

EXHIBIT A:

Staff Recommendation Report and Technical Modifications

San Pedro Zoning Code Update

CPC-2025-7122-GPA-ZC-CPIO-SP-CA; ENV-2020-6762-EIR-ADD4

Recommended by the City Planning Commission (CPC) on June 11, 2026



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: June 11, 2026

Time: After 8:30 a.m.

Place: John Ferraro Council Chambers
Room 340, City Hall
200 N. Spring Street
Los Angeles, CA 90012

Public Hearing: Public Hearing Required
Initial Public Hearing held on
February 26, 2026

Appeal Status: Not Applicable

Case No.: CPC-2025-7122-GPA-ZC-CPIO-SP-CA

CEQA No.: ENV-2020-6762-EIR-ADD4

Incidental Cases: None

Related Cases: None

Council No.: 15 - McOsker

Plan Area(s): San Pedro Community Plan Area

Specific Plan: San Pedro Specific Plan and One San Pedro Specific Plan

Certified NC: Central San Pedro, Coastal San Pedro, and Northwest San Pedro

GPLU: Various

Zone: Various

Applicant: City of Los Angeles

Representative: City of Los Angeles

PROJECT LOCATION: San Pedro Community Plan Area (CPA). The San Pedro CPA is located adjacent to the Port of Los Angeles, the Wilmington-Harbor City Community Plan Area, the Pacific Ocean, and the City of Rancho Palos Verdes. It is generally bounded by: Taper Avenue on the north; John S. Gibson Boulevard, Harbor Boulevard, the West Channel of the Port of Los Angeles, and Cabrillo Beach on the east; the Pacific Ocean on the south; and the western border of Los Angeles with the City of Rancho Palos Verdes.

PROPOSED PROJECT:

The proposed project is the San Pedro Zoning Code Update, a targeted update to the San Pedro Community Plan. The proposed project includes amendments to the General Plan Land Use Map for the San Pedro Community Plan. The proposed project would also adopt zoning ordinances to implement the update to the Community Plan, including rezoning all parcels in the San Pedro CPA to transition to the City's New Zoning Code, repeal of the San Pedro Community Planning Implementation Overlay (CPIO) District boundary, and related amendments to the General Plan, including the Framework Element and Mobility Plan necessary to implement the Plan. The amendments to the Policy Document and the General Plan Land Use Map for the San Pedro Community Plan will further the City's broad planning goals, policies, and objectives, including the implementation of key programs from the City's 2021-2029 Housing Element.

RECOMMENDED ACTIONS:

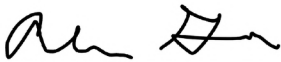
1. **Conduct** a public hearing on the Proposed Project as described in this Staff Recommendation Report.
2. **Approve** the Staff Recommendation Report as the Commission's report.
3. **Approve** and **Recommend** that the City Council **adopt** the Findings in the Staff Recommendation Report.
4. **Recommend** that the City Council instruct the Director of City Planning to amend the Environmental Protection Measures (EPMs) pursuant to Division 4C.13 (Environmental Protection) of the New Zoning Code, as appropriate to incorporate the mitigation measures (MMs) in the Mitigation Monitoring Program (MMP), and adopt water resource standards to prevent damage or disturbance to water resources, ensuring consistency with California Fish and Wildlife Code Section 1602.
5. **Determine**, based on the whole of the administrative record, that the San Pedro Zoning Code Update was analyzed in the Housing Element Environmental Impact Report (SCH No. 2021010130) (Housing Element EIR) certified on November 29, 2021, and Addendum No. 1 (ENV-2020-6762-EIR-ADD1), Addendum No. 2 (ENV-2020-6762-EIR-ADD2), Addendum No. 4 (ENV-2020-6762-EIR-ADD4); the San Pedro Zoning Code Update is within the scope of the project covered by the Housing Element EIR; and the Housing Element EIR adequately describes the activity for the purposes of CEQA; and pursuant to CEQA Guidelines Sections 15162, 15164 and 15168, no subsequent or supplemental environmental impact report is required.
6. **Instruct** the Department of City Planning to finalize the necessary General Plan land use designation maps, zone ordinances to be presented to the City Council, and authorize the Department of City Planning to make additional, non-substantive text edits to the plan policy documents and land use designation maps to correct typographical errors, and make other technical corrections/ modifications to the zoning ordinances as necessary.
7. **Approve** and **Recommend** that the Mayor **approve** and the City Council **adopt**, pursuant to LAMC 13B.1.1. (Chapter 1A) and City Charter Section 555, the attached Resolutions in Exhibit A to amend the General Plan as follows:
 - a. **Amend** the General Plan Land Use Element and **adopt** the San Pedro Policy Document Revisions as shown in Exhibit A2; **adopt** the General Plan Land Use Map for the San Pedro Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit A4, and the General Plan Land Use Map and Matrix as shown in Exhibit A5.
 - b. **Amend** the Mobility Plan 2035 to reclassify a selected Street Designation, as shown in Exhibit A7.
 - c. **Amend** the Citywide General Plan Framework Element, as shown in Exhibit A6.
8. **Approve** and **Recommend** that pursuant to LAMC Section 13B.1.4. (Chapter 1A) and City Charter Section 558, the City Council **adopt** the draft ordinance to amend the Zoning Map, as shown in Exhibit B1 (Zone Change Map and Matrix).
9. **Approve** and **Recommend** that the City Council pursuant to LAMC Section 13B.1.2. (Chapter 1A), and City Charter Section 558 **adopt** the draft ordinance to repeal the San Pedro Community Plan Implementation Overlay District as shown in Exhibit B6.
10. **Approve** and **Recommend** that pursuant to LAMC Section 13B.1.2. (Chapter 1A) and City Charter Section 558, the City Council adopt the draft ordinance to amend the San Pedro Specific Plan, as shown in Exhibit B7.
11. **Approve** and **Recommend** that pursuant to LAMC Section 13B.1.2. (Chapter 1A) and City Charter Section 558, the City Council **adopt** the proposed Conservation District and Individual Historic Resource Review Supplemental Districts and Maps shown in Exhibit C2.

12. **Approve and Recommend** that pursuant to LAMC Section 13B.1.3. (Chapter 1A) and City Charter Section 558, the City Council **adopt** the proposed Hillside Area Map shown in Exhibit B2.
13. **Approve and Recommend** that pursuant to LAMC Section 13B.1.3. (Chapter 1A) and City Charter Section 558, the City Council **adopt** the proposed Targeted Planting Area Map shown in Exhibit B3.
14. **Approve and Recommend** that pursuant to LAMC Section 13B.1.3. (Chapter 1A) and City Charter Section 558, the City Council **adopt** the proposed Freeway Adjacency Map shown in Exhibit B4.
15. **Approve and Recommend** that pursuant to LAMC Section 13B.1.3. (Chapter 1A) and City Charter Section 558, the City Council **adopt** the proposed Alcohol Permission Area Map shown in Exhibit B5.
16. **Authorize** the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits A4, A5 and A6) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Section 11.5.6, and the draft zoning ordinances (Exhibits B1-B7, C1 and C2) to the City Council, in accordance with City Charter Section 558 and LAMC Section 12.32.
17. **Approve and Recommend** that the City Council **adopt** the draft New Zoning Code Ordinance to amend Chapter 1 and 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 accompanying Zoning Code Maps established in Division 1.4. (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit C1).

VINCENT P. BERTONI, AICP
Director of Planning



Michelle Singh
Principal City Planner



Alissa Gordon
City Planner



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- A1 – Community Plan Policy Document
- A2 – Policy Document Revisions
- A3 – Existing General Plan Land Use Map
- A4 – Proposed General Plan Land Use Map
- A5 – General Plan Land Use Change Map and Matrix
- A6 – Citywide General Plan Framework Amendments
- A7 – Mobility Plan 2035 Amendments

B – Proposed Overlays and Ordinances

- B1 – Zone Change Map and Matrix
- B2 – Hillside Area Map, San Pedro and Citywide
- B3 – Targeted Planting Map
- B4 – Freeway Adjacency Map
- B5 – Alcohol Permission Area Map, San Pedro and Citywide
- B6 – Repeal of the San Pedro Community Plan Implementation Overlay District
- B7 – San Pedro Specific Plan Text Document Technical Amendments

C – Proposed Zoning Actions

- C1 – Amendments to the New Zoning Code
- C2 – Conservation District and Individual Historic Resource Review Map, San Pedro

D – Environmental

- D1 – Amendments to the Environmental Protection Measures (EPM) Handbook

PROJECT ANALYSIS

Project Summary

The San Pedro Zoning Code Update (Proposed Project) consists of a targeted update to the San Pedro Community Plan, in order to adopt the New Zoning Code in San Pedro and further the community plan goals and policies established in the San Pedro Community Plan Policy Document. The Proposed Project includes minor clarifying changes to the Community Plan Policy Document's text, maps and figures. Changes to General Plan Land Use designations and zones are proposed to implement the New Zoning Code. The San Pedro Community Plan Implementation Overlay (CPIO) District is proposed to be repealed and replaced with modular zones that will fulfill the land use goals of the CPIO. Through implementation of the New Zoning Code in the San Pedro CPA, the Proposed Project implements key programs from the 2021-2029 Housing Element and Safety Element Update, including housing incentive programs, residential protections, and Environmental Protection Measures (EPMs).

Adoption of the Proposed Project will require several implementing ordinances including amendments to the New Zoning Code. These updates will integrate hillside zoning regulations that are consistent with Chapter 1 Baseline Hillside Ordinance (BHO) with context-sensitive development standards, into San Pedro and the New Code.

The Proposed Project also includes zone changes to establish new zoning districts throughout the San Pedro CPA. The project introduces General Plan Amendments, specifically amending the Framework Element to incorporate corresponding zones for the San Pedro Zoning Code Update and a targeted street reclassification to Mobility Plan 2035 to align with policy goals.

Background

The San Pedro Community Plan was adopted by City Council on October 4, 2017. The plan set the direction for the future growth of San Pedro through the year 2030. It was developed through a collaborative effort between City staff and stakeholders including residents, businesses, developers, design professionals and property owners. The plan addressed the physical development of San Pedro through topics such as land use and housing, parks and open space, urban design, infrastructure, mobility, arts and culture, and history.

In October 2024, the City of Los Angeles adopted a new Zoning Code (Chapter 1A of the LAMC), representing the biggest comprehensive update since 1946. Initially introduced in conjunction with the Downtown Community Plan Update, the New Zoning Code will implement the policies and goals for the different neighborhoods across Los Angeles as City Planning continues to update its thirty-four community plans. Community Plan areas that have not yet transitioned to the New Zoning Code continue to operate under Chapter 1 of the LAMC. The San Pedro Zoning Code Update is a targeted update to facilitate the transition to the New Zoning Code, Chapter 1A, without a comprehensive Community Plan Update process on account of the recent update to the San Pedro Community Plan.

