* Any location containing open storage, loading docks, non-public entrances, trash receptacles, or other utility uses.
- *Shopping Center:* Any unified development consisting of more than two (2) businesses, attached or unattached, on one or more lots, that is under one ownership or shares common parking, service, or other facilities.

Awning:



Service Area:



Trash Enclosure:



Transom Window:



- *Trash Enclosure:* Any area constructed of solid walls or fences, including chain link or wrought iron fences, used to enclose commercial trash receptacles.
- *Transom Window:* A window, usually arc-shaped, that is located directly above a door. Often made of stained glass.

Commercial Signage Terms:

- *Billboard:* A panel for the display of advertisements in public places, such as alongside roadways or on the sides of buildings.
- *Blade Sign:* A three-dimensional sign that projects from the building facade and is read vertically.
- *Channel Letters:* Three-dimensional, individually cut letters or figures, made of formed sheet metal, usually with an acrylic face, often with an internal light source, affixed to a structure.
- *Primary Sign:* The largest and most prominent sign displayed at the exterior of a business.
- *Secondary Sign:* Any exterior signs that are not the primary sign.
- *Sign Band:* The wall area, unbroken by major architectural features such as doors, windows, columns, or other protrusions, which is located above the ground floor storefront opening and below the second floor windowsill, or below the cornice, located a minimum of eight (8) feet above grade and a maximum of fifteen (15) feet above grade.
- *Canister Signs or Sign Cabinets:* A type of sign construction that is made of a metal container and which houses fluorescent tube lights. Frequently these signs have a translucent acrylic face.
- *Visual Facade:* The combination of all the facades or sides of a building that can be seen from one position; for instance, a free-standing or corner building.

Billboard:



Blade Sign:



Canister Sign:

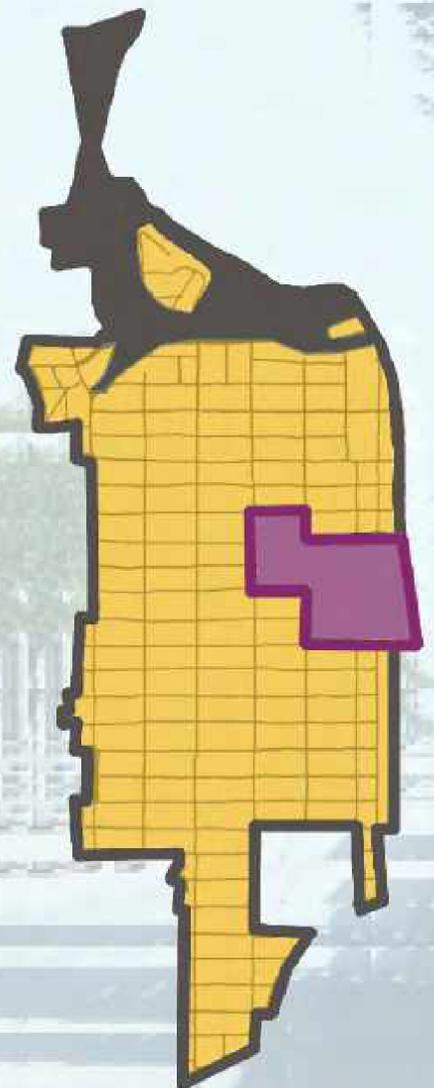


Channel Letters:



PART ONE. DESIGN CONTEXT

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1.1. REDEVELOPMENT GOALS AND OBJECTIVES

Redevelopment Goals

The Pacific Corridor Community Advisory Committee (CAC), appointed by *the* Fifteenth Council District and consisting of business persons, property owners, residents and representatives of local organizations within the San Pedro community, advises the Agency. The CAC has adopted a Mission Statement (*see Work in Progress Report, April 7, 1999*) and redevelopment project objectives, which are incorporated into the Redevelopment Plan for the Pacific Corridor Redevelopment Project (*Adopted May 1, 2002. Los Angeles City Ordinance #174549.*) and excerpted below:

- **Develop a community that is safe and physically attractive, capitalizing on its assets including strong community bonds and natural attributes, such as the waterfront.**
- **Create a community that is economically viable, supporting business retention and expansion to create jobs and enhance the revenue base of the community.**
- **Provide better access and improved circulation patterns to enhance the physical and economic environment of the community.**
- **Establish a framework for increased Port involvement and participation in community revitalization.**

Community Objectives

- **Community Image and Vision.** To maintain San Pedro and the surrounding area as an aesthetically pleasing community reflecting its past and reinforcing its status as an international port city with waterfront access.
- **Health and Public Safety.** To assure a crime-free and drug-free community.
- **Economic Revitalization and Job Creation.** To retain and expand business and ensure San Pedro as a fully employed community.
- **Development of Tourist Oriented Facilities.** To promote tourism related activities that enhance economic and recreational opportunities in the community.

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- ***Social Service and Community Recreation Facilities.*** To maintain and expand community services and facilities.
 - ***Diversification of Retail and Entertainment Activities.*** To develop a variety of consumer retail, shopping and entertainment opportunities and discourage commercial activities perceived to have a detrimental effect on the community.
 - ***Historic Preservation and Promotion of Cultural Heritage.*** To preserve the unique cultural, social and physical features of the community.
 - ***Preservation of Existing Housing Stock and Creation of New Home Ownership Opportunities.*** To preserve existing housing stock and provide choice for a variety of new and rehabilitated housing opportunities.
 - ***Public Improvements and Amenities.*** To install, repair and maintain public improvements and amenities.
 - ***Port Involvement and Participation in Community Revitalization.*** To engage and increase involvement of the Port in the physical and economic revitalization of the community.

Downtown Objectives

The CAC has also established objectives relative to Downtown San Pedro.

- Create a recognizable Downtown district.
- Use public infrastructure improvements to link the Downtown and the waterfront.
- Define an appropriate image for Downtown's streetscape.
- Provide streetscape enhancements and gateway features that contribute to Downtown's unique "sense of place."
- Establish 6th Street as the main pedestrian zone, linking the historic waterfront and Pacific Avenue commercial area.

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- Establish 7th Street as an “artists walk.”
 - Encourage infill and upper floor renovations within the Downtown area.
 - Develop use and rehabilitation guidelines for historic buildings and structures.
 - Establish guidelines for in-fill development and for transitions between new and existing buildings.

Program Implementation

Specific projects and programs have been identified for achieving the goals and objectives of the Redevelopment Plan.

1. Commercial Area Design Standards: For new buildings and rehabilitation of existing buildings to enhance the overall image of the project area, and to guide private investments in making improvements to property within the project area. Of particular interest is the area’s major commercial corridors, especially Pacific Avenue, 6th Street and 7th Street; standards should define an image for these streets and enhance the pedestrian character of Downtown San Pedro.

2. Historic District Design Standards: To ensure that new development remains compatible with historic buildings. Design standards and guidelines should also guide preservation and emphasize opportunities for the re-use of historic buildings, thereby highlighting and reinforcing the area’s past.

3. Residential Design Standards: To ensure that new construction within existing neighborhoods will be compatible with its surroundings. The scale and character of new residential construction needs to be especially sensitive to the height, massing and orientation of existing residences.

4. Streetscape Design Standards: To enhance the project area’s commercial streets, contribute to the area’s identity, and support pedestrian orientation and activity. Street trees, lighting and street furniture are among the amenities that will improve the retail experience.

1.2. DESIGN PRINCIPLES FOR COMMERCIAL AREAS

District Character

Principle 1. Establish an identifiable downtown with a unique sense of place that includes a compact mixture of uses, and the presence of identifiable gateways, focal points, and landmarks.

Principle 2. Build strong visual and physical connections throughout the downtown, for instance, through the protection of view corridors, and the provision of a comprehensive network of public spaces and paths.

Principle 3. Express local history and culture, relying on the preservation and reuse of architecturally and historically significant structures, a respect for adjacent architectural character, as well as the provision of public art.



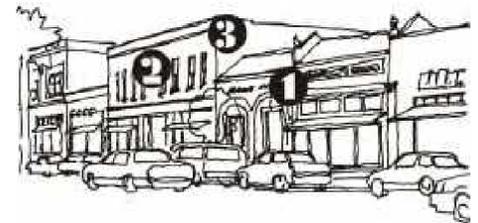
1. Shopfronts
2. Street furniture / benches
3. Tree canopy
4. Sidewalk dining/ activity

Street Environment

Principle 4. Communicate through design that streets are public space intended for a diversity of users, including pedestrians, bicyclists, motorists, and transit users.

Principle 5. Contribute to the physical safety and comfort of pedestrians along streets and sidewalks, incorporating such features as traffic calming devices, street trees, street furniture, and wayfinding devices.

Principle 6. Make streets active and engaging places that contribute to the local identity, with special emphasis on creating a strong relationship between the building and street.



1. Facade improvements
2. Compatible infill development
3. Visually unified street

Site Planning

Principle 7. Encourage site planning that functionally and visually integrates on-site facilities and uses, including buildings, services, vehicular access and parking, pedestrian access and circulation, and outdoor spaces.

Principle 8. Control vehicular access, on-site parking, and service facilities to reduce their visual impact, maintain a consistent building frontage, promote sidewalk interest and activity, and protect adjacent sensitive land uses.

Principle 9. Incorporate accessible outdoor spaces that are amenable to outdoor activity and comfortable social interaction; for instance, well-defined plazas, courtyards, gardens, and pedestrian passages.

Building Design

Principle 10. Promote architectural design that fits with and enhances its surroundings, emphasizing visually attractive buildings that bring interest to the street, and add richness and variety to the community.

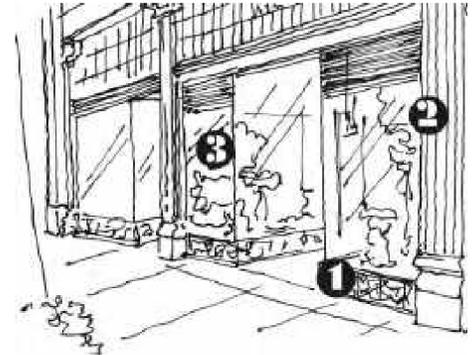
Principle 11. Support contemporary design solutions, keeping in mind that the scale, massing, materials and degree of facade articulation should be respectful of nearby historic structures.

Principle 12. Encourage architectural design that contributes to a more pleasant and pedestrian-oriented urban environment, emphasizing human-scale design and high quality construction, including attractive, yet durable materials.

Sign Appearance

Principle 13. Require legible signs that make a positive contribution to the street; in particular, encourage signage that is easily read by both people on foot and in passing vehicles.

Principle 14. Encourage signs that are compatible in design and in scale with their buildings and surroundings, and are designed to minimize impacts on adjacent structures and uses.



1. High quality, durable materials
2. Light modulating details
3. Window displays

1.3. DESIGN PRINCIPLES FOR RESIDENTIAL AREAS

Neighborhood Identity

Principle 1. Maintain and rehabilitate the existing housing stock, and in particular, support the preservation of historically and architecturally significant dwellings.

Principle 2. Integrate new residential developments with their built and natural surroundings; in particular encourage a strong relationship between dwellings and the street.

Principle 3. Reinforce connections between residential areas and important destinations, such as local shopping, parks and public facilities; clearly designated crosswalks and continuous sidewalks are important measures.



1. Highly visible street facade
2. Dwellings face street
3. Shallow front yard

Residential Street Environment

Principle 4. Support neighborliness and offer a sense of security along residential streets, encouraging dwellings with front doors and windows that orient to the street.

Principle 5. Make walking safe and appealing along residential streets, for instance, through on-street parking and the planting of spreading canopy trees in (existing) parkways adjacent the street.

Residential Site Planning

Principle 6. Reduce the visual impact of residential parking facilities, and encourage developments that offer greenery and shade the site with mature canopy trees.

Principle 7. Provide functional outdoor space in conjunction with residential developments; multi-family projects should include private outdoor space, as well as communal gathering areas and outdoor amenities.

Residential Building Design

Principle 8. Encourage the design of visually appealing residential dwellings that feature varied and articulated facades with pleasing compositions, as well as quality construction.

Principle 9. Communicate the residential function of a building with an emphasis on domestic details and intimate scale, including three-dimensional design features such as porches, balconies, and bays.



1. Modulation of wall plane
2. Change of roof form
3. Architectural detailing
4. Differentiated dwelling facades

1.4. DESIGN PRECEDENTS

Urban Streetscape

- 1. Continuous street wall / retail continuity
- 2. Street trees / overhead cover (Especially at mid-block crossings)
- 3. Street furniture
- 4. Sidewalk dining
- 5. On-street parking
- 6. Public art & signage celebrate local culture



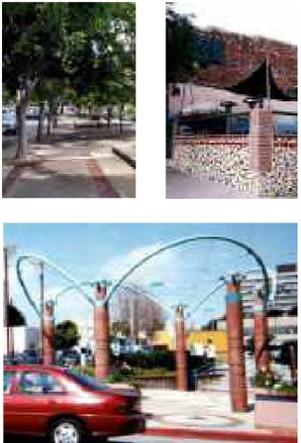
Landscape

- 1. Palm trees common (Especially near waterfront)
- 2. Potted plants & unique furniture pieces placed along storefronts & near entries
- 3. Public art incorporated



Outdoor Rooms

- intimate scale
- connection to sidewalk
- transition from indoors to outdoors
- access to sun and shade
- outdoor furniture
- focal art pieces



Building Orientation

1. Buildings & entrances oriented to street
2. Buildings at or near sidewalk edge
3. Street level shops
4. Mid-block passages with storefronts



Building Scale & Massing

1. Simple, bold massing
2. Articulated sub-volumes
3. One to three story height typical
4. Rectangular forms typical



Building Rooftops

1. Attractively detailed cornices
2. Roof parapets
3. Horizontal profile typical



Building Facades

1. Articulated facades
2. Prominent main building entrances
3. Patterned or regular openings
4. Horizontal division (base, middle, top)
5. Major & minor projecting elements
6. Street facade restoration



Building Materials

1. Quality materials
2. Durable ground floor materials
3. Textured ground floor materials
4. Vibrant trim & accent colors



Building Details

1. Ground floor detail
2. Light modulating & visually rich detail
3. Canopies and awnings
4. Decorative & multi-colored tile work
5. Decorative grille-work and screens



Commercial Storefronts

1. Articulation of individual storefronts
2. Transparent glass storefronts
3. Multi-layered window displays
4. Recessed shop entries
5. Shop entrances typically meet sidewalk at-Grade



Commercial Signage

1. Restored historic signs
2. Compatible contemporary signs
3. Pedestrian-oriented blade signs
4. Signs integral to architecture
5. Illuminated signage
6. Neon lettering



Commercial Lighting

1. Exterior fixtures compatible with Architecture
2. Exterior fixtures illuminate signage
3. Decorative neon lights



Residential Scale

1. Single family homes, duplexes and 4-plexes common
2. One to two stories typical
3. Dwellings oriented to street
4. Shallow front setbacks
5. Generous front porches
6. Alleys and garages at rear of lot



Residential Architecture

1. Differentiated dwellings
2. Simple composition typical
3. Interesting, articulated facades / Modulated wall planes
4. Roof forms complement architecture



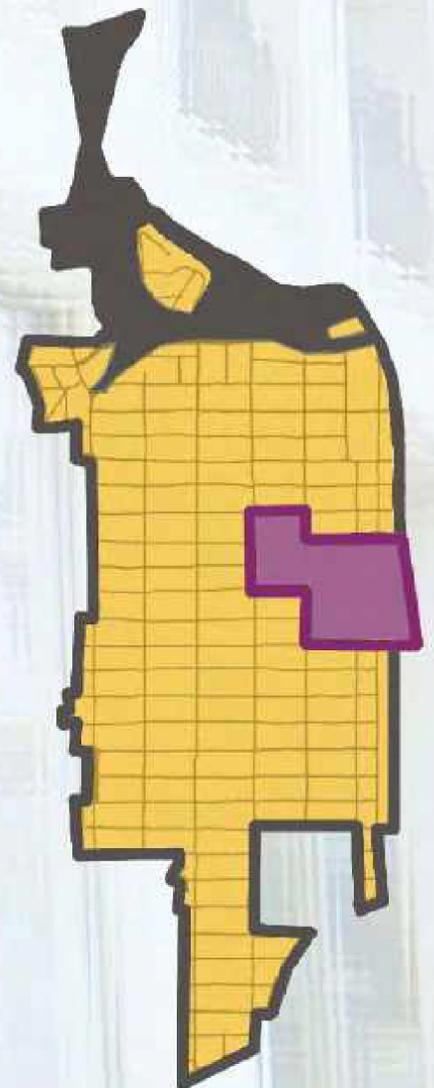
Residential Details

1. Bay windows
2. Second floor balconies
3. Projecting eaves
4. Dormers, turrets
5. Trim details



PART TWO. DESIGN STANDARDS

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2.1. SITE PLANNING: BUILDING LOCATION & ORIENTATION

Commercial Buildings

2.1.1. *Commercial Orientation:* Commercial buildings and their primary entrances shall face the street. Primary entrances are permitted at street corners.

Downtown In-fill

2.1.2. *Downtown In-fill Orientation:* Buildings and their primary building entrances shall face the street. Primary entrances are permitted at street corners.

2.1.3. *Downtown Build-to-Line:* Buildings shall meet the sidewalk along the majority of the street frontage, allowing minor recessions such as building entry forecourts, shop entries, etc.

Residential In-fill:

2.1.4. *Residential Orientation:* Residential in-fill shall face the street, and the main building entrance shall be readily visible from the street.

2.1.5. *Residential Setbacks:* Residential in-fill shall approximately match the street setback of adjacent residential buildings.

