

PROPOSED Downtown San Pedro CDO Information Summary



Please submit comments on or before:
November 30, 2007

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Thank you for taking an interest in this proposed plan.

An Introduction

A Community Design Overlay (CDO) District is proposed to affect all Downtown San Pedro properties roughly between 4th, 8th Streets, and Pacific Avenue and Harbor Boulevard (see proposed CDO Boundary Map).

A CDO can enhance the visual and aesthetic qualities of an area by imposing design guidelines and standards applicable to new developments and to alterations of existing buildings. The proposed CDO addresses such considerations as storefront design, building orientation, site layout, parking lot placement, landscaping, and signage.

Public Process and Input

The Department of City Planning held an Open House on April 5, 2007. At that meeting, questionnaires were distributed to identify priorities for Downtown planning efforts. Small group meetings were also held and presentations to neighborhood and business groups were made to discuss concepts for new design guidelines for Downtown. Based on this public process, a Draft CDO document was prepared as is available for public review and comment.

Your feedback is very important! Members of the Public are invited to provide written comments on the current draft text—please submit by Nov. 30th. The next step will be for Department Staff to hold a Public Workshop on October 23, 2007. You are invited to review the Draft document and provide comments at the Workshop and/or Open House / Public Hearing. At the Public Hearing, staff will present the CDO document and the public will have the opportunity to provide formal comments to a Hearing Officer.

Q and A

Why a CDO?—To provide design guidance and direction to enhance the visual identity, and improve the walkability and appearance of Downtown San Pedro.

What initiated this effort?—The Community identified the need for a Community Design Overlay for San Pedro during the last Community Plan update, in 1999.

What is the process for creating this CDO?—Planning Department Staff met with focus groups, conducted research and analysis, and drafted a detailed CDO document (see “Public Process and Input” for more information). Following the Open House / Public Hearing, a Staff Report will be written, and the proposed CDO document will be presented to the City Planning Commission. **Public input is encouraged at each step.**

If the CDO is approved, who will be affected and how?—The CDO guidelines and standards are applicable to most development projects requiring a building permit and located within the Downtown San Pedro CDO boundary area. If a property or business owner wishes to construct a building, remodel a façade, or erect a sign, they must first submit an application and receive approval from the Planning Department, pursuant to the requirements of the CDO. This review process is in addition to other necessary reviews or clearances, such as those required by the Department of Building and Safety.

Additional Questions? Please contact Conni Pallini-Tipton (details at top of sheet).