

Communication from Public

Name: Stanley L.

Date Submitted: 07/23/2025 12:13 PM

Council File No: 24-0711-S1

Comments for Public Posting: As a Green Meadows West (GMW) resident in Harbor City, I am writing on behalf of myself and my neighbors in support of Councilman Tim McOsker's Motion 57 (24-0711-S1) to have the PLUM Committee conduct a thorough review and investigation of the 23416 S. President Avenue RV Park (the Park) project. I am also voicing two of our many concerns regarding the impact of this project on the well-being and safety of our GMW community. Our first concern is about the safety of the residents in our community. Looking at the approved plan layout of the Park, the 46 RV stalls are so closely packed together that makes it almost impossible to evacuate in a timely manner in times of emergency. It also begs the question if this is a permanent home for the disabled RVs. In order for RVs parking in the middle of the pack parallel to the front fence of the property to drive away, it would require others to move out of the way before it has enough room to move it out and back in. (Very poor planning!) This property is also sitting over a methane gas field. It is environmentally unsafe with who knows what is still underground. There was a loud explosion on this property in July 2024. When the Fire Department came out, the person who lives in the RV on the property at the time would not allow the fire fighters to enter. (What are they hiding?) With so many propane tanks in frequent use by the RV residents once settled in, disaster is waiting to take place. When that happens, this would be a death trap. Emergency responders would have a hard time maneuvering their vehicles at this location. Timely evacuation is impossible. We need regulations to ensure the safety of the residents in our community. Please note that drone footage and photos submitted by the community show many discrepancies between the approved Plans and the actual RV Park site. We hereby request the City to conduct an on-site thorough inspection of the Park to truly determine whether the developer has complied with all 12 Public Benefit Performance Standards. Our second utmost concern is the security of our community. In recent years, there has been increasing thefts, criminal activities, and transients loitering in the neighborhood. More and more RVs are parking in the area. President Avenue smells like a urinal because of people sleeping in their vehicles. Trashes are all over the places. President Avenue towards 240th Street became an illegal dumping ground.

Residents no longer feel safe walking in the neighborhood. Family daycare centers worry about the safety of the children entrusted in their care. The RV Park will only attract more of these activities and more RVs parking on the nearby streets. The unique characteristics of this beautiful residential neighborhood will be forever changed. Furthermore, what is the Park's business liability and is there an insurance policy in place? In conclusion, the GMW community wants to be safe and secured. Our community wants its voice heard and concerns addressed. They want transparency and accountability from the City. It must provide sufficient community safeguards to protect the citizens (taxpayers) of the community.

Communication from Public

Name: Mark Clemente

Date Submitted: 07/23/2025 05:16 PM

Council File No: 24-0711-S1

Comments for Public Posting: I am a Harbor City resident and I support Councilmember Tim McOsker's motion to send the proposed Silver RV Park project in Harbor City to the Planning and Land Use Management for a full review. It has come to my attention that there are multiple inconsistencies between the developer's various submitted plans and documents themselves, and with what is physically being built on the construction site. Features like required setbacks, RV lot dimensions, vehicle parking spots, landscaping location, electrical power systems, and ingress and egress lane dimensions and locations have fluctuated over time. Some have involved potential code and fire safety violations. I will not go into all details since I believe others have provided this information to you. Given the number of inconsistencies, I believe it is prudent that due diligence be taken by performing an on-site inspection of the property to verify the project does indeed meet all approved plans and relevant city codes. Families will be living here and it is imperative that they, and the existing community, be assured of a safe, livable environment. As an engineer with years of experience I know what can happen when intent, requirements, or design do not match reality, and the results can sometimes be unfortunate. I do not wish to see that happen with this project. Thus, a full inspection or audit should alleviate many concerns, or conversely, accurately bring to light issues that can be appropriately addressed. Thank you for your time.

Communication from Public

Name: Bríoan Spradlin

Date Submitted: 07/23/2025 07:43 PM

Council File No: 24-0711-S1

Comments for Public Posting: I support Councilmember McOsker's motion (24-0711-S1) to send this project to PLUM for full review. The RV Park at 23416 S. President Avenue violates Public Benefit Zoning Rules as it does not meet the 12 mandatory Performance Standards under LAMC §14.00 A.7. The standards that are not met include: • Utility structures are built in setback zones • Required landscaping and ADA access were removed. Without full compliance, the project does not qualify for "Public Benefit" status. We, the residents of Harbor City, respectfully request that the City conduct an on-site inspection of the RV park, as the developer claims the site is in full compliance but community-submitted photos and drone footage show clear violations. The simplest and most objective way to resolve this dispute is to send a qualified inspector to verify whether the project matches the approved plans and zoning standards.

Communication from Public

Name: Jennifer Spradlin

Date Submitted: 07/23/2025 09:27 PM

Council File No: 24-0711-S1

Comments for Public Posting: In regards to the RV Park at 23416 S President Avenue, I support Councilmember McOsker's motion (24-0711-S1) to send this project to PLUM for full review. This Is Spot Zoning and Undermines R1 Protections - The RV park brings transient lodging and vehicle hookups into a residential zone. - It violates the Wilmington-Harbor City Community Plan, which prohibits such uses in R1 neighborhoods. - The project sets a dangerous precedent for how developers can bypass local zoning laws. We, the residents of Harbor City, respectfully request that the City conduct an on-site inspection of the RV park. The developer claims the site is in full compliance, but community-submitted photos and drone footage clearly show violations. To make sure the project matches the approved plans and zoning standards, the easiest and most objective way to settle this dispute is to send a qualified inspector to verify.

