



1840 S. Gaffey Street, Box 212, San Pedro, CA 90731

**X:** @CentralSPNC ~ **Instagram:** @CeSPNC ~ **Facebook:** CentralSanPedroNeighborhoodCouncil

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

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## **Planning and Land Use Committee Meeting**

Monday, March 9, 2026

6:15pm

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 CeSPN c Secretaria al 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 Board 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 Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the Board Chair.

### **Agenda**

1. Call to Order/Welcome/Introductions
2. Public comment on non-agenda items
3. Status of Request Cannabis shops and Mayor's Office
4. Discussion on Social Media Policy and Planning and Land Use
5. Discussion on Downtown San Pedro Vacancy Article and possible action
6. Bridge Closure Update
7. Update on West Harbor
8. Phillips 66 / Five Point – NOP EIR, and City Planning Manufacturing vs Warehouse and Procurement Policy of Phillips 66 – Daily Breeze Article March 2
9. HACLA Rancho Project Discussion – Possible Action and Request for Presentation to NC

10. JEDI Zone Update – Possible Action, Request for Presentation to NC
11. Discussion on Opportunity Zone Projects in Central
12. Discussion on Enhanced Infrastructure Financing Districts (EIFD)
13. (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)
14. Discussion and Possible Action on Business District Relationship – Downtown San Pedro Business Plan for land use
15. Discussion and Possible Action on SP Chamber Relationship – Downtown San Pedro Business Plan for land use
16. Discuss on Outreach Committee and Lack of Posting on Land Use Events West Harbor
17. Discuss on Sustainability Issues and Land Use
18. Adjournment

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

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** The public can address the council on any agenda item before the council 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 will be heard during the General Public Comment period. Please note that under the Brown Act, the council 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 meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the chair.

**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 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, and 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 you w

I wish to attend by contacting the Department of Neighborhood Empowerment by email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org) or phone: (213) 978-1551.

**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 1840 S Gaffey St, San Pedro, CA 90731 or at our website: [www.CENTRALSANPEDRONC.ORG](http://www.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 MAILROOM by email: [INFO@CENTRALSANPEDRONC.ORG](mailto:INFO@CENTRALSANPEDRONC.ORG)

**PUBLIC POSTING OF AGENDAS:** Central San Pedro Neighborhood Council agendas are posted for public review as follows: 1840 S Gaffey Street, San Pedro & [www.centrialsanpedronc.org](http://www.centrialsanpedronc.org). You can also

receive our agendas via email by subscribing to L.A. City's Early Notification System at:  
<http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

**RECONSIDERATION AND GRIEVANCE PROCESS:** For information on the Central 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 CeSPNC Bylaws. The Bylaws are available on our website [centralsanpedronc.org](http://centralsanpedronc.org).

**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](http://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).