The Proposed Project follows the recent updates to the Wilmington-Harbor City and Harbor Gateway Community Plans, which will apply the New Zoning Code to the City's Harbor region. These neighboring communities physically connect San Pedro to the rest of the City of Los Angeles. Adopting the New Zoning Code in the San Pedro CPA would further the City's implementation of the New Code and will bring the harbor geographic area under a singular zoning code in order to create consistency in zoning and land use nomenclature, development regulations and implementation of urban planning and design strategies throughout the region.

Components of the Project

Proposed General Plan Land Use Map

The project introduces a new General Plan Land Use Map for San Pedro that corresponds with the New Zoning Code. The proposed land use changes are primarily a translation of nomenclature from the existing structure to the new General Plan Land Use structure and further described below in the section titled General Plan Land Use Descriptions. Land use designation changes to Framework include a new High Medium Residential land use category to carry the equivalent designation in the San Pedro Community Plan for the existing High Medium Residential land use designation. Parcel specific land use designation changes in the CPA include application of Public Facility designations to more accurately reflect existing public uses such as fire stations, an animal care center, and city-owned vacant land. An expansion of the Open Space designation is proposed to reflect the development of new city parks operated by the Department of Recreation and Parks. Additionally, Industrial land use designations are consolidated into the Light Industrial designation to better correspond with zoning use permissions. Removal of Hybrid Industrial land use in the core of downtown San Pedro and replacement with Community Center in order to better reflect an urban mixed-use environment, while continuing to allow for joint living and working quarters envisioned by the San Pedro Community Plan.

A key land use change is the introduction of a new land use, Medium Neighborhood Residential, that is designed for residential neighborhoods while allowing limited commercial uses. This land use is applied to targeted areas in San Pedro where a small selection of commercially designated and zoned properties within residential neighborhoods currently exist; this limited change is intended to provide more sensitive and contextual land use and zoning designations where residential is the dominant characteristic of the neighborhood. The land use is paired with zoning that allows for small-scale commercial tenants such as cafe, restaurant and retail. Other land use changes include consolidation of dual or split general plan land use properties into one designation. Minor technical changes also include application of the Freeway designation for freeways, on-ramps and some abutting and landscaped Caltrans owned parcels. Minor changes to better reflect as-built on the ground conditions and for consistency across a geographic area, particularly in cases where entitlements had been granted and projects have been built. The Project also recognizes the change of land use designation that occurred through the City Council approval of the One San Pedro development project.

Chapter 1A Zoning

The Proposed Project includes zone changes to establish new zoning districts from the new Zoning Code throughout the Community Plan Area. The proposed zones advance the policy intent of the San Pedro Community Plan and are within the menu of options available from the New Zoning Code as well as additions of zones introduced by this project to provide for the adaptation of Hillside regulations from LAMC Chapter 1 to LAMC Chapter 1A (New Zoning Code), as shown in Exhibits B1 and C1.

The New Zoning Code allows for more tailoring of land use regulations that offer more context sensitive options than the tools that preceded it. The New Zones are composed of modules that include Form, Frontage, Development Standards, Use and Density. Generally, standards that regulate the frontage of a building are applied through the use of an overlay mechanism, such as a Specific Plan or Community Plan Implementation Overlay (CPIO) District. The frontage module is applied to all properties and allows for the opportunity to regulate the design of building facades which can achieve a variety of urban design goals across the plan area. The use module consists of a package of regulations identifying the permissions levels for use groups and include standards that further ensure uses will be compatible within their setting. The variety of use districts and their permissions eliminate the need to regulate uses through Qualified conditions or Q conditions. The adoption of Chapter 1A zones includes the removal of (Q) Qualified Conditions, (T) Tentative Classifications, (D) Development Limitations and (BL) Building Line regulations; however, approved projects with conditional approvals would be required to comply with project specific Q's, T's and D's.

The project incorporates modular zoning districts to replace the zones underlying the San Pedro

Community Plan Implementation Overlay (CPIO) District. The applied zoning districts continue to advance the policy vision of the San Pedro CPIO, and therefore this project proposes removal of the CPIO zoning suffix from the relevant parcels, and the repeal of the San Pedro CPIO District Plan and Ordinance. The replacement zones achieve many of the regulations and standards in the San Pedro CPIO District Plan and Ordinance, such as those related to use permissions and urban design, while retiring select standards for the purposes of simplifying a complex regulatory environment. Further, the Project includes the Individual Historic Resource Review zoning tool and its associated “IHR” suffix to function as a replacement for the San Pedro CPIO’s eligible historic resource evaluation review procedures and a Targeted Planting Map for the San Pedro CPIO area boundary to maintain drought-tolerant and/or native planting regulations.

San Pedro is a community with a substantial portion of hillside terrain. Many of its neighborhoods offer scenic views of the ocean, harbor, hills, waterfront and open spaces. Although the majority of San Pedro is developed urban land, a few areas of natural open space remain and many overlap with coastal bluffs and hillside slopes, particularly around the border of Rancho Palos Verdes. Along the Palos Verdes Peninsula, San Pedro has been historically susceptible to geological hazards such as landslides. Hillside regulations are designed to allow for new development that is in harmony with the health and safety needs of residents and to protect the area’s environmental resources including public views. The ongoing effort to modernize the City’s zoning code includes developing new zoning district modules for hillside residential neighborhoods already subject to BHO. The San Pedro Zoning Code Update includes adopting a Hillside Area map, Exhibit B2, to correspond to the existing Hillside Area and adopting new hillside zoning district modules in low density residential neighborhoods. The proposed regulations adapted the existing BHO, with refinements, to further the established community plan’s vision for hillside residential neighborhoods. Zoning strategies for the hillside communities include grading, height, and floor area regulations, as well as setbacks, fencing, lighting and landscaping standards. The hillside zoning districts direct anticipated growth away from steeply sloping hillside areas, by limiting grading, and preserving existing open space to support ecological resources such as natural streams.

Zoning Code Tools

The New Code provides for new mechanisms to activate regulations through Supplemental District zoning and Zoning Maps. The proposed supplemental district zoning includes properties identified for individual eligible historic resource review and a Conservation District for San Pedro’s downtown historic commercial area. The zoning maps proposed are for the hillside regulation areas and areas with specialized landscape planting requirements.

Two key preservation tools are proposed to advance the policy goal of maintaining character in San Pedro’s Historic Commercial Core: Conservation District and Individual Historic Resource (IHR) Review. These new zoning tools are designed to maintain a cohesive character for distinct neighborhoods, while providing guidance for thoughtful growth and development. The introduction of these character tools will build upon the goals and policies established in the San Pedro Community Plan, particularly those focused on preserving and enhancing historic resources.

The Conservation District is proposed for the downtown area roughly bounded by 6th Street on the north, 12th Street on the south, Pacific Avenue on the west and Centre Street. This area includes a high concentration of historic resources according to the Historic Resources Survey and is designated as a California Registered Historic District. The Conservation District tool outlines how properties that have been identified in the historic resources survey as contributing to the district will be reviewed when a project is proposed, including adherence to the Secretary of Interior’s Standards for Rehabilitation.

San Pedro’s Conservation District would be paired with a special frontage district called a Character Frontage, created to enhance an infill development project’s compatibility with the existing historic resources of the district. The Character Frontage includes objective design standards that respond to the existing context – such as building scale, materials and streetscape character. The proposed design standards provide specifications for roof form, exterior materials, facade articulation break up massing, and transparency requirements for the ground floor and upper stories.

Individual Historic Resource (IHR) Review is another tool proposed for properties that have been identified in SurveyLA, the Los Angeles Historic Resources Survey, as being architecturally or historically significant on their own, and located within the San Pedro CPIO District. This zoning designation provides protections in order to maintain the integrity of a site's historic features; projects will be reviewed for compliance with the Secretary of Interior's Standards for Rehabilitation, similar to current review procedures established by the CPIO.

A Targeted Planting Map, Exhibit B3, is proposed to identify an area that will be subject to specialized planting lists. This requirement will replace the San Pedro CPIO's drought-tolerant and native planting requirements, and implement the Community Plan's policy program to require on-site trees and maximize sustainability with a preference for native and drought tolerant species. The Targeted Planting Map areas match the CPIO boundary map and require all landscaping prescribed by the zoning districts within the mapped areas to comply with the proposed Coastal Harbor Planting List for San Pedro. The Coastal Harbor Planting List is informed by the California Native Plant Society (CNPS) recommended species for native and drought-tolerant plants. Filtration Planting is mapped to the Industrial subareas of the San Pedro CPIO and require plants low in water use, low in biogenic emissions, high in carbon and particulate matter filtration qualities and retain foliage.

Environmental Protection Measures

An important shift in the New Zoning Code is how broad environmental policies are translated into clear, enforceable standards. The Project proposes two additions to the City's Environmental Protections Handbook. Among the most critical resources in San Pedro are natural drainage systems, including intermittent and ephemeral streams. The new code recognizes water resources as a resource to protect through the implementation of the EPM (Environmental Protection Measures). In San Pedro, natural streams occur primarily along the western hillside areas with some streams crossing neighboring Rancho Palos Verdes. The Project proposes an addition of Water Resource clearance procedures to prevent damage or disturbance due to construction activities.

While the EPM Handbook replaces the San Pedro Community Plan Implementation Overlay District's Environmental Standards, the project proposes the addition of an EPM to address large construction projects and air quality in San Pedro to ensure that all of the CPIO's environmental standards continue to be reflected in the transition to the New Zoning Code.

Housing Element

The Project implements the City's 2021–2029 Housing Element's key programs including housing incentive programs, residential protections, and EPMs. Additionally, the Project advances multiple Housing Element programs that direct the City to increase zoning capacity, streamline development standards, and integrate new zoning tools to meet the City's Regional Housing Needs Allocation (RHNA). RHNA is the California State-required process that seeks to ensure cities and counties plan for enough housing in their Housing Element cycle to accommodate all economic segments of the community. Although the Project is largely a translation of existing zoning, it offers flexible zoning with a range of housing typologies to provide housing options throughout the CPA and includes standards requiring open space and amenity features for residential development. The Proposed Project streamlines housing development by the removal of "Q" or Qualified Conditions and replaces subjective design review standards with objective standards described in the New Zoning Code.

San Pedro Specific Plan

The San Pedro Specific Plan, established in 1990, provides supplemental regulations for San Pedro's coastal zone. The project includes a limited amendment to the Specific Plan text document, Exhibit B5, in order to remove outdated references to Chapter 1, provide clarification on how the Specific Plan will work within the framework of Chapter 1A, the New Zoning Code and the zoning system. An "SP" specific plan suffix, indicating the San Pedro Specific Plan overlay, will be applied to the end of the zone string to

indicate the additional layer of zoning rules. The project does not involve any amendments to the Coastal Land Use Plan.