2.2. SITE PLANNING: SERVICE, VEHICULAR ACCESS & PARKING

Service Facilities

- 2.2.1. *Service Location:* Service facilities, including loading areas, storage areas, and trash facilities shall not face a public street.
- 2.2.2. *Service Screening:* Service facilities shall be screened from public view. This includes streets and adjacent residential areas. Screening may be accomplished through building architecture, architecturally compatible screen walls and/or landscape treatment.
- 2.2.3. *Automotive Service:* Auto repair and similar auto service activities shall be screened from public view. This includes streets and adjacent residential areas. Screening may be accomplished through building architecture, architecturally compatible screen walls and/or landscape treatment.
- 2.2.4. *Mechanical Equipment:* Mechanical equipment shall not face a public street, and shall be screened from public view by architecturally compatible screen walls and/or landscape treatment.
- 2.2.5. *Rooftop Equipment:* Rooftop equipment shall be located and/or screened so that it is hidden from public view. Screening devices shall be architecturally integrated with the building.

Vehicular Access & Parking Facilities

- 2.2.6. *Downtown Access:* Where feasible, side streets and existing alleys shall provide the primary point of vehicular access for service and parking facilities.
- 2.2.7. *Downtown Sidewalk Continuity:* Curb-cuts facilitating vehicular access shall not be permitted along the following streets:
- North side of 6th Street from Pacific Avenue to Mesa Street.
 - South side of 6th Street from Pacific Avenue to Centre Street.
 - 7th Street from Pacific Avenue to Centre Street.
- 2.2.8. *Downtown Parking Location:* On-site surface parking facilities shall be located to the rear of the building unless visually screened. In addition, structured and surface parking shall not front at the street level on 6th, 7th, or Pacific Avenue within the Downtown.
- 2.2.9. *Parking Structure Design:* A parking structure shall be consistent in design with the building it serves, including architectural style and materials. No accessory parking structure shall exceed the height of the building it serves.
- 2.2.10. *Commercial Frontage:* The ground floor frontage of a parking structure shall be devoted to commercial use within 50 feet of a street corner.

2.3. SITE PLANNING: OPEN SPACE, LANDSCAPE & BUFFERS

Open Space

- 2.3.1. *Downtown Plazas:* Plazas in the Downtown shall be defined on at least two sides by buildings, walls and/or landscape treatment.
- 2.3.2. *Residential Communal Space:* Multi-family residential development shall provide one or more useable common open space areas, which may not be located within a required front setback.

Landscape & Buffers

- 2.3.3. *Parking Lot Landscape:* A minimum of five (5) percent of the total area of a surface parking lot shall be devoted to landscape areas.
- 2.3.4. *Landscape Maintenance:* Landscape areas shall be maintained, and shall be watered via an automatic irrigation system.
- 2.3.5. *Boundary Screen Walls:* Commercial development shall protect the privacy of adjacent residences. Screen commercial activity by providing a decorative masonry wall along a property line shared with a residential use.

2.4. BUILDING FAÇADE STANDARDS

Commercial Façades

- 2.4.1. *Modulation:* Commercial street facades shall be broken into smaller architectural units or bays measuring no more than 50 feet in length. Building modulation or other means of articulation shall clearly delineate architectural units or bays.
- 2.4.2. *Entries & Openings:* Transparent elements shall be incorporated into both street and upper level facades. In addition, original openings on architecturally or historically significant buildings shall not be altered by blocking or downsizing windows and doors.

Downtown Commercial Facades

- 2.4.3. *Transparency:* A majority of the primary street level building façade shall consist of transparent elements such as doors, windows and display cases. To be considered transparent, window glass shall be clear, allowing a minimum of 90 percent light transmission.
- 2.4.4. *Storefront Elements:* Storefronts shall respect the existing configuration of architectural bays, and maintain classic elements of storefront design, including a recessed entry, bulkhead, and display windows.

Exterior Treatment / Materials

- 2.4.5. *Materials:* Exterior materials shall be durable, high quality, and complementary to the architectural design of a building. Examples of appropriate materials include: stone, terra-cotta or tile, metal, brick, and transparent glass.
- 2.4.6. *Prohibited Materials:* The following materials are prohibited as the primary exterior wall surface:
- Fiberglass
 - Plastics
 - Plywood
 - Reflective Glass
 - Wood or asphalt shingles
- 2.4.7. *Canopies & Awnings:* Canopies and awning shall be compatible with the building architecture and shall be constructed of durable, high-quality materials. Plastic awnings are not permitted; cloth awnings shall be fade resistant and fire retardant.

Historic Rehabilitation

- 2.4.8. *Demolition Restricted:* Existing architecturally or historically significant buildings shall not be demolished, except upon referral and approval of the Community Advisory Committee. To the extent feasible, rehabilitation shall highlight and restore historic features.
- 2.4.9. *Rehabilitation Standards.* Rehabilitation of architecturally or historically significant buildings shall meet the U.S. Secretary of the Interior's Standards for Rehabilitation.

2.5. COMMERCIAL SIGNAGE STANDARDS

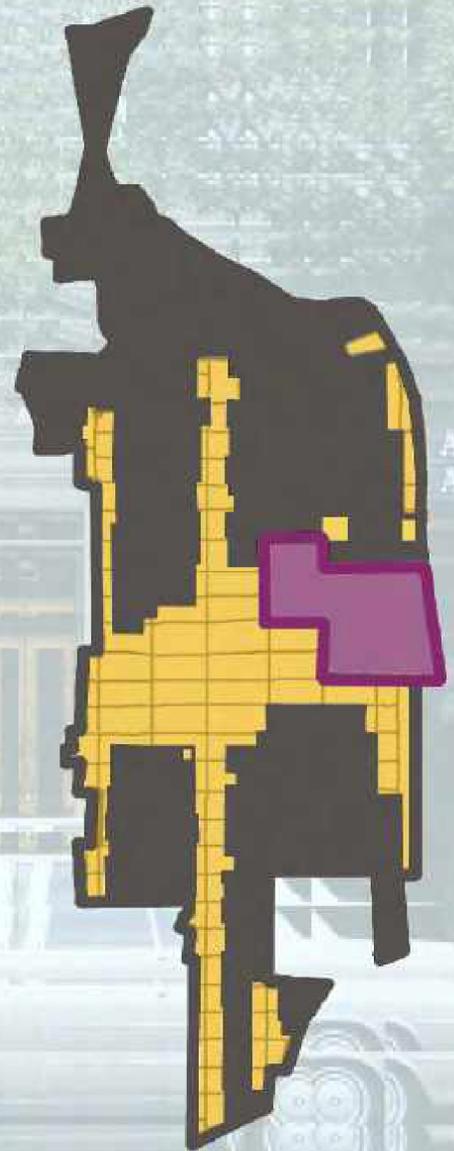
- 2.5.1. *Sign Location & Design:* Signs shall be compatible with the building architecture and shall be located so as to not obscure architectural features.
- 2.5.2. *Primary Signage:* Each tenant shall be permitted one (1) primary sign not to exceed 25 square feet in sign area. Primary signs may include wall signs mounted to a vertical wall surface.
- 2.5.3. *Secondary Signage:* Each tenant shall be permitted one (1) secondary sign for each street frontage; each secondary sign shall not exceed 10 square feet in sign area. Secondary wall signs may include wall signs, projecting signs, hanging signs, blade signs, and similar signage that is architecturally compatible.
- 2.5.4. *Window Signage:* In addition to the allotted primary and secondary signs, each tenant shall be allowed window signs, provided that window signs, either permanent or temporary, shall not exceed 15% of the window area of the storefront.
- 2.5.5. *Prohibited Signage:* The following sign types are prohibited:
- Billboard signs
 - Canister signs
 - Free-standing pole signs
 - Roof-mounted signs

2.6. LIGHTING AND SECURITY DESIGN STANDARDS

- 2.6.1. *Exterior Lighting Treatment:* All exterior lighting fixtures shall be compatible with the architectural design of the building, which includes but is not limited to having a complementary style and finish.
- 2.6.2. *Security Lighting:* All areas of on-site pedestrian and vehicular circulation and access, including on-site parking facilities, shall be illuminated. Security lighting may also illuminate service areas.
- 2.6.3. *Lighting Restrictions:* Lighting shall be directed and screened so as to prevent illumination of adjacent residential areas and to restrict glare on all adjacent properties and streets.
- 2.6.4. *Security Fencing Restrictions:* The following materials are considered unsightly and shall not be visible to public view: razor wire, barbed wire, and concertina wire.
- 2.6.5. *Security Grills:* Exterior security bars or grills shall be decorative in appearance and shall complement the building's architecture; interior security grills are permissible, but shall be fully concealed and retractable.

PART THREE. DESIGN GUIDELINES FOR COMMERCIAL DEVELOPMENT

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3.1. OVERALL GUIDELINES

Intent

Commercial development should be sensitive to the character of San Pedro, and make a positive contribution to the surrounding area. In particular, new development should reinforce the architectural context, place strong visual emphasis on the street, and support active public space. Simply put, commercial buildings and their uses should enrich the community and activate the street.

Guidelines

3.1.1. Promote Sensitive Infill Development: Support infill development of vacant and underutilized property to minimize spatial gaps, introduce visual interest, and support pedestrian activity along streets. At its best, infill development is sensitive to its surroundings, and existing buildings that contribute to local identity should be retained. Design harmonious transitions between new and older buildings. Scale, massing and composition should be responsive to adjacent and nearby historically and architecturally significant buildings. Also, consider designs that are respectful and / or evocative of the past, although references to period architecture should be interpreted in a contemporary manner that avoids mimicry or imitation of historic styles.

3.1.2. Integrate Site Elements: Plan for the functional and visual integration of buildings, services, vehicular access and parking, pedestrian access and circulation, and "outdoor rooms" such as plazas and courtyards. Encourage developments that will reinforce context, place emphasis on the street, and support active public space. Development projects should not result in purposeless, undesigned, or "left-over" space.

3.1.3. Activate Public Space: Encourage developments that contribute to the public life of the community; developments should not be internally focused at the expense of an active street environment, especially in the Downtown. Instead, new development should reinforce the spatial definition and social vitality of streets and important public spaces, such as plazas and paseos. More specifically, buildings should maintain and extend vehicular and pedestrian circulation patterns, define the street and build a consistent street wall, contribute to a vital urban identity, and support retail continuity.



1. Building maintains consistent street wall in keeping w/ development along 6th Street.
2. Shopfronts orient to and activate sidewalk.



1. Building meets sidewalk.
2. Building orients to sidewalk (including ground floor windows and second floor terrace).
3. Architecture respectful of surroundings and evocative of past.

3.1.4. Improve the Street Environment: Create a street level environment that accommodates the pedestrian. For example, encourage buildings that support multi-tenant occupancy and walk-in traffic at the street level, and introduce doors, windows and pedestrian-scaled architectural features along the sidewalk. Emphasize classic elements of storefront design, including recessed entries and inviting window displays that will animate the street; this should be the dominant treatment in Downtown San Pedro, especially along 6th Street and Pacific Avenue.

3.1.5. Transition to Adjacent Residential: Respond to adjacent residential uses with a sensitive transition in scale and massing. Where appropriate, building mass should be broken down with step backs in height, articulated sub-volumes, and facade articulation. Transitions between uses so as to maintain residential privacy. Situate parking, service, and storage facilities to mitigate impacts on adjacent residences and / or use appropriate screening techniques to conceal them.



Differentiated storefronts that face the street and have a high degree of transparency encourage pedestrian activity along the street. Awnings and frequent street amenities make the street more inviting.

3.2. SITE ELEMENTS

Intent

Minimize the visual and environmental impacts of service and parking facilities on public streets and adjacent residential uses. This requires a coordinated plan that addresses building location and orientation, parking and service facilities, and outdoor space and landscape amenities. For example, it is important that buildings are oriented so that streets are active places amenable to the pedestrian, and a suitable buffer should facilitate the transition between commercial and adjacent residential areas.

Guidelines

3.2.1. Define Public Space: Orient and mass buildings to better define and place strong visual emphasis on the street and other important public spaces, such as plazas and paseos. Buildings should typically be located near the sidewalk edge, allowing for recessions and projections that add visual interest and support the social life of the street. For example, small plazas, entry forecourts, recessed shop entries, etc. Should be accommodated provided they do not unduly interrupt the street wall and / or desired retail continuity. Also consider the use of strong building forms to demarcate important gateways, intersections and street corners; a small tower, taller building mass, or similar treatment can function as the visual anchor for a block.

3.2.2. Limit Parking's Visual Presence: Reduce the visual and environmental impacts of parking facilities, especially impacts upon public streets and neighboring residential areas. In particular, site parking facilities so as to allow desirable uses and activities along the street. More specific recommendations include the following.

- Share driveways or take access off of an alley, where feasible; curb-cuts should be consolidated to minimize interruptions to the streetscape and allow better definition of the street.
- Discourage parking located between the building and the street; as far as feasible, parking should be located behind buildings or at the rear of the lot.



1. Building helps define sidewalk and street.
2. Facade includes interesting projections (ex: balconies, awning, signage) and recessions (ex: shop entrance) from building face.



Mid-block passage allows convenient access to parking behind building.

- Screen on-site parking facilities from public view and adjacent sensitive land uses, and direct security lighting away from adjacent properties—dense planting often functions as an effective screen.
- Ensure that the design of on-site parking structures is compatible with adjacent buildings; compatibility should be achieved in terms of scale, massing and materials.

3.2.3. Mitigate Service Impacts: Locate service, loading, and storage areas away from public streets, public spaces, and adjacent sensitive land use, and where feasible, take service access off of an alley. In addition, buffer adjacent sensitive land uses from undesirable impacts of service facilities. Landscape or compatible architectural treatment should screen service facilities. Rooftop equipment should also be screened so that it is not visible from streets, public spaces, or adjacent land uses, using methods of rooftop screening that are integral to the building’s form and design.

3.2.4. Maximize Landscape Opportunities: Encourage the presence of well-defined outdoor space such as plazas, courtyards, etc. These “outdoor rooms” are especially appropriate in conjunction with larger commercial and mixed-use projects. Outdoor spaces should be well-proportioned to their surroundings and accommodate comfortable social interaction. Additional recommendations include the following:

- Define and contain outdoor spaces through a combination of building and landscape; oversized spaces that lack containment are discouraged.
- Introduce trees, plants, outdoor furniture and lighting that shape, embellish, and give purpose to outdoor room; include lush plants, warm materials, and pleasing details.
- Use landscape to complement buildings, enliven outdoor space and create a pleasant microclimate, shade parking lots, define circulation routes, and screen undesirable views from adjacent uses.
- Consider planter window boxes at both the street and upper levels, especially for buildings that meet the sidewalk and otherwise offer little opportunity for landscape treatment; this will add interest and greenery to the streetscape. Freestanding planters are also encouraged provided they do not interfere with pedestrian movement and enhance the building.



Decorative patio wall encloses an outdoor dining area and screens the parking lot behind.



Shop owners often make the most out of outdoor space: recessed entries may accommodate outdoor dining, and planters enliven the sidewalk.

3.3. ARCHITECTURAL ELEMENTS

Intent

New commercial construction should enhance the area. Buildings should be visually attractive and contribute to a cohesive streetscape. Articulation of building facades and ground floor elevations will generate interest and offer visual appeal. An interesting array of storefronts will especially engage the public.

Guidelines

3.3.1. Create Interest & Appeal: Avoid large, unbroken and featureless expanses of wall surface, especially along streets; for instance, a clear pattern of fenestration should unify a building, and add to its visual quality. Specific recommendations include the following.

- Employ simple massing with deep openings that create shadow lines and provide visual relief; unarticulated, monolithic buildings that negate or turn their back on the street are discouraged.
- Use a hierarchy of vertical and horizontal expression based on a clear and pleasing set of proportions; in addition, facade articulation should emphasize the street-level and reflect changes in building form.
- Add visual interest and relief through building fenestration; windows should normally be recessed from the wall plane to provide a sense of depth and solidity, and a high degree of street-level transparency is encouraged.
- Express roof forms in a visually interesting manner that complements the composition of the building; flat roofs should have a strong, attractively detailed cornice.

3.3.2. Make Entrances Visible: Provide building and shop entrances that are easily identifiable and clearly visible from streets and sidewalks. For example, a main building entrance should be accentuated and become a prominent feature of the building facade, and should be differentiated from entrances into smaller street-level shops. However, when there are several similarly-sized shops, a frequent cadence of entrances may contribute to a pleasant rhythm of vertical elements that lead the eye down the street.



1. Simple massing and pleasing proportions.
2. Building fenestration (ex: recessed windows) adds visual interest.
3. Prominent building entrance.
4. Base, middle and top (cornice) apparent.



1. Main building entrance (A) differs from recessed shop entrance (B).
2. Major projecting features (awnings & balconies) offer three-dimensional relief.

3.3.3. Add Three-Dimensional Relief: Include major and minor projecting features and architectural elements as part of a harmonious design. Significant projecting features may include awnings, canopies, bay windows, and balconies; minor elements may include pilasters, course lines, window heads and sills, brackets, cornices, etc. Human-scaled and three-dimensional design features, such as canopies, awnings and architectural lighting are especially appropriate at public entrances and along heavily trafficked areas.



3.3.4. Highlight Street-Level Shops: Design street-level storefronts that are compatible with the overall building design yet display creativity and allow for individual expression. Encourage inviting entries and expansive storefront windows with engaging displays that animate the street and sustain attention.

3.3.5. Encourage High-Quality Construction: Require the use of materials that exhibit permanence and quality, especially at street level. Materials should minimize maintenance concerns and extend the life of the building. In addition, use materials, colors, and architectural details to unify a building's appearance; buildings should be built of compatible materials on all sides. Architectural features and details should be an integral part of the building, discouraging ornamentation and features that appear "tack-on" or artificially thin.



Buildings constructed of high quality materials, including brick, terrazzo, ceramic tile, and wood. Minor projecting features articulate facade, such as compatible architectural lighting, window sills, brackets, cornices, etc.

3.4. HISTORIC BUILDINGS

Intent

The key rules for rehabilitation of an historic building are as follows: 1) repair rather than replace, and 2) uncover rather than mask. Where new design elements, architectural features, and materials are required, they should be compatible with the historic character of the building, and not distract from its distinguishing qualities.

Guidelines

3.4.1. Reveal Historic Materials & Ornamentation: Identify the presence of historic materials and features covered by later alterations. The purpose is to reveal the original architectural ornamentation and other distinctive features of a building. Materials, siding and paneling that obscure piers, pilasters or similar features should be removed, and their further use discouraged. Outstanding finishes or fine examples of craftsmanship should be uncovered and preserved.

