

BOARD AND STAKEHOLDER MEETING AGENDA

Monday 20 October 2025 6:30 PM

In-Person Meeting (Without Teleconferencing)

Los Angeles Yacht Club, 285 Whalers Walk, San Pedro CA 90731

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS — 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 assembly's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the assembly 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 may be limited to a fixed time per speaker or a limited number of speakers by the presiding officer of the assembly. Those wishing to make comment, but not wanting to speak publicly, may submit written communications to the Board.

1. Voluntary opportunity to say the Pledge of Allegiance.
 2. Public comment on non-agenda items.
 3. Call to order and roll call.
 4. Board selection of new Board Member to fill vacant at-large seat.
 5. Board member comment on non-agenda items. *[May include comment on Board members' own activities/brief announcements; brief response to statements made or questions posed by persons exercising their general public comment rights or asking questions for clarification; introduction of new issues for consideration by the Board at its next meeting; or requests for research and a report back to the Board.]*
 6. Approval of prior meeting minutes.
 7. Presentation...
 8. Report from law enforcement and public officials.
 9. Committee reports *[2 minutes per committee]*
 10. Motion regarding tree trimming in Wilder's Annex.
 11. Motion supporting Project at 3339 S Pacific Ave (cross street 34th) DIR-2025-1574-CDP-MEL-HCA.
 12. Comments on Five Points Union / Phillips 66 Refinery Notice of Preparation.
 13. Treasurer's report.
- Budget and Finance (Consent Calendar)*
14. Approval of Monthly Expenditure Reports for September 2025.
 15. Approval of Monthly Expenses, including approval of Treasurer's payment of all recurring Neighborhood Council expenses including (but not limited to) Bridgegap Temporary Staffing and Services Agency in the amount not to exceed \$1,000 per month, the Mailroom in the amount not to exceed \$1,000 per month, office supplies in the amount not to exceed \$1,000 per month, an amount not to exceed \$300 for refreshments for the monthly Board meeting, and an amount not to exceed \$200 for cleaning fees after the Board meeting.
 16. Approval of funding requests received from committees.
 17. Appointments of committee officers, committee members, and Board representatives including but not limited to Noe Lopez II for Administrative Operations and Emergency Preparedness and Public Safety.
 18. Announcements.

19. Public comment on non-agenda items.
 20. Adjournment.
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10. Motion regarding tree trimming in Wilder's Annex.

Coastline and Parks Committee

Whereas, the trees in Wilder's Annex haven't been trimmed for quite some time and pose a potential safety risk.

Resolved, the Coastal San Pedro Neighborhood Council urges the Department of Recreation and Parks and the One Five Council Office to send an arborist to inspect the trees and order any necessary tree trimming that improves public safety.

11. Motion supporting Project at 3339 S Pacific Ave (cross street 34th) DIR-2025-1574-CDP-MEL-HCA.

Planning, Land Use, and Transportation Committee

Resolved, the Coastal San Pedro Neighborhood Council supports the project at 3339 Pacific Ave for a change of use from retail to "core" restaurant only, 2nd floor conversion of existing 1,003 square foot residence into 2 units and attached 2-car garage to be converted into Accessory Dwelling Unit and 2nd floor additional unit, and requests that the Planning Department expedite the processing of the entitlements for the project.

12. Comments on Five Points Union / Phillips 66 Refinery Notice of Preparation.

[See attached comments]

Resolved, the Coastal San Pedro Neighborhood Council shall submit the attached comments in response to the Notice of Preparation of Environmental Impact Report on the Five Points Union Project (Environmental Case No. ENV-2025-3744-EIR).

For more information, please email cspnclive@gmail.com; write to CSPNC, 1840 S. Gaffey Street #34, San Pedro, CA 90731; or visit the Coastal San Pedro Neighborhood Council website at www.cspnc.org.

STATE OF CALIFORNIA PENAL CODE SECTION 403 (Amended by Stats. 1994, Ch. 923, Sec. 159. Effective January 1, 1995.) — Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

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 §§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