Other Plans

The Redevelopment Plan for the Pacific Corridors Redevelopment Project was adopted on May 1, 2002 and is set to expire on May 1, 2033. The Redevelopment Plan's land use regulations for the Pacific Corridor Redevelopment Project would have no further force and effect due to the adoption of zoning classifications under Chapter 1A, consistent with City Ordinance No. 188,648.

Community Plan Document and Policies

The Community Plan policy document established the policies, guidelines and implementation programs for the San Pedro Community Plan. The document provides information and guidance for community members, stakeholders, developers, as well as public officials and agencies. With adopting the New Zoning Code in San Pedro, maps, figures, and references become outdated in the San Pedro Community Plan document. Therefore, as shown in Exhibit A2, the proposed text update seeks to clarify the changes that come from the advancement of this planning effort by introducing text that includes a description of necessary changes. The original community plan goals and policies remain relevant for directing the future growth of San Pedro and are proposed for changes only when clarifications are required.

Framework Element Amendments

The Proposed Project will require an amendment to Framework Appendix A (Exhibit A6). The changes are organized within a supplemental table outlining the general plan land use designations and corresponding zones proposed for the San Pedro Zoning Code Update, including the introduction of the High Medium Residential land use designation. Framework Appendix A, adopted with the Downtown Community Plan Update, and further amended with the Boyle Heights Community Plan Update and Wilmington-Harbor City and Harbor Gateway Community Plan Update, provides guidance on zoning correspondence for projects using Chapter 1A of the Municipal Code (i.e., the New Zoning Code) and builds upon the zoning correspondence established through the aforementioned plans.

Mobility Element (Mobility Plan 2035)

The City's streets are organized by official standard street designations or classifications, established in the General Plan Mobility Element, called Mobility Plan 2035 (MP 2035), and standard street dimensions shown in the Department of Public Works Standard Street Plan. Actual street dimensions vary from standards due to historic development patterns where streets were built to different standards, often with narrower roadways. In many of these circumstances, older streets are incrementally widened through street dedications from new development. Existing non-standard street dimensions, land uses, lot depths, and volume of vehicular, pedestrian, and bicycle activity may all indicate the need for a different street dimension than the citywide adopted standards. In these cases, classifications of streets and street alignments can be modified to meet the specific needs of the community. The Project includes a street reclassification (Exhibit A7) to maintain the continuation of a street wall and the historic character of the Downtown San Pedro Commercial Area, a California Registered Historic District and which is proposed for a Conservation District. The intent of the reclassification is to strike a balance between street/sidewalk widening and maintaining a street-wall which is characteristic of early 20th century commercial development and maintains a dense, walkable and engaging commercial environment.

General Plan Land Use Designations

The San Pedro Zoning Code Update includes a proposed General Plan Land Use Map, which is a map identifying the General Plan Land Use Designations for all properties within the CPA. The proposed General Plan Land Use Map includes the new land use designations corresponding to Chapter 1A, which primarily involve nomenclature changes, as well as a corresponding zone table to identify the zoning district modules that are allowed for each type of land use designation (Exhibit A4). General plan land

use designations help guide development by establishing the general location and intensity of different uses of land, in addition to the allowable scale of development. Each land use designation expresses a variety of goals and policies and corresponds to a set of implementing zones that regulate development, including uses, FAR, densities, and height. The Land Use Map shows the location of the proposed land use designations in the CPA. The proposed land use designations, along with implementing zoning actions, would reinforce a pattern of development that directs future growth to urbanized and transit-served areas, consistent with the vision of the San Pedro Community Plan.

In the San Pedro Community Plan Area, the following general plan land use designations are applicable and may permit the listed uses and development ranges. For more detailed information and zoning correspondence please see the General Plan Land Use Map (Exhibit A4).

Regional Center

The Regional Center land use designation is proposed for the area the San Pedro Community Plan designated for “Regional Commercial.” The change from Regional Commercial to Regional Center functions as a nomenclature change in the new land use structure. Per the San Pedro Community Plan, *“a Regional Commercial district contains the community’s concentration of business, civic and cultural activities, creating conditions that facilitate community interaction and engagement and serve as the focal point of social and economic life in the community. The Regional Commercial district in Downtown San Pedro is located between Third Street, Harbor Boulevard, Eighth Street and Mesa Street. It features institutional uses such as the San Pedro Municipal Building, the Harbor Department Headquarters, the Port Police Headquarters and Port of Los Angeles High School, as well as a major hotel, office uses, restaurants, theaters and several newer residential and mixed-use buildings. While a mix of low to medium scale structures are located here – the area is envisioned to accommodate medium to high rise structures.”*

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts in Regional Center allow for the greatest range of maximum Floor Area Ratio (FAR), with a maximum of 6:1, consistent with the existing San Pedro Community Plan Implementation Overlay regulations. Height is limited by FAR.
- Use Districts allow for residential uses and an array of regional commercial-serving uses to accommodate larger retail stores, and outdoor promenades.
- Density Districts work with the other zoning districts to realize the Regional Center’s goal of maximizing mixed use development in Regional Centers. A residential density of “4”, or 1 unit per 400 square feet of lot area is assigned in this land use designation.
- The table below demonstrates the corresponding districts within the Regional Center designation:

General Plan Land Use Designation	Form District	Use District	Density District
Regional Center	Mid-Rise Medium 3 (MM3) High-Rise Broad 7 (HB7)	Commercial-Mixed 7 (CX7)	4

Community Center

The Community Center land use designation is proposed for the areas the San Pedro Community Plan

designated for “Community Commercial” and “Hybrid Industrial.” The change from Community Commercial to Community Center functions as a nomenclature change in the new land use structure. The change from Hybrid Industrial land use in the core of downtown San Pedro and replacement with Community Center is proposed to better reflect an urban mixed-use environment, while continuing to allow for joint living and working quarters envisioned by the San Pedro Community Plan through the applied zoning districts. Per the San Pedro Community Plan: *“Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs.”*

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Community Centers represent a range of maximum FAR.
- Use Districts allow for a broad range of commercial and residential uses. The CX7 Use District accommodates local and regional-serving commercial and institutional uses. The CX9 Use District is more permissive in regards to auto uses such as automobile service and accessory.
- Density Districts work in concert with the other zoning districts to realize the Community Plan’s goal of maximizing housing development in Community Centers. Here the Density Districts allow a residential density of “8”, or 1 unit per 800 square feet of lot area to “4” or a 1 unit per 400 square feet of lot area.
- One San Pedro (OSP) is a Special Zoning District that corresponds with Community Center.
- This table demonstrates the corresponding districts within the Community Center designation in San Pedro Community Plan:

General Plan Land Use Designation	Form District	Use District	Density District	Special District
Community Center	Low Rise Medium 15 (LM15) Low Rise Medium 16 (LM16) Mid-Rise Medium 2 (MM2) Mid-Rise Medium 3 (MM3) Mid-Rise Broad 12 (MB12) Moderate-Rise Medium 6 (DM6)	Commercial-Mixed 7 (CX7) Commercial-Mixed 9 (CX9)	4, 8	One San Pedro (OSP)

Neighborhood Center

The Neighborhood Center land use designation is proposed for the areas the San Pedro Community Plan designated for “Neighborhood Commercial” and functions as a nomenclature change in the new land use structure. Per the San Pedro Community Plan, *“Commercial districts typically include the complete range of neighborhood-serving to regional types of businesses and services, including retail,*

office, lodging, cultural and entertainment facilities, schools, and libraries. The height of structures in these districts ranges from 30 feet for Neighborhood Commercial to about 250 feet in the Downtown Regional Commercial district. Most commercial districts encourage mixed-use structures, which generally incorporate commercial uses on lower floors, and residential units on upper floors.”

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Neighborhood Centers represent a range of maximum FAR.
- Use Districts allow for a broad range of commercial and residential uses. The CX7 Use District accommodates local and regional-serving commercial and institutional uses. The CX9 Use District is more permissive in regards to auto uses such as automobile service and accessory. The CX6 and CX5 use districts are designed for mixed-use and commercial uses, with CX5 intended to foster small-scale commercial and CX6 for neighborhood center scale commercial.
- Density Districts work in concert with the other zoning districts to realize the Community Plan’s goal of maximizing housing development in Community Centers. Here the Density Districts allow a residential density of “15”, or 1 unit per 1,500 square feet of lot area to “4” or a 1 unit per 400 square feet of lot area.
- This table demonstrates the corresponding districts within the Community Center designation in San Pedro Community Plan:

General Plan Land Use Designation	Form District	Use District	Density District
Neighborhood Center	Low-Rise Medium 8 (LM8)	Commercial-Mixed 9 (CX9)	4, 8, 12, 15
	Low-Rise Medium 9 (LM9)	Commercial-Mixed 7 (CX7)	
	Mid-Rise Medium 3 (MM3)	Commercial-Mixed 6 (CX6)	
		Commercial-Mixed 5 (CX5)	

High Medium Residential

High Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers or near transit lines and stops. The High Medium Residential land use is proposed to be adopted into the Framework Element’s new land use structure and applied to select sites to carry over the existing High Medium Residential land use designation.

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts in High Medium Residential allow for the greatest range of maximum Floor Area Ratio (FAR), with a maximum of 4:1, consistent with the San Pedro Community plan Implementation Overlay. Height is limited by FAR.
- The Use District emphasizes residential uses and only allows a minimal amount of compatible services and amenities. The RG2 Use District accommodates a wide variety of housing types for a variety of housing needs, in a predominantly residential setting.
- Density Districts work with the other zoning districts to realize the goal of maximizing residential

development in the High Medium Residential land use category. A residential density of “4”, or 1 unit per 400 square feet of lot area is assigned in this land use designation.