3.4.2. Preserve Historic Details: Repair and retain such features as cornices, stringcourses, brackets, etc., as these are essential components of a building's appearance. Replacement of these features should match the original characteristics of the building. Of particular note, preserve the patterned terrazzo, mosaic tile, or similar artistic treatment commonly found on vestibule floors--the diverse colors and patterns are a significant addition to the Downtown San Pedro environment.

3.4.3. Maintain Traditional Materials: Maintain the diverse collection of materials that give buildings and facades an enduring quality, for instance: terrazzo, terra cotta, brick, tile, stucco, metal and ironwork, glass, wood, etc. As far as feasible, keep original building materials, and clean and repair them using non-abrasive cleaning methods, if necessary. Provide suitable maintenance on a regular basis. In addition, consider the following:

- Avoid the addition of inappropriate building materials that hide historic character or limit transparency; metal or wood panels, and dark or mirrored glass are generally unacceptable.



Rehabilitated historical building in San Pedro integrates contemporary elements and colors with historic facade.

- Allow contemporary materials only if the design and composition relate to the overall context; the introduction of new materials should not compromise the original character of the building.
- Coordinate colors with all elements of the facade, such as awnings and signs; accent colors should be reserved for trim, window, and door frames, as well as similar architectural features.

3.4.4. *Integrate Added Features:* Allow for the introduction of features that will enhance the street scene; for instance, compatible architectural lighting, as well as lightweight shading elements such as canopies and awnings. However, these should become an integral part of the facade design. Consider the following:

- Mount awnings in locations compatible with the historic design of the building, including individual storefronts, bays and openings; awnings should not obscure architectural features such as transoms, piers and pilasters.
- Require attractive, compatible design for security devices, screens and gates. These should be integrated into the overall design and unobtrusive when the business is open. Decorative and ornamental metal grillework is recommended as a common approach to the security gates in Downtown San Pedro.



Integrated Architectural Features:

1. Signs within sign band
2. Awnings fit within bays
3. Storefronts situated within bays, and in harmony with openings on second floor

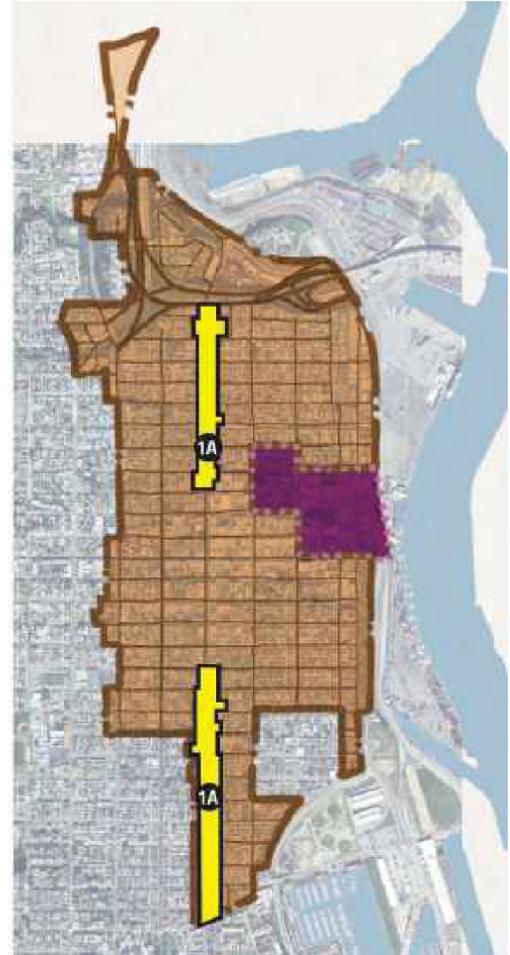
3.5. PACIFIC AVENUE OVERALL GUIDELINES

Boundaries

The Pacific Avenue Commercial Corridor encompasses the following area: All properties fronting on Pacific Avenue from the Terminal Island Freeway (I-47) on the north to Hamilton Avenue on the south, excluding the area located in the Downtown Core, identified as Pacific Avenue from 4th to 12th Streets.

Intent

Pacific Corridor, one of the historic main streets of San Pedro, is a major traffic thoroughfare. However, it is not to be limited to the singular purpose of moving cars. Vehicular traffic, public transit, and pedestrians should all be considered in future development. Automobile traffic should flow easily and pedestrians should feel safe. The street should have visual appeal and be perceived as an active public space. Parking facilities and other services should minimize their adverse impact on the street and the adjacent residential areas. Unless otherwise specified, the preceding Sections 3.1 to 3.4 shall apply to the Pacific Avenue Commercial Corridor.



1. Commercial Districts

1A. Pacific Avenue Commercial Corridor

3.6. DOWNTOWN OVERALL GUIDELINES

Boundaries

The Downtown Core encompasses the following area:

- All properties fronting on Pacific Avenue from 4th to 12th Streets.
- All properties fronting on 5th Street from Pacific Avenue to Mesa Street.
- All properties fronting on 6th Street from Pacific Avenue to Centre Street.
- All properties fronting on 7th Street from Pacific Avenue to Centre Street, and all properties fronting on the south side of 7th Street from Centre Street to Palos Verdes Street.
- All properties fronting on the north side of 8th Street from Pacific Avenue to Beacon Street.
- All properties fronting on 9th Street from Gaffey Street to Pacific Avenue.

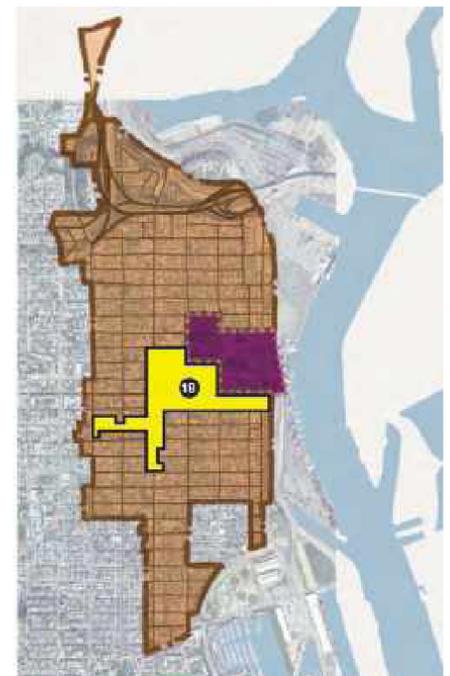
Intent

Existing buildings provide a sense of historical and physical continuity, and strengthen the urban fabric. The retention and rehabilitation of buildings and storefronts in the San Pedro area is encouraged, particularly those of recognized historical and / or architectural value. Prior to rehabilitation, the existing condition of the building should be assessed, and as far as feasible, historic documentation of the building's original appearance and later alterations should be located. Properties change over time, and those alterations that have acquired historic significance should be preserved, while clearly incompatible changes should be removed. Buildings of recognized historical or architectural value must meet the U.S. Secretary of the Interior Standards for Rehabilitation.



Rehabilitated historic building along 6th Street:

1. Provides for walk-in commercial activity along sidewalk (for example, restaurant use).
2. Maintains character-enhancing features:
 - A. Prominent building entry.
 - B. Detailed cornice.



1. Commercial Districts
1B. Downtown Core Area

Guidelines

3.6.1. Retain Existing Buildings: Encourage the rehabilitation of existing buildings, particularly those with historic or architectural significance. Contemporary alterations and additions are acceptable if they are compatible in terms of scale, character, and design and do not substantially alter or harm distinguishing qualities and features of the building. Rehabilitation should be authentic and avoid a false view of history. Architectural elements or features that belong to other buildings, places, styles or periods are discouraged.

3.6.2. Showcase Character-Defining Elements: Identify the character defining and character-enhancing elements that make an historic building unique and aesthetically pleasing. Rehabilitation should retain and “showcase” the character-defining or enhancing features of a building, and remove additions or modifications that hide a building’s individuality. These features typically include original openings and structural bays; the configuration of piers, beams, and transom bars; and attractively detailed cornices.

3.6.3. Maintain Design Integrity: Introduce new architectural features or “added” items such as signs, awnings, architectural lighting, and similar features in a manner that does not hide or compromise the integrity of character-defining elements, details, materials or craftsmanship. Other considerations include:

- Require new interior architectural or structural elements within a store’s interior to complement the exterior architecture; these should not interfere with, or otherwise compromise or negatively impact the storefront.
- Conceal new mechanical and electrical equipment on historic buildings and minimize their impact on the buildings’ design and materials.
- Design seismic retrofits and retrofit systems to minimize, to the extent possible, the visual impact on historic buildings. In particular, minimize the impact on the building’s facade.

3.6.4. Promote Walk-in Commerce: Support revitalization and adaptive use efforts that promote ground floor retail uses offering a variety of goods and services; restaurants and cafes are especially strong contributors to an active street environment. To achieve this objective, retain the classic elements of storefront design that are apparent on San Pedro’s best historic commercial buildings, such as bulkheads, window displays, recessed entrances, and transom windows; if necessary restore or reconstruct these features.



1. Retains classic elements of storefront design:
 - A. Bulkhead.
 - B. Storefront windows.
 - C. Recessed entrances.
 - D. Transom windows.



2. Introduces new features, while maintaining integrity of facade:
 - A. Decorative security grille.
 - B. Pedestrian-oriented wall signage.

3.7. DOWNTOWN DESIGN ELEMENTS: FACADES & STOREFRONTS

Intent

Downtown's existing buildings and their facades provide the basis for a distinctive and coherent townscape. Storefronts are an especially critical design element, and an interesting array of revitalized storefronts is key to enhancing the appeal of Downtown. When true "restoration" is not feasible, existing buildings and storefronts should focus on "rehabilitation" that respects the historic character of the building and street, and also meets the needs of today's owners and users.

Guidelines

3.7.1. Reinforce Historic Patterns & Proportions: Restrict alterations to the special qualities or features that characterize a building or storefront. If original elements or details of a building are lost, focus on restoring the traditional components and proportions of the facade. In particular, reinforce the basic composition of 1) storefront, 2) upper facade, and 3) cornice that is found in many of San Pedro's best historic commercial buildings. Moreover:

- Maintain identifiable patterns and rhythms along the street, as established by bays, openings, and regulating lines. Original openings, including entrances, storefront and upper story windows should be retained, as well as the original configuration of piers, beams, transom bars and windows, storefront windows, bulkheads, and similar features.
- For instance, the individual store is a principal architectural unit of Downtown, especially along 6th and 7th Streets; storefronts should read as distinct from the upper facade, and fit within the space originally defined by piers, pilasters, or other framing devices.

3.7.2. Design Compatible Storefronts: Rehabilitate storefronts in a manner that is sensitive to the building's overall appearance, and compatible with the patterns, rhythms and character-defining features of a building. This may accommodate contemporary storefront alterations, especially where an original or early storefront is lost, provided that a contemporary alteration maintains the essential relationship with the street and respects the historic character of the building.



1. Maintains basic composition:
 - A. Storefront.
 - B. Upper facade.
 - C. Cornice (with typically horizontal profile).

3.7.3. Maximize Storefront Transparency: Rehabilitate storefronts to maximize visual openness and transparency. Where storefronts have been filled in, the visual openness afforded by display windows and recessed entries should be restored, with plate glass the predominant element of Downtown’s storefronts. As a general rule, where the original elements of the storefront are irretrievably lost, the size, proportion and alignment of storefront windows, doors and bulkhead should relate to neighboring facades and storefronts, and maximize visibility between the interior and exterior. Finally, to maintain the character of individual buildings, discourage storefront treatments that extend across multiple buildings.

3.7.4. Retain Historic Roof Profiles: Retain historic roof profiles and stylistic features, such as existing roof cornices, parapets, building caps, etc., and repair as needed. Where necessary, integrate new roof cornices, parapets, etc. with the overall design of the facade. Additionally, a key consideration is to maintain visual unity along the street and between neighboring structures. Downtown San Pedro’s rooflines tend to exhibit a linear and horizontal emphasis. It is also important to limit the visual impact of vents, skylights, air conditioners, solar collectors and other such equipment. In particular, new equipment should not be visible from the public right-of-way.



1. Maximizes transparency along sidewalk.
2. Establishes a vertical rhythm along sidewalk, with openings and piers.



What NOT to do: Storefront facade that spans multiple buildings confuses architectural styles and reduces quality of original building. Features of new facade obstruct doors and windows and disrupt building symmetry and rhythm.

3.8. DOWNTOWN DESIGN ELEMENTS: ENTRIES & OPENINGS

Intent

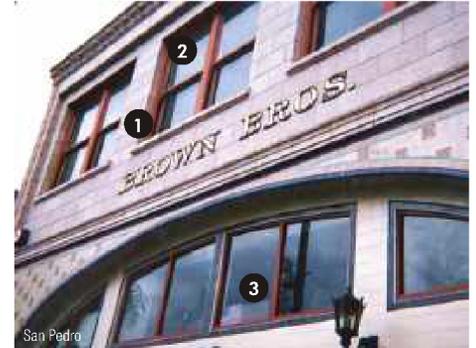
Restored entries and openings preserve the historic appeal of a building and promote retail activity. Storefront windows are an effective display of goods and merchandise, and allow interior views that tend to make an area more inviting and pedestrian-friendly. Recessed storefront entries entice customers, and add a comfortable transition from the sidewalk to the interior of the store. Upper floor windows help unify the facade and add architectural interest.

Guidelines

3.8.1. Maintain Original Building Openings: Maintain the location, size and configuration of original facade openings, including windows and doors, as these are critical components of the overall composition. Modifications to openings that alter the architectural character of the building are strongly discouraged and new entrances on the main facade should be avoided. In addition:

- Limit the use of tinted or dark glass on a building's windows. Windows, including display windows and upper facade windows, should typically use clear glass. Use compatible awnings and canopies to minimize the sun's impact, especially along south facing elevations.
- As an exception, transom windows may feature frosted glass, colored glass, or similar, especially where this will add interest and variety to the building and San Pedro's street scene.

3.8.2. Restore Upper Facade Windows: Limit changes in the size and dimensions of original upper floor window openings, as these tend to be an important character-defining feature of a building. Original openings should not be altered by blocking in or downsizing windows. Moreover, retain and repair the original windows, where feasible. If replacement windows are necessary, they should fill the entire opening, and maintain compatibility with the overall building design. Limit installation of large shutters, exterior screens and blinds, security grilles, or like features that negate the design and transparency of the facade. When utilized, exterior grilles should be decorative.



1. Retains size and dimension of original second floor windows.
2. Excludes exterior screens and blinds from upper floor, and uses clear glass.
3. Highlights unique transom window.

3.8.3. Reanimate Storefront Windows: Encourage storefronts and shop windows that reveal multi-layered displays and shifting patterns of interior activity that will help animate the street and sustain attention. Retain the original size and dimensions of storefront window openings, and as far as feasible, restore display windows that have been downsized or covered over to their original size and proportions. It is also important to uncover transom windows, a common feature on many of San Pedro’s historic commercial buildings. These should be repaired and retained in accordance with their original size and dimensions, rather than being covered with new siding material.

3.8.4. Remake Inviting Shop Entries: Treat shop entries in accordance with the overall design vocabulary of the storefront. Shop entries are an integral part of the display, and should rely on the same materials and architectural motif as the storefront display windows. In Downtown San Pedro, deeply recessed entries with a large display area are common, and where existing should be retained to preserve a unique downtown identity. Shop doors should not use solid metal or solid wood doors; instead, new doors should incorporate a kickplate and large glass window to enhance transparency.



1. Retains deep recessed shop entry.
2. Maintains extensive storefront window configuration.
3. Combines clear glass with vibrant display.
4. Uses shop doors with large clear windows and kickplate (5).

3.9. DOWNTOWN DESIGN ELEMENTS: DETAILS & MATERIALS

Intent

Details and ornamentation may clarify or confuse the design, so their introduction must be carefully considered. As such, rehabilitation of existing materials and ornamentation is preferred. Where necessary or appropriate, new materials and design features should be compatible with the historic character of the building and should not detract from its distinguishing features. As with historical buildings, the key rules are: 1) repair rather than replace, and 2) uncover rather than mask.

Guidelines

3.9.1. *Reveal Historic Materials & Ornamentation:* Identify the presence of historic materials and features covered by later alterations. The purpose is to reveal the original architectural ornamentation and other distinctive features of a building. Materials, siding and paneling that obscure piers, pilasters or similar features should be removed, and their further use discouraged. Outstanding finishes or fine examples of craftsmanship should be uncovered and preserved.

3.9.2. *Preserve Historic Details:* Repair and retain such features as cornices, stringcourses, brackets, etc., as these are essential components of a building's appearance. Replacement of these features should match the original characteristics of the building. Of particular note, preserve the patterned terrazzo, mosaic tile, or similar artistic treatment commonly found on vestibule floors; the diverse colors and patterns are a significant addition to the Downtown San Pedro environment.

3.9.3. *Maintain Traditional Materials:* Maintain the diverse collection of materials that give buildings and facades an enduring quality, for instance: terrazzo, terra cotta, brick, tile, stucco, metal and ironwork, glass, wood, etc. As far as feasible, keep original building materials, and clean and repair them using non-abrasive cleaning methods, if necessary. Provide suitable maintenance on a regular basis. In addition, consider the following:

- Avoid the addition of inappropriate building materials that hide historic character or limit transparency; metal or wood panels, and dark or mirrored glass are generally unacceptable.



1. Respects original architectural ornamentation (ex: pilasters, pediment, brackets, etc.).
2. Retains traditional materials, including brick, terrazzo, and wood.
3. Includes decorative glass blocks for transom window.



1. Retains special treatment for entry vestibule.
 - A. Terrazzo or mosaic tile for floor.
 - B. Colorful and/or patterned floor design.
2. Uses special materials for bulkhead, such as terrazzo, ceramic tile, or other durable and attractive material.
3. Includes decorative metal work for security gate.

- Allow contemporary materials only if the design and composition relate to the overall context; the introduction of new materials should not compromise the original character of the building.
- Coordinate colors with all elements of the facade, such as awnings and signs; accent colors should be reserved for trim, window, and door frames, as well as similar architectural features.

