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Joint Planning and Land Use and Sustainability Committee Monday, February 9, 2026 @ 6:00pm

San Pedro Municipal Building
638 S Beacon St #452, 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 por correo electrónico 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
2. Welcome/Introductions
3. Public comment on non-agenda items
4. Committee Members Comment on non-agenda items
5. Discuss Committee Membership
6. Items of Interest to the Committees may include, but are not limited to the following:
 - a. Discussion on Port Environmental Reports-Chair Sustainability committee – Will Cordray and Frank Anderson
 - b. Vincent Thomas Update: Discussion of Cancellation of Community Meetings by CALTRANS. Anticipating construction at the start of Fall 2026 and completion June 2027.
 - c. HACLA Rancho Project Update-appointment of Liaison.
 - d. The One San Pedro Collaborative - a joint venture between Richman Group, National CORE, Century Housing, and the Housing Authority of the City of Los Angeles.
 - e. Discussion of Fire Union Baptist Church.
 - f. Discussion on San Pedro Opportunity Zone.
 - I. An Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment.
 - g. Discussion on Enhanced Infrastructure Financing Districts (EIFD)".

- I. EIFDs are independent government entities that may be governed by cities, counties, or special districts and offer a new platform to finance an array of economic development projects, including infrastructure. EIFDs can use multiple funding sources to finance projects within the District, such as bonds funded by tax increment. If bonds are issued by a city or county, tax increment would be available for up to 45 years from the date of the initial tax increment bonds.
 - h. Appoint a JEDI Zone Liaison.
 - i. Discussion on 6 plus permits of Cannabis shops and Mayor's Office
 - j. Report on Port Grants.
 - k. Discussion on Phillips 66, NOP EIR, and City Planning Manufacturing vs Warehouse Procurement Policy of Phillips 66.
 - l. Discussion on Social Media Policy and Planning and Land Use - Ash Morgan
 - m. Discussion and Possible action on Business District Relationship and Downtown San Pedro Business Plan for land use.
 - n. Discussion on Downtown San Pedro Vacancy Article and possible action – Ash Morgan
7. Adjournment

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

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