- The table below demonstrates the corresponding districts within the High Medium Residential designation:

General Plan Land Use Designation	Form District	Use District	Density District
High Medium Residential	Moderate-Rise Medium 6 (DM6)	Residential General 2 (RG2)	4

Medium Neighborhood Residential

The Medium Neighborhood General Plan Land Use designation is introduced to San Pedro with limited application to address residential neighborhoods with pockets of commercial zoning. The Framework defines Medium Neighborhood Residential as *“areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Rise to Low Rise, and buildings are typically oriented toward the street.”*

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Medium Neighborhood Residential represent allow for a 1.5:1 Floor Area Ratio and three stories.
- Use Districts allow for a range of limited neighborhood commercial uses and residential uses. The residential mixed use districts emphasize residential uses and allow a selection of limited commercial uses and compatible services and amenities.
- The RX4 Use District accommodates residential uses with limited commercial uses. Small scale commercial activities such as restaurant and retail with tenant sizes of up to 3,000 square feet allowed and heavier commercial uses like large format retail, hotels and offices are prohibited.
- Density Districts work in concert with the other zoning districts to realize the Community Plan’s goal of maximizing housing development in Medium Neighborhood Residential. Here the Density Districts allow up to a residential density of “8”, or 1 unit per 800 square feet of lot area and “15”, or 1 unit per 1,500 square feet of lot area.
- This table demonstrates the corresponding districts within the Medium Neighborhood Residential designation in San Pedro:

General Plan Land Use Designation	Form District	Use District	Density District
Medium Neighborhood Residential	Low-Rise Medium 8 (LM8) Low-Rise Medium 9 (LM9)	Residential-Mixed 4 (RX4)	8, 15

Medium Residential

The Medium Residential designation is proposed for San Pedro in the Medium Residential designated areas. Per the San Pedro Community Plan, *“Neighborhoods designated for multi-family use are predominantly located in the central and eastern portions of San Pedro and contain duplexes, bungalow apartments, 3 to 4 story apartment buildings, and condominium complexes, as well as single-family homes.”*

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Medium Residential represent a range of maximum FAR up to 1:1 FAR for VN2 and 1.5:1 for LN2 and LM8. VN2, LN2 and LM8 are limited in height to 3 stories.
- The Use District emphasizes residential uses and only allows a minimal amount of compatible services and amenities. The RG2 Use District accommodates a wide variety of housing types for a variety of housing needs, in a predominantly residential setting.
- Density Districts work in concert with the other zoning districts to realize the Community Plan’s goal of maximizing housing development in Medium Neighborhood Residential. Here the Density Districts allow up to a residential density of “8”, or 1 unit per 800 square feet of lot area and “15”, or 1 unit per 1,500 square feet of lot area.
- This table demonstrates the corresponding districts within the Medium Neighborhood Residential designation in San Pedro:

General Plan Land Use Designation	Form District	Use District	Density District
Medium Residential	Very Low-Rise Narrow 2 (VN2) Low-Rise Narrow 2 (LN2) Low-Rise Medium 8 (LM8)	Residential General 2 (RG2)	8, 10

Low Medium Residential

The Low Medium Residential designation is proposed for San Pedro to replace the Low Medium I and Low Medium II land use designations and functions as a nomenclature change. Per the San Pedro Community Plan, *“Neighborhoods designated for multi-family use are predominantly located in the central and eastern portions of San Pedro and contain duplexes, bungalow apartments, 3 to 4 story apartment buildings, and condominium complexes, as well as single-family homes.”*

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Low Medium Residential represent a range of maximum FAR up to 0.75:1 FAR for H2, 1:1 FAR for VN2 and 1.5:1 for LN2. The H2 Form Districts limit height to 33’ and VN2, VN3 and LN2 limit height to 3 stories. HLG5 is applied on a limited basis and is based on a slopeband floor area to determine FAR, with a maximum height of 36 feet and overall height of 45 feet for sloping lots.

- The Use District emphasizes residential uses and only allows a minimal amount of compatible services and amenities. The RG2 Use District accommodates a wide variety of housing types for a variety of housing needs, in a predominantly residential setting.
- Density Districts work in concert with the other zoning districts to realize the Community Plan's goal of maximizing housing development in Low Medium Residential. Here the Density Districts allow up to a residential density of "2L", or 2 units per lot and "10", or 1 unit per 1,000 square feet of lot area.
- The table below demonstrates the corresponding districts within the Low Residential designation in San Pedro:

General Plan Land Use Designation	Form District	Use District	Density District
Low Medium Residential	Hillside Large Lot 5 (HLG5) House 2 (H2) Very Low-Rise Narrow 2 (VN2) Low-Rise Narrow 2 (LN2)	Residential General 2 (RG2)	10, 15, 20, 30, 60, 2L

Low Residential

The Low Residential land use category is applied to protect neighborhood character in San Pedro, in lieu of the existing Low II Residential land use designation. Per the San Pedro Community Plan, *"San Pedro's single-family neighborhoods are important to the community's sense of character and identity. The Plan preserves the character of existing lower-density neighborhoods by maintaining lower-density land use designations."*

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Low Residential represent a range of maximum FAR up to 0.45:1. For H1; The height limit for H1 is 33 feet. HH1 is applied to hillside single-family neighborhoods and is based on a slopeband floor area to determine FAR, with a maximum height of 33 feet and overall height of 45 feet for sloping lots. Large Lot 5 allows for a .25 FAR and a height of 45 feet.
- The Use District emphasizes residential uses and only allows a minimal amount of compatible services and amenities. The RG2 Use District accommodates a wide variety of housing types for a variety of housing needs, in a predominantly residential setting.
- The Density District in Low Residential allows up to a residential density of "1L", or 1 unit per minimum lot area.
- The table below demonstrates the corresponding districts within the Low Residential designation in San Pedro:

General Plan Land Use Designation	Form District	Use District	Density District
Low Residential	Large Lot 5 (LG5) Hillside House 1 (HH1) House 1 (H1)	Residential General 2 (RG2) Residential General 3 (RG3)	1L

Light Industrial

The Light Industrial land use category is applied to better correspond with zoning use permissions, in lieu of the existing Limited Manufacturing to Heavy Manufacturing/Industrial land uses designations. Per the San Pedro Community Plan, *“Industrial land use is a valuable commodity that must be maintained due to the city-and community-wide economic benefits and the employment opportunities generated.”* Use districts are assigned based on guidance from the San Pedro Community Plan Implementation Overlay use permissions for the Industrial Subarea.

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Light Industrial have a FAR up to 1.5:1.
- The Industrial Use Districts are intended to support employment and accommodate industrial activities while minimizing potential disruptions to surrounding uses. The I5 and I6 Use Districts accommodate most light industrial uses with the goal of preserving industry. The I5 and I6 Use District allows heavy commercial and light industrial uses as well as a limited amount of commercial activity.
- Density Districts work in concert with the other zoning districts. Here the Density is “N”, indicating that there is no residential density, because residential uses are not permitted.
- This table demonstrates the corresponding districts within the Light Industrial designation in San Pedro:

General Plan Land Use Designation	Form District	Use District	Density District
Light Industrial	Low-Rise Broad 3 (LB3) Low-Rise Full 3 (LF3)	Industrial 5 (I5) Industrial 6 (I6)	N

Open Space

The Project applies the Open Space designation to existing Open Space designated land. Additionally, an expansion of Open Space is recognized through rezoning and/or re-designation of land use is proposed to reflect the development of new city parks operated by Recreation and Parks. Per the San Pedro Community Plan, *“Parks, open space and the urban forest are a vital part of a livable, sustainable*

community. Where housing units may not include yard space and landscaping is scarce, green spaces provide opportunities for passive and active recreation, social and cultural events, and serve as important gathering places in the community. The urban forest is part of the community's valuable green infrastructure, and helps reduce the need and expense of building infrastructure to manage air, water and energy resources."

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within the Open Space designation are Very Low Scale, Large Lot and Hillside House and are intended for sensitive development.
- The Open Space Use District allows for open spaces, recreational facilities, agricultural and accessory uses.
- Open Space designations in most cases have a Density District "N", that does not allow residential development, with exceptions for agricultural uses that allow one dwelling unit.
- This table below demonstrates the corresponding districts within the Open Space designation in San Pedro:

General Plan Land Use Designation	Form District	Use District	Density District	Special District
Open Space	Large Lot 5 (LG5) Hillside House 1 (HH1) Very Low-Rise Full 2 (VF2)	Agricultural 1 (A1) Open Space 1 (OS1) Open Space 2 (OS2)	1L, N	Submerged Lands (SL)

Public Facilities

Public Facilities designations are proposed for existing public facilities designated land and expanded to more accurately reflect existing public uses such as fire stations, an animal shelter, and city-owned vacant land. Per the San Pedro Community Plan, *"the ability of the City to provide needed community facilities and infrastructure is crucial to maintaining and improving San Pedro residents' quality of life as well as supporting local businesses. Community facilities and infrastructure include police and fire stations, libraries, schools, parks, open space, and the urban forest, as well as, water and sewer systems, solid waste treatment systems, stormwater drainage facilities and public utilities. These facilities, services, and infrastructure can influence the pattern of land uses within the community, where growth should occur, and at what intensities."*

Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Public Facilities vary and are assigned based on neighboring Form Districts to encourage continuity in form.
- Use Districts under Public Facilities are designed for civic and institutional uses but also permits uses based on what adjacent zoning permits.

- In limited cases, the Use District permits housing to be built through public-private partnerships.
- Density Districts work in concert with the other zoning districts to realize plan goals, particularly to allow for development of housing on publicly owned land. Density districts applied vary by zone, allowing for flexibility or housing density.
- The table below demonstrates the corresponding districts within the Public Facilities designation in San Pedro:

General Plan Land Use Designation	Form District	Use District	Density District
Public Facilities	Large Lot 5 (LG5) Hillside House 1 (HH1) Very Low-Rise Narrow 2 (VN2) Very Low-Rise Full 2 (VF2) Low-Rise Medium 8 (LM9) Low-Rise Full 3 (LF3) Low-Rise Broad 3 (LB3) Mid Rise Medium 3 (MM3) Mid Rise Broad 3 (MB3)	Public 1 (P1) Public 2 (P2)	4, 8, 12, 15, 20, 2L, 1L, N

Public Facilities - Freeways

The Public Facilities – Freeways designation is designed for parcels used for freeway purposes throughout the San Pedro CPA, as well as on-ramps and some abutting and landscaped Caltrans owned parcels. This designation does not have corresponding Form, Use, and Density districts applied, instead the “FWY” Special District is applied to all parcels with this designation.

- The table below demonstrates the corresponding districts within the Low Residential designation in San Pedro:

General Plan Land Use Designation	Special District
Public Facilities - Freeways	FWY

Environmental Clearance/CEQA

A Program EIR 15168/Addendum to the certified Final Environmental Impact Report (EIR) for the 2021–2029 Housing Element Update and Safety Element Update (the “Housing Element EIR” or “HE EIR”) certified on November 24, 2021, by the Los Angeles City Council is the CEQA document for the San Pedro Zoning Code Update. The Program EIR 15168/Addendum analyzes the reasonably foreseeable physical environmental impacts associated with the adoption and implementation of the Project in relation to the analysis contained in the previously certified HE EIR.

