



1840 S. Gaffey Street, Box 212, San Pedro, CA 90731 310-918-8650 [info@centralsanpedro.org](mailto:info@centralsanpedro.org)

Twitter: @CentralSPNC ~ Instagram: @CeSPNC ~ Facebook: CentralSanPedroNeighborhoodCouncil

Website: <https://centralsanpedronc.org/>

---

**Planning and Land Use**  
**Monday, March 10 , 2025 @ 6:00pm**  
**San Pedro Municipal Building**  
638 S Beacon St #688, San Pedro, CA 90731

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte CeSPNC Secretaria al (310) 918-8650 o por correo electrónico [info@centralsanpedronc.org](mailto:info@centralsanpedronc.org) para avisar al Concejo Vecinal.

Comments from the public on other matters not appearing on the agenda will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the Committee Chair.

## **AGENDA**

1. Call to Order/Welcome/Introductions
2. Public comment on non-agenda items
3. Updates on Items of Interest to the Committee may Include but are not limited to the following possible motions:
  - a. Phillips 66 will be ceasing operations at both the Wilmington and Carson sites. The site is over 100 years old, there is declining gasoline use in California, and increased regulations. They will still have a business in California including the marine terminal in the port They plan to cease crude processing in the fourth quarter 2025 and complete decommissioning in early 2026. Phillips will continue to own the site.
  - b. State Density Laws and Housing Accountability Motion requesting the City to support any legislation that would result in an amendment to the measures to suspend the application of the Builder's Remedy in the current housing cycle for those cities/municipalities in Los Angeles County that have an adopted/approved Housing Element. This motion was developed by the citywide Neighborhood Council Planning Group, Plan Check due to concerns that the impact on housing

of the recent fires may make it difficult to meet the City's RHNA goals.

- c. 625 S. Beacon, Housing Trammell Crow is the larger developer and the developer of VIVO. The project would occupy the entire block between 6th and 7th, Beacon, and Centre. The design has been approved by the Harbor Area Planning Commission. There will be 281 units and no affordable units. Construction should start in the first quarter of 2026.
- d. Vincent Thomas Anticipating construction at start end of this year and completion June 2027
- e. CD 15 Update – Aksel Palacios, Director of Port and Capitol Projects
- f. Historical designation of the last 2 building from the Japanese Fishing Village on Terminal Island
- g. Brewery West –to be closed, city loan not sufficient for financial needs; anticipate space for special events until a more use is found.
- h. CIS regarding State Density Bonus and Evacuation Routes – Support of CF 25-0002-S2 State Density Bonus Law/Evacuation Routes/High Fire Severity Zones/Safe Passage-motion supported.
- i. Leasing Concern – 955 Grand

#### 4. Adjournment

- ***NOTE: Anything on this Agenda Could Result in a Motion***

**Americans with Disabilities Act:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

**Public Posting of Agendas** - Neighborhood Council agendas are posted for public review as follows:

1840 S Gaffey Street, San Pedro .

You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

**Notice to Paid Representatives** - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at

ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

**Public Access of Records** - In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: <https://centralsanpedronc.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the CeSPNC, Secretary, at (310\_ 918-8650 or by email at: [info@centralsanpedro.org](mailto:info@centralsanpedro.org)