

ATTACHMENT 1

MODIFICATIONS TO THE SAN PEDRO ZONING CODE UPDATE BY THE CITY PLANNING COMMISSION ON JUNE 11, 2026 CPC-2025-7122-GPA-ZC CPIO-SP-CA; ENV-2020-6762-EIR-ADD4

1. The City Planning Commission on June 11, 2026, moved to incorporate modifications presented as detailed in the Technical Modifications memo to CPC (Agenda Item No. 9) dated June 10, 2026, which included clarifications and corrections to be incorporated into the Staff Recommendation Report, the Proposed General Plan Land Use Map's Zoning Correspondence Table, Zoning Code Map and Matrix, and Amendments to the New Zoning Code, as follows:

a. Staff Report Corrections:

1. The Staff Recommendation Report has been updated as follows:
 - i. Recommended Action Number 13 has been updated as follows:

13. Approve and Recommend that the City Council adopt the draft **proposed** New Zoning Code Ordinance to amend Chapter 1 and Chapter 1A ("New Zoning Code") of the Los Angeles Municipal Code to add new zoning districts and related regulations to Articles 1-12, and Articles 14 and 15, and amend the accompany **adopt the proposed amendments to the City's** Zoning Code Maps pursuant to Division 1.4 **1.5** (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit E1).

b. Modifications to the Proposed General Plan Land Use Map's Zoning Correspondence Table (Exhibit C3)

1. Exhibit C3 has been updated as follows:
 - i. The correspondence table has been updated with the districts corrected in the table below:

Corresponding Zoning Districts	
General Plan Land Use Designation	Form
Regional Center	MM3, <u>MM7</u> , HB7
Community Center	<u>LM13</u> , LM15, LM16, MM2, MM3, <u>MM7</u> , MB12, DM6
Neighborhood Center	LM8, LM9, <u>LM13</u> , MM3, <u>MM7</u>
High Medium Residential	DM6
Medium Residential	LM8, LN2, VN2, <u>LM21</u> , <u>LM12</u>
Medium Neighborhood Residential	LM8, LM9
Low Medium Residential	<u>HLG5</u> , H2, VN2, LN2, <u>LM21</u> , <u>LM12</u>

Low Residential	<u>HLG5, HH1, H1</u>
Light Industrial	<u>LB3, LF3</u>
Open Space	<u>HH1, LG5, VF2</u>
Public Facilities	<u>LG5, HH1, VN2, VF2, LB3, LF3, LM9, LM13, MM3, MM7, MB3</u>
Public Facilities - Freeways	<u>---</u>

c. Modification to the Zone Change Maps and Matrix (Exhibit D1)

1. Exhibit D1 has been updated as follows
 - i. Recommend that the City Planning Commission Instruct the Director of Planning to modify the zone change ordinance to rezone all parcels subject to the Transit Oriented Incentive Area with the equivalent zone in Chapter 1A, subject to the following:

<u>Form District</u>	<u>Applied to lots meeting all of the following criteria:</u>
<u>LM21</u>	<u>Within the TOIA T-1 Incentive Area,</u> <u>An existing multifamily zone, and</u> <u>An existing height limit of 30'-33'</u>
<u>LM12</u>	<u>Within the TOIA T-1 Incentive Area,</u> <u>An existing multifamily zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u> <u>OR</u> <u>Within the TOIA T-2 Incentive Area,</u> <u>An existing multifamily zone, and</u> <u>An existing height limit of 30'-33'</u>
<u>LM13</u>	<u>Within the TOIA T-1 Incentive Area,</u> <u>An existing commercial zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u>
<u>MM13</u>	<u>Within the TOIA T-2 Incentive Area,</u> <u>An existing multifamily zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u>
<u>MM7</u>	<u>Within the TOIA T-2 Incentive Area,</u> <u>An existing commercial zone,</u>

	<u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u>
<u>DM6</u>	<u>Within the TOIA T-1 or T-2 Incentive Areas, and</u> <u>An existing FAR limit of greater than 3.0 and up to 4.0</u>
<u>HB7</u>	<u>Within the TOIA T-1 or T-2 Incentive Areas, and</u> <u>An existing FAR limit of greater than 4.0</u>

d. Modifications and Corrections to Amendments to the New Zoning Code (Exhibit E1)

1. Amend E1 to include the districts as follows:

a. SEC. 2B.9.21. LOW-RISE MEDIUM 21 (LM21)

A. Lot Parameters

B. [GRAPHIC]		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	1,000 sf
	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
	Building coverage (max)	80%
	Building setbacks	
	Primary street (min)	6'
	Side street (min)	0'
	Side (min)	3'
	Rear (min)	4'
	Alley (min)	0'
	Special: All (min)	6'
	Side, interior (min)	0'
3. AMENITY		Div. 2C.3.
	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	Base	1.5
	Tier 1 Bonus	<u>2.5</u>
	Tier 2 Bonus	<u>3.5</u>
	Height in stories (max)	
	Base	3