The Housing Element Final EIR analyzed the reasonably foreseeable environmental effects of accommodating the City of Los Angeles’ (the “City”) RHNA allocation, including the Housing Element Rezoning Program, Inventory of Sites, and related programs and policies that could result in physical environmental effects. The HE Final EIR was prepared as a programmatic and project-level document to analyze citywide housing strategies (including the Rezoning Program) and build out of the RHNA housing throughout the City and their potential environmental effects, and it specifically anticipated subsequent implementing actions such as community plan and zoning code amendments, targeted rezoning of candidate parcels, and local code updates. Although the Housing Element is not a development project and does not authorize any construction, the HE Final EIR analyzes potential environmental impacts associated with the anticipated implementation of strategies included in the Housing Element and the development of 456,643 new housing units across the City. The HE Final EIR analyzes foreseeable impacts from the build-out of the RHNA allocation in consideration of where residential development is allowed and where it may be allowed through future rezoning programs, as well as foreseeable indirect impacts from amendments to the Safety Element. The HE Final EIR found that the environmental impacts of several environmental topic areas were significant and unavoidable even with the imposition of mitigation measures. Based on the analysis in the HE Final EIR, the HE Final EIR concluded that implementation of the HE would result in significant and unavoidable environmental impacts with regard to the following environmental topic areas:

- Air Quality (Exceedance of Criteria Pollutants—Construction and Operations)
- Biological Resources (Special Status Species, Sensitive Habitats, Wildlife Corridors)
- Cultural Resources (Historical Resources and Archaeological Resources)
- Geology and Soils (Paleontological Resources)
- Hazards and Hazardous Materials (Hazardous Materials Near Schools and Hazardous Materials Sites)
- Noise (Construction Noise, Operation Noise, and Construction Vibration)
- Public Services (Fire Protection, Police Protection, and School Facilities)
- Recreation (Deterioration of Recreational Facilities and Construction of Recreational Facilities)
- Transportation (Freeway Queuing)
- Tribal Cultural Resources (Ground Disturbance during Construction)
- Wildfire (Impair Emergency Response Plan, Exacerbate Wildfire Risks in State Responsibility Area [SRA] or Very High Fire Hazard Severity Zone [VHFHSZ], Require Infrastructure that may Exacerbate Fire Risk, Expose People or Structures to Significant Risks in SRA or VHFHSZ, and Expose People or Structures to Significant Risks Involving Wildland Fires)

Two addenda to the Housing Element EIR have been prepared since certification of the EIR. The first addendum was adopted on June 14, 2022, to address environmental effects associated with additional targeted amendments to the HE that were identified as needed to achieve substantial compliance with state Housing Element Law; the second addendum was adopted on December 10, 2024, to address

environmental effects associated with changes to the Housing Element project made in conjunction with the Citywide Housing Incentive Program, which adopted new land use incentives for affordable housing and updates to the City's existing incentive-based housing development programs, specifically the CHIP project rezoned certain very high fire hazard zone area parcels as part of the Housing Element rezoning program.

A third addendum (Project) is being prepared to satisfy the requirements of *State CEQA Guidelines* Sections 15164(a), 15164(d), and 15164(e) as stated above, as well as comply with 15168 to use a written device to demonstrate an activity is within the scope of the Housing Element program and its impacts are within the scope of the Housing Element EIR. The Project applies the City's New Zoning Code (Los Angeles Municipal Code [LAMC] Chapter 1A) to all parcels within the San Pedro Community Plan Area (CPA), consolidates existing regulatory tools, corrects land use and zoning inconsistencies, and aligns zoning with the San Pedro Community Plan (adopted in 2017). While the entirety of LAMC Chapter 1A is not proposed to be adopted at this time, the Project would include those regulations specifically applicable to the San Pedro CPA, along with any citywide provisions necessary to implement the Project (for example, Environmental Protection Measures [or EPMs]). Mitigation measures adopted in the Housing Element EIR and the San Pedro Community Plan Update remain applicable to the Project through the application of the City's EPMs. Currently, a Community Plan Implementation Overlay (CPIO) is in place in the San Pedro CPA, the CPIO includes Mitigation Measures from the San Pedro Community Plan Update EIR, as well as environmental standards and construction period and site specific protections specific to the San Pedro CPA. With adoption of the Project, the CPIO will be replaced with a combination of the Mitigation Measures from the Housing Element EIR and the EPMs. Individual projects in the CPA will determine the appropriate measure based on their specific project details. The EPM Handbook consolidates uniformly applicable construction-period and site development protections and is intended to be consistent with, and not supplant, the HE Final EIR mitigation measures adopted in the certified HE Final EIR. The EPMs and the HE mitigation measures are designed to work together to ensure environmental protection.

Through implementation of the New Zoning Code in the San Pedro CPA, the Project implements key programs from the 2021-2029 Housing Element and Safety Element Update, including housing incentive programs, residential protections, and EPMs. As such, the Project is an implementing action anticipated by the programmatic analysis of the HE EIR. Generally, the new zoning and land use designations are equivalent to the zoning and land use framework established by the 2017 San Pedro Community Plan Update. In most cases, the proposed changes represent a shift in terminology and mapping rather than substantive alterations to existing land use policy. As described above, the existing CPIO will be removed, and its standards will be incorporated into the modular zoning system of LAMC Chapter 1A through the EPMs and/or the HE mitigation measures. Because the HE Final EIR was programmatic and anticipated implementing actions of this type, this Addendum relies on the certified Housing Element EIR as the parent document for CEQA review for the Project. The Addendum analyzes the reasonably foreseeable physical environmental impacts associated with the adoption and implementation of the Project in relation to the analysis contained in the previously certified HE Final EIR.

The Project implements the goals of the Housing Element in the San Pedro CPA and does not involve changes that would modify potential development in other areas of the City that were analyzed in the HE Final EIR. As described above, no substantial changes are proposed by the Project that would require major revisions of the HE Final EIR due to the involvement of new significant environmental effects, and the Project would not substantially increase the severity of impacts beyond what was previously identified in the Housing Element EIR. As such, the Project would not meet the conditions outlined in *State CEQA Guidelines* Sections 15162, and a subsequent or supplemental EIR is not required to be prepared for the Project. Accordingly, consistent with the City's review under PRC Section 21166 and *State CEQA Guidelines* Sections 15168, 15162, and 15164, the administrative record demonstrates that the Project is an implementing action of the Housing Element, no new substantial information or changed circumstances warrant a subsequent or supplemental EIR, and that an Addendum to the certified HE Final EIR is the appropriate environmental documentation under CEQA for the Project, respectively.

Outreach

The Project team made regular appearances at the San Pedro Neighborhood Councils' Joint Land Use Committee throughout the development of the proposed project. At the meeting, staff shared progress and updates, and responded to questions from the committee members and those in attendance. The meetings were agendaized and open to the public. Upon release of detailed zoning information to the project website, the team held office hours by appointment so that interested parties could engage with planning staff on the proposed project in addition to walking through the plan proposal and concepts at the Joint Land Use Committee's standing meeting.

The Department maintains a website for the San Pedro Zoning Code Update to enable ongoing public participation and collaboration with the community, other city departments, and agencies. The reader-friendly website provides up-to-date information on the planning process and access to all the information and materials of the Proposed Plan as they become available. An English-Spanish website for the San Pedro Zoning Code Update was created to enable public participation and to encourage involvement in the planning process regardless of English language limitations. The website includes a variety of material including Fact Sheets, Draft Maps, informational resources that explain planning terms and concepts and includes a sign-up page to receive email updates.

FINDINGS

Project Location

I. Finding Requirements for General Plan Amendments and Zoning Ordinances

City Charter Findings

Charter Section 555 – Charter Section 555 provides that the City Council may amend the General Plan in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has a significant social, economic, or physical identity. No legislative findings are required to amend the General Plan. The Proposed Project proposes amendments to three elements of the General Plan: (1) adopting the revised San Pedro Community Plan through the San Pedro Zoning Code Update, including amendments to the Plan Text document and amendments to the General Plan Land Use Map for the San Pedro CPA, (2) amendment to the Mobility Element 2035, and (3) amendments to the Framework Element. All the amendments to the City's General Plan are related to areas of the City within the San Pedro CPA's boundaries, an area which has a significant social, economic, and physical identity as a harbor adjacent geography and one of the oldest developed areas of the City as reflected in this report and the Attachments and the whole of the record on the Proposed Project.

Charter Section 556 and 558 – Charter Section 556 and 558 require the City Planning Commission and the City Council to adopt the following findings when taking any action to (i) create or change a zone or zoning district created for the purpose of regulating the use of land, or (ii) zoning the permissible uses, height, density, bulk, location or use of buildings or structures, size of yards, open space, setbacks, building line requirements, and other similar requirements, including specific plan ordinances (collectively zoning ordinances):

(1) The zoning ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan.

(2) The zoning ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice.

Based upon this, the above findings are required for all of the following ordinances which are part of the Proposed Plan: adoption of the New Zoning Code, the amendments to the City's Zoning Map for the zone changes, the adoption of the Conservation District and Individual Historic Resources Review Map, Hillside Map, Targeted Planting Map, Freeway Adjacency Map, Alcohol Permission Area Map, repeal of the San Pedro Community Plan Implementation Overlay (CPIO) District and amendment to the San Pedro Specific Plan text (SPSP) (collectively, "Implementing Zoning Ordinances").

LAMC FINDINGS

LAMC Section 12.32 C - All the Implementing Zoning Ordinances must also comply with the procedures in LAMC Section 12.32 C, which provides procedures for zoning ordinances. Section 12.32 C incorporates the Charter findings in Section 556 and 558. It requires the CPC to adopt a finding that a proposed zoning ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice. The City Council is required to make the same finding before adopting the zoning ordinance, as well as a finding that the zoning ordinance is consistent with the General Plan. The proposed zone change ordinances directly implement policies contained in the adopted San Pedro Community Plan through the application of the New Zoning Code, and as such, the proposed changes follow good zoning practice in implementing such policies.

LAMC Section 13.14 C.4 - In addition to the findings in 12.32 C, the amendment of a CPIO District also requires a finding that the supplemental development regulations of the CPIO District are consistent with, and necessary to implement, the programs, policies, or urban design guidelines of the Community Plan.

for that area. The San Pedro CPIO District Plan is proposed to be removed as it is no longer necessary to implement the programs, policies and urban design goals of the Community Plan for the area due to the project's proposed implementation of the New Zoning Code's zoning district modules and tools.

