

To: The Council

Date: 9/22/2026

From: Mayor

Council District(s): 15

SAN PEDRO ZONING CODE UPDATE

I herewith approve the City Planning Commission's action and
transmit this matter for your consideration.

A handwritten signature in black ink, appearing to read "Karen Bass". The signature is fluid and cursive, with the first name "Karen" and the last name "Bass" clearly distinguishable.

KAREN BASS
Mayor

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

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CRAIG R. WEBER
DEPUTY DIRECTOR

September 1, 2026

The Honorable Karen Bass
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Bass:

SAN PEDRO ZONING CODE UPDATE; CPC-2025-7122-GPA-ZC-CPIO-SP-CA; ENV-2020-6762-EIR-ADD4

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the June 11, 2026 action of the City Planning Commission approving the Update to the San Pedro Zoning Code Update, an amendment to the Land Use Element of the General Plan, to the Framework Element, and to the Mobility Plan 2035.

The proposed General Plan amendments to the San Pedro Community Plan, and related amendments to the Framework Element, are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 13B.1.1 of the Los Angeles Municipal Code of Chapter 1A.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed Amendments to the General Plan Land Use Map, referred to as the San Pedro Community Plan General Plan Land Use Map, a revised San Pedro Community Plan policy document, Amendments to Appendix A to the Framework Element and Mobility Plan 2035 for consistency with the San Pedro Zoning Code Update, Zoning ordinances to implement the San Pedro Zoning Code Update: Proposed amendments to LAMC Chapter I and Chapter 1A; Proposed Zone Changes to the City of Los Angeles Zoning Map, Hillside Area Map, Targeted Planting Map, Alcohol Permission Area Map, Freeway Adjacency Map, Repeal of the San Pedro Community Plan Implementation Overlay District, and Amendment to the San Pedro Specific Plan.

Your action is requested on the proposed General Plan amendments as specified by Section 13B.1.1 of the LAMC of Chapter 1A. The zone changes will be transmitted to you following the City Council's action.

RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan amendments for the San Pedro Community Plan; and
2. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan amendments; and
3. Recommend that the City Council adopt, by Resolution, in attached Exhibit C, the following:
 - a. Updated San Pedro Plan, inclusive of the policy text and amendments to the Citywide General Plan Land Use Map for the San Pedro Community Plan Area, as shown in the attached Exhibits C1, C3, and C4;
 - b. Amendments to the General Plan Framework Element, as shown in Exhibit C5;
 - c. Amendments to the Circulation Element (Mobility Plan 2035), as shown in the attached Exhibit C6.

Please reach out to Michelle Singh at michelle.singh@lacity.org for additional questions or clarifications.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:SMMB:ms:ag

Enclosures

1. City Planning Commission Action
2. [A - Staff Recommendation Report and Technical Modifications](#)
3. [B - City Charter, LAMC, and General Plan Findings](#)
4. [C - Resolution Adopting General Plan Elements](#)
5. [C1 - Community Plan Document \(Plan Text\)](#)
6. [C2 - Existing General Plan Land Use Map](#)
7. [C3 - Proposed General Plan Land Use Map](#)
8. [C4 - General Plan Land Use Map and Matrix](#)
9. [C5 - General Plan Framework Amendments](#)
10. [C6 - Mobility Plan 2035 Amendments](#)

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CRAIG R. WEBER
DEPUTY DIRECTOR

September 22, 2026

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

PLUM COMMITTEE CONSIDERATION ITEMS FOR THE SAN PEDRO ZONING CODE UPDATE; CASE NO. CPC-2025-7122-GPA-ZC-CPIO-SP-CA; ENV-2020-6762-EIR-ADD4

The San Pedro Zoning Code Update ("Proposed Project") was recommended for approval by the City Planning Commission (CPC) at its meeting on June 11, 2026. The Proposed Project included all of the following proposed ordinances:

- Zone Change Map and Matrix (Exhibit D1)
- Hillside Area Map, San Pedro and Citywide (Exhibit D2)
- Targeted Planting Map (Exhibit D3)
- Freeway Adjacency Map (Exhibit D4)
- Alcohol Permission Area Map, San Pedro and Citywide (Exhibit D5)
- Repeal of the San Pedro Community Plan Implementation Overlay District (Exhibit D6)
- San Pedro Specific Plan Text Document Technical Amendments (Exhibit D7)
- Amendments to the New Zoning Code (Exhibit E1)

Los Angeles City Planning has prepared the following list of recommended actions on the Proposed Project should the City Council desire to adopt the CPC recommendations on the Proposed Project.

