

**Appendix J**

**Draft Recommendations by Subarea  
(Matrix)**



**DRAFT SAN PEDRO COMMUNITY PLAN—Proposed Recommendations by Sub-Area**

<i>Subarea</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Changes</i>
10	Heavy Manufacturing, Light Manufacturing	[Q]M2-1VL, [Q]M3-1VL	Heavy Industrial	[Q]M2-1VL, [Q]M3-1VL	76.02	1.5	1.5	North Gaffey Industrial—east side	Retain existing “Q” conditions prohibiting incompatible uses; limit commercial uses to <50,000 sf; add design guidelines & regulations; require landscaped buffer along Gaffey
20	Light Manufacturing, Heavy Manufacturing	[Q]M2-1VL, [Q]M3-1VL	Light Industrial	[Q]M2-2D	78.27	1.5	3.0	North Gaffey Industrial—east side	Increase height from 45 to 55' height and FAR from 1.5 to 3 for green/clean technology uses only, other uses 45' and 1.5 FAR; prohibit stand alone commercial; limit commercial to less than 50,000 sf; add design guidelines limit to <50,000 sf; add design guidelines & regulations; require landscaped buffer along Gaffey
30	Limited Manufacturing	[Q]M1-1VL	Limited Industrial	[Q]M1-2D	39.98	1.5	3.0	North Gaffey Business Park—west side	Increase height from 45 to 55' height and FAR from 1.5 to 3 for green/clean technology uses only, other uses 45' and 1.5 FAR; limit height to 30' within 100' for R1 zone; prohibit stand alone commercial; limit commercial to less than 50,000 sf; add design guidelines limit to <50,000 sf; add design guidelines & regulations; require landscaped buffer along Gaffey

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Subarea	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
40	Limited Manufacturing, Light Manufacturing	[Q]CM-1VL, [Q]CM-1XL, [T][Q]M1-1VL, M1-1VL, [Q]M3-1VL	Limited Industrial	[Q]M1-2D	21.40	1.5	3.0	North Gaffey Industrial Services—west and east side	Increase height from 45 to 55' height and FAR from 1.5 to 3 for green/clean technology uses only, other uses 45' and 1.5 FAR; limit height to 30' within 100' for R1 zone; prohibit stand alone commercial; limit commercial to less than 50,000 sf; add design guidelines limit to <50,000 sf; add design guidelines & regulations; require landscaped buffer along Gaffey
45	Limited Manufacturing	M1-1VL	Limited Industrial	[Q]M1-1VL	3.98	1.5	1.5	Front St at John S. Gibson	Add design guidelines & regulations; prohibit incompatible uses
50	Low Residential, Limited Manufacturing	R1-1XL, M1-1VL	Open Space	R1-1XL, OS-IXL	9.48	1.5	1.5	Knoll Hill	Zone change except for R1-1XL parcel
55	Limited Manufacturing	M1-1VL	Limited Industrial	[Q]M1-1VL	8.27	1.5	1.5	South of Knoll Dr between Pacific and Front	Design guidelines and regulations for visible frontage
60	Limited Manufacturing	MR1-1VL	Limited Industrial	[Q]MR1-1VL	3.40	1.5	1.5	Pacific and Oliver	Design guidelines and regulations for visible frontage
70	Low Medium II Residential, General Commercial, Parking Buffer	[Q]C2-1VL, [Q]C2-1XL, [Q]C2-1, QP1	Community Commercial	[Q]C2-1VL-GFC	10.26	1.5	1.5	Gaffey Commercial Corridor—Oliver to 5th St	Add design guidelines; prohibit stand alone residential; require ground floor commercial
75	Medium Residential	R3-1XL	Community Commercial	C2-1VL	1.09	3.0	1.5	Western & 1st St	Existing use is medical office but zone is R3. Change zone to match use.
80	Neighborhood Office Commercial, Community Commercial, General Commercial, Low Residential, Low Medium II Residential	[Q]C2-1XL, [Q]C2-1XL, (T)[Q]C2-1XL, C2-1VL, [Q]P-1XL P-1XL	Neighborhood Commercial	[Q]C2-1VL-CDO-GFC	23.21	1.5	1.5	Gaffey Commercial Corridor—5th to 13th St; 9th St between Meyler and Pacific	Add design guidelines & regulations or extend CDO; modify 9th St designation from Major Highway Class II to Modified Secondary

