

# San Pedro plan update to get review

Parks, streets and zoning all are on the agenda at public workshop on Wednesday.

By Donna Littlejohn, Staff Writer

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Taller buildings in the downtown area?

More park space? Bike paths?

These and other topics will be highlighted Wednesday night at an open house workshop on the proposed changes to the San Pedro Community Plan.

San Pedro is one of 35 communities within the city of Los Angeles that has its own community plan - essentially a blueprint for guiding growth, development and land uses.

The plans are updated every 10 years. Discussions began in 2006 for San Pedro's community plan update, which is expected to be done in 2009. The last time the plan was updated was 1999.

Trends being addressed in the 13 plans under review include affordable housing and transportation, said Conni Pallini-Tipton, an assistant planner for the city.

"Some of the other communities are undergoing a more drastic update, but San Pedro's is more of a refinement to the existing plan," she said.

Building heights on Pacific Avenue in the downtown are currently limited to 30 feet but could be raised to 45 to 75 feet under a revised community plan, Pallini-Tipton said.

"In the downtown, we're looking at more housing and more places for jobs," she said.

"We see a downtown that can accommodate more development that's just not limited to housing and stores."

Other proposed changes include:

- Streetscape improvements and rezoning for light manufacturing along North Gaffey Street.
- Zoning for public facilities to match the new open space plans for the top of Knoll Hill.
- Considering future redevelopment and zoning for land that now houses the Rancho San Pedro low-income housing project (there are no plans -- or money in place -- to relocate residents from that project at this time).

- Increasing building height limits up to 75 feet along Pacific between Third and Ninth streets and from 30 feet to 45 to 75 feet on Western Avenue near 25th Street.
- Evaluating whether Fifth, Sixth or Seventh streets between Grand Avenue and Harbor Boulevard should be turned into either one-way roads, trolley ways or pedestrian-only streets.
- Expanding the Vinegar Hill historic district.
- Creating policies to protect the character of the neighborhood surrounding Averill Park.
- Putting in bike routes, with Grand Avenue, Seventh, Ninth, 13th and 19th streets being evaluated.
- Implementing baseline "mansionization" regulations for single-family zones.

[donna.littlejohn@dailybreeze.com](mailto:donna.littlejohn@dailybreeze.com)

### **Find out more**

- What: Open house and workshop for proposed changes in the San Pedro Community Plan.
- When: 5 to 8 p.m. Wednesday.
- Where: Peck Park Auditorium, 560 N. Western Ave., San Pedro.
- Information: 213-978-1196; [Conni.Pallini-Tipton@lacity.org](mailto:Conni.Pallini-Tipton@lacity.org). Those unable to attend the meeting can view the display boards afterward [online](#).