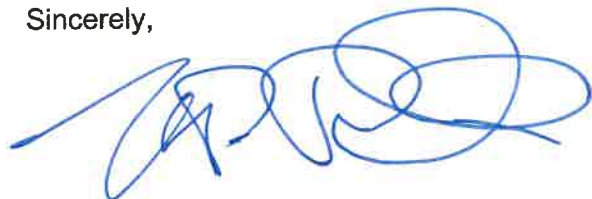
Below is a list of **recommended actions** on the Proposed Project:

1. **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.
2. **Adopt** the Findings in the Staff Recommendation Report, located in the document dated June 11, 2026, and identified as, "Exhibit A - Staff Recommendation Report and Technical Modifications," and the Findings located in the document dated June 11, 2026, and identified as "Exhibit B - City Charter, LAMC, and General Plan Findings," as the Council Findings.
3. **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.
4. **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.
5. **Adopt** the Resolution Adopting General Plan Elements located in the document dated June 11, 2026 and identified as "Exhibit C - Resolution Adopting General Plan Elements" to do the following:
 - a. **Adopt** the revised San Pedro Community Plan Policy Document in the document dated June 11, 2026, and identified as, "Exhibit C1 - Community Policy Document (Plan Text)";
 - b. **Adopt** the General Plan Land Use Map for the San Pedro Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zones and Land Use Nomenclature located in the document dated June 11, 2026, and identified as "Exhibit C3 - Proposed General Plan Land Use Map," and the General Plan Land Use Change Map and Matrix located in the document dated June 11, 2026, and identified as, "Exhibit C4 - General Plan Land Use Change Maps and Matrix";
 - c. **Amend** the Mobility Plan 2035 to reclassify a selected Street Designation, as shown in the document dated June 11, 2026, and identified as, "Exhibit C6 - Mobility Plan 2035 Amendments"; and
 - d. **Amend** the General Plan Framework Amendments, as shown in the document dated June 11, 2026, and identified as, "Exhibit C5 General Plan Framework Amendments."

6. **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 D1 (Zone Change Map and Matrix).
7. **Request** that the City Attorney prepare and present the following ordinance for the City Council adoption:
 - a. The proposed Chapter 1A Zoning Code ordinance, located in the document dated June 11, 2026, and identified as "Exhibit E1 - CPC Recommended Draft of Amendments to the New Zoning Code";
 - b. The proposed San Pedro Zoning Code Update Hillside Area Map, San Pedro and Citywide, as shown in the document dated June 11, 2026, and identified as "Exhibit D2 - Hillside Area Map, San Pedro and Citywide";
 - c. The proposed San Pedro Zoning Code Update Targeted Planting Map, as shown in the document dated June 11, 2026, and identified as "Exhibit D3 - Targeted Planting Map";
 - d. The proposed San Pedro Zoning Code Update Freeway Adjacency Map, as shown in the document dated June 11, 2026, and identified as "Exhibit D4 - Freeway Adjacency Map";
 - e. The proposed San Pedro Zoning Code Update Alcohol Permission Area Map, San Pedro and Citywide, as shown in the document dated June 11, 2026, and identified as "Exhibit D5 - Alcohol Permission Area Map, San Pedro and Citywide";
 - f. The proposed San Pedro Zoning Code Update Repeal of the San Pedro Community Plan Implementation Overlay District, as shown in the document dated June 11, 2026, and identified as "Exhibit D6 - Repeal of the San Pedro Community Plan Implementation Overlay District"; and
 - g. The proposed San Pedro Zoning Code Update San Pedro Specific Plan Text Document Technical Amendments, as shown in the document dated June 11, 2026, and identified as "Exhibit D7 - San Pedro Specific Plan Text Document Technical Amendments."

For any questions or clarifications, please contact Michelle Singh, Principal City Planner at michelle.singh@lacity.org.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:SMMB:ms:ag