



agenda

**COASTAL
SAN PEDRO
NEIGHBORHOOD COUNCIL**

locally listening & leading ...  ..

BOARD AND STAKEHOLDER MEETING AGENDA

Monday 16 March 2026 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 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.]*
5. Approval of prior meeting minutes.
6. Response from Port Police on CSPNC Agenda Item 9 of 18 August 2025 (Ryan Howley).
7. Report from law enforcement and public officials.
8. Committee reports *[2 minutes per committee]*
9. Support of SB 79 Implementation Option C2.
10. Support of Report on Land Use Regulatory Controls Applicable to Any Proposal to Expand or Develop 2100 S. Western Ave.
11. Conditional Support of John Gibson Blvd. Truck & Chassis Parking Lot project.
12. Support of Report on Legal and Policy Options to Reduce the Overconcentration of Sober Living Facilities in Residential Neighborhoods.
13. Support of Project at 2249 Paseo Del Mar.
14. Motion recommending that City of Los Angeles Department of Recreation and Parks continue existing management agreement for White Point Park Nature Preserve with the Palos Verdes Peninsula Land Conservancy.
15. Motion making recommendations regarding National Park Service Special Resource Study of the Los Angeles Coastal Area.
16. Opposition to AB1740 Coastal Development Permit Waiver.
17. Support of City Planning Report on Tobacco Sales & Smoke Shops within CD-15.
18. City Planning to provide Notice of City and State Coastal Exemptions.
19. Motion to accept Neighborhood Purpose Grant applications for fiscal year 2025–2026.
20. Treasurer's report.

Budget and Finance (Consent Calendar)

21. Approval of Monthly Expenditure Reports for November 2025.
22. Approval of Monthly Expenses, including approval of Treasurer's payment of all recurring Neighborhood Council expenses including (but not limited to), the Mailroom in the amount not to exceed \$350 per month, office supplies in the amount not to exceed \$100 per month, an amount not to exceed \$250 for refreshments for the monthly Board meeting, and an amount not to exceed \$300 for facility cleaning fees after the Board meeting.
23. Motion to approve hiring Sheryl Akerblom to take meeting minutes.
24. Motion to allocate funding for Neighborhood Council Budget Day.
25. Motion to allocate funding for the L.A. Congress of Neighborhoods.
26. Motion to approve 2025–2026 amended budget.
27. Appointments of committee officers, committee members, and Board representatives.
28. Announcements.
29. Public comment on non-agenda items.
30. Adjournment.

9. Support of SB 79 Implementation Option C2.

Planning, Land Use, and Transportation Committee

Resolved, the Coastal San Pedro Neighborhood Council supports Citywide SB 79 Implementation Option C1, which is the more equitable path forward for all L.A. communities. Option C1 would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs (Historic Preservation Overlay Zones), and low sea level areas until 2030. Option C1 also proactively “incentivizes” all qualifying single-family and low-density neighborhoods to allow 3-story apartment buildings with 4-16 units, rather than the 7-story apartment buildings mandated under SB 79 and includes these incentives for neighborhoods near any rail stops not exempted.

Further resolved, the Coastal San Pedro Neighborhood Council's support for SB 79 Implementation Option C1 is conditioned on the following:

1. The proposed density changes must be clearly defined as an “incentive” program, not a permanent rezoning or upzoning of these neighborhoods, allowing the incentives to be withdrawn if SB 79 is amended or repealed.
2. All existing setback requirements of the underlying zoning must be maintained.
3. All affected property owners and residents must receive mailed notification of the proposed changes to ensure robust outreach beyond online notifications.

Council File 25-1083

10. Support of Report on Land Use Regulatory Controls Applicable to Any Proposal to Expand or Develop 2100 S. Western Ave.

Planning, Land Use, and Transportation Committee

Resolved, the Coastal San Pedro Neighborhood Council supports the Motion by Councilmember Tim McOsker to instruct the Planning Department, with the assistance of the Department of Building and Safety, and in consultation with the City Attorney, to prepare a report outlining the land use regulatory controls that would apply, or could be made applicable, to any proposal submitted for the expansion or development of the property located at 2100 S. Western Avenue in San Pedro as transitional housing, inpatient and outpatient mental health services, or any other State-licensed community care facility. This report should also include an explanation of any applicable State and Federal regulatory controls and laws that would govern such a proposal, should one be submitted.