3.9.4. Integrate Added Features: Allow for the introduction of features that will enhance the street scene; for instance, compatible architectural lighting, as well as lightweight shading elements such as canopies and awnings. However, these should become an integral part of the facade design. Consider the following:

- Mount awnings in locations compatible with the historic design of the building, including individual storefronts, bays and openings; awnings should not obscure architectural features such as transoms, piers and pilasters.
- Require attractive, compatible design for security devices, screens and gates. Nonetheless, these should be integrated into the overall design and unobtrusive when the business is open. Decorative and ornamental metal grillework is a common approach to security gates in Downtown San Pedro.



1. Provides compatible light fixtures with decorative character.
2. Limits accent color to trim.
3. Introduces compatible awnings sized to the width of a bay.

3.10. GUIDELINE SUMMARY & CHECKLIST

3.1. Overall Guidelines

- 3.1.1. *Promote Sensitive Infill Development:* Support infill development that minimizes spatial gaps along the street, is harmonious with neighborhood character, and supports pedestrian activity along streets.
- 3.1.2. *Integrate Site Elements:* Plan for the functional and visual integration of buildings, services, vehicular access and parking, pedestrian access and circulation, and “outdoor rooms” such as plazas and courtyards.
- 3.1.3. *Activate Public Space:* Buildings should help delineate vehicular and pedestrian circulation patterns, define a consistent street wall, contribute to a vital urban identity, and support retail continuity.
- 3.1.4. *Improve the Street Environment:* Create a street level environment that accommodates the pedestrian.
- 3.1.5. *Transition to Adjacent Residential:* Respond to adjacent residential uses with a sensitive transition in scale and massing.

3.2. Site Elements

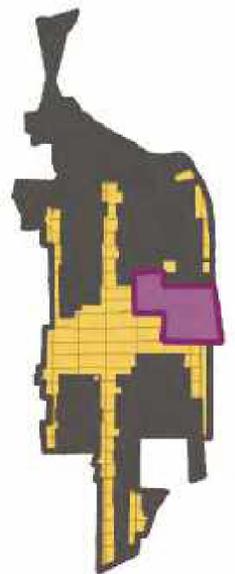
- 3.2.1. *Define Public Space:* Orient buildings to face the street or public space, place buildings near the sidewalk edge, articulate building fronts, and demarcate gateways.
- 3.2.2. *Limit Parking’s Visual Presence*
- 3.2.3. *Mitigate Service Impacts:* If possible, locate service areas away from public view. Otherwise, conceal with landscape screens and architectural treatment. Conceal rooftop equipment.
- 3.2.4. *Maximize Landscape Opportunities:* Encourage the presence of greenery, street amenities, and well-defined outdoor space such as plazas, courtyards, etc.

3.3. Architectural Elements

- 3.3.1. *Create Interest & Appeal:*
 - Avoid large, unbroken and featureless expanses of wall surface.
 - Employ simple massing with deep openings that create shadow lines.
 - Use a hierarchy of vertical and horizontal expression.
 - Emphasize the street-level facade and reflect changes in building form.
 - Employ a high degree of street-level transparency.
 - Express roof forms that complement the composition of the building.
 - Flat roofs should have a strong, attractively detailed cornice.
- 3.3.2. *Make Entrances Visible*
- 3.3.3. *Add Three-Dimensional Relief*
- 3.3.4. *Highlight Street-Level Shops*
- 3.3.5. *Encourage High-Quality Construction*

3.4. Historic Buildings

- 3.4.1. *Reveal Historic Materials & Ornamentation*
- 3.4.2. *Preserve Historic Details*
- 3.4.3. *Maintain Traditional Materials*
 - Refrain from using metal or wood panels, dark or mirrored glass, and other materials that hide historic character or limit transparency
 - Use contemporary materials only if they compliment the building’s historic character.
 - Coordinate colors with all elements of the original facade. Use accent colors sparingly.
- 3.4.4. *Integrate Added Features:* Incorporate compatible architectural lighting, canopies and awnings into the original facade.



3.5. Pacific Corridor Overall Boundaries

- 3.5. *Equally consider vehicular traffic, public transit, and pedestrian traffic. Activate the street as a public place, and minimize parking and service zones.*

3.6. Downtown Overall Guidelines

- 3.6.1. *Retain Existing Buildings*
- 3.6.2. *Showcase Character-Defining Elements:* Examples: original openings and structural bays; the configuration of piers, beams, and transom bars; and attractively detailed cornices.
- 3.6.3. *Maintain Design Integrity:*
 - New interior architectural or structural elements should complement the exterior architecture.
 - Minimize the visual impact of new mechanical and electrical equipment.
 - Minimize the visual impact of seismic retrofits and retrofit systems.
- 3.6.4. *Promote Walk-in Commerce*

3.7. Downtown Design Elements: Facades and Storefronts

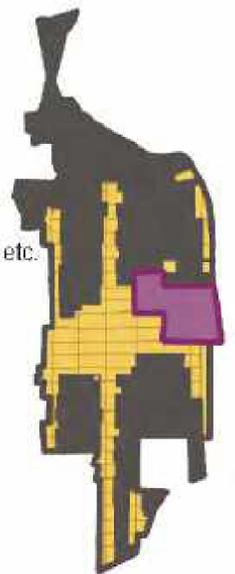
- 3.7.1. *Reinforce Historic Patterns & Proportions:*
 - Abide by patterns established by original openings, structural elements, and ornamentation
 - Make storefronts distinct from the upper facade, and place them within the space defined by original framing devices.
- 3.7.2. *Design Compatible Storefronts:* Rehabilitate storefronts in a manner that is sensitive to the building's overall appearance.
- 3.7.3. *Maximize Storefront Transparency:* Restore display windows and recessed entries, design new storefronts that correspond to neighboring facades, maximize visibility between the interior and exterior, and discourage storefront treatments that extend across multiple buildings.
- 3.7.4. *Retain Historic Roof Profiles:*
 - Emphasize historic roof profiles and stylistic features
 - Maintain the linear and horizontal rooflines typical of Downtown San Pedro
 - Limit the visual impact of vents, skylights, air conditioners, and solar collectors

3.8. Downtown Design Elements: Entries and Openings

- 3.8.1. *Maintain Original Building Openings*
 - Limit the use of tinted or dark glass on a building's windows
 - Use compatible awnings and canopies to minimize the sun's impact
 - Transom windows may use frosted or colored glass
- 3.8.2. *Restore Upper Facade Windows:* Limit the use of shutters, exterior screens and blinds, security grilles, etc.
- 3.8.3. *Reanimate Storefront Windows:* Design multi-layered displays and uncover transom windows
- 3.8.4. *Remake Inviting Shop Entries:* Preserve recessed entries and refrain from using opaque doors

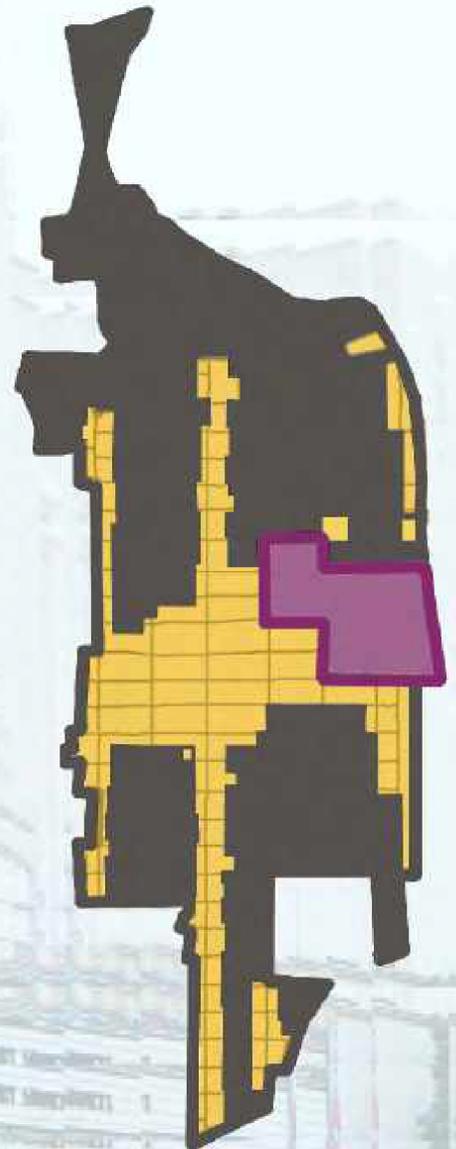
3.9. Downtown Design Elements: Details and Materials

- 3.9.1. *Reveal Historic Materials, Finishes & Ornamentation:* (see section 3.4.1)
- 3.9.2. *Preserve Facade Details:* (see section 3.4.2)
- 3.9.3. *Emphasize Traditional Materials:* (see section 3.4.3)
- 3.9.4. *Integrate Added Features:* (see section 3.4.4)



PART SIX. DESIGN GUIDELINES FOR COMMERCIAL SIGNAGE

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6.1. OVERALL GUIDELINES

Intent

Quality commercial signs will have a positive impact on the community's image, and enhance the appearance of its commercial areas and streets. Similarly, a well designed sign is an asset to its building. Among the measure of quality are a sign's compatibility with its building, site and surroundings, and its ability to communicate clearly and legibly.

Guidelines

6.1.1. Design Compatible Signage: Conceive signs as an integral part of the building facade and design them to be compatible with the architectural design. They should work with the scale, rhythms and proportions of the building's facade and should complement the building's materials and color scheme. Signs should also be balanced and scaled to the site and surrounding area. They must respect adjacent residences: orient signs away from neighboring residences, and limit the scale and size of signs adjacent residential neighborhoods. Blinking and flashing lights near dwellings are highly discouraged.

6.1.2. Integrate Tenant Signage: Provide signage that is in scale with the storefront architecture, and that does not obscure architectural features. As an example, sufficient margins should be left on all sides of a wall sign. For sites or buildings with multiple tenants a coordinated sign program should be considered for the entire development, although signs should complement, but not necessarily replicate the style of one another.

6.1.3. Present a Clear Message: Use simple, direct signage that is unique to a particular business enterprise; high-quality, innovative and expressive designs are encouraged, as are signs that reflect local character and identity. To achieve this objective, signs should offer a clear and brief message, with a limited number of lettering styles and colors. The use of identifiable symbols and logos is also encouraged.



Commercial Signage:

1. Scales to building / facade.
2. Limits overly repetitive signage.
3. Uses simple, direct message.

6.1.4. Use Appropriate Materials: Construct signs of durable, high quality materials. The quality of signage is a direct reflection on the quality of the business. Signs should be able to withstand weathering, and paper and cloth signs in particular are unsuitable for exterior use. Metal, wood, paint, and custom plastic signage tends to be appropriate. It is also important to conceal electrical equipment associated with signage, such as transformer boxes and raceways; these should be hidden from public view and / or effectively integrated into the overall design.

6.1.5. Allow Unobtrusive Illumination: Use unobtrusive yet attractive fixtures for external sign illumination, as this often permits better integration of the sign and facade. However, the fixtures should not obscure the sign's graphics. Internally illuminated plastic cabinet signs are prohibited--instead, use individually illuminated letters (either internally-lit or back-lit) and exposed neon-tubing which is a common feature of historic signage in San Pedro.



San Pedro

Blade Sign



San Pedro

Hanging Sign



San Pedro

Secondary Wall Sign



San Pedro

Awning Sign

6.2. HISTORIC SIGNAGE & SIGNAGE ON HISTORIC BUILDINGS

Intent

A sign may be historically significant because it presents an historic style of design or represents an entity or establishment important to the history of the community. Often these signs are visually inventive, possess a uniqueness and charm, and/or display outstanding craftsmanship. Consequently, they become a part of the community, and should be retained. In a similar manner, new signs should not detract from the historic qualities of a rehabilitated structure. Care must be taken in the design and placement of new signs on historic buildings.

Guidelines

6.2.1. Preserve Historic Signs: Encourage the rehabilitation of historically significant signage; however, extreme care should be taken to repair the sign according to its original design and/or maintain the character-defining features. Also, when rehabilitating a commercial building facade, consider the location and design of any existing historic signage. To the extent feasible, compatibility should be achieved while taking steps to preserve the historic signage. Remember that it may not be acceptable to move an existing sign from one building to another; ideally signs will be integrated with their buildings and storefronts, thereby complicating efforts to shift location.

6.2.2. Protect Historic Character: Treat signs as an important design element on historic buildings. Consider the historic character in the design, size, location and illumination of signage. For instance, new signs should fit comfortably into the facade and/or tenant space, and extreme care should be taken not to cover or otherwise interfere with design elements that contribute to a building's identity.



Historic Signs:

1. Restoration of existing signs according to original design.
2. Often visually inventive and integral to building design (ex: neon lettering).

6.2.3. *Place Signs Carefully:* Respect the arrangement of bays and openings. Signs should not obscure or interfere with such features as windows, window trim and molding, grillework, piers, pilasters, ornamental features, etc. The placement of signs on historic buildings should also consider the following:

- Size wall mounted signs to fit within existing friezes, lintels, spandrels, etc.; typically, the sign should be centered on these features, and not extend above, below, or beyond.
- Minimize damage to masonry when mounting signs: all mounting and supports should be drilled into mortar joints rather than into the face of the masonry.



Signs on Historic Buildings:

1. Respectful of existing architectural features, including transom windows, friezes, etc.
2. Well-proportioned to storefront, and scaled to minimize visual impact on historic buildings.

6.3. DOWNTOWN COMMERCIAL SIGNAGE

Intent

Signs are important contributors to the character of Downtown, and must reflect the highest quality. In particular, storefront signs should enhance their buildings, and not compete with one another. Because Downtown is an area of high pedestrian activity, especially along 6th and 7th Streets, most of the signs should be sized and oriented to persons on foot.

Guidelines

6.3.1. Enhance Downtown's Streets: Emphasize commercial signage that makes a positive contribution to Downtown's street. High quality, imaginative, and innovative design that is a unique expression of the business is encouraged as a common feature of Downtown. Keep in mind, however, that the design and placement of signage should be sensitive to adjacent storefronts. In particular, emphasize visual continuity without replicating the style of signage on a building with multiple storefronts.

6.3.2. Complement Building Facades & Storefronts: Encourage signs that complement rather than compete with or diminish a building's character, its architectural features and/or storefront design. Most importantly, signs should fit with a building facade or storefront. For example, small storefronts should have smaller signs than large storefronts, and signs must not interfere with significant architectural elements, including a facade's arrangement of bays and openings. Moreover, signs should not obscure or interfere with windows, window trim or molding, grillework, piers, pilasters, ornamental features, etc. In general, commercial signage in the Downtown area should be scaled-down in accordance with the desired pedestrian-orientation of the area.

6.3.3. Emphasize Pedestrian-Oriented Signs: Choose signage based on setting and effectiveness, emphasizing signs that are easily and comfortably read by pedestrians. Appropriate and common sign types and locations in Downtown San Pedro include: panels above storefront openings; storefront window signs; signs projecting from a facade; signs hung from awnings or other overhead projections, and awning valances. Limit the height and size of pedestrian-oriented signs so that they can be easily read. A good Downtown sign type is the projecting blade sign (an overhead mounted, vertical hanging sign), because, although it should be located out of reach, it is read at close range (15 - 20 feet), thus allowing a greater level of detail and craftsmanship.



Tenant Wall Signs:

- Flush-mounted above storefront entrances and displays. (Individual letters and sign panels are common approaches.)
- Creative and unique to a business.
- Fits within arrangement of openings and bays without obscuring architectural features.
- May be lighted with compatible exterior fixtures.



Pedestrian-oriented blade and hanging signs allow greater detail and an especially unique expression of the business.



Secondary Signs:

1. Typically hanging, awning and/or window signs.
2. Common approaches include:
 - A. Letters on awning valences (letter height not exceeding 9 inches).
 - B. Hanging signs projecting over sidewalk (not more than 3 feet).

6.4. GUIDELINE SUMMARY & CHECKLIST

6.1. Overall Guidelines

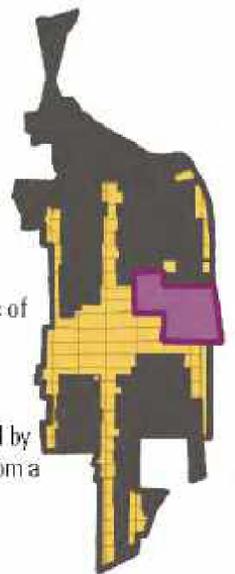
- 6.1.1. *Design Compatible Signage:* Signs should work with the scale, rhythms, and proportions of the building's facade, and should complement the building's materials and color scheme.
 - No blinking or flashing lights near residences
 - Orient signs away from neighboring residences
 - Pole-mounted, billboard mounted, and internally illuminated plastic cabinet signs are prohibited
- 6.1.2. *Integrate Tenant Signage:* Scale signage to storefront architecture, but do not obscure architectural features:
 - Signs should fit with a building facade or storefront
 - Signs should not obscure or interfere with such features as windows, window trim and molding, grillework, piers, pilasters, ornamental features, etc.
 - Do not interfere with a facade's arrangement of bays and openings
 - If possible, implement a coordinated signage plan for developments with multiple tenants
- 6.1.3. *Present a Clear Message:* Present a clear and brief message using identifiable symbols and logos and a limited number of lettering styles and colors. Signs should be innovative, expressive, and high-quality.
- 6.1.4. *Use Appropriate Materials:*
 - Construct signs of durable, high quality materials (ex: wood, metal, paint)
 - No paper or cloth signs for exterior use
 - Conceal electrical equipment
- 6.1.5. *Allow Unobtrusive Illumination:* Examples: exposed neon-tubing script, individually illuminated letters. Lighting should not obscure sign's graphics.