State General Plan Consistency Requirements

In addition to the requirement for zoning ordinances to be consistent with the General Plan (vertical consistency), state law also requires that the General Plan must have internal consistency among its elements (horizontal consistency). The City of Los Angeles has the responsibility to maintain and implement the City's General Plan. Community Plans comprise the Land Use Element of the City's General Plan and are the final determination of land use categories, zoning, development requirements, and consistency findings. The updated Community Plan and amended Mobility Plan and Framework Element must be consistent with the other elements and components of the General Plan. Those elements are Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Noise, Safety, and Health Element. In addition to the eight mandated elements, the City's General Plan includes a Framework Element, an Infrastructure Systems Element, a Public Facilities and Services Element, and an Air Quality Element. State law does not require the City to adopt consistency findings or any other findings to amend a Land Use element. The findings below for Section 556 and 558 and LAMC Section 12.32, also discuss internal consistency of the Proposed Plans, the amended Mobility Plan, and the amended Framework Element with each other and with the rest of the City's General Plan. This consistency discussion is provided for the City Planning Commission's consideration in approving and recommending the Proposed Plan and implementing zoning ordinances and its determination that the Proposed Plan is consistent with the City's General Plan.

I. Findings for the Implementing Zoning Ordinances Under Charter Section 556 and 558 and LAMC Section 12.32

For all of the reasons provided below and based on the whole of the record of proceedings, the adoption of the amendments to the City's Zoning Map for the zone changes, the adoption of the Proposed Project's Hillside Map, Targeted Planting Map, Freeway Adjacency Map, Alcohol Permission Area Map, repeal of the San Pedro Community Plan Implementation Overlay (CPIO) and amendment to the San Pedro Specific Plan text (SPSP) (collectively, "Implementing Zoning Ordinances") are:

- (1) in substantial conformance with the purposes, intent, and provisions of the General Plan.
- (2) in conformity with public necessity, convenience, general welfare, and good zoning practice.

The findings for the amendments to the City's Zoning Map for the zone changes and adoption of New Zones, and the findings for the adoption of Hillside Area Map, Targeted Planting Map, Freeway Adjacency Map, Alcohol Permission Area Map, repeal of the San Pedro CPIO District and amendments to the San Pedro Specific Plan are discussed together in one section. The findings for each of the other remaining ordinances mentioned above are discussed in individual sections.

A. Findings for Adoption of the New Zones, Zone Changes, and the Hillside Area Map, Targeted Planting Map, Freeway Adjacency Map, Alcohol Permission Area Map, Conservation District and Individual Historic Resources Review Maps, repeal of the San Pedro CPIO and amendments to the San Pedro Specific Plan.

The Proposed Plan as used in this Section A refers to the Community Plans text and land use map amendments and Zoning Ordinances to amend the Zoning Map to implement the project's amendments, unless otherwise specified.

LAMC Section 11.5.8

In November 2016 Measure JJJ passed and it was certified by the County Clerk on December 13, 2016. Measure JJJ requires, in accordance with Charter Section 555, that the Planning Department complete a comprehensive assessment for any amendment to a Community Plan to ensure that proposed changes do not:

1. Reduce the capacity for creation and preservation of affordable housing and access to local jobs; or
2. Undermine California Government Code Section 65915 or any other affordable housing incentive program.

The Proposed Project does not reduce the capacity for creation and preservation of affordable housing or reduce access to local jobs or undermine any affordable housing incentive program.

The Proposed Project applies land use designations and zoning districts consistent with existing land uses and zones as envisioned by the San Pedro Community Plan with minor changes as described in this report. The Project proposes elimination of restrictive Q-conditions that limit housing density, removes building lines that require greater setbacks, rezones parcels designated as Parking zones with less restrictive zones, and corrects land use and zoning inconsistencies. Through implementation of the New Code, the project implements key programs of the Housing Element, including housing incentive programs and residential protections. Zoning districts are proposed that continue to allow multi-unit residential development and align with citywide incentive tools that prioritize affordable housing. The Project utilizes the New Code's zoning districts that offer "right-sizing" of Floor Area Ratio to reflect the existing development patterns in residential neighborhoods and discourage redevelopment with large less affordable rental residential units that may lead to a decrease in the number of overall residential units. Additionally, the new zoning districts incorporate decreased yard requirements for front, side and rear setbacks for multi-unit residential zones, which would allow existing non-conforming structures to be more easily converted to residential units and would facilitate the construction of new units. This would allow for additional infill development to occur throughout residential neighborhoods while preserving the existing housing stock on a property which may be subject to the Rent Stabilization Ordinance (RSO).

The proposed project applies land use designations and zoning districts consistent with the adopted San Pedro Community Plan. Through the proposed zoning use districts, a more flexible mix of uses are offered, which would facilitate access to local jobs and adapt to changes in economic conditions over time. The Proposed Project also maintains the existing restriction on dwelling units in the industrial neighborhoods in order to safeguard land for industrial use which is an important local jobs base.

The Project proposes to work in conjunction with all applicable statewide and citywide incentive programs to ensure the availability of affordable housing, such as the State Density Bonus Program and the Citywide Housing Incentive Program and would therefore not undermine California Government Code Section 65915 or any other affordable housing incentive program.

Charter and Code Findings

Framework Element

The following "findings" are listed under categories similar to the categories found in the Framework Element, which, although it does not mandate any particular policy or program be included in a Community Plan, is intended to guide Community Plan updates:

With respect to *distribution of land use*, the General Plan Framework Element states the following:

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the Community Plans sufficient

for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Policy 3.1.2: Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long-Range Land Use Diagram.

Policy 3.1.3: Identify areas for the establishment of new open space opportunities to serve the needs of existing and future residents. These opportunities may include a citywide linear network of parklands and trails, neighborhood parks, and urban open space.

Other General Plan Elements

The Proposed Plan is in substantial conformance with the purpose, intent, and provisions of the General Plan in that they help to implement policies in a number of other General Plan Elements in addition to the Framework Element discussed above, including the Conservation Element, the Housing Element, the Mobility Element (Mobility Plan 2035), and the Plan for a Healthy Los Angeles.

Conservation Element

With respect to Land Form and Scenic Vistas, the Conservation Element states the following:

Conservation Element Objective (Chapter II, Section 5): protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.

Conservation Element Policy (Chapter II, Section 5): continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.

Conservation Element Policy (Chapter II, Section 12): continue to protect, restore and/or enhance habitat areas, linkages and corridor segments, to the greatest extent practical, within city owned or managed sites.

Conservation Element Policy (Chapter II, Section 15): protect and reinforce natural and scenic vistas as irreplaceable resources and for the aesthetic enjoyment of present and future generations.

The Proposed Plan advances citywide preservation policies established by the General Plan through applying new zoning designations that further promote neighborhood conservation and historic preservation. In conformance with the Conservation Element, Article 8 of the New Zoning Code (Chapter 1A) enables the Conservation District and Individual Historic Resource Review designations that require additional planning review for areas mapped with this designation and that contain eligible resources identified through the City of Los Angeles Historic Resources Survey (Survey LA). Additionally, the Proposed Plan introduces a frontage district for compatible infill development through Character Frontage applied to San Pedro's Historic Commercial Area. The Proposed Project also continues to protect and enhance habitat areas within city-owned or managed sites by expanding Open Space land use designations and applying zoning use district modules to reinforce sites for conservation. The New Zoning Code offers two open space use district packages, OS1 and OS2, with one district approach designed for traditional park space and the second district approach for preservation and minimal development. Additionally, the proposed project maintains provisions of the San Pedro Specific Plan which identifies scenic vistas and regulates them with further height restrictions.

Housing Element (2021-2029)

With respect to housing, the Housing Element states the following:

Policy 1.1.8: Introduce more flexible zoning and incentives for existing lower density residential areas to create opportunities for more “missing middle” low-scale housing typologies, particularly in Higher Opportunity Areas.

Policy 3.1.2: Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context.

Policy 3.1.3: Develop and implement design standards that promote quality residential development

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Policy 4.3.2: Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community, when and if their needs change.

The Proposed Project is in substantial compliance with the Housing Element. The Project implements the City’s 2021–2029 Housing Element’s key programs including housing incentive programs, residential protections, and EPMs. Additionally, the Project advances multiple Housing Element programs that direct the City to increase zoning capacity, streamline development standards, and integrate new zoning tools to meet the City’s Regional Housing Needs Allocation (RHNA). Although the Project is largely a translation of existing zoning, it includes standards requiring open space and amenity features for residential development. It also offers flexible zoning with a range of housing typologies to provide housing options throughout the plan area. The Proposed Project streamlines housing development by the removal of subjective design review standards and replacement with objective standards described in the New Zoning Code.

Safety Element

With respect to community health and wellbeing, the Safety Element states the following:

Policy 1.2.5 Housing and Development: In keeping with the Housing Element, create housing opportunities that enhance affordability, equity, livability, sustainability and resilience.

Policy 1.2.8 Industrial Emissions and Air Quality Monitoring: In keeping with the Air Quality Element, ensure that every Angeleno can breathe clean, healthy air by addressing air pollution from all sources, with a particular emphasis on prioritizing the health and wellbeing of overburdened families and delivering environmental justice.

Policy 1.2.11 Urban Ecosystem and Resilience. In keeping with the Conservation and Open Space Elements, create a more temperate biodiverse city with more green space for people and habitats.

The Proposed Plan is consistent with the Safety Element. The project implements the Housing Element’s rezoning program, including the Citywide Housing Incentive Programs which facilitate affordability, equity, livability, sustainability and resilience of housing and development. The Project proposes New Zoning districts in industrial areas that provide tailored use regulations and require compliance with supplemental standards and includes inspection and monitoring, etc. The Project also includes filtration planting in industrial areas that require planting that is high in carbon and particulate matter filtration qualities. Outside of industrial areas, the project requires native and drought-tolerant planting that will offer more biodiversity in the region with more green space for people and habitats.

Mobility Element (Mobility Plan 2035)

The City's Mobility Element (Mobility Plan 2035) contains a number of important policies related to the Proposed Plan, including:

Policy 1.8 Goods Movement Safety: Ensure that the goods movement sector is integrated with the rest of the transportation system in such a way that does not endanger the health and safety of residents and other roadway users.

Policy 2.14 Street Design: Designate a street's functional classification based upon its current dimensions, land use context, and role.

Policy 3.3 Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project, which brings the New Zoning Code to San Pedro, would require certain industrial uses to submit a truck routing plan in order to obtain a conditional use permit; the truck routing plan would be required to minimize truck travel through residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and other similar uses. The project would also enable the New Code's loading, unloading and truck idling restrictions. The project proposes a minor amendment to the Mobility Plan 2035 to change a street designation in order to maintain the continuation of a street-wall within an existing historic commercial context. The project applies the New Zoning Code in San Pedro which provides for flexible zoning, including use districts with a broader range of uses that would allow for more neighborhood services within neighborhoods and provide for a greater land use mix, destination and local jobs.

Health Element (Plan for a Healthy Los Angeles)

With respect to livable neighborhoods, the Health Element (Plan for a Healthy Los Angeles) states the following:

Policy 1.5 Plan for Health: Improve Angelenos' health and well-being by incorporating a health perspective into land use, design, policy, and zoning decisions through existing tools, practices, and programs.