	Tier 1 Bonus	4
	Tier 2 Bonus	5
2. BUILDING MASS		Div. 2C.5.
	Building width (max)	
	Base	75'
	Tier 1 Bonus	100'
	Tier 2 Bonus	150'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

b. SEC. 2B.9.12. LOW-RISE MEDIUM 12 (LM12)

A. Lot Parameters

[GRAPHIC]		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	1,000 sf
	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
	Building coverage (max)	80%
	Building setbacks	
	Primary street (min)	6'
	Side street (min)	0'
	Side (min)	3'
	Rear (min)	4'
	Alley (min)	0'
	Special: All (min)	6'
	Interior (min)	0'
3. AMENITY		Div. 2C.3.
	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	Base	1.5
	Tier 1 Bonus	3.5
	Tier 2 Bonus	4.0
	Height in stories (max)	
	Base	3
	Tier 1 Bonus	5
	Tier 2 Bonus	6

2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	<u>75'</u>
Tier 1 Bonus	<u>100'</u>
Tier 2 Bonus	<u>150'</u>
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

d. SEC. 2B.13.13. MID-RISE MEDIUM 13 (MM13)

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	<u>1,000 sf</u>
Lot width (min)	<u>25'</u>
2. COVERAGE	Div. 2C.2.
Building coverage (max)	<u>80%</u>
Building setbacks	
Primary street (min)	<u>6'</u>
Side street (min)	<u>0'</u>
Side (min)	<u>3'</u>
Rear (min)	<u>4'</u>
Alley (min)	<u>0'</u>
Special: All (min)	<u>6'</u>
Interior (min)	<u>0'</u>
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	<u>15%</u>
Residential amenity space (min)	<u>10%</u>

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
Floor area ratio (FAR) (max)	
Base	<u>1.5</u>
Tier 1 Bonus (max)	<u>4.0</u>
Tier 2 Bonus (max)	<u>4.5</u>
Height in stories (max)	
Base	<u>3</u>
Tier 1 Bonus (max)	<u>6</u>
Tier 2 Bonus (max)	<u>7</u>
2. BUILDING MASS	Div. 2C.5.
Building width (max)	

	<u>Base</u>	<u>75'</u>
	Tier 1 Bonus (max)	<u>150'</u>
	Tier 2 Bonus (max)	<u>180'</u>
3. UPPER-STORY BULK		<u>Div. 2C.6.</u>
	<u>Height transition</u>	<u>Required</u>

e. SEC. 2B.13.7. MID-RISE MEDIUM 7 (MM7)

A. Lot Parameters

<u>[GRAPHIC]</u>		
<u>1. LOT SIZE</u>		<u>Div. 2C.1.</u>
	<u>Lot area (min)</u>	<u>1,000 sf</u>
	<u>Lot width (min)</u>	<u>25'</u>
<u>2. COVERAGE</u>		<u>Div. 2C.2.</u>
	<u>Building coverage (max)</u>	<u>100%</u>
	<u>Building setbacks</u>	
	<u>Primary street (min)</u>	<u>0'</u>
	<u>Side street (min)</u>	<u>0'</u>
	<u>Side (min)</u>	<u>0'</u>
	<u>Rear (min)</u>	<u>0'</u>
	<u>Alley (min)</u>	<u>0'</u>
	<u>Special: All (min)</u>	<u>0'</u>
	<u>Interior (min)</u>	<u>0'</u>
<u>3. AMENITY</u>		<u>Div. 2C.3.</u>
	<u>Lot amenity space (min)</u>	<u>15%</u>
	<u>Residential amenity space (min)</u>	<u>10%</u>

B. Bulk and Mass

<u>[GRAPHIC]</u>		
<u>1. FAR & HEIGHT</u>		<u>Div. 2C.4.</u>
	<u>Floor area ratio (FAR) (max)</u>	
	<u>Base</u>	<u>1.5</u>
	Tier 1 Bonus (max)	<u>4.0</u>
	Tier 2 Bonus (max)	<u>4.5</u>
	<u>Height in stories (max)</u>	
	<u>Base</u>	<u>3</u>
	<u>Tier 1 Bonus (max)</u>	<u>6</u>
	<u>Tier 2 Bonus (max)</u>	<u>7</u>
<u>2. BUILDING MASS</u>		<u>Div. 2C.5.</u>
	<u>Building width (max)</u>	
	<u>Base</u>	<u>150'</u>
	Tier 1 Bonus (max)	<u>180'</u>

	Tier 2 Bonus (max)	<u>210'</u>
3. UPPER-STORY BULK		<u>Div. 2C.6.</u>
	<u>Height transition</u>	<u>Required</u>