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90	Neighborhood Office Commercial	[Q]C1-1XL, [Q]C2-1XL, [Q]P-1XL, C1-1, C1-1XL	Neighborhood Commercial	[Q]C2-1XL-PED	5.46	1.5	1.5	Gaffey Commercial Corridor—13th to 19th St	30' height limit no change; add pedestrian-oriented design guidelines w/ PED
100	Community Commercial	C2-1, (T)[Q]C2-2D	Community Commercial	[Q]C2-2D -CDO	17.72	1.5	1.5	Grand—5th to 8th St	75' height limit (currently unlimited); extend CDO
120	Low Medium II Residential, Neighborhood Office Commercial, Community Commercial	RD1.5-1XL, [Q]C2-1XL, [Q]C2-1VL	Neighborhood Commercial	[Q]C2-1VL	7.51	1.5	1.5	Pacific Ave—Oliver to 3rd St	45' height limit; limit height within 30' of R2 zone or more restrictive zone to 30'; prohibit stand alone residential; restrict auto related uses
130	Community Commercial, Limited Manufacturing, High Medium Residential, Low Medium II Residential	RD 1.5-1XL, R4-2, CM-1-CDO, C2-1-CDO, C2-1, [Q]C2-2, [Q]C2-1XL-CDO, [Q]C2-1XL, [Q]C2-1-CDO, [Q]C2-2D	Community Commercial	[Q]C2-2D CDO	26.64	1.5–6	4.5	Pacific Ave—3rd to 10th St	75' height limit (currently 30' to unlimited); extend CDO 4th to 3rd St; prohibit auto related uses; consider TFAR
135	Regional Center Commercial, Regional Center, Community Commercial	[Q]C2-1, [Q]C2-2-CDO, C2-1XL, C2-2-CDO	Regional Commercial	[Q]C2-2D-CDO	34.16	1.5–6.0	6.0	Downtown	Add scale, massing, and site development regulations
140	Limited Manufacturing	CM-2-CDO	Hybrid Industrial	[Q]CM-2D-CDO	6.54	6.0	4.5-6	7th St between Mesa and one parcel east of Palos Verdes (Southside of St only between Centre and east boundary)	75' height limit (currently unlimited)
145	Community Commercial	[Q]C2-1XL, C2-1VL	Community Commercial	C2-1VL-GFC-PED	6.45	1.5	1.5	Pacific Ave 9th to 13th St	Require ground floor commercial w/GFC, and pedestrian-oriented design guidelines w/PED

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150	Neighborhood Office Commercial, Community Commercial, Low Medium II Residential	[Q]C2-1XL, P-1XL	Neighborhood Commercial	[Q]C2-1XL-GFC-PED	14.96	1.5	1.5	West side of Pacific Ave 10th St to Hamilton	Retain 30' limit; require ground floor commercial, add pedestrian oriented design guidelines
155	Community Commercial, Low Med I Residential, Low Med II Residential, Medium Residential, Neighborhood Office Commercial, Open Space, Regional Center	[Q]R3-1XL, C2-1, C2-1VL, C2-1XL, R2-1XL, R3-1XL, R4-2, RD 1.5-1, RD1.5-1XL. [Q]C2-1, [Q]C2-1XL, OS-1XL	No change	C2-1XL-HPOZ, R2-1XL-HPOZ, RD1.5-1XL-HPOZ, [Q]C2-1-HPOZ, [Q]C2-1XL-HPOZ, OS-1XL-HPOZ	41.39	3.0	3.0	Vinegar Hill HPOZ proposed expansion area	Currently evaluating for HPOZ
160	Community Commercial, Public Facilities, Low Medium I Residential	[Q]PF-1XL, R2-1XL	Public Facilities	no change	3.10	1.5	1.5	Fifteenth St Elementary School—15th St/Pacific	Land Use designation consistency
165	Limited Manufacturing	MR1-1XL	Limited Industrial	[Q]MR1-1XL	2.89	1.5	1.5	Mesa St between 20th and 22nd St (West side of Mesa and between Mesa and Crescent, and 20th and 22nd St	Retain 30' height limit; restrict outdoor storage; add design guidelines & regulations
170	Limited Manufacturing, Community Commercial	M1-1VL-CDO, [T][Q]C2-2D-CDO	Community Commercial	[Q]C2-2D CDO	6.94	1.5	4.0	Harbor Boulevard Gateway—Beacon St	75' height limit; prohibit stand alone residential; retain site Qs, add policies for streetscape and gateway improvements
175	Low Med II Residential, Light Manufacturing	RD1.5-1XL-CDO, MR2-1VL-CDO	Community Commercial	[Q]C2-2D-CDO	2.03	3.0	4.0	Harbor Boulevard Gateway—Beacon St east side	75' height limit; prohibit stand alone residential; retain site Qs; add policies for streetscape and gateway improvements
190	Low Residential	[Q]C2-1XL	Neighborhood Commercial	[Q]C1-1VL-GFC	0.86	1.5	1.5	Northwest and Southwest corner of 34th St and Pacific Ave	30' height limit per San Pedro Specific Plan; require ground floor commercial w/GFC