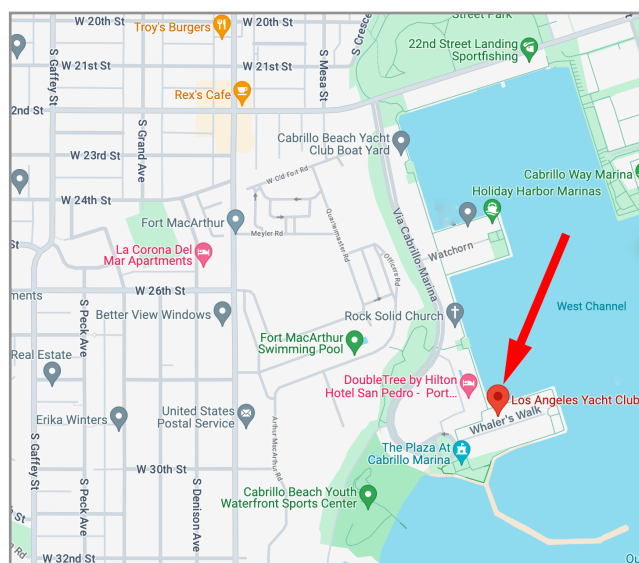
PUBLIC ACCESS OF RECORDS — In compliance with government code section 54957.5, non-exempt writings that are distributed to all or a majority of the Board members in advance of a meeting may be viewed at 1840 S Gaffey St, San Pedro, CA 90731, at our website: <http://www.cspnc.org>, or at the scheduled meeting. In addition if you would like a copy of any record related to an item on the Agenda, please contact the Coastal San Pedro Neighborhood Council by email at cspnclive@gmail.com.

PUBLIC POSTING OF AGENDAS — Coastal San Pedro Neighborhood Council agendas are posted for public review as follows: 1840 S Gaffey St, San Pedro, CA 90731 and <http://www.cspnc.org> You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at: <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>

RECONSIDERATION AND GRIEVANCE PROCESS — For information on the Coastal 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 CSPNC Bylaws. The Bylaws are available at our Board meetings and our website <http://www.cspnc.org>

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, 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 3 business days (72 hours) prior to the meeting by contacting the CSPNC secretary by email at cspnclive@gmail.com.

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 Secretaria, CSPNC, por correo electrónico a cspnclive@gmail.com para avisar al Concejo Vecinal.



Meeting location is Los Angeles Yacht Club, past the DoubleTree Hotel.

From: Douglas Epperhart, President, Coastal San Pedro Neighborhood Council
To: Kathleen King, City of Los Angeles, Department of City Planning
Date: November 2024
Re: Comments on the Notice of Preparation of Environmental Impact Report on the Five Points Union Project (Environmental Case No. ENV-2025-3744-EIR)

We welcome the opportunity to file comments on the Notice of Preparation of Environmental Impact Report on the Five Points Union Project (Environmental Case No. ENV-2025-3744-EIR). We particularly wish to thank the Department of City Planning for extending the NOP comment period, making it possible for Neighborhood Councils to gather and summarize comments for submission within the deadline period.

At 444 acres in size, this is one of the largest parcels of urban development in Southern California. There will not be another opportunity like this in the region for at least a generation. As such, its benefits and impacts require robust and open public consideration. One element of that consideration, examination of environmental impacts under California's CEQA process, is now triggered by the release of the Notice of Preparation (NOP).

Project location and existing on-site uses

We strongly question the NOP's characterization of the Project Site as largely industrial:

The Project Site is located in an urbanized area where maritime and goods movement operations associated with the Ports of Los Angeles and Long Beach are the predominant land use and are surrounded by an expansive industrial zone to the southeast. Other uses in the greater project vicinity include industrial uses, commercial uses, petrochemical facilities, cargo container terminals, rail yards, warehouse and logistics facilities, and related infrastructure, recreational facilities, as well as residential uses.

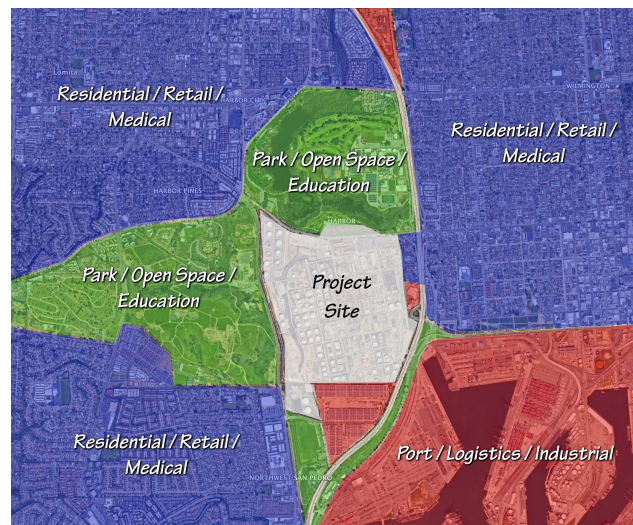
The figure at right provides overlays of land use in the area. The Port and logistics zone to the southeast is dwarfed by the residential, retail, medical, open space, and educational areas that surround the project in every other direction.

Considering the site to be surrounded by an industrial zone will fail to adequately assess impacts on residential and recreational space and is entirely inconsistent with the "Town Center" moniker of the northern Project Site.