6.2. Historic Signs and Signage on Historic Buildings

- 6.2.1. *Preserve Historic Signs:* Rehabilitate historically significant signage according to its original design and maintain its character-defining features. Unless absolutely necessary, do not move an existing sign from one building to another.
- 6.2.2. *Protect Historic Character:* Consider the historic character in the design, size, location and illumination of signage:
 - New signs should fit into the facade and/or tenant space
 - Do not cover or otherwise interfere with design elements that contribute to the building's identity
- 6.2.3. *Place Signs Carefully:*
 - Center wall mounted signs to fit within existing friezes, lintels, spandrels, etc.
 - Drill sign mounting and supports into mortar joints rather than into the masonry face

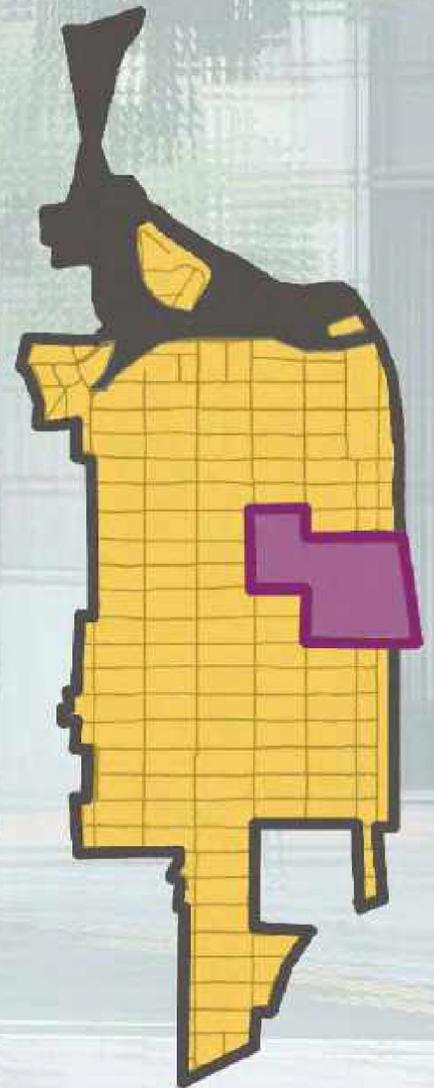
6.3. Downtown Commercial Signage

- 6.3.1. *Enhance Downtown's Streets:* Commercial signage should make a positive contribution to Downtown's streets. On buildings with multiple storefronts, maintain visual continuity without replicating the styles of other signs.
- 6.3.2. *Complement Building Facades & Storefronts:* Signs should complement rather than compete with or diminish their respective buildings.
- 6.3.3. *Emphasize Pedestrian-Oriented Signs:* Size and place signs so that they are easily and comfortably read by pedestrians. Examples: panels above storefront openings; storefront window signs; signs projecting from a facade; signs hung from awnings or other overhead projections, and blade signs.



PART SEVEN. DESIGN GUIDELINES FOR THE PUBLIC REALM

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7.1. DOWNTOWN STREETSCAPES

Intent

Downtown San Pedro's streets are highly public places where a diversity of people and activity need to be accommodated. In particular, pedestrians should find Downtown's streets amenable to walking, strolling, lingering, meeting, and conversing--traffic flows should not inhibit the public life of the community. A considerable investment in streetscape amenities will greatly add to the pleasure of walking and shopping in the Downtown.

Guidelines

7.1.1. Emphasize Pedestrian Comfort: Design Downtown's streets for safe and comfortable pedestrian activity. In particular, careful consideration should be given to a multitude of streetscape amenities, including street trees, street furniture, pedestrian-scaled light fixtures, way-finding signage, etc. In addition, consider the following:

- Minimize curb-cuts and reduce pedestrian crossing distance at intersections and mid-block, where feasible; crosswalk enhancements (i.e., decorative paving) are encouraged.
- Establish a physical buffer between pedestrians and automotive traffic; in general, streetscape amenities should be located adjacent the curb, and on-street (i.e., curb-side) parking is encouraged.

7.1.2. Support Sidewalk Activity: Provide wide sidewalks that accommodate a clear pedestrian passage (at least 5 feet wide), as well as space for streetscape amenities. Downtown's sidewalks should also include a zone for commercial activities such as sidewalk dining, window shopping and displays of merchandise; sidewalk dining is encouraged provided clear passage is maintained for pedestrians. Planters, benches, etc. may also be introduced along the sidewalk adjacent the buildings.

7.1.3. Provide Frequent Amenities: Incorporate streetscape amenities at frequent intervals, for example:

- Provide ample street furniture such as benches, trash receptacles and decorative planters. Drinking fountains, newsstands, bicycle racks, and kiosks may also be included in the most active areas.



1. Deciduous canopy trees w/ consistent spacing.
2. Crosswalk with special paving.
3. Decorative treatment of sidewalk at important building entrance.
4. Civic element (clock).



1. Space for clear pedestrian passage (5' minimum).
2. Zone for streetscape amenities adjacent curb (ex: street trees, planters, etc.).
3. Planters placed along building facade.
4. Curb-side parking.
5. Curb-side dining

-
- Increase pedestrian safety and comfort, and support night-time activity through the introduction of attractive, pedestrian-scaled light fixtures; these should emit a warm light and minimize glare.
 - Plant and maintain street trees, emphasizing deciduous canopy trees that allow access to sun and shade; in general, the sidewalk should be delineated through consistent tree species, size and spacing.
 - Consider opportunities to introduce public art, environmental graphics, special sidewalk paving, etc.



A well-lit street supports nighttime activity.

7.1.4. Enhance Downtown Identity: Use streetscape improvements to communicate the public character and quality of Downtown's streets. The design of streetscape enhancements should reinforce the identity of Downtown, as well as the character of individual streets; for example, 6th Street is the principal pedestrian shopping street and might be distinguished from the 7th Street "Artists-Walk." Streets and streetscape amenities should be detailed to high standards displaying a commitment to civic improvement and showing evidence of quality that is appealing to pedestrians.

7.2. COMMERCIAL / MIXED-USE CORRIDORS

Intent

These streets are principal thoroughfares, and therefore, should function as multi-modal community linkages. Although automobiles will likely remain the principle form of travel along these streets, they must not be limited to the singular purpose of moving cars. Vehicular traffic, public transit, pedestrians, and cyclists should all be considered in the improvement and design of mixed-use corridors, and all pedestrians should feel safe and comfortable along these streets. A strong streetscape design is encouraged.

Guidelines

7.2.1. Make Corridors Multi-Purpose: Transform commercial/mixed-use corridors into active streets that accommodate a balance between vehicular, transit, and pedestrian modes of travel. Key recommendations are as follows:

- Coordinate the location of curb-cuts to minimize conflicts with pedestrians, and to allow consistent and relatively uninterrupted streetscape enhancements; alley access is encouraged, where available.
- Integrate well-designed transit stops, especially at or near important pedestrian crossings; seats and shelter should be incorporated for safety and comfort, with consideration given to waste receptacles, maps, etc.

7.2.2. Accommodate Pedestrian Circulation: Design commercial / mixed-use corridors for greater pedestrian safety and comfort. People should find these streets amenable to walking, and ample sidewalk width is especially critical. Consider the following recommendations:

- Provide sidewalks with sufficient space for a clear pedestrian passage (at least 5 feet wide), as well as space for streetscape amenities; a zone for commercial activity (window shopping, outdoor dining, merchandise displays, etc.) should also be accommodated where there is considerable ground floor retail.



1. Wide sidewalks.
2. Streetscape amenities, including street trees, establish physical buffer between autos and pedestrians.
3. Curb-cuts minimized.

- Establish a physical buffer between pedestrians and automotive traffic; in general, streetscape amenities should be located adjacent the curb, and on-street (i.e., curb-side) parking is encouraged.
- Incorporate pedestrian-oriented design features, especially at or near important activity nodes; street trees, benches that allow periodic rest, and pedestrian-scaled light fixtures are most important.
- Consider opportunities for crosswalk enhancements at key pedestrian crossings; this will communicate that pedestrians are important and may include decorative paving.

7.2.3. Improve Visual Quality: Use streetscape enhancements to improve the visual quality and to communicate the public character of commercial / mixed-use corridors. Street trees are especially important in this regard. In general, tree species and spacing should establish a formal rhythm and should be of sufficient stature and maturity to reinforce the space of the street. Choose street trees that hold up to urban conditions.

7.2.4. Reinforce Community Identity: Coordinate the design of streetscape enhancements to reinforce community identity, as well as the particular qualities of the street. Include attractive public signage and graphics, such as street banners, directional and way-finding devices. Commercial / mixed-use corridors not only function as important linkages, but often serve as the initial introduction to the community.



Downtown Pasadena (South Lake Avenue)

1. Streetscape amenities w/ coordinated design (i.e., benches, planters, trash receptacles).
2. Streetscape amenities located in zone adjacent curb.
3. Planted median.
4. Curb-side parking.

7.3. RESIDENTIAL NEIGHBORHOOD LINKAGES

Intent

The character and design of residential streets has an impact on the quality of residential neighborhoods. It is important that residents feel at ease walking along these streets, as well as a sense of neighborhood pride. To achieve this, improve local residential streets to function as social space. Streets should support neighborliness and comfortable movement on foot, which can best be realized by minimizing traffic's impact and optimizing pedestrian safety and comfort.

Guidelines

7.3.1. Give Pedestrians Priority: Maintain continuous sidewalks throughout the community's residential neighborhoods, coincident with the street system. Sidewalks should provide a safe and identifiable link between residences and nearby shopping and services. Consider the following recommendations as well:

- Identify locations where special paving should distinguish important paths and crossings; for instance, enriched paving material may delineate pedestrian crosswalks at or near parks, schools, and public facilities.
- Introduce pedestrian-scaled light fixtures, especially along those streets that function as important links to schools, parks, and neighboring commercial uses.

7.3.2. Calm Automotive Traffic: Discourage street widening and encourage curb-side parking, and where feasible, use consistent tree planting to narrow the perceptual width of the street and slow traffic. These are the key traffic calming measures that tend to increase neighborhood livability. Opportunities for additional traffic calming measures may also be explored, including further roadway narrowing and corner curb extensions.

7.3.3. Shade Residential Streets: Use street trees to unify the appearance, create a pleasant ambiance and improve the visual quality of residential streets, especially those streets that function as key linkages to schools, parks and neighboring commercial uses. Maintain existing street trees and tree lawns, and plant new street trees where existing tree lawns and / or the width of existing public rights-of-way allow. A consistently strong planting of canopy trees is encouraged, although a formal pattern is not required.

San Pedro



San Pedro



1. Shady canopy trees
2. Generous tree lawn
3. Continuous sidewalk
4. Curb-side parking

7.4. PUBLIC SIGNAGE & IDENTITY

Intent

Like civic art, public signage is an opportunity to enhance local identity, and celebrate the history and culture of a place. It helps mark special districts, identify landmarks and events, enhance the appearance of streets and public places, and guide visitors to the community.

Guidelines

7.4.1. Reinforce Community Identity: Coordinate the design and location of public signage and graphics, including street banners, community and district identification signs, directional signage and pedestrian-oriented directories. All of these items should help identify and distinguish a place. In particular, consider opportunities for unique artist-designed streetscape elements; these may include street banners, site markers, transit stops and bus shelters, sidewalk paving patterns, etc.

7.4.2. Assist Visitor Orientation: Utilize signs and environmental graphic systems to aid pedestrian and vehicular orientation and improve way-finding throughout the community. Some specific instances for the use of public graphics, signs and maps include the following:

- Identify special districts and neighborhoods, historical and cultural landmarks, and local attractions.
- Direct visitors to important public services and facilities; the public should be easily directed to public parking facilities, government buildings, schools, parks and plazas, transit stops, etc.
- Announce upcoming community festivals and events.

7.4.3. Mark Prominent Gateways: Identify the community and its special districts at prominent entrances. Distinctive public art pieces, signage and / or graphics expressive of community or district identity are especially recommended at gateway locations. Moreover, use a combination of special paving, lighting, and/or landscape treatment to provide distinctive accents and augment the appearance and visual impact of gateways.



Streetlamp banners mark gateways and celebrate community events.



Use public signage to identify special districts within the community.



Distinctive lighting (1) and signage (2) mark a community gateway.

7.5. PUBLIC ART

Intent

Public art makes an invaluable contribution to local identity, celebrating the unique qualities of place, and providing multiple and layered expressions local history and culture. It can also become a local landmark, delineate public space or simply add richness to a building or landscape. Therefore, artists should be included in the design of new public space and private development projects.

Guidelines

7.5.1. Integrate Public Art: Collaborate with artists who will create high-quality artwork and contribute ideas that add to the quality of public spaces.

- Encourage artist/designer collaboration, and ensure that artists are included in the early stages of project planning and design. Artwork should be integrated with the project rather than being an afterthought.
- Consult with City and Agency public art staff to ensure compliance with public art requirements, and to facilitate the creation of the best possible public art for the community. City ordinances and Agency policy require that one percent of project costs are allocated to public art, and have established public art programs to assist developers and city departments.

7.5.2 Create Quality Artwork: As with everything in the built environment, quality design is best, and this includes civic art. Hire experienced artists and ensure that arts professionals lead artist selection panels that include community members and artist peers.

7.5.3. Make Art Accessible and Engaging: Place civic art in truly public places that are not limited in hours or access. For instance, art may be sited to attract or draw people through a public space. Ensure that public art is engaging and makes sense on a compositional or conceptual level.

“Public Art cannot solve all urban problems, but it can be a laboratory in which some of these can be addressed. The task of public art is to involve some people in a fluid process which leads to a sense of community, perhaps to an artistic conclusion, and certainly to a sense of pride.”

-“Placemaking” CRA/LA



Public art along public walks can be seen and enjoyed by many.

7.5.4. *Diversify Artistic Expression:* Encourage diverse approaches and kinds of artwork. A variety of art and artists will create a richer community and will be appreciated by a diverse community. Consider the following:

- Animate the community, choosing from a wide range of artistic media, such as architectural details, murals, banners, mosaics, sculpture, kinetic art.
- Encourage temporary art pieces in addition to permanent public art. Temporary art is not fixed or static, and allows for new modes of expression. It can often be created by artists who are new to public art, thereby expanding the opportunities for artistic expression to a wider range of artists.

7.5.5. *Make Special Places:* Use public art to reinforce community identity, create unique places, and build community pride and ownership. Consider the following:

- Use public art to celebrate local history and culture and to tell complex stories about the community and its past.
- Enliven overlooked zones with artwork. Alleys, parking lots, vacant lots or walkways are undistinguished places that can become unique and engaging through public art.

7.5.6. *Reinforce the Artists Walk:* Celebrate the 7th Street “Artists Walk” by making it an important destination with quality public art that draws visitors and fosters an active street life. Art should provide an attraction throughout the district in both its public and private areas.



A diverse variety of public art creates a rich community atmosphere.



Public art at the center of a plaza creates a unique place and tells a story about the community’s history and/or people.

7.6. PUBLIC PLAZAS & PASEOS

Intent

Public outdoor space is a vital part of a rich and stimulating urban experience. Plazas support civic functions and public gathering, or provide a quiet refuge from the urban environment. Paseos serve as charming open air passages and convenient mid-block connections. These outdoor spaces may be provided through public and / or private initiative, but should accommodate on-going public access and use.

Guidelines

7.6.1. Accommodate Outdoor Gathering: Incorporate public plazas within the community's most intensely active areas, especially Downtown. These should function as the community's outdoor public gathering places, distinct from its indoor spaces. For this reason, an immediate physical and visual connection between public plazas and sidewalks is recommended. Plazas should be located at or near the same grade as adjacent sidewalks and may function as a transition from building to street.

7.6.2. Create Comfortable Outdoor Spaces: Dimension public plazas for physical comfort. Plazas should be well-defined (but not overly confined) spaces that enhance the street environment without harmful interruptions in retail or pedestrian continuity, and they should further accommodate human occupation and use with comfortable seating and shade. Also consider the following:

- Use paving, furniture, plants, lighting, etc. to shape and embellish public plazas; a rich, coordinated palette of landscape materials should provide scale, texture and color.
- Consider adding a focal element. Most public plazas will benefit from a fountain, sculpture, or civic art piece.



1. Deciduous canopy trees.
2. Seating.



1. Transition from exterior to interior.
2. Focal art piece.

7.6.3. *Build Pedestrian Connections:* Regard pedestrian passages, walkways, and sidewalks as unifying elements throughout the community. Collectively, they should create a pedestrian circulation network based on physical continuity and connection. Mid-block paseos are an important feature in pedestrian-oriented and high activity areas such as Downtown; they may be used to conveniently and comfortably connect sidewalks, outdoor spaces, building entrances, and rear parking.

7.6.4. *Make Paseos Inviting:* Frame mid-block paseos with sufficient building mass to create an enclosure that is tight yet wide enough for free passage to create a comfortable, inviting feeling. Introduce outdoor furniture and special incidents along paseos. Benches, planters, and lighting are especially encouraged and should be placed so that they do not interfere with pedestrian circulation.

7.6.5. *Design Safe & Active Places:* Design plazas and outdoor spaces with safety in mind. Public plazas should allow surveillance from the street and include architecturally compatible lighting to improve nighttime security. Where appropriate, encourage the presence of uses that will complement street activity and activate public plazas, paseos, and outdoor spaces. For instance, retail businesses, outdoor cafes, and vendors may occupy a plaza or its perimeter.



Paseos should be enclosed by building mass yet wide enough to be allow light to pass through.

1. Planters enliven space
2. Street furniture allows pedestrians to rest
3. Lighting provides security at night
4. Awnings shade paseo
5. Wide sidewalks allow easy passage

7.7. PUBLIC PARKING FACILITIES

Intent

Public parking facilities must take special care to meet parking demand, while minimizing negative impacts on the public realm. For instance, public parking structures tend to be large and monolithic, detracting from the appearance of the street and deadening the sidewalk. Conversely, expansive parking lots also harm the vitality of the street. Instead, they should fit within the urban fabric: massing scale, and facade articulation should respond to the surroundings, and provide a degree of three-dimensional interest.

Guidelines

7.7.1. Minimize Parking's Impact: Situate public parking facilities to minimize visual impacts on the community's streets. This is of special concern in the Downtown where a sound pedestrian environment is strongly desired. In particular, discourage new public parking facilities from fronting on 6th Street altogether; as the community's most important pedestrian place, buildings with active uses should occupy this street.