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200	Neighborhood Office Commercial	C1-1XL	Neighborhood Commercial	[Q]C1-1VL-GFC	0.62	1.5	1.5	Northeast Corner of Walker Ave. and 20th St, and west side of Alma St between 23rd and 24th St	30' height limit; require ground floor commercial w/GFC
210	Neighborhood Office Commercial	C1-1XL	Neighborhood Commercial	C1-1XL-GFC	0.30	1.5	1.5	Barbara and 37th St	Require ground floor commercial w/GFC
220	Public Facilities, Open Space, Low Residential	PF-1XL, A1-1, OS-1XL	Public Facilities	PF-1XL	135.35	1.5	1.5	Northeast portion of White Point Reservation—Fort MacArthur	Zone change; add policies for future development
260	Neighborhood Office Commercial, Low Residential	[Q]C2-1XL, P-1XL	Community Commercial	[Q]C2-1L	15.69	1.5	1.5	Western and 25th St	75' height limit w/transition buffer adjacent to R1; prohibit stand alone residential; restore R4 density
300	Neighborhood Office Commercial	[Q]C4-1XL, P-1XL, [Q]C2-1XL	Neighborhood Commercial	[Q]C2-1XL	9.86	1.5	1.5	S Western Ave/Westmont Dr	Consistency
310	Public Facilities	R1-1XL	Public Facilities	PF-1XL	1.06	3.0	0.0	Taper Ave/Statler St	Consistency
320	Low Medium II Residential	[Q]R3-1VLD	Low Medium II Residential	[Q]RD1.5-1VLD	9.66	0.0	0.0	Capitol Dr/W Via Sebastian	Consistency
330	Neighborhood Office Commercial	R3-1VLD	Medium Residential	R3-1VLD	6.89	3.0	3.0	Western Ave/Capitol Dr	Consistency
340	Neighborhood Office Commercial	RD1.5-1XL	Neighborhood Commercial	[Q]C2-1XL	0.08	3.0	1.5	Western Ave/Park Western Dr	Consistency
350	Open Space	R1-1XL	Low II	R1-1XL	0.02	3.0	3.0	N Leland Ave/W Upland Ave	Consistency
360	Low Residential	OS-1XL	Open Space	OS-1XL	0.14	0.0	0.0	N Leland Ave/W Park Western Dr	Consistency
370	Open Space	R1-1XL	Low II	R1-1XL	0.96	3.0	3.0	Goldenrose St/Miraflores Ave	Consistency
380	Open Space	M1-1	Open Space	OS-1XL	0.09	1.5	0.0	N Pacific Ave/N Front St	Consistency

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390	Public Facilities	PF-1	Public Facilities	no change	0.00	0.0	0.0	N Pacific Ave/N Front St	
400	High Medium Residential	R4-1XL	Community Commercial	C2-1XL	1.74	3.0	1.5	N Harbor Blvd/Swinford St	Consistency
410	Neighborhood Office Commercial	C1-1XL, [Q]C1-1XL	Neighborhood Commercial	C1-1XL	0.61	1.5	1.5	N Gaffey St/ W Summerland Ave	Consistency
420	Low Residential	C2-1XL	Neighborhood Commercial	C2-1XL	0.32	1.5	1.5	N Gaffey St/ W Summerland Ave	Consistency
422	Low Residential	[Q]R3-1XL	Neighborhood Commercial	C1-1XL	0.06	3.0	1.5	N Gaffey/W Summerland	Consistency
430	Neighborhood Office Commercial	[Q]R3-1XL, R3-1XL	Medium Residential	[Q]R3-1XL	0.41	3.0	3.0	N Gaffey St/ W Summerland Ave	Consistency
440	Low Medium II Residential	R2-1XL	Low Medium I Residential	R2-1XL	4.07	3.0	3.0	W Summerland Ave/ N Meyler	Consistency
450	Parking Buffer	P-1XL	Low Medium II Residential	RD1.5-1XL	1.05	0.0	3.0	Weymouth Pl/Village Wy	Consistency
460	Low Residential, Neighborhood Office Commercial	R1P-1XL, C1-1XL, RD1.5-1XL, P-1XL	Neighborhood Commercial	C1-1XL	1.07	1.5	1.5	W Sepulveda St/ N Bandini St	Consistency
480	Neighborhood Office Commercial	R4-1XL	Low Medium II Residential	RD1.5-1XL	1.14	3.0	3.0	N Palos Verdes St/ W Sepulveda St	Consistency
500	Low Medium II Residential	R2-1XL	Low Medium II Residential	RD1.5-1XL	1.26	3.0	3.0	S Grand Ave/4th St	Consistency
530	Public Facilities	RD1.5-1XL, P-1XL	Low Medium II Residential	RD1.5-1XL	0.26	3.0	3.0	Gaffey/3rd St (e)	Consistency
540	Low Medium II Residential	P-1XL	Low Medium II Residential	RD1.5-1XL	0.07	0.0	3.0	Cabrillo Ave/3rd St	Consistency
550	Low Medium II Residential	R3-1	Medium Residential	R3-1XL	0.64	3.0	3.0	Cabrillo Ave/5th St	Consistency