The environmental analysis must be based on the actual surroundings:

The Project Site is located in a residential area where houses, apartments, retail, and open space are the predominant land use and is directly surrounded primarily by open space.

The southwest corner of the project vicinity abuts Port, logistics, and industrial areas.



Project Description

Additional alternatives

The *Project Description* appears to indicate that there will be three alternatives analyzed:

1. Industrial Center Reduced Storage Option, with Town Center.
2. Industrial Center Additional Outdoor Storage Option, with Town Center.
3. No Project Alternative (analysis required by law).

We strongly recommend adding an alternative that includes residential use of a significant fraction of the Project's 444 acres. Lack of housing is acknowledged to be one of California's (and Los Angeles's) greatest problems. Furthermore, retail centers are increasingly adding or converting to mixed use as the demand for brick and mortar stores has decreased. Analyzing potential impacts of housing is imperative, not only to fully explore all possible uses of this site, but to allow consideration of State, County, and City support that could be garnered for residential development. In particular, the two parcels along Anaheim are ideal for mixed use. Analysis of an alternative that includes residential space would make it much easier to evaluate that possibility as development and permitting plans evolve. Failing to do so will make it much more difficult to incorporate in the future, likely triggering a Supplemental Environmental Impact Report at a future date.

We strongly recommend adding an alternative that expands the usage plans for the Industrial Center to include other light industry, for example light manufacturing, fabrication, and assembly. Current plans for the Industrial Center appear to be restricted to sort and non-sort fulfillment centers with small-scale support offices. While this is an initially simple use case to propose, economic and political changes may make it more desirable to develop for the higher-level investment that would come with more sophisticated light industrial uses. This analysis would be consistent with the growing regional emphasis on creating and educating an advanced workforce, transitioning from traditional longshore occupations, and facilitating the marine-oriented development being pioneered at San Pedro's AltaSea facility.

Natural grass for recreational and open space

Based on presentations from Catellus-Deca, it is our understanding that current plans are for all landscaping of recreational and open space to use natural grass, and not to use artificial turf (plastic grass). This is consistent with recent public input that was gathered for the Supplemental Environmental Impact Report for the West Harbor Modification Project at the Port of Los Angeles (Sch. No. 2005061041), which strongly favored natural grass. It is also consistent with Los Angeles City Council File 24-0602 (Blumenfeld and Yaroslavsky, 24 May 2024) which calls on the City to consider plans to transition away from artificial turf to natural grass.

If artificial turf is being considered, it will require a full life-cycle analysis of its environmental effects. If natural grass is the only option being considered, no such analysis would be needed.

Requested Actions

We request clarification on *Requested Actions* numbers 1–4, requesting city plan and zoning changes, since the requested changes will have strong influence on the potential uses (and hence environmental impacts) of the Project Area. The description of these requests in the NOP does not clarify what parts of the Project Area are affected by each request, nor does it specify what each of the requested changes is designed to achieve.

Potential Environmental Effects of the Project

Hazards and Hazardous Materials

Our understanding is that the two hydrocarbon storage tanks operated by Rancho LPG Holdings LLC (subsidiary of Plains All American Pipeline, L.P.) will be decommissioned and removed as part of the proposed project. However, we also understand that Phillips 66 Company is not in full possession of the property. Unless there is an unbreakable contractual obligation to decommission and remove the Rancho storage tanks, the environmental analysis must include a thorough examination of the hazards posed to the community by the continued existence of the tanks.

Transportation

The proposed use for goods storage will result in a “bright spot” of high mast yard lighting on a hill that will be visible for miles around, especially from the side of Palos Verdes hill. It will produce significant truck noise as containers are delivered and removed from the site, which means greatly increased air pollution as well. The environmental analysis must include examination of the traffic impacts on a wide variety of intersections and roadways, including the Harbor Freeway.

Geology and Soils, Cultural Resources, and Tribal Cultural Resources

The Five Points project is located on top of deposits that are known to have a high potential for extensive vertebrate, invertebrate and plant fossils. Historically, at least one significant gray whale fossil (including skull and postcranium) was recovered nearby (locality LACM 3270). These resources will require a robust and well-provisioned paleontological mitigation program during any and all earth-moving, grading, and excavation. Early involvement of paleontology professionals to discover important resources during initial site survey and preliminary work, prior to full site preparation, would likely be an economical way to ensure effective mitigation. Because the site is located on a high spot directly overlooking historical wetlands, it is highly likely that archaeological remains exist below the surface. Similar to the paleontological resources, these potential resources will require a strong mitigation program during site preparation.