Policy 2.2 Healthy building design and construction: Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.

Policy 4.1 Land for urban agriculture and healthy food: Encourage and preserve land for urban agriculture in the city to ensure a long-term supply of locally produced healthy food, promote resiliency, green spaces, and healthy food access; increase the number of urban agriculture sites including but not limited to: community gardens, parkway gardens, urban farms and rooftop gardens in low-income and underserved areas.

Policy 5.1 Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

The Proposed Project is consistent with the City's Health Element. The Proposed Project implements the New Zoning Code in San Pedro which advances use districts with standards to protect public health from industrial and heavy commercial activities. For example, heavy industrial and mineral and ore extraction activities would require compliance with the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program, submission of a Health Assessment of the project for the surrounding vicinity. The New Zoning Code requires certain industrial uses to submit a truck routing plan in order to obtain a conditional use permit; the truck routing plan would be required to minimize truck travel through residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and

other similar uses. The project also includes filtration planting in industrial areas that require planting that is high in carbon and particulate matter filtration qualities.

Conformity with Public Necessity, General Welfare and Good Zoning Practice

The Proposed Project is in conformity with public necessity, convenience, general welfare and good zoning practice. The Project is limited in scope and is intended to bring the New Zoning Code to the San Pedro CPA; however, the Project advances the Community Plan's vision in protecting historic resources, continuing to allocate density in San Pedro's downtown regional area, facilitating a mix of commercial uses in commercial areas, preserving open space areas, and maintaining single-family residential character and the integrity of hillside area

B. Findings for Amendments to San Pedro Specific Plan and Repeal of the San Pedro Community Plan Implementation Overlay District

The Proposed Project will amend the San Pedro Specific Plan text document to remove outdated references to LAMC Chapter 1, provide clarification on how the Specific Plan will work within the framework of Chapter 1A, the New Zoning Code and the zoning system. An "SP" specific plan suffix, indicating the San Pedro Specific Plan overlay, will be applied to the end of the zone string to indicate the additional layer of zoning rules. The project does not involve any amendments to the Coastal Land Use Plan. The project incorporates modular zoning districts to replace the zones underlying the San Pedro Community Plan Implementation Overlay (CPIO) District. The applied zoning districts continue to advance the policy vision of the San Pedro CPIO, and therefore this project proposes removal of the CPIO zoning suffix from the relevant parcels, and the repeal of the San Pedro CPIO District Plan and Ordinance. The replacement zones achieve many of the regulations and standards in the San Pedro CPIO District Plan and Ordinance, such as those related to use permissions and urban design, while retiring select standards for the purposes of simplifying a complex regulatory environment. Further, the Project includes the Individual Historic Resource Review zoning tool and its associated "IHR" suffix to function as a replacement for the San Pedro CPIO's eligible historic resource evaluation review procedures and a Targeted Planting Map for the San Pedro CPIO area boundary to maintain drought-tolerant and/or native planting regulations.

San Pedro Community Plan Policies

LU5.6 High-quality development. Design commercial development, including infill development, redevelopment, rehabilitation, and reuse efforts, to produce a high-quality built environment, with distinctive character, and compatibility with existing and adjacent development, that reflect San Pedro's unique historic, environmental, and architectural context, creating memorable places that enrich community life.

LU5.11 Buildings that engage the street. Require buildings to be oriented to and actively engage the public realm through such features as building orientation, build-to and setback lines, façade articulation, ground-floor transparency, and location of parking.

LU5.13 Improve design. Promote quality site, architectural and landscape design that incorporates walkable blocks, distinctive parks and open spaces, tree-lined streets, and varied architectural styles.

LU18.1 Maintain visual resources. Protect the scenic and visual qualities of San Pedro as a local and regional resource, with permitted development sited and designed to: protect public views to and along the ocean, harbor, and scenic coastal areas; minimize the alteration of natural landform; be visually compatible with the character of the surrounding area; and prevent the blockage of existing public views for designated public scenic view areas and Scenic Highways.

LU18.2 Preserve access to coastal views. Ensure public visual access to coastal views by means of appropriately located scenic overlooks, turnouts, view spots and other areas for limited

vehicular parking, especially along designated Scenic Highways and Bikeways.

Charter and Code Findings

With respect to livable neighborhoods, the Health Element (Plan for a Healthy Los Angeles) states the following:

Policy 1.1.8: Introduce more flexible zoning and incentives for existing lower density residential areas to create opportunities for more “missing middle” low-scale housing typologies, particularly in Higher Opportunity Areas.

Policy 3.1.2: Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context.

Policy 3.1.3: Develop and implement design standards that promote quality residential development

Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

The repeal of the CPIO and replacement with the New Zoning Code's zoning modules will achieve the policies cited above. The New Code offers more flexible zoning and offers objective design standards. In addition, New Zoning Tools were utilized to guide design to be in balance with existing architectural and cultural context through the application of Character Frontage and Conservation District. Open space and on-site amenities are built into zoning districts. Additionally, a specialized planting list for San Pedro's neighborhoods is proposed to further sustainable urban design and promote quality residential and urban development. Further, San Pedro's coastal neighborhoods will also have design standards as a result of a change to the base zoning including open space and amenities.

With respect to Land Form and Scenic Vistas, the Conservation Element states the following:

Conservation Element Objective (Chapter II, Section 5): protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.

Conservation Element Policy (Chapter II, Section 5): continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.

Conservation Element Policy (Chapter II, Section 12): continue to protect, restore and/or enhance habitat areas, linkages and corridor segments, to the greatest extent practical, within city owned or managed sites.

Conservation Element Policy (Chapter II, Section 15): protect and reinforce natural and scenic vistas as irreplaceable resources and for the aesthetic enjoyment of present and future generations.

The Proposed Project maintains the provisions of the San Pedro Specific Plan including those that identify scenic vistas and regulates them with further height restrictions. While amendments to the Specific Plan are technical in nature and are proposed for compatibility with the New Zoning Code, changes to the underlying zone will enhance protections on natural and scenic vistas and habitats, particularly within the Hillside Area, through the application of Hillside zoning modules. The Conservation Element's policies to protect historical and cultural resources/sites are carried out through the application of the Individual Historic Resource Review tool in the New Zoning Code, which also replaces the CPIO's historic evaluation procedures.

Summary of CEQA Findings

An Environmental Impact Report (EIR), EIR No. ENV-2020-6762-EIR, SCH No. 2021010130, was prepared for The Los Angeles Citywide Housing Element 2021-2029 Update and Safety Element Update (Housing Element EIR), and certified on November 29, 2021. The Housing Element Final EIR was prepared in accordance with California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State CEQA Guidelines.

The California Environmental Quality Act (CEQA) provides for limited environmental review of subsequent projects under a program EIR (*State CEQA Guidelines* Section 15168). Later activities under a continuing program analyzed in a program EIR must be examined to determine whether any additional environmental analysis must be conducted (*State CEQA Guidelines* Section 15168(c)(1)). If a lead agency finds that, pursuant to *State CEQA Guidelines* Section 15162, no subsequent EIR would be required, the lead agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required (*State CEQA Guidelines* Section 15168(c)(2)). Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based upon substantial evidence in the record (*State CEQA Guidelines* Section 15168(c)(2)). The lead agency shall incorporate feasible mitigation measures from the program EIR into later activities in the program (*State CEQA Guidelines* Section 15168(c)(3)). Where the later activities involve site-specific operations, the lead agency should use a written checklist to determine whether the environmental effects of the site-specific operations are within the scope of the program EIR (*State CEQA Guidelines* Section 15168(c)(4)).

State CEQA Guidelines Section 15164(a) states that the lead agency shall prepare an addendum to a previously certified EIR and/or IS/MND if some changes or additions are necessary, but none of the conditions described in *State CEQA Guidelines* Section 15162 calling for preparation of a subsequent or supplemental EIR and/or IS/MND have occurred. Section 15164(c) states that an addendum does not need to be circulated for public review. Section 15164(d) provides that the decision-making body shall consider the addendum in conjunction with an adopted EIR or IS/MND prior to making a decision on the project. Section 15164(e) requires documentation of the decision not to prepare a subsequent or supplemental EIR or IS/MND pursuant to Section 15162.

State CEQA Guidelines Section 15162(a) provides that once an EIR or IS/MND has been adopted, no subsequent EIR or IS/MND shall be prepared unless the lead agency determines, on the basis of substantial evidence, one or more of the following:

- Substantial changes are proposed in the project, which will require major revisions of the previous EIR or IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR or IS/MND was approved or certified as complete, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR or IS/MND;
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR or IS/MND;
 - Mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures that are considerably different from those analyzed in the previous EIR or

IS/MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The San Pedro Zoning Code Update was analyzed in the Housing Element Environmental Impact Report (SCH No. 2021010130) (Housing Element EIR) certified on November 29, 2021, and Addendum No. 1 (ENV-2020-6762-EIR-ADD1), Addendum No. 2 (ENV-2020-6762-EIR-ADD2), Addendum No. 4 (ENV-2020-6762-EIR-ADD4); the San Pedro Zoning Code Update is within the scope of the project covered by the Housing Element EIR; and the Housing Element EIR adequately describes the activity for the purposes of CEQA; and pursuant to CEQA Guidelines Sections 15162, 15164 and 15168, no subsequent or supplemental environmental impact report is required.

PUBLIC HEARING AND COMMUNICATIONS

Outreach Leading up to the Public Hearing

The San Pedro Community Plan involved an extensive, multi-year public engagement with many different community stakeholder, advocacy, and constituent groups. The San Pedro Zoning Code Update has a limited scope with changes technical in nature. Project updates were regularly given at the meeting of the Joint Land Use Committee of the three San Pedro Certified Neighborhood Councils. These meetings included staff presentations and Question and Answer with both in-person and virtual engagement held. These were public meetings, agendaized, with recordings available on the Neighborhood Councils' webpages.

Community members and stakeholders who signed up to receive email notifications about the Proposed Plan received communications concerning the release and availability of the updated Land Use and Zoning drafts, including an interactive map for virtual engagement. The updates were publicized on the project's webpage within the City Planning Website. Staff also held virtual office hours by appointment to engage with interested parties and be available for question and discussion.

Website/ Interactive Storymap

In addition to providing updated drafts of the general plan land use and zoning for public information and review on the project website, City Planning has maintained an interactive GIS Storymap online to provide more information on the proposed zoning regulations. StoryMaps are web-based maps that draw on the power of maps and geography to tell a story. Combining interactive maps with multimedia content and text to impart information, City Planning's StoryMaps are the latest and greatest tool for creating engaging presentations that make it easier to publicly share proposed recommendations. The Storymap includes an interactive map that allows users to search for a specific address and location on the map and find details about existing and proposed zoning regulations. The Storymap has been available since 2023 with an additional more detailed edition launched with up-to-date information in 2025. As planning updates progress, the earlier version of the StoryMap is available to illustrate how the Plan has evolved, including revised Draft Land Use Map and more information on the new Zoning Code. This technology allows planners to demystify the land use process, using technology as a tool to extend community outreach.