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580	Low Medium II Residential	PF-1XL	Public Facilities	PF-1XL	0.11	0.0	0.0	S Gaffey St/W 10th St	Consistency
600	Low Medium II Residential	R2-1XL	Low Medium I Residential	R2-1XL	1.38	3.0	3.0	S Mesa St/W 15th St	Consistency
610	Low Medium II Residential	R3-1XL	Medium Residential	R3-1XL	2.60	3.0	3.0	S Palos Verdes St/ W 13th St–17th St	Consistency
612	Neighborhood Office Commercial	OS-1XL	Open Space	OS-1XL	0.00	0.0	0.0	S Beacon & 13th St	Consistency
614	Neighborhood Office Commercial	OS-1XL	Neighborhood Commercial	C2-1XL	0.00	0.0	1.5	S Beacon & 13th St	Consistency
630	Neighborhood Office Commercial	A1-1	Neighborhood Commercial	C1-1XL	0.28	3.0	3.0	S Beacon St/W 15th St	Consistency
640	Commercial Manufacturing	[Q]R3-1XL	Medium Residential	[Q]R3-1XL	0.61	3.0	3.0	S Mesa St/W 18th St	Consistency
645	Low Medium II Residential	[T][Q]RD1.5-1XL	Low Medium II Residential	[Q]RD1.5-1XL	2.16	3.0	3.0	S Mesa St/w 18th to 20th St	Consistency
650	Public Facilities	R2-1XL	Public Facilities	PF-1XL	0.06	3.0	0.0	S Cabrillo Ave/W 17th St	Consistency
660	Low Residential	(Q)RD3-1XL	Low Medium I Residential	(Q)RD3-1XL	8.84	3.0	3.0	Mermaid Dr/W 25th St	Consistency
680	Low Medium II Residential	R1-1XL	Low Medium II Residential	RD1.5-ILX	0.31	3.0	3.0	S Meyler St/W 20th St	Consistency
690	Low Medium II Residential	R1-1XL	Low Medium II Residential	RD1.5-ILX	0.31	3.0	3.0	S Cabrillo Ave/W 19th St	Consistency
700	Low Residential	A1-1	Low II	R1-1XL	0.10	3.0	3.0	Meyler St/20th St	Consistency
730	Neighborhood Office Commercial	RD2-1XL	Neighborhood Commercial	C1-1XL-GFC	0.75	3.0	1.5	S Pacific Ave/W 38th St	Consistency
740	Low Medium II Residential	R1-1XL	Low Medium II Residential	RD2-1XL	0.00	3.0	3.0	Pacific Ave/38th St	Consistency

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750	Low Residential	OS-1XL	Open Space	OS-1XL	0.67	0.0	0.0	Bluff Pl/40th St	Consistency
760	Open Space	R1	Open Space	OS-1XL	4.48	0.0	0.0	Bluff Pl/38th St	Consistency
790	Open Space	R1	Open Space	OS-1XL	0.02	0.0	0.0	Bluff Pl/38th St	Consistency
800	Open Space	SL	Open Space	OS-1XL	3.43	0.0	0.0	Paseo del Mar	Consistency
911	Low Residential	R1P-1XL	Low II	R1-1XL	0.23	0.0	3.0	Walker Ave	Nomenclature
940	Light Manufacturing	[Q]M2-1, M2-1	Public Facilities	PF-1	1.90	1.5	0.0	East of Harbor 3rd/5th St and 6th/7th St	Consistency
960	Low Residential	R1-1	Low II	R1-1XL	2.71	3.0	3.0	South of Bluff Pl east of Pacific	Specific Plan
962	Low Residential	RD6-1XL	Low Medium I	RD3-1XL	4.97	3.0	3.0	SWC Anchovy/25th St	Consistency
1000	Low Residential, Low Medium II Residential, Neighborhood Office Commercial	R1-1XL	Low II	R1-1XL	1384.33	30.0	3.0		Nomenclature
1010	Neighborhood Office Commercial	(Q)C2-1VLD, (Q)C2-1XL, [Q]C1-1XL, [Q]C2-1XL, [Q]C2-2D, C2-1, C2-1XL	Neighborhood Commercial	same	33.74	1.5	1.5		Nomenclature

SOURCE: Los Angeles Department of City Planning (2011).