7.7.2. Build Compatible Parking Structures: Design parking structures that are compatible with, but not necessarily indistinguishable from adjacent buildings. Compatibility should be achieved in terms of scale, massing, articulation and materials. Specific recommendations are as follows:

- Minimize the presence of large, blank walls; achieve a balance of solids (wall) and voids (openings) arranged to complement neighboring structures.
- Provide architectural screens and / or a rhythm of window-like punched openings arranged so as to articulate the facade, hide parked vehicles, and shield security lighting.

7.7.3. Maintain Street Level Interest: Ensure that the ground floor of structured parking is well screened from public view, and preferably that the ground floor integrates active uses and provides visual interest along the sidewalk. For example, incorporate street-level space for retail and pedestrian-oriented uses where a parking garage sits adjacent the sidewalk, especially along streets where pedestrian activity is strongly desired.



1. Parking structure design compatible with surroundings
2. Articulated facades (punched window-like openings)
3. Views of autos screened
4. Ground floor retail keeps street interesting to pedestrians

7.7.4. Screen & Shade Parking Lots: Screen views of parking lots from streets and other public gathering areas, as well as adjacent sensitive land uses. Also direct security lighting away from adjacent properties. Use attractive planting for screening purposes, as well as to minimize the expansiveness of public parking lots. Rows of mature canopy trees are especially encouraged to shade surface parking and reduce heat build-up.

7.7.5. Direct Visitors to Parking: Direct visitors to public parking facilities in accordance with a coordinated environmental graphics program. Pedestrian entries to parking structures also need to be clearly articulated and readily identifiable.



Rows of canopy trees help shade surface parking and improve its appearance.

7.8. GUIDELINE SUMMARY & CHECKLIST

7.1. Downtown Streetscapes

- 7.1.1. *Emphasize Pedestrian Comfort:* Design Downtown's streets for safe and comfortable movement on foot:
 - Incorporate street trees, street furniture, pedestrian-scaled light fixtures, way-finding signage, etc.
 - Minimize curb-cuts
 - Reduce pedestrian crossing distance at intersections and mid-block
 - Where feasible include crosswalk enhancements (i.e., decorative paving)
 - Create a physical buffer of street trees and street furniture between pedestrians and automotive traffic
 - Where possible, plan for on-street (i.e., curb-side) parking
- 7.1.2. *Support Sidewalk Activity:* Provide wide sidewalks that accommodate a clear pedestrian passage (at least 5 feet wide), as well as space for streetscape amenities. Include a zone for commercial activities, especially sidewalk dining, given sufficient space. Introduce planters and benches along the sidewalk adjacent the Buildings.
- 7.1.3. *Provide Frequent Amenities:* At frequent intervals, incorporate consistent street trees and street furniture such as benches, trash receptacles, decorative planters, pedestrian-scaled light fixtures, drinking fountains, newsstands, bicycle racks, and kiosks. Where possible, include public art, environmental graphics, special sidewalk paving, etc.
- 7.1.4. *Enhance Downtown Identity:* Use quality streetscape enhancements improvements to communicate the unique character Downtown's streets (e.g. 6th Street as pedestrian shopping street vs. 7th Street as "Artists-Walk.")

7.2. Commercial/Mixed-Use Corridors

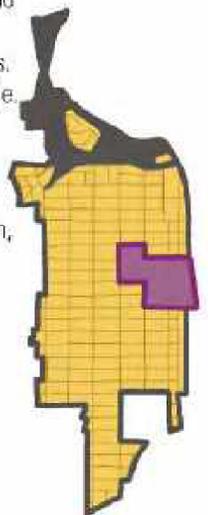
- 7.2.1. *Make Corridors Multi-Purpose:* Accommodate a balance between vehicular, transit, and pedestrian travel. Include well-designed transit stops with seats and shelter
- 7.2.2. *Accommodate Pedestrian Circulation:* (see sections 7.1.1, 7.1.2, and 7.1.3)
- 7.2.3. *Improve Visual Quality:* Establish a formal pattern of hardy street trees.
- 7.2.4. *Reinforce Community Identity:* Include attractive public signage and graphics, such as gateways, street banners, sidewalk and crosswalk paving patterns, and directional or way-finding devices.

7.3. Residential Neighborhood Linkages

- 7.3.1. *Give Pedestrians Priority:* Maintain continuous sidewalks along streets, place emphasize on crosswalks, and introduce pedestrian-scaled light fixtures.
- 7.3.2. *Calm Automotive Traffic:* Discourage street widening, plan for curb-side parking, and line streets with trees.
- 7.3.3. *Shade Residential Streets:* Maintain existing street trees and treelawns and plant new trees where feasible.

7.4. Public Signage and Identity

- 7.4.1. *Reinforce Community Identity:* (see section 7.2.4)
- 7.4.2. *Assist Visitor Orientation:* Use signs and environmental graphics to aid pedestrian and vehicular orientation, identify special districts, and announce upcoming community festivals and events.
- 7.4.3. *Mark Prominent Gateways:* Place public art pieces, signage, graphics, special paving, lighting, and/or Landscape treatment at prominent entrances.



7.5. Public Art

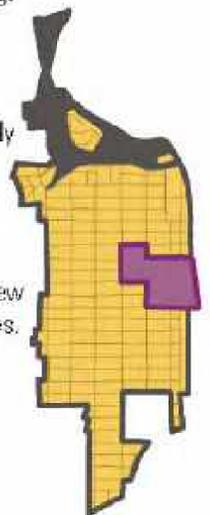
- 7.5.1. *Integrate Public Art:* Encourage artist/designer collaboration, and integrate artwork with the project. Consult with City and Agency public art staff to ensure compliance with public art requirements.
- 7.5.2. *Create Quality Artwork:* Hire experienced artists and include community members and artist peers in selection panel.
- 7.5.3. *Make Art Accessible and Engaging:* Place art in public places that are not limited in hours or access.
- 7.5.4. *Diversify Artistic Expression:* Accept diverse artwork from a variety of artists. Examples: temporary art, architectural details, murals, banners, mosaics, sculpture, kinetic art, etc.
- 7.5.5. *Make Special Places:* Use public art to enliven overlooked zones, reinforce community identity, celebrate Local history and culture, create unique places, and build community pride and ownership.
- 7.5.6. *Reinforce the Artists-Walk:* Emphasize public and private art on the 7th Street “Artists-Walk”

7.6. Public Plazas and Paseos

- 7.6.1. *Accommodate Outdoor Gatherings:* Incorporate public plazas within the community’s most active areas, and locate them at or near sidewalk grade. Provide a physical and visual connection between public plazas and sidewalks.
- 7.6.2. *Create Comfortable Outdoor Spaces:*
 - Dimension public plazas for physical comfort
 - Avoid interruptions in retail or pedestrian continuity
 - Include comfortable seating and shade
 - Use paving, furniture, plants, lighting, etc. to shape and embellish public plazas
 - Provide scale, texture and color with a coordinated palette of landscape materials
 - Consider adding a focal element such as a fountain, sculpture, or civic art piece
- 7.6.3. *Build Pedestrian Connections:* Use paseos to connect sidewalks, outdoor spaces, building entrances, and rear parking.
- 7.6.4. *Make Paseos Inviting:* Frame mid-block paseos with sufficient building mass to create a tight enclosure wide enough for comfortable passage. Place benches, planters, and lighting along paseo but do not interfere with pedestrian circulation.
- 7.6.5. *Design Safe & Active Places:* Design plazas and outdoor spaces with safety in mind. Keep clear sight lines To allow surveillance from the street, situate in active areas, and include architecturally compatible lighting.

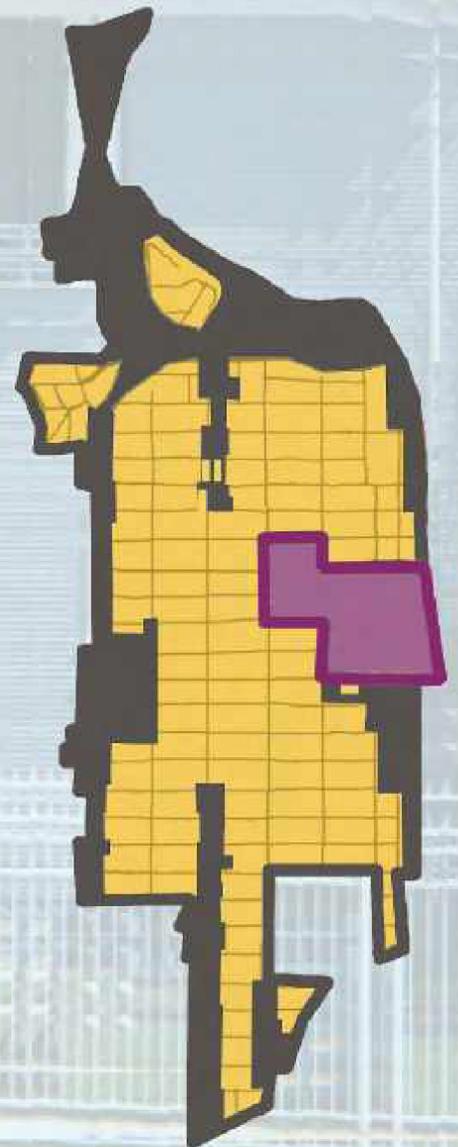
7.7. Public Parking Facilities

- 7.7.1. *Minimize Parking’s Visual Impact:* Discourage new public parking that faces 6th Street.
- 7.7.2. *Build Compatible Parking Structures:* Design parking structures that are compatible with, but not necessarily indistinguishable from adjacent buildings.
 - Use compatible scale, massing, articulation and materials
 - Minimize the presence of large, blank walls and balance solids (wall) and voids (openings)
 - Articulate the facade with screens and rhythmically-spaced openings
- 7.7.3. *Maintain Street Level Interest:* Integrate activity on the ground floor or screen ground floor parking from view
- 7.7.4. *Screen & Shade Parking Lots:* Direct security lighting away from adjacent properties, and plant canopy trees.
- 7.7.5. *Direct Visitors to Parking:* Use a coordinated environmental graphics program to direct vehicles and Pedestrians



PART FOUR. DESIGN GUIDELINES FOR RESIDENTIAL DEVELOPMENT

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4.1. OVERALL GUIDELINES

Intent

It is important to recognize and preserve the desirable characteristics of the community's established residential neighborhoods. While new housing development may contribute to a neighborhood's vitality, the presence of older homes provides continuity. The existing housing stock should be protected and retained. New residential projects should be integrated with their surroundings, both functionally and aesthetically. Consequently, residential infill development needs to exhibit a orientation, scale and design that is compatible with existing structures.

Guidelines

4.1.1. Conserve Neighborhood Character: Encourage retention and rehabilitation of existing dwellings in established residential neighborhoods. Historically and architecturally significant residential buildings should be preserved, and new residential construction should be sensitive to the character of existing homes in terms of orientation, scale and design.

4.1.2. Reinforce Existing Patterns: Site residential buildings to create a sense of continuity along the street. Proportions, architectural patterns and materials should also relate to the surrounding area. In addition, consider the following:

- Locate and design infill residential buildings to ensure privacy for new and existing dwellings; windows should be carefully placed, avoiding direct views into adjacent dwellings.
- Create useable yard areas and outdoor spaces without letting building orientation conflict with the dominant scale and pattern of development on the block.

4.1.3. Establish Transitions in Scale: Provide transitions between residential scales. Setbacks and building heights should respond to adjacent structures, for instance, through articulated sub-volumes and horizontal regulating lines. In general, building mass should be broken down into smaller "modules" that present a domestic scale.



New residential construction should maintain the existing scale (1-3 stories typical w/ modulated wall planes) and the street-oriented development pattern.



Existing dwellings should be rehabilitated and maintained.



Duplexes and 4-plexes are common, and show similar attributes to single family dwellings in the community. Compatible scale and massing allow single and multi-family residential buildings to coexist in many of San Pedro's neighborhoods.

4.2. SITE ELEMENTS

Intent

To maintain the character of existing residential areas, building orientation and massing should be sensitive to the surrounding neighborhood. In particular, the community's homes tend to focus on the street, and infill development should continue this pattern. Related patterns also need to be recognized: parking garages and facilities tend to be well hidden at the rear of lots, and residents take advantage of opportunities for outdoor living that the comfortable coastal climate affords.

Guidelines

4.2.1. Address Residential Streets: Contribute to an attractive residential street scene by orienting dwellings to the street. The following recommendations should also be considered:

- Discourage excessively deep front yard setbacks, while allowing minor variations; front yard depth should balance privacy needs with a consistent street-oriented development pattern.
- Limit the use of walls and fences that obscure views of the primary street elevation and especially the front entrance.
- Locate the primary entrance so that it is oriented to, and clearly visible from the street; architectural elements such as entry porches and stoops that clearly define this entrance are encouraged.
- Use raised front porches and stoops to provide a transition between the public space of the sidewalk and private dwellings; generous front porches amenable to outdoor living should be considered.

4.2.2. Minimize Parking's Impact: Minimize the visual prominence of parking facilities. Discourage parking within the front yard area and locate garages so as to reduce their visual impact along the street. In general, garages and parking facilities should be located toward the rear half of the lot. In addition, the amount of lot frontage devoted to vehicular access and driveways should be limited, with access taken off of an alley, where feasible.



1. Consistent setback and orientation to street.
2. Low fence maintains visibility of dwelling.
3. Front porch serves transition from sidewalk to dwelling.
4. Front entrance and windows oriented to street.



Stoops in multi-family developments provide transition from public sidewalk to private dwelling.

4.2.3. *Create an Attractive Setting:* Reinforce domestic character with an attractive landscape setting. Landscape should be an integral part of the site design, and should also contribute to a pleasing transition from sidewalk to dwelling. Plant required yard areas with a combination of trees, shrubs, groundcover, and decorative hardscape. As far as feasible, existing mature trees should be retained.

4.2.4. *Provide Outdoor Public Areas:* Incorporate communal open space with multi-family residential projects, increasing the number and size of communal open space with the number of dwellings so as to meet the social and recreational needs of the inhabitants. The following recommendations for residential open space should also be considered.

- Locate and design communal spaces so that they are clearly distinguishable from private outdoor areas, and afford residents comfortable interaction.
- Include canopy trees, attractive plantings and outdoor furnishings within communal outdoor space.
- Provide individual dwelling units with suitable private outdoor space; this space should be located so that it is readily accessed by and adjacent to the dwelling it serves.



Landscaping enhances domestic character.



Landscaped courtyards provide open space for a multi-family community.

4.3. ARCHITECTURAL ELEMENTS

Intent

San Pedro's residential neighborhoods accommodate a variety of architectural styles. Nevertheless, there are some common features and elements that add richness and texture to these neighborhoods. Most important among these are attractive street elevations that include features that relate the house to the street. Well-composed building facades and intimately-scaled architectural elements such as balconies, bay windows, and trim details add residential appeal.

Guidelines

4.3.1. Build Attractive Dwellings: Create a simple and pleasing composition that uses a common vocabulary of forms, architectural elements, and materials. Modulate the plane of exterior walls in height, depth, and direction to create visual interest. Roof form and height should complement the building's mass and articulation.

4.3.2. Articulate Dwelling Facades: Use windows and doors to articulate facades, establish scale and give expression to residential dwellings. The pattern of windows and doors should respond to the scale and patterns found in the neighborhood. Recess windows behind the plane of the building to create shadow lines; in addition, windows should have structural muntins (true-divided panes) instead of simulated muntins.

4.3.3. Emphasize Domestic Scale: Incorporate three-dimensional design features, especially chimneys, front porches, bays, balconies, and trim details. These features should contribute to an intimate feel and domestic appearance. In addition, allow for projecting eaves and dormers, provided they are an integral part of the design, as these are also common features in the community.

4.3.4. Portray Lasting Quality: Emphasize high quality design and construction. Design elements and detailing (i.e., trim details and materials) should be continued around the entire structure, especially on elevations exposed to public view. Discourage the use of materials that are inherently insubstantial or appear inexpensive; for instance, plywood and metal sidings, or other sheet materials should generally not be used.



1. Simple and pleasing composition, including complementary roof form.
2. Articulated facade.
3. Three-dimensional design features provide domestic feel:
 - A. Front porch
 - B. Dormer
 - C. Projecting eaves
 - D. Trim details



Porches (1), bay windows (2), balconies (3), and dormers (4) are common features that add to the appeal of the community's residential neighborhoods.

4.4. GUIDELINE SUMMARY & CHECKLIST

4.1. Overall Guidelines

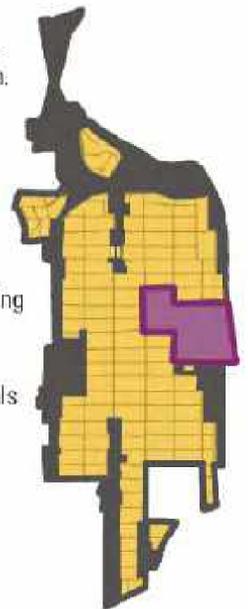
- 4.1.1. *Conserve Neighborhood Character:* Encourage retention and rehabilitation of existing dwellings in established residential neighborhoods, and preserve historically and architecturally significant residences.
- 4.1.2. *Reinforce Existing Patterns:* Site residential buildings to create a sense of continuity along the street, and relate design to the surrounding area. Emphasize privacy and create usable yards.
- 4.1.3. *Establish Transitions in Scale:* Articulate sub-volumes, use horizontal regulating lines, and break down building mass into smaller “modules.”

