



**Joint Northwest, Central, and Coastal San Pedro  
Neighborhood Councils' Planning and Land Use Committees**

**6:00 PM Wednesday August 27, 2025**

**San Pedro Chamber of Commerce**

**390 W. 7th Street**

**enter from the rear of the building**

**HYBRID**

To Join the Meeting Online

Please join the virtual Zoom Webinar online at:

<https://zoom.us/j/89095512946> By Telephone: Dial (669) 900-6833 or Toll  
Free (833) 548-0282

Enter Webinar ID: 890 9551 2946

If requested enter ID 495137 and press # In conformity with the 8 October 2023 enactment of California Senate Bill SB 411 and LA City Council approval on November 1, 2023, this meeting will be conducted both in person and via zoom. Public Input: When prompted by the presiding officer to provide public input at the committee meeting, the public joining virtually will be requested to dial \*9 or use the Raise Hand option, to address the Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is

being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prohibited from acting on a matter brought to its attention during the General Public Comment period; however, an issue raised by a member of the public may become the subject of a future Committee meeting. Public comment is limited to two (2) minutes per speaker, unless adjusted by the presiding officer of the Committee.

1. Welcome and Introductions – LaMar Lyons
2. Update from CD15 Askel Palacios
3. Update from State Senate office Bryan Martinez
4. Vincent Thomas Bridge presentation by the Port of Los Angeles; Resolution to follow- Augie Bezmalinovich and Kaine Nicholas
5. Update on SB 79 and any other pending legislation - Robin Rudisill
6. 739 S. Grand Avenue, San Pedro. Proposed 7-Story 125-unit mixed-use development. State Density Bonus Program. Nur Development Consulting. - Elise Swanson
7. 537 S. Nelson Street, San Pedro. Proposed 6-Story project featuring 98 studio and one-bedroom apartments over 1,000 square feet of commercial. No on-site parking is proposed. Executive Directive 1 project. Stillwell Investments, LLC - Elise Swanson
8. JEDI Zone Update: Kick-Off is September 9<sup>th</sup> from 4 pm to 6 pm at Collage, 731 S. Pacific, San Pedro. - Elise Swanson

9. Consider CIS in opposition to CF25-0642 unless amended Off-Street Parking/Requirement Elimination/New Developments/Change of Use/Cost Analysis– Robin Rudisill
10. Other Updates on Items of Interest to the Committee.
11. Public Comment on Items Not on the Agenda
12. Adjourn – Next Joint Meeting: Wed August 27

## **Anything on this Agenda Could Result in a motion**

**SERVICIOS DE TRADUCCION** - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de

trabajo (72 horas) antes del evento. Por favor contacte a Secretary, al 310-918-8650 o por correo electrónico

board@nwsanpedro.org para avisar al Concejo Vecinal.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body [NWSPNC] from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not

close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph

(D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public

comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment

. (iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed. Any messaging or virtual background is in the control of the individual committee member in their personal capacity and does not reflect any formal position of the NWSPNC or the City of Los Angeles.

**THE AMERICAN WITH DISABILITIES ACT** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate based on disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted 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 three (3) business days (72 hours) prior to the meeting by contacting the Northwest San Pedro Neighborhood Council at 310-918-8650.

**PUBLIC POSTING OF AGENDAS** – Northwest San Pedro Neighborhood Council agendas are posted for public review as follows: • Harbor Division Station, 2175 John S. Gibson Blvd, San Pedro, CA 90731 • <https://www.nwsanpedro.org/> • You can also receive our agendas via email by subscribing to L.A. City's EarlyNotification System at: <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>.

**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 <https://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 all or a majority of the Board members in advance of a meeting may be viewed at 1840 S Gaffey St, San Pedro, CA 90731, at our website: <https://www.nwsanpedro.org/>, or at a scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Northwest San Pedro Neighborhood Council at 310-918-8650.

**RECONSIDERATION AND GRIEVANCE PROCESS:** For information on the Northwest San Pedro Neighborhood Council's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters

related to this Council, please consult the NWSPNC Bylaws. The Bylaws are available at our Board meetings and

our website <http://nwsanpedro.org/board>