Council File 26-0275

11. Conditional Support of John Gibson Blvd. Truck & Chassis Parking Lot project.

Planning, Land Use, and Transportation Committee

Resolved, the Coastal San Pedro Neighborhood Council supports the John Gibson truck and chassis parking lot project subject to the following conditions:

1. Management will work closely with City and POLA traffic management teams during emergencies.
2. Management will make significant efforts to work with City agencies to implement enforcement of code violations related to truck traffic and parking in residential neighborhoods.
3. Management will implement measures to prevent truck idling on site, including signage.
4. Management will implement bougainvillea vines on fences along the freeway adjacent to the project for beautification and security.
5. There will be no sight line impediment from the freeway to the Port of Los Angeles.

12. Support of Report on Legal and Policy Options to Reduce the Overconcentration of Sober Living Facilities in Residential Neighborhoods.

Planning, Land Use, and Transportation Committee

Resolved, the Coastal San Pedro Neighborhood Council supports the Motion in Council File 25-1484 to instruct the Department of City Planning, with the assistance of the City Attorney, to report back on legal and policy options to reduce the overconcentration of sober living facilities in residential neighborhoods, including:

Establishing minimum spacing requirements between facilities, modeled on the Costa Mesa ordinance upheld by the courts.

Exploring caps or dispersal requirements within community plan areas to ensure equitable distribution citywide.

Considering thresholds based on facility size (e.g. homes with more than 6 residents) to target regulations at the uses most likely to create infrastructure burdens.

Reviewing case studies and research to evaluate how the City can preserve the benefits of recovery housing while avoiding the drawbacks of excessive clustering.

Council File 25-1484

13. Support of Project at 2249 Paseo Del Mar.

Planning, Land Use, and Transportation Committee

Resolved, the Coastal San Pedro Neighborhood Council supports the project at 2249 Paseo Del Mar, as proposed.

14. Motion recommending that City of Los Angeles Department of Recreation and Parks continue existing management agreement for White Point Park Nature Preserve with the Palos Verdes Peninsula Land Conservancy.

Coastline and Parks Committee

Whereas the White Point Park Nature Preserve holds considerable historical significance for San Pedro and the wider harbor region, and provides a network of trails offering expansive views and opportunities for reflection; and

Whereas the White Point Park Nature Preserve property belongs to the City of Los Angeles and is managed jointly by the Department of Recreation and Parks and the Palos Verdes Peninsula Land Conservancy (PVPLC) and the subsidiary White Point Community Group, each with contractual responsibilities; and

Whereas the PVPLC, per contractual agreement and at its own expense, maintains several miles of scenic trails enjoyed daily by hundreds of visitors; has removed literal tons of military debris, invasive plants, and other hazards, as well as regularly maintaining military structures on the site; established a nature education center, and planted over 125,000 locally-sourced native plants to provide habitat for increasingly threatened native wildlife; offers on-site nature education programs to several thousand school children each year; supports scout activities and other organizations; and recruits and trains volunteers of all ages — amounting cumulatively to over 10,000 volunteer hours annually — to maintain trails, restore habitat, and promote recreation and education to enhance the Preserve and the experience of visitors; and

Whereas Coastal Act Section 30251 states in part:

“The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas...”; and

Whereas under the existing management agreement the City is responsible for specified infrastructure services, including major maintenance operations, security, trash pick-up, and other services, but in current negotiations aimed at renewing the management agreement, the City has insisted on transferring responsibility for many of these services to the PVPLC; and

Whereas the Palos Verdes Peninsula Land Conservancy and White Point Community Group are responsible for trail maintenance, habitat restoration and maintenance, education and outreach programs, have raised over \$1 million for retrofitting and rehabilitating the Nature Education Center, and regularly expend over \$200,000 annually on maintaining trails, restoring native habitat, and providing outreach and educational activities relating to the human and natural history of the region; and

Whereas the estimated cost of the additional obligations the City seeks to impose on the PVPLC would double the already tenuous operating budget of the PVPLC, and very conceivably lead to their withdrawal from the management agreement and cessation of the services they already provide — potentially putting at risk the investments previously made on trails, facilities, habitat, and other amenities valued by the site's hundreds of daily visitors; and

Whereas the current management contract has provided the City with a unique benefit at a fraction of the cost if the City had developed and managed the site entirely with its own funding, and without which management contract the site would still be 102 acres of tumbleweeds and trash encircled by rusty barbed-wire fencing — a condition to which it could revert as a result of City negotiating demands;

Therefore, Be It Resolved, The Coastal San Pedro Neighborhood Council urges that Councilmember McOsker, The Los Angeles Department of Recreation and Parks, and any other relevant officers agree to continue the division of responsibility as articulated in the current expiring management agreement with the Palos Verdes Peninsula Land Conservancy, with any proposed amendments subject to mutual consent.

