

Communication from Public

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Comments for Public Posting: I have a simple but critical question for the PLUM Committee: Which plan sheet will LADBS use to enforce compliance for this RV park, P-1, approved by Planning, or P-4, from the January 2024 plans approved by LADBS? Only P-1 was reviewed through the ministerial Public Benefit framework under LAMC §14.00 A.7. It reflects the required 15-foot setback, 10-foot landscaped buffer, and all other performance standards. P-4, by contrast, is from the January 2024 plans and I am not aware of, nor have I seen, any updated utility plans submitted after April to correct these violations. P-4 still shows utility islands and an 800-amp electrical system inside the setback and buffer zones, which directly conflicts with the performance standards. If LADBS enforces compliance using P-4, it undermines the legal basis for ministerial approval. That could void the developer's right to operate an RV park in an R1 zone, because ministerial approval requires strict compliance with all applicable standards. This committee should direct LADBS to confirm, on the record, which plan governs compliance, and whether any deviation from P-1 will trigger revocation and require a Conditional Use Permit with CEQA review.