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**Planning and Land Use**  
**Monday, March 10, 2025 @ 6:00pm**  
**San Pedro Municipal Building**  
638 S Beacon St #452, San Pedro, CA 90731

**REVISED**

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 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/Roll Call/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:
  - a. Phillips 66 Update Will be ceasing operations at both the Wilmington and Carson sites. The site is over 100 years old. Gasoline use in California is declining, and there are increased regulations. They will still have sites 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. Vincent Thomas Update Anticipating construction at start end of this year and completion June 2027.
  - c. Terminal Island Historical Designation Update
    - i. Review of information from Aksel Palacios, Director of Port and Capitol Projects.
    - ii. Historical designation of the last 2 building from the Japanese Fishing Village on Terminal Island.
  - d. Brewery West Update – The city loan was not sufficient for financial needs; anticipate use of space for special events until a more permanent use is found.
  - e. 955 Grand Avenue Leasing Concerns

#### 4. Possible Motions:

- a. State Density Laws and Housing Accountability Motion Request 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. Introduced 1-15-25. Sponsored by California YIMBY, Streets for All, Bay Area Council, SPUR, Greenbelt Alliance.
  - i. Motion to approve a [letter](#) to Council District 15, Tim McOsker, opposing proposed SB 79 (Wiener) – Transit-Oriented Development & Upzoning.
- b. 625 S. Beacon, Housing Trammell Crow is the developer and the developer of the Beacon Street VIVO site. The project would occupy the entire block between 6<sup>th</sup> and 7<sup>th</sup> streets, and 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.
  - i. Motion to approve a letter to Council District 15, Tim McOsker, cc to Trammell Crow, requesting that 5-10% of the 281 units be affordable housing units.
- c. Support of Council File 25-0002-S2, State Density Bonus Law/Evacuation Routes/High Fire Severity Zones/Safe Passage – This motion was approved at the February 26<sup>th</sup> Joint Neighborhood Council Planning and Land Use committee meeting.  
[https://clkrep.lacity.org/onlinedocs/2025/25-0002-S2\\_misc\\_01-15-25.pdf](https://clkrep.lacity.org/onlinedocs/2025/25-0002-S2_misc_01-15-25.pdf)
  - i. Motion to approve a [letter](#) and a Community Impact Statement (CIS) in support of Council File 25-0002-S2, State Density Bonus Law/Evacuation Routes/High Fire Severity Zones/Safe Passage.

#### 5. Adjournment

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

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