15. Motion making recommendations regarding National Park Service Special Resource Study of the Los Angeles Coastal Area.

Coastline and Parks Committee

Whereas, the Coastal San Pedro Neighborhood Council (CSPNC) acknowledges the initiation of the Los Angeles Coastal Area Special Resource Study by the National Park Service (NPS), evaluating whether coastal areas from Santa Monica Bay to San Pedro meet the criteria for inclusion in the National Park system, potentially as a National Recreation Area.

Resolved, CSPNC requests that the comment period be extended for at least 3 months from April 6, 2026 to no earlier than July 6, 2026.

Further Resolved, CSPNC requests that the NPS provide a public presentation to the San Pedro Community addressing the San Pedro area prior to any final study recommendations being submitted to Congress.

Further Resolved, CSPNC requests the following locations of possible interest be included in the study by the NPS:

- Cabrillo Beach and tide pools
- Coastal fishing access points
- Sunken City
- Point Fermin Park and historic Walker's Cafe
- Point Fermin Lighthouse
- Angel's Gate Lighthouse
- Point Vicente Lighthouse
- Los Angeles Maritime Museum
- White Point Park Nature Education Center & Preserve
- Wayfarer's Chapel
- Mueller House Museum
- Royal Palms Beach Park
- Cabrillo Marina
- Marine Mammal Care Center
- International Bird Rescue Center
- Friendship Park & Nature Center
- Korean Friendship Bell and Angel's Gate Park including the Fort MacArthur Military Museum
- Coastal Trail

Nearby:

- Ocean Trails Reserve
- South Coast Botanic Garden
- Possible federally owned Fort MacArthur NPS land
- Terminal Island
- San Pedro Waterfront formerly Ports 'O Call
- Wilmington Waterfront Park
- Banning's Landing, Banning's House, Drum Barracks
- Liberty Hill
- Historic places in the area
- Palos Verdes Peninsula coastline

Further Resolved, CSPNC requests the City Council to support continued study and community engagement in this process, conditioned on the following:

Written confirmation that designation would not diminish or preempt authority under the California Coastal Act or Local Coastal Programs.

Written confirmation that Port of Los Angeles lands, maritime infrastructure, and industrial-zoned properties will not be restricted, rezoned, or recharacterized in a manner that undermines working waterfront operations.

Clarification that any proposed model would prioritize cooperative management rather than centralized federal land-use control.

Written disclosure regarding whether property acquisition or eminent domain authority would be contemplated.

Clear identification of anticipated federal funding commitments and long-term fiscal responsibilities.

Assurance that existing municipal zoning authority remains intact.

A detailed explanation of how industrial, maritime, and port-dependent uses would be treated within any National Recreation Area boundary.

A detailed explanation of how extractive uses such as oil drilling would be treated within any National Park unit boundary. (Coastal residents and elected officials in this area are vehemently opposed to oil drilling off our coast due to historical damage from these extractive uses.)

16. Opposition to AB1740 Coastal Development Permit Waiver.

Whereas, a new proposed bill, AB 1740 (Zbur), would create a process for coastal cities to self-certify themselves as “urban multimodal communities,” a designation created by the bill. In any urban multimodal community, an array of project types—including but not limited to housing, transportation projects, removal of public parking, expansion of any existing structure, and approving and regulating Al Fresco dining—would no longer be required to comply with the Coastal Act’s public access and resource protection policies. Separately, the bill would also allow for the reconfiguration of any state highway, including the removal of roadside parking, without a coastal development permit, and

Whereas, the definition of urban multimodal community is vague, qualification does not require an approval from any regulatory agency, and qualification appears very easy to achieve as one of the requirements, “high-quality transit corridor,” can be anywhere up to ¼ mile outside the coastal zone;

Therefore resolved, the Coastal San Pedro Neighborhood Council requests that the City oppose AB 1740 in its 2026-2027 Legislative Program.

17. Support of City Planning Report on Tobacco Sales & Smoke Shops within CD-15.

Whereas, on September 15, 2025, Coastal San Pedro Neighborhood Council issued a CIS supporting Councilmember McOsker’s motion for an ICO (Interim Control Ordinance) to restrict tobacco and nicotine retailers near sensitive uses within CD-15, and

Whereas, City Planning has issued their report and recommendations re. the original motion on best practices in other jurisdictions and permitting related to tobacco and smoke-shop businesses.