4.2. Site Elements

- 4.2.1. *Address Residential Streets:*
 - Orient dwellings to the street
 - Discourage excessively deep front yard setbacks
 - Limit the use of walls and fences that obscure views of the street-facing elevation
 - Orient primary entrance to street
 - Where possible, include entry porches and stoops
- 4.2.2. *Minimize Parking's Impact:* Discourage parking within the front yard area and locate garages on the rear half of the lot.
- 4.2.3. *Create an Attractive Setting:* Landscape should be an integral part of the site design.
 - Plant required yard areas with a combination of trees, shrubs, groundcover, and decorative hardscape.
 - Retain existing mature trees where possible.
- 4.2.4. *Provide Outdoor Public Areas*
 - Distinguish from private outdoor areas
 - Include canopy trees, attractive plantings and outdoor furnishings
 - Provide individual dwelling units with adjacent private outdoor space

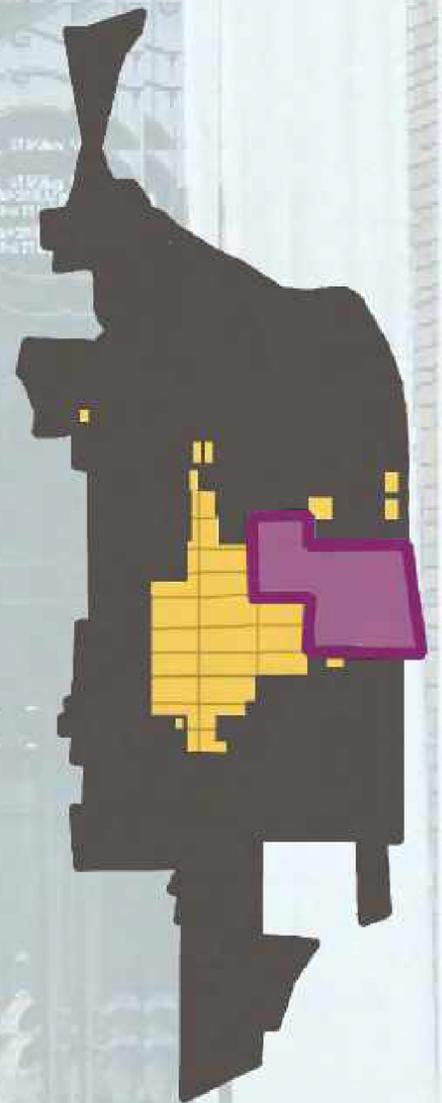
4.3. Architectural Elements

- 4.3.1. *Build Attractive Dwellings:* Use a common vocabulary of forms, architectural elements, and materials. Modulate the plane of exterior walls in height, depth, and direction, and use complementary roof forms.
- 4.3.2. *Articulate Dwelling Facades:*
 - Use windows and doors to articulate facades, establish scale and give expression to residential dwellings
 - Respond to window and door patterns found elsewhere in the neighborhood
 - Recess windows behind building plane
 - Use structural muntins (true-divided lights) rather than simulated muntins
- 4.3.3. *Emphasize Domestic Scale:* Incorporate chimneys, front porches, bays, balconies, trim details, projecting eaves, and dormers on an intimate scale.
- 4.3.4. *Portray Lasting Quality:* Use high quality materials and construction. Continue design elements and detailing (i.e., trim details and materials) around the entire structure. Discourage inexpensive materials (ex: plywood and metal sidings)



PART FIVE. DESIGN GUIDELINES FOR MIXED-USE DEVELOPMENT (REDEVELOPMENT OPPORTUNITY SITES)

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5.1. OVERALL GUIDELINES

Intent

New development should make a positive contribution to the community, and sensitivity to the surrounding character is especially crucial to the success of mixed-use infill and redevelopment projects. These projects should reinforce architectural context, placing strong visual emphasis on the street, and support active public space.

Guidelines

5.1.1. Promote Sensitive Infill Development: Support infill development of vacant and underutilized property to minimize spatial gaps, introduce visual interest, and support pedestrian activity along streets. At its best, infill development is sensitive to its surroundings, and existing buildings that contribute to local identity should be retained. Design harmonious transitions between new and older buildings. Scale, massing and composition should be responsive to adjacent and nearby historically and architecturally significant buildings. Also, consider designs that are respectful and interpret history and context in a contemporary manner that avoids mimicry or imitation of historic styles.

5.1.2. Integrate Site Elements: Plan for the functional and visual integration of buildings, services, vehicular access and parking, pedestrian access and circulation, and “outdoor rooms” such as plazas and courtyards. Encourage developments that will reinforce context, place emphasis on the street, and support active public space. Development projects should not result in purposeless, undesigned, or “left-over” space.

5.1.3. Activate Public Space: Encourage developments that contribute to the public life of the community; developments should not be internally focused at the expense of an active street environment, especially in the Downtown. Instead, new development should reinforce the spatial definition and social vitality of streets and important public spaces, such as plazas and paseos. More specifically, buildings should maintain and extend vehicular and pedestrian circulation patterns, define the street and build a consistent street wall, contribute to a vital urban identity and support retail continuity.



1. Ground-level storefronts activate the street and creates a pedestrian scale.
2. Step backs in massing and height provides transition between adjacent buildings.
3. Fenestration pattern helps to articulate a domestic scale.

5.1.4. Improve the Street Environment: Create a street level environment that encourages pedestrian activity. For example, encourage buildings that support multi-tenant occupancy and walk-in traffic at the street level, and introduce doors, windows and pedestrian-scaled architectural features along the sidewalk. Emphasize classic elements of storefront design, including recessed entries and inviting window displays that will animate the street; this should be the dominant treatment in Downtown San Pedro, especially along 6th Street and Pacific Avenue.

5.1.5. Transition to Adjacent Residential: Respond to adjacent residential uses with a sensitive transition in scale and massing. Where appropriate, building mass should be broken down with step backs in height, articulated sub-volumes, and facade articulation. Transitions between uses so as to maintain residential privacy. Situate parking, service, and storage facilities to mitigate impacts on adjacent residences and / or use appropriate screening techniques to conceal them.



Buildings should face the street to encourage pedestrian activity. To make storefronts more inviting, introduce pedestrian-scaled elements such as awnings and umbrellas. Storefronts should be articulated and differentiated to make the street environment vibrant and interesting.

5.2. SITE ELEMENTS

Intent

It is important to minimize the visual and environmental impacts of service and parking facilities on public streets and adjacent residential areas, in fulfillment of broader urban design objectives. For instance, where the building meets the street should be a place of intense interaction. This requires coordinated planning of building location and orientation, parking and service facilities, and outdoor space and landscape amenities.

Guidelines

5.2.1. Define Public Space: Orient and mass buildings to better define and place strong visual emphasis on the street and other important public spaces, such as plazas and paseos. Buildings should typically be located near the sidewalk edge, allowing for recessions and projections that add visual interest and support the social life of the street. For example, small plazas, entry forecourts, recessed shop entries, etc. Should be accommodated provided they do not unduly interrupt the street wall and / or desired retail continuity. Also consider the use of strong building forms to demarcate important gateways, intersections and street corners; a small tower, taller building mass, or similar treatment can function as the visual anchor for a block.

5.2.2. Limit Parking's Visual Presence: Reduce the visual and environmental impacts of parking facilities, especially impacts upon public streets and neighboring residential areas. In particular, site parking facilities so as to allow desirable uses and activities along the street. More specific recommendations include the following.

- Share driveways or take access off of an alley, where feasible; curb-cuts should be consolidated to minimize interruptions to the streetscape and allow better definition of the street.
- Discourage parking located between the building and the street; as far as feasible, parking should be located behind buildings or at the rear of the lot.



Paseos and plazas that open onto the street integrates public space into a mixed-use project.



The architecture serves as the formal and visual anchor of the block.

- Screen on-site parking facilities from public view and adjacent sensitive land uses, and direct security lighting away from adjacent properties—dense planting often functions as an effective screen.
- Ensure that the design of on-site parking structures is compatible with adjacent buildings; compatibility should be achieved in terms of scale, massing and materials.

5.2.3. Mitigate Service Impacts: Locate service, loading, and storage areas away from public streets, public spaces, and adjacent sensitive land use, and where feasible, take service access off of an alley. In addition, buffer adjacent sensitive land uses from undesirable impacts of service facilities. Landscape or compatible architectural treatment should screen service facilities. Rooftop equipment should also be screened so that it is not visible from streets, public spaces, or adjacent land uses, using methods of rooftop screening that are integral to the building’s form and design.

5.2.4. Maximize Landscape Opportunities: Encourage the presence of well-defined outdoor space such as plazas, courtyards, etc. These “outdoor rooms” are especially appropriate in conjunction with larger commercial and mixed-use projects. Outdoor spaces should be well-proportioned to their surroundings and accommodate comfortable social interaction. Additional recommendations include the following:

- Define and contain outdoor spaces through a combination of building and landscape; oversized spaces that lack containment are discouraged.
- Introduce trees, plants, outdoor furniture and lighting that shape, embellish, and give purpose to outdoor room; include lush plants, warm materials, and pleasing details.
- Use landscape to complement buildings, enliven outdoor space and create a pleasant microclimate, shade parking lots, define circulation routes, and screen undesirable views from adjacent uses.
- Consider planter window boxes at both the street and upper levels, especially for buildings that meet the sidewalk and otherwise offer little opportunity for landscape treatment; this will add interest and greenery to the streetscape. Freestanding planters are also encouraged provided they do not interfere with pedestrian movement and enhance the building.



A landscaped interior plaza provides an inviting public space.

5.3. ARCHITECTURAL ELEMENTS

Intent

The community should benefit from new construction; consider each building as a high-quality long-term addition to the urban fabric. Buildings need to be visually attractive and contribute to a more cohesive streetscape. Articulation of building facades and ground floors with an interesting variety of shop fronts will engage the public, generate interest and offer visual appeal.

Guidelines

5.3.1. Create Interest & Appeal: Avoid large, unbroken and featureless expanses of wall surface, especially along streets; for instance, a clear pattern of fenestration should unify a building, and add to its visual quality. Specific recommendations include the following.

- Employ simple massing with deep openings that create shadow lines and provide visual relief; unarticulated, monolithic buildings that negate or turn their back on the street are discouraged.
- Use a hierarchy of vertical and horizontal expression based on a clear and pleasing set of proportions; in addition, facade articulation should emphasize the street-level and reflect changes in building form.
- Add visual interest and relief through building fenestration; windows should normally be recessed from the wall plane to provide a sense of depth and solidity, and a high degree of street-level transparency is encouraged.
- Express roof forms in a visually interesting manner that complements the composition of the building; flat roofs should have a strong, attractively detailed cornice.

5.3.2. Make Entrances Visible: Provide building and shop entrances that are easily identifiable and clearly visible from streets and sidewalks. For example, a main building entrance should be accentuated and become a prominent feature of the building facade, and should be differentiated from entrances into smaller street-level shops. However, when there are several similarly-sized shops, a frequent cadence of entrances may contribute to a pleasant rhythm of vertical elements that lead the eye down the street.



1. Regular fenestration patterns
2. Evenly spaced bays that fit within architectural elements
3. Prominent entrances
4. Quality materials and construction

5.3.3. Add Three-Dimensional Relief: Include major and minor projecting features and architectural elements as part of a harmonious design. Significant projecting features may include awnings, canopies, bay windows, and balconies; minor elements may include pilasters, course lines, window heads and sills, brackets, cornices, etc. Human-scaled and three-dimensional design features, such as canopies, awnings and architectural lighting are especially appropriate at public entrances and along heavily trafficked areas.

5.3.4. Highlight Street-Level Shops: Design street-level storefronts that are compatible with the overall building design yet display creativity and allow for individual expression. Encourage inviting entries and expansive storefront windows with engaging displays that animate the street and sustain attention.

5.3.5. Encourage High-Quality Construction: Require the use of materials that exhibit permanence and quality, especially at street level. Materials should minimize maintenance concerns and extend the life of the building. In addition, use materials, colors, and architectural details to unify a building's appearance; buildings should be built of compatible materials on all sides. Architectural features and details should be an integral part of the building, discouraging ornamentation and features that appear "tack-on" or artificially thin.



Surface treatment distinguishes street-level shops from residential above.

5.4. GUIDELINE SUMMARY & CHECKLIST

5.1. Overall Guidelines

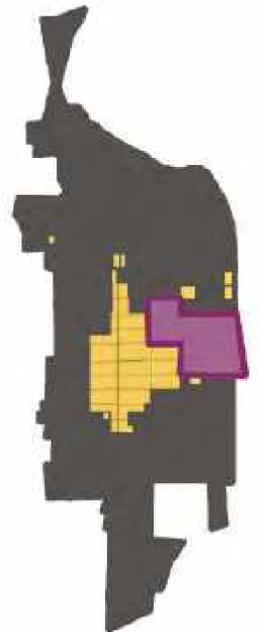
- 5.1.1. *Promote Sensitive Infill Development:* Support infill development that minimizes spatial gaps, is harmonious with neighborhood character, and supports pedestrian activity along streets.
- 5.1.2. *Integrate Site Elements:* Plan for the functional and visual integration of buildings, services, vehicular access and parking, pedestrian access and circulation, and “outdoor rooms” such as plazas and courtyards.
- 5.1.3. *Activate Public Space:* Buildings should help delineate vehicular and pedestrian circulation patterns, define a consistent street wall, contribute to a vital urban identity, and support retail continuity.
- 5.1.4. *Improve the Street Environment:* Create a street level environment that accommodates the pedestrian.
- 5.1.5. *Transition to Adjacent Residential:* Respond to adjacent residential uses with a sensitive transition in scale and massing.

5.2. Site Elements

- 5.2.1. *Define Public Space:* Orient buildings to face the street or public space, place buildings near the sidewalk edge, articulate building fronts, and demarcate gateways.
- 5.2.2. *Limit Parking’s Visual Presence*
- 5.2.3. *Mitigate Service Impacts*
- 5.2.4. *Maximize Landscape Opportunities:* Encourage the presence of greenery, street amenities, and well-defined outdoor space such as plazas, courtyards, etc.

5.3. Architectural Elements

- 5.3.1. *Create Interest & Appeal:*
 - Avoid large, unbroken and featureless expanses of wall surface.
 - Employ simple massing with deep openings that create shadow lines.
 - Use a hierarchy of vertical and horizontal expression.
 - Emphasize the street-level facade and reflect changes in building form.
 - Employ a high degree of street-level transparency.
 - Express roof forms that complement the composition of the building.
 - Flat roofs should have a strong, attractively detailed cornice.
- 5.3.2. *Make Entrances Visible*
- 5.3.3. *Add Three-Dimensional Relief*
- 5.3.4. *Highlight Street-Level Shops*
- 5.3.5. *Encourage High-Quality Construction*



The background of the page is a faded, grayscale photograph of a city street. In the foreground, a person wearing a checkered shirt and dark pants is walking away from the camera. The street is lined with trees and buildings, and there are some streetlights visible. The overall tone is muted and artistic.

APPENDICES

A. HISTORICAL STRUCTURES..... 91

B. FACADE STUDIES..... 102

APPENDIX A. HISTORICAL STRUCTURES

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
333 West 6th Street	The John T. Gaffey Building; Classical Revival, 2-Story Commercial; Built: 1924	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
455 West 6th Street	Classical Revival, 2-Story Commercial	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
460-478 West 6th Street	WARNER BROTHERS THEATER; JUAREZ THEATRE; Art Deco, 2+-Story Theater; Built: 1930-31	2S2	City of Los Angeles Historic-Cultural Monument #251, declared 8/25/1982; OHP CHRIS Database: PROJ. REVW.; HUD900627A; 07/25/90; OHP CHRIS Database: HIST.SURV.; 0053-0303-0000; 05/22/91; Gebhard & Winter, 1994, p.62.
461 West 6th Street	Brown Brothers; Classical Revival, 2-Story Commercial	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
301-305 West 7th Street	Commercial, 2-Story Commercial; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
510 West 7th Street	Croatian of Greater Los Angeles; Classical Revival, 2-Story Commercial	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
543-555 West 7th Street	First Baptist Church Of San Pedro; Eclectic, 3-Story Church; Built: 1919	5/3S	Los Angeles Historic-Cultural Monument #505, 5/22/90
122 West 8th Street	Harbor Health Center; Contemporary, 1-story Health Center; Built: 1949	5S3	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.RES.; DOE-19-94-0216-0000; 07/09/94
221-229 West 9th Street	Residence for Dr. N. E. Geerdenger; Craftsman, 1-Story Residential/Group Housing; Built: 1922	5D1	This group of three bungalows in a row is currently owned by the House of Hope Foundation. Originally used as single family dwellings, they are now used for institutional purposes.
235 West 9th Street	Craftsman, 2-Story Residential/Group Housing; Built: 1922	5D1	Vinegar Hill Historic Preservation Overlay Zone, 2001
237 West 9th Street	Residence for Joseph W. Walton; Craftsman/Colonial Revival, 1-Story Residence; Built: 1906	5D1	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; State Office of Historic Preservation Statewide Database; OHP CHRIS Database: HIST.SURV.; 0053-0825-0000; 05/22/91
245 West 9th Street	Residence for Frank Karr; Shingle/Folk Victorian, 2-Story Residential SF; Built: 1902	5B1	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; State Office of Historic Preservation Database; OHP CHRIS Database: HIST.SURV.; 0053-0826-0000; 05/22/91; Original owner Frank Karr was vice-president and chief counsel of Southern Pacific RR
251-253 1/2 West 9th Street	Residence for Eliza A. Peck; Spanish Colonial Revival, 2-Story Residential; Built: 1918	5D-AS	Vinegar Hill Historic Preservation Overlay Zone, 2001; Original owner Eliza A. Peck may have been related to George Peck of the Southern Pacific Railroad and developer of Point Fermin.