Virtual Information Session and Public Hearing

City Planning held a virtual and telephonic Information Session and Public Hearing using Zoom [<https://zoom.us/>] on February 26, 2026. The Information Session was from 5:00 p.m. to 5:30 p.m. and included an overview presentation to help explain the San Pedro Zoning Code Update, including the proposed land use, zoning, and additional zoning tools. The Public Hearing was held from 5:30 p.m. to 6:30 p.m. and offered participants a formal opportunity to provide public comment on the Proposed Plan.

City Planning mailed Public Hearing notices to the three certified neighborhood councils of San Pedro and emailed the notices to interested parties consistent with the noticing requirements updated in Processes and Procedures (Part 13B. of the New Zoning Code). A public notice was also included on the City Planning Department website. Legal notice of the Hearing was publicized in the Los Angeles Daily News and Daily Journal. The public hearing notices were provided in both the English and Spanish language. During the Public Hearing, no comments were received from the public while a small number of people were in attendance during the information session and hearing. The Public Hearing Officer kept the public comment period open through March 5, 2026 in accordance with the date shown on the hearing notice. No public comments were received during this period.



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

June 10, 2026

TO: City Planning Commission

FROM: Michelle Singh, Principal City Planner

TECHNICAL MODIFICATIONS AND CORRECTIONS FOR CASE NO. CPC-2025-7122-GPA-ZC-CPIO-SP-CA

Background

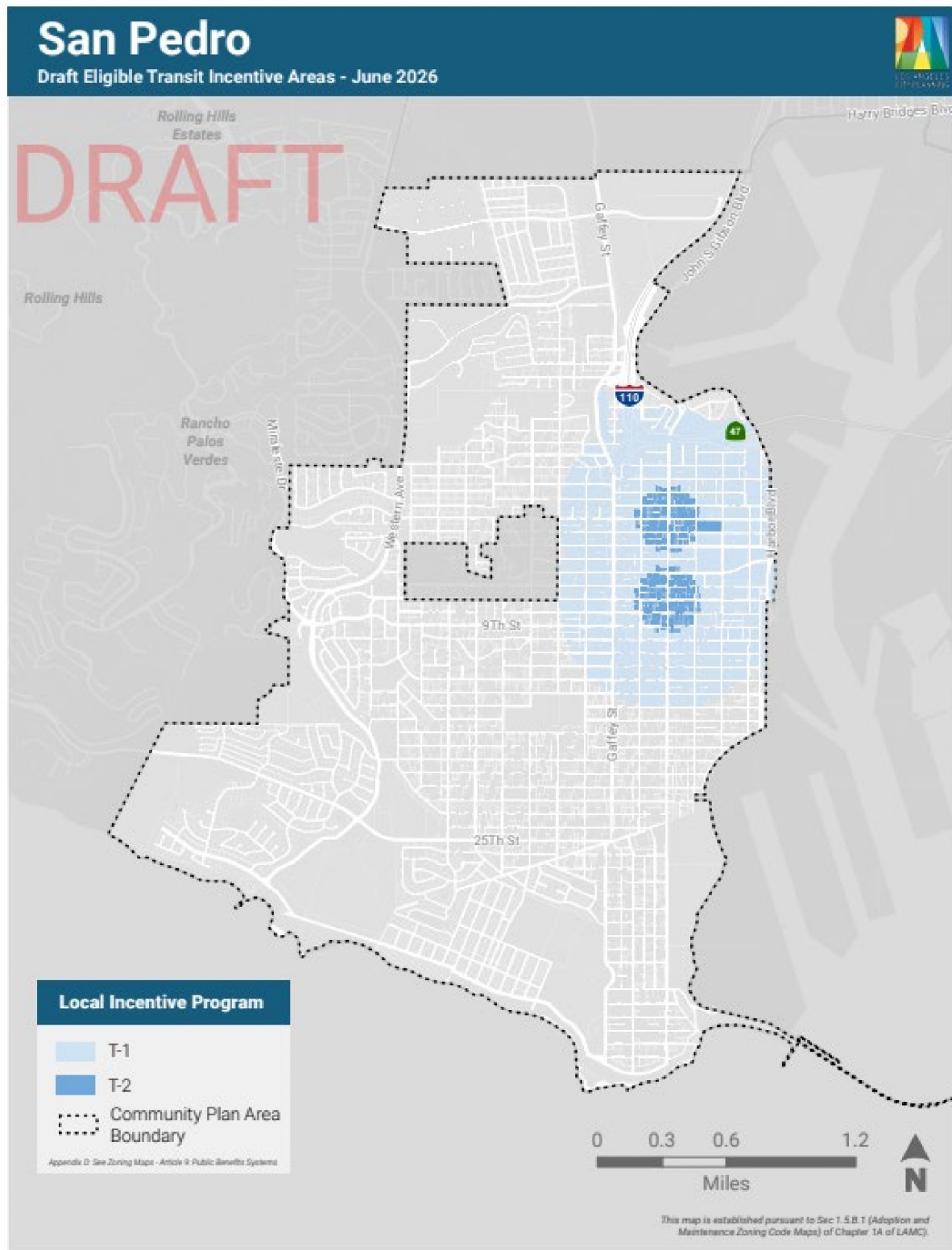
In February 2026, the City Planning Department updated the Citywide map of the Transit Oriented Communities (TOC) areas following annual end-of-year updates to transit routes and service schedules. As a result, the TOC program became re-activated in San Pedro after a period of being dormant and allows for transit oriented development incentives to be available to properties within the boundaries of the map.

The Housing Element Citywide Housing Incentive Programs (CHIP) updated the TOC Program through a new program called the Transit Oriented Incentive Areas (TOIA) program. TOIA extends the City's TOC Program that was set to expire in late 2026. A key component of CHIP, the TOIA Program was created to be more competitive and appealing compared to new state legislation, by allowing larger density bonuses. Mapping of the TOIA eligible areas citywide occurs annually, and the next update is anticipated to occur this summer, with applicability to San Pedro's TOC mapped area. The criteria for TOC eligibility is one-half mile from a major transit stop and the applicability of TOIA for San Pedro matches this radius.

Therefore, given the activation of the TOC Program in San Pedro and anticipated activation of the TOIA Program in San Pedro this summer, the Proposed General Plan Land Use Map's Zoning Correspondence table, Zoning Districts, and Zone Changes reflected in the Staff Report and Exhibits A4, B1, and C1 will need to be modified to ensure the New Zoning districts include the incentives that will carry forward the Housing Element's CHIP program to support continued availability of incentives in San Pedro, under the New Zoning Code.

Reference Map

The map below reflects the anticipated transit incentive areas that will be the foundation for the mapping of the Transit Oriented Incentive Areas (TOIA) compliant form districts.



The following technical modifications and corrections are to be incorporated into the staff recommendation report and exhibits A4, B1, and C1 to be considered at the City Planning Commission meeting of June 11, 2026, related to Item No. 9 on the meeting agenda.

Deleted text is shown in ~~strike through~~ and added text is shown in underline.

1. Staff Recommendation Report Corrections:

17. Approve and Recommend that the City Council adopt the ~~draft~~ proposed New Zoning Code Ordinance to amend Chapter 1 and 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 accompanying~~ adopt the proposed amendments to the City's Zoning Code Maps pursuant to Division 4.4. 1.5 (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit C1).

2. Modifications to the Proposed General Plan Land Use Map's Zoning Correspondence Table (Exhibit A4)

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

3. Modifications to the Zone Change Maps and Matrix (Exhibit B1)

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>

4. Modifications and Corrections to Amendments to the New Zoning Code (Exhibit C1)

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

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'
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	100'
	Tier 2 Bonus	150'
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.
<u>Lot area (min)</u>	<u>1,000 sf</u>
<u>Lot width (min)</u>	<u>25'</u>
2. COVERAGE	Div. 2C.2.
<u>Building coverage (max)</u>	<u>80%</u>
Building setbacks	
<u>Primary street (min)</u>	<u>6'</u>
<u>Side street (min)</u>	<u>0'</u>
<u>Side (min)</u>	<u>3'</u>
<u>Rear (min)</u>	<u>4'</u>
<u>Alley (min)</u>	<u>0'</u>
<u>Special: All (min)</u>	<u>6'</u>
<u>Interior (min)</u>	<u>0'</u>
3. AMENITY	Div. 2C.3.
<u>Lot amenity space (min)</u>	<u>15%</u>
<u>Residential amenity space (min)</u>	<u>10%</u>

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
<u>Floor area ratio (FAR) (max)</u>	
<u>Base</u>	<u>1.5</u>
<u>Tier 1 Bonus (max)</u>	<u>4.0</u>
<u>Tier 2 Bonus (max)</u>	<u>4.5</u>
Height in stories (max)	
<u>Base</u>	<u>3</u>
<u>Tier 1 Bonus (max)</u>	<u>6</u>
<u>Tier 2 Bonus (max)</u>	<u>7</u>
2. BUILDING MASS	Div. 2C.5.
<u>Building width (max)</u>	
<u>Base</u>	<u>75'</u>
<u>Tier 1 Bonus (max)</u>	<u>150'</u>
<u>Tier 2 Bonus (max)</u>	<u>180'</u>
3. UPPER-STORY BULK	Div. 2C.6.
<u>Height transition</u>	<u>Required</u>

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

A. Lot Parameters

1. LOT SIZE		Div. 2C.1.
	Lot area (min)	1,000 sf
	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
	Building coverage (max)	100%
	Building setbacks	
	Primary street (min)	0'
	Side street (min)	0'
	Side (min)	0'
	Rear (min)	0'
	Alley (min)	0'
	Special: All (min)	0'
	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		<u>Div. 2C.4.</u>
	<u>Floor area ratio (FAR) (max)</u>	
	<u>Base</u>	<u>1.5</u>
	<u>Tier 1 Bonus (max)</u>	<u>4.0</u>
	<u>Tier 2 Bonus (max)</u>	<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>
2. BUILDING MASS		<u>Div. 2C.5.</u>
	<u>Building width (max)</u>	
	<u>Base</u>	<u>150'</u>
	<u>Tier 1 Bonus (max)</u>	<u>180'</u>
	<u>Tier 2 Bonus (max)</u>	<u>210'</u>
3. UPPER-STORY BULK		<u>Div. 2C.6.</u>
	<u>Height transition</u>	<u>Required</u>