Resolved, the Coastal San Pedro Neighborhood Council supports City Planning’s recommendation for a moratorium on new smoke and vape shops until the new San Pedro Community Plan is approved this spring, at which time the new zoning code will allow better control over these uses, including limiting the proximity to sensitive uses such as schools.

City Council File 25-0916

18. City Planning to provide Notice of City and State Coastal Exemptions.

Whereas, there is currently no process for Neighborhood Councils in the Coastal Zone to become aware of projects being processed with City Coastal Exemptions (CEX's) or State Coastal Exemptions,

Whereas, City CEX's are appealable in the same way as projects processed with Coastal Development Permits (CDP's) and thus should be included on the Certified Neighborhood Council (CNC) bi-weekly reports along with the projects requiring CDPs,

Whereas, appealability necessarily requires transparency and a way for a community to receive notice, and

Whereas, in a September 23, 2020 letter to City Planning the Coastal San Pedro Neighborhood Council previously requested that CEX's be included on the CNC reports (see attached) and there has been no response or change.

Resolved, the Coastal San Pedro Neighborhood Council requests that City Planning immediately start including CEX's on the CNC report.

Further Resolved, the Coastal San Pedro Neighborhood Council requests that City Planning request the Coastal Commission to provide both City Planning and Neighborhood Councils in the Coastal Zone a notice of, or that they post on their website, all new State Coastal Exemptions within five working days of the application being filed.

19. Motion to accept Neighborhood Purpose Grant applications for fiscal year 2025–2026.

The Coastal San Pedro Neighborhood Council shall accept Neighborhood Purpose Grant applications for fiscal year 2025–2026 funding. Applications must be submitted to csnplive@gmail.com by 12:00 midnight on March 31, 2026. Applications will be considered by the Administrative Operations Committee in early April, and that committee shall make funding recommendations to the Board.

23. Motion to approve hiring Sheryl Akerblom to take meeting minutes.

The Coastal San Pedro Neighborhood Council shall allocate funding to hire Sheryl Akerblom through AtWork Staffing to take meeting minutes in an amount not to exceed \$250 per month.

24. Motion to allocate funding for Neighborhood Council Budget Day.

The Coastal San Pedro Neighborhood Council shall allocate funding to Neighborhood Council Budget Day in the amount of \$800.

25. Motion to allocate funding for the L.A. Congress of Neighborhoods.

The Coastal San Pedro Neighborhood Council shall allocate funding to L.A. Congress of Neighborhoods (LAAC 22.801) — Event in the amount of \$800.

26. Motion to approve 2025–2026 amended budget.

The Coastal San Pedro Neighborhood Council shall reallocate \$2,650 from Outreach/Newsletters as follows:

- \$1,500 Office Operations/Bookkeeping (new item)
- \$1,000 Office Operations/Board Meeting Space
- \$150 Office Operations/Office: Miscellaneous

For more information, please email csnclive@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

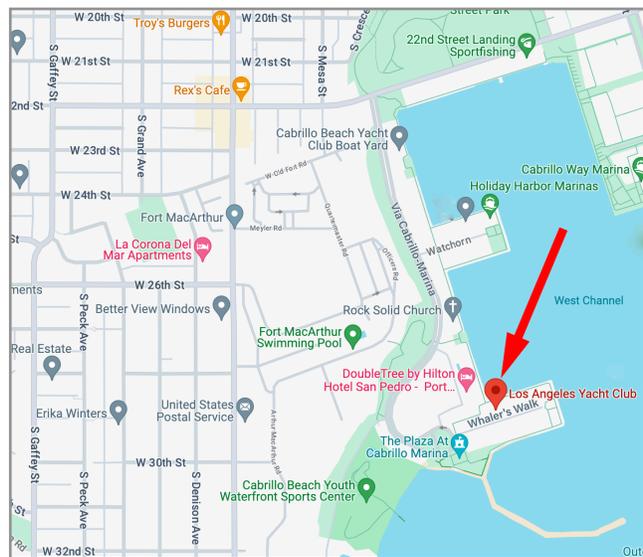
PUBLIC ACCESS OF RECORDS — In compliance with government code section 54957.5, non-exempt writings that are distributed to all or a majority of the Board members in advance of a meeting may be viewed at 1840 S Gaffey St, San Pedro, CA 90731, at our website: <http://www.cspnc.org>, or at the scheduled 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 csnclive@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 csnclive@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 csnclive@gmail.com para avisar al Concejo Vecinal.



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