Central San Pedro Neighborhood Council
Planning and Land Use Committee
February 11, 2020

Requirements for future developments:

1. Projects under the Community Plan Implementation Overlay (CPIO) should follow the requirements and design guidelines.

2. Projects should include a minimum 15% of affordable housing, with a mix of low end to extremely low-end affordable units

3. Provide minimum of 1 parking space per unit. Parking for tenants: residential, commercial (mixed-use) and visitors.

4. Transportation alternative incentives should be provided: Shared electric and cargo bicycles, and for larger developments to provide a shared car service on site, such as a zip car or similar.

5. Adaptive reuse and rehabilitation of historic buildings and structures is preferred.

6. Building designs should complement their setting and reflect a connection to the local environment and history

7. Projects in the Downtown (6th and 7th Streets) area and along Pacific Avenue should have design characteristics that tie into the historic nature of the street.

8. Residential projects in commercial districts should include commercial space at the ground floor, to encourage pedestrian activity.

9. The use of original art murals should be used for large blank walls, as part of the building design

10. Projects should promote environmental sustainability by minimizing the use of energy, water and other resources.

11. Communal workspaces should be provided as part of the project to encourage working at home.

12. Public open spaces should promote safe pedestrian activity, social interaction and comfort.

13. Provide open spaces for children to play in.

14. Landscape areas should use native and low water plants. We encourage the use of the planting guide found in the San Pedro Urban Greening Plan