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
257 West 9th Street	Residence for William Peck; Queen Anne, 2-Story Residence; Built: 1900	5B1	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; State Office of Historic Preservation Statewide Database; OHP CHRIS Database: HIST.SURV.; 0053-0827-0000; 05/22/91
263 West 9th Street	Residence for Frank D. Foot; Dutch Colonial Revival, 2-Story Residence; Built: 1908	5B1	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; State Office of Historic Preservation Database; OHP CHRIS Database: HIST.SURV.; 0053-0828-0000; 05/22/91; Original owner Frank Foot was a general contractor and successful San Pedro businessman.
267 West 9th Street	Residence of Erland Schneider by 1949; Queen Anne/Shingle Influence Cottag, 1 1/2-Story Residential SF; Built: 1902; (1949-garage)	5D1	Vinegar Hill Historic Preservation Overlay Zone, 2001
277, 277 1/2, 277b West 9th Street	Craftsman/Eclectic, 1-Story Triplex; Built: 1915	5D-AS	Vinegar Hill Historic Preservation Overlay Zone, 2001
285-283 West 9th Street	Residence for Mrs. S. G. Scott; Commercial/ Utilitarian, 2-Story Stores & Residential; Built: 1919	5D-AS	Vinegar Hill Historic Preservation Overlay Zone, 2001
419 West 9th Street	Vernacular, 2-Story Multi-Family Residen; Built: 1912	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0833-0000; 05/22/91
437 West 9th Street	Morgan House (Harbor Area YWCA); Vernacular, 1-Story Commercial; Built: 1918	3S	Los Angeles Historic-Cultural Monument #186; Designed by prominent architect, Julia Morgan; Gebhard & Winter, 1994, p
238 West 10th Street	Hotel for Paul & Blis Bengoehis; Mission Revival Influence, 2-Story Apartments; Built: 1923	5D1	Vinegar Hill Historic Preservation Overlay Zone, 2001
239 West 10th Street	Residence of W. Nelson by 1945; Vernacular Cottage, 1-Story Residence SF; Built: 1886; 45ALT	5D-AS	Vinegar Hill Historic Preservation Overlay Zone, 2001
256 West 10th Street	Hipped Roof Cottage, 1-Story Residential SF; Built: 1905 c.	5D-AS	Vinegar Hill Historic Preservation Overlay Zone, 2001
261 West 10th Street	Gabled Ell Cottage/Folk Victorian, 1-Story Residence; Built: 1895	5D-AS;	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; OHP CHRIS Database: HIST.SURV.; 0053-0838-0000; 05/22/91

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
262-264 1/2 West 10th Street	Craftsman, 2-Story Apartment; Built: 1917	5D1	Vinegar Hill Historic Preservation Overlay Zone, 2001
268 West 10th Street	Hipped Roof Cottage, 1-Story Residence; Built: 1908	5D1; OHP	Los Angeles Bureau of Engineering Survey of San Pedro, 1981; OHP CHRIS Database: HIST.SURV.; 0053-0839-0000; 05/22/91
278 West 10th Street	Duplex owned by Effie Anderson by 1947; Hipped Roof Cottage, 1 1/2-Story Residence SF; Built: 1903; 1947	5D-AS	Vinegar Hill Historic Preservation Overlay Zone, 2001
279 West 10th Street	Residence of Jack Zuanic by 1938; Side-Gabled Craftsman, 1-Story Residence SF; Built: 1910; 1938	5D-AS	Vinegar Hill Historic Preservation Overlay Zone, 2001
294-296 West 10th Street	Duplex for Vincent Scaramucci; Craftsman, 1-Story Duplex; Built: 1927; 46MVD	5D1	Vinegar Hill Historic Preservation Overlay Zone, 2001
297 West 10th Street	Vernacular Cottage, 1-Story Residential SF; Built: 1902	5D; OHP	Vinegar Hill Historic Preservation Overlay Zone, 2001; OHP CHRIS Database: HIST.SURV.; 0053-0839-0000; 05/22/91
324 West 10th Street	Victorian, 2-Story Multi-Family Residen; Built: 1888	3S	Appears eligible for inclusion in the National Register of Historic Places and California Register of Historical Resources; OHP CHRIS Database: HIST.SURV.; 0053-0302-0000; 05/22/91; Gebhard & Winter, 1994, p 62.
349 West 10th Street	Craftsman, 1 1/2-Story Single Family Residence; Built: 1910	5D	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0843-0000; 05/22/91
370 West 10th Street	Victorian Cottage, 1-Story Single Family Residence; Built: 1902	4S7; 5S	N/A) Building is more than 50 years of age but lacks integrity. OHP CHRIS Database: HIST.SURV.; 0053-0846-0000; 05/22/91
377 West 10th Street	Hipped Roof Cottage, 1-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0847-0000; 05/22/91
381-383 West 10th Street	Colonial Revival, 2-Story Single Family Residence; Built: 1907	5S	Los Angeles Historic-Cultural Monument #514, declared 1/22/91; Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0848-0000; 05/22/91
468 West 10th Street	Hipped Roof Cottage, 1-Story Single Family Residence; Built: 1900	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0850-0000; 05/22/91

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
469 West 10th Street	Hipped Roof Cottage, 1-Story Single Family Residence; Built: 1900	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0851-0000; 05/22/91
566 West 10th Street	Eclectic, 3-Story Apartments; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
584 West 10th Street	Vernacular Cottage, 2-Story Multi-Family Residen; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0852-0000; 05/22/91
588 West 10th Street	Victorian Cottage, 1-Story Single Family Residence; Built: 1910	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of His
663 West 10th Street	Monterey Revival, 2-Story Multi-Family Residen; Built: 1915	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0854-0000; 05/22/91
689 West 10th Street	Oddfellows Temple; Commercial/ Utilitarian, 3-Story See 1002 S. Gaffey; Built: 1925	4S	Potentially eligible for inclusion in the National Register of Historic Places and California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0855-0000; 05/22/91
793 West 10th Street	7TH CH OF CHRIST; SCIENTIST; Gothic Revival, 2-Story Commercial Office; Built: 1928	3S	Appears eligible for inclusion in the National Register of Historic Places and California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-4665-0000; 05/22/91
101 11th Street	Modern, 1-Story Community Center; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
256 11th Street	Victorian, 2-Story Multi-Family Residen; Built: 1902	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0856-0000; 05/22/91
344 11th Street	Victorian, 2-Story Single Family Residence; Built: 1904	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0858-0000; 05/22/91
350 11th Street	Vernacular Cottage, 1-Story Single Family Residence; Built: 1910	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0859-0000; 05/22/91
355 11th Street	Queen Anne, 2-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0861-0000; 05/22/91

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
376 11th Street	Craftsman, 2-Story Multi-Family Residen; Built: 1912	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
397 11th Street	Late Victorian Cottage, 1-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0863-0000; 05/22/91
449 11th Street	Craftsman, 1 1/2-Story Single Family Residence; Built: 1919	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0864-0000; 05/22/91
545 11th Street	Late Victorian Cottage, 1-Story Single Family Residence; Built: 1911	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0865-0000; 05/22/91
572 11th Street	Vernacular Cottage, 2-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
645 11th Street	French Revival, 2-Story Multi-Family Residen; Built: 1940	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0867-0000; 05/22/91
257 12th Street	Vernacular Cottage, 1-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0869-0000; 05/22/91
294 12th Street	Victorian, 1-Story Single Family Residence; Built: 1900	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0871-0000; 05/22/91
428 12th Street	Look at 426 12th St.; Built: 1922	5S	OHP CHRIS Database: HIST.SURV.; 0053-0875-0000; 05/22/91
430 12th Street	Look at 426 12th St.; Built: 1922	5S	OHP CHRIS Database: HIST.SURV.; 0053-0876-0000; 05/22/91
432 12th Street	Contemporary, 2-Story Single Family Residence; Built: 1922	5S	N/A) Building has been demolished since earlier survey or evaluation.OHP CHRIS Database: HIST.SURV.; 0053-0877-0000; 05/22/91
436-446 12th Street	Bungalow court yard, 1-Story Single Family Residence; Built: 1922	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0878-0000; 05/22/91
450 12th Street	Craftsman, 1-Story Single Family Residence; Built: 1915	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0879-0000; 05/22/91

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
458-454 12th Street	Craftsman, 1-Story Single Family Residence; Built: 1920	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0880-0000; 05/22/91
470 12th Street	Craftsman, 1-Story Single Family Residence; Built: 1920	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0881-0000; 05/22/91
696 12th Street	Craftsman, 1-Story Single Family Residence; Built: 1915	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0886-0000; 05/22/91
357 13th Street	Craftsman, 1-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0892-0000; 05/22/91
394 13th Street	Craftsman, 2-Story Multi-Family Residen; Built: 1927	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0893-0000; 05/22/91
531 13th Street	Victorian Cottage, 1-Story Single Family Residence; Built: 1898	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0897-0000; 05/22/91
537 13th Street	Craftsman, 2-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0898-0000; 05/22/91
577 13th Street	, 2-Story Multi-Family Residen; Built: 1912	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0899-0000; 05/22/91
590 13th Street	Craftsman, 2-Story Multi-Family Residen; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
332 14th Street	Victorian, 1-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
425 14th Street	Craftsman, 2-Story Single Family Residence; Built: 1900	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0905-0000; 05/22/91
429 14th Street	2-Story Multi-Family Residen; Built: 1910	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0906-0000; 05/22/91
550 14th Street	Craftsman, 1-Story Single Family Residence; Built: 1912	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
257 15th Street	Vernacular Cottage, 1-Story Single Family Residence; Built: 1906	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0909-0000; 05/22/91
337 15th Street	Vernacular Cottage, 1-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0910-0000; 05/22/91
380 15th Street	Peck House ; Built: 1887	5S	OHP CHRIS Database: HIST.SURV.; 0053-0305-0000; 05/22/91
388 15th Street	Folk Victorian Cottage, 1-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0913-0000; 05/22/91
558 15th Street	Dutch Colonial Revival, 2-Story Single Family Residence; Built: 1900	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0915-0000; 05/22/91
560 15th Street	Craftsman, 1-Story Apartments; Built: 1917	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
337 16th Street	Vernacular Cottage, 2-Story Single Family Residence; Built: 1890	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0921-0000; 05/22/91
262 17th Street	Victorian, 2-Story Single Family Residence; Built: 1895	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
390 17th Street	; Built: 1895	5S	OHP CHRIS Database: HIST.SURV.; 0053-0927-0000; 05/22/91
477 19th Street	Late Victorian, 1-Story Single Family Residence; Built: 1910	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0938-0000; 05/22/91
566 19th Street	Craftsman Bungalow, 1-Story Duplex; Built: 1912	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
470 20th Street	Eclectic, 2-Story Single Family Residence; Built: 1900	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
409-423 22nd Street	Craftsman, 2-Story Multi-Family Residence; Built: 1912	5; 6-OHP	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0945-0000; 05/22/91
638 South Beacon Street	SAN PEDRO CITY HALL; Renaissance Revival, 7-Story Municipal Building; Built: 1927	2S2	Determined eligible for inclusion in the National Register of Historic Places and listed in the California Register of Historical Resources.OHP CHRIS Database: HIST.RES.; DOE-19-82-0001-0000; 09/15/92

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
839 South Beacon Street	U.S. Post Office--San Pedro Main Branch; PWA Moderne/ Starved Classical, 3-Story Government; Post Off; Built: 1935	1S	Listed In The National Register, 01/11/1985; OHP CHRIS Database: HIST. SURV. 0053-4683-0000; 01/11/1985; Gebhard & Winter, 1994, p 62-Inside is a 40-foot long mural by Fletcher Martin
921 South Beacon Street	SAN PEDRO YMCA; HARBOR VIEW HOUSE; Spanish Colonial Revival, 5-Story Military Recreation; Built: 1925-26	2S2	City of Los Angeles Historic-Cultural Monument #252, declared 8/25/1982; OHP CHRIS Database: HIST.RES.; DOE-19-94-0451-0000; 03/21/94
1003 South Beacon Street	Craftsman, 2-Story Restaurant/Residenti; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0947-0000; 05/22/91
1542 South Beacon Street	Muller House; Colonial Revival, 1 1/2-Story Residence; Built: 1899 C.	5S	Los Angeles Historic-Cultural Monument #253, declared 8/25/1982, originally located at 575 19th Street; OHP CHRIS Database: 0053-0941-0000; 05/22/91; Contains leaded glass, exquisite carving and wood paneling.
910-916 South Centre Street	Colonial Revival/Craftsman, 2-Story Apartment; Built: 1919	5D-AS	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; OHP CHRIS Database: HIST.SURV.; 0053-0958-0000; 05/22/91
918-920 1/2 South Centre Street	Residence for Gust Johnson; Queen Anne, 2-Story Residential SF; Built: 1895 c.	5B1	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; OHP CHRIS Database: HIST.SURV.; 0053-0959-0000; 05/22/91; Gebhard & Winter, 1994, p 62.
927 South Centre Street	Arts and Crafts Traditional, 2-Story Single Family Residence; Built: 1910	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0960-0000; 05/22/91
928 South Centre Street	Henry Stieglitz Residence; Hipped Roof Cottage, 1-Story Residence SF; Built: 1907	5B1	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; OHP CHRIS Database: HIST.SURV.; 0053-0961-0000; 05/22/91; Original owner Henry Stieglitz was a volunteer fireman in San Pedro.
936 South Centre Street	Residence of Mrs. J. Quinn by 1954; Neo-Classical Revival Influence, 2-Story Duplex; Built: 1911	5B1	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; OHP CHRIS Database: HIST.SURV.; 0053-0963-0000; 05/22/91; Original owner Henry Stieglitz was a San Pedro volunteer fireman, who also owned 928 Centre Street.

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
1300 South Centre Street	Vernacular, 1 1/2-Story Single Family Residence; Built: 1904	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0966-0000; 05/22/91
1310 South Centre Street	Craftsman, 1 1/2-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0967-0000; 05/22/91
1433 South Centre Street	Craftsman, 1 1/2-Story Single Family Residence; Built: 1909	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0968-0000; 05/22/91
1719 South Centre Street	Late Victorian, 1-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0969-0000; 05/22/91
1811 South Centre Street	Vernacular Cottage, 1-Story Single Family Residence; Built: 1900	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0970-0000; 05/22/91
1761 Crescent Avenue	Minimal Traditinal, 1-Story Single Family Residence; Built: 1958	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
400-500 North Gaffey Street	Art Deco Bridge; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
500 North Gaffey Street	Art Deco Bridge; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
809 Grand Avenue	Spanish Colonial Revival, 2-Story Single Family Residence; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
829 Grand Avenue	Craftsman, 1-Story Multi-Family Residen; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
925-27 Grand Avenue	Craftsman, 1-Story Single Family Residence; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
1131 Grand Avenue	Victorian, 1-Story Single Family Residence; Built: 1895	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0988-0000; 05/22/91
1703 Grand Avenue	Craftsman, 1-Story Duplex; Built: 1915	5S	OHP CHRIS Database: HIST.SURV.; 0053-0993-0000; 05/22/91
Harbor Boulevard & 5th Street	LIBERTY HILL; Monument; Built: 1924	5-OHP	California State Historic Landmark #1021, site of 1923 strike by Marine Transport Workers Industrial Union 510; association with Upton Sinclair; OHP CHRIS Database: ST.HS.LDMK; 19-0238; 05/13/96

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
532 North Mesa Street	Victorian, 1-Story Residential SF; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
1011 South Mesa Street	Craftsman, 2-Story Single Family Residence; Built: 1915	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0972-0000; 05/22/91
1220 South Mesa Street	Victorian, 1 1/2-Story Residential SF; Built: 1890	5S	OHP CHRIS Database: HIST.SURV.; 0053-0973-0000; 05/22/91
1304 South Mesa Street	Duch Colonial Revival, 2-Story Residential SF; Built: 1910	5S	OHP CHRIS Database: HIST.SURV.; 0053-0975-0000; 05/22/91
1527 South Mesa Street	Spanish Colonial Revival, 2-Story Single Family Residence; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
1611 South Mesa Street	Queen Anne Cottage, 1-Story Single Family Residence; Built: 1898	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0976-0000; 05/22/91
1931 South Mesa Street	Classical Revival, 1 1/2-Story Multi-Family Residen; Built: 1910	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0977-0000; 05/22/91
423 North Pacific Avenue	Barton Hill School; Moderne, 2-Story School; Built:	5	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.Listed in the National Register of Historic Places and California Register of Historical Resources.
630 South Pacific Avenue	Art Deco, 2-Story Commercial; Built:	5	
951 South Pacific Avenue	Eclectic, 1-Story Bank; Built:	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
1329 South Pacific Avenue	Art Deco, 2-Story Dining & Dancing; Built: 1920	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.
1525-1553 South Pacific Avenue	Streamline Moderne, 2-Story Auto Center; Built:	5; 6-OHP	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources; OHP CHRIS Database: HIST.SURV.; 0053-0843-0000; 05/22/91; Gebhard & Winter, 1994, p. 63.
2400 Block South Pacific Avenue	(Site of) CASA DE SAN PEDRO; ; Built: 1823	5; 7L-OHP	California Historical Landmark #920; OHP CHRIS Database: HIST.RES.; SHL-0920; 06/30/78; Site of the first commercial structure on the shore of San Pedro Bay, used to store cattle hides. Described by Richard Henry Dana in Two Years Before the Mast.

Address	Description of Historical Resource	OHP Code	Significance/Source of Information
909-1/2 South Palos Verdes Street	Commercial Building for James W. Hellman; False Front, 1-Story Residential/Commerci; Built: 1897 c.	5D1	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981.
911 South Palos Verdes Street	Residence for Mrs. Isabella Schwartz; American Foursquare, 2-Story Apartment; Built: 1917	5D1	Vinegar Hill Historic Preservation Overlay Zone, 2001; Los Angeles Bureau of Engineering Survey of San Pedro, 1981; State Office of Historic Preservation Statewide Database; OHP CHRIS Database: HIST.SURV.; 0053-0950-0000; 05/22/91
1137 South Palos Verdes Street	Greek Revival, 1-Story Single Family Residence; Built: 1905	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources.OHP CHRIS Database: HIST.SURV.; 0053-0952-0000; 05/22/91
1441 South Palos Verdes Street	Streamline Moderne, 2-Story Multi-Family Residen; Built: 1940	5; 6-OHP	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources. OHP CHRIS Database: HIST.SURV.; 0053-0953-0000; 05/22/91
1535 South Palos Verdes Street	Queen Anne Bungalow, 1-Story Single Family Residence; Built: 1900	5S	Not eligible for the National Register of Historic Places, but potentially eligible for the California Register of Historical Resources. OHP CHRIS Database: HIST.SURV.; 0053-0956-0000; 05/22/91

APPENDIX B. FACADE STUDIES

739 - 741 Pacific:

Before:



After:



739 - 741 Pacific:

Before:



After (Option 2):