Communication from Public

Name: Malissa E.

Date Submitted: 07/24/2025 08:34 PM

Council File No: 24-0711-S1

Comments for Public Posting: Support Tim McOsker's Motion 57 I support Councilmember McOsker's motion (24-0711-S1) to send this project to PLUM for full review. We respectfully request that the City conduct an on-site inspection of the RV park at 23416 S. President Avenue, as the developer claims the site is in full compliance but community-submitted photos and drone footage show clear violations. The simplest and most objective way to resolve this dispute is to send a qualified inspector to verify whether the project matches the approved plans and zoning standards. The community has presented overwhelming evidence of violations that need further investigation. This project never should have been approved without a Conditional Use Permit or CEQA review. The RV Park Violates Public Benefit Zoning Rules The site does not meet the 12 mandatory Performance Standards under LAMC §14.00 A.7. Utility structures are built in setback zones; required landscaping and ADA access were removed. Without full compliance, the project does not qualify for "Public Benefit" status. The Plans Were Misleading and Manipulated The developer submitted conflicting plans (showing 39, 46, and 47 RVs) and then built 54 hookups. Final plans removed all stall dimensions, making code compliance impossible to verify. ADA parking was removed and replaced with an electric distribution structure—a civil rights violation. The City Failed to Enforce the Law LADBS closed complaints without inspecting the site, even after residents submitted drone footage. The Planning Department ignored plan inconsistencies and failed to require corrections. The City Planning Commission dismissed our appeal without reviewing the full evidence package. This Is Spot Zoning and Undermines R1 Protections The RV park brings transient lodging and vehicle hookups into a residential zone. It violates the Wilmington–Harbor City Community Plan, which prohibits such uses in R1 neighborhoods. The project sets a dangerous precedent for how developers can bypass local zoning laws.

Communication from Public

Name: Harbor City Resident

Date Submitted: 07/24/2025 08:37 PM

Council File No: 24-0711-S1

Comments for Public Posting: Support Tim McOsker's Motion 57 I support Councilmember McOsker's motion (24-0711-S1) to send this project to PLUM for full review. We respectfully request that the City conduct an on-site inspection of the RV park at 23416 S. President Avenue, as the developer claims the site is in full compliance but community-submitted photos and drone footage show clear violations. The simplest and most objective way to resolve this dispute is to send a qualified inspector to verify whether the project matches the approved plans and zoning standards. The community has presented overwhelming evidence of violations that need further investigation. This project never should have been approved without a Conditional Use Permit or CEQA review. The RV Park Violates Public Benefit Zoning Rules The site does not meet the 12 mandatory Performance Standards under LAMC §14.00 A.7. Utility structures are built in setback zones; required landscaping and ADA access were removed. Without full compliance, the project does not qualify for "Public Benefit" status. The Plans Were Misleading and Manipulated The developer submitted conflicting plans (showing 39, 46, and 47 RVs) and then built 54 hookups. Final plans removed all stall dimensions, making code compliance impossible to verify. ADA parking was removed and replaced with an electric distribution structure—a civil rights violation. The City Failed to Enforce the Law LADBS closed complaints without inspecting the site, even after residents submitted drone footage. The Planning Department ignored plan inconsistencies and failed to require corrections. The City Planning Commission dismissed our appeal without reviewing the full evidence package. This Is Spot Zoning and Undermines R1 Protections The RV park brings transient lodging and vehicle hookups into a residential zone. It violates the Wilmington–Harbor City Community Plan, which prohibits such uses in R1 neighborhoods. The project sets a dangerous precedent for how developers can bypass local zoning laws. Only an on-site inspection can truly determine whether the developer has complied with all 12 Public Benefit Performance Standards.

Communication from Public

Name: Teresa G

Date Submitted: 07/24/2025 08:38 PM

Council File No: 24-0711-S1

Comments for Public Posting: Support Tim McOsker's Motion 57 I support Councilmember McOsker's motion (24-0711-S1) to send this project to PLUM for full review. We respectfully request that the City conduct an on-site inspection of the RV park at 23416 S. President Avenue, as the developer claims the site is in full compliance but community-submitted photos and drone footage show clear violations. The simplest and most objective way to resolve this dispute is to send a qualified inspector to verify whether the project matches the approved plans and zoning standards. The community has presented overwhelming evidence of violations that need further investigation. This project never should have been approved without a Conditional Use Permit or CEQA review. The RV Park Violates Public Benefit Zoning Rules The site does not meet the 12 mandatory Performance Standards under LAMC §14.00 A.7. Utility structures are built in setback zones; required landscaping and ADA access were removed. Without full compliance, the project does not qualify for "Public Benefit" status. The Plans Were Misleading and Manipulated The developer submitted conflicting plans (showing 39, 46, and 47 RVs) and then built 54 hookups. Final plans removed all stall dimensions, making code compliance impossible to verify. ADA parking was removed and replaced with an electric distribution structure—a civil rights violation. The City Failed to Enforce the Law LADBS closed complaints without inspecting the site, even after residents submitted drone footage. The Planning Department ignored plan inconsistencies and failed to require corrections. The City Planning Commission dismissed our appeal without reviewing the full evidence package. This Is Spot Zoning and Undermines R1 Protections The RV park brings transient lodging and vehicle hookups into a residential zone. It violates the Wilmington–Harbor City Community Plan, which prohibits such uses in R1 neighborhoods. The project sets a dangerous precedent for how developers can bypass local zoning laws.

Communication from Public

Name: Jessica C

Date Submitted: 07/24/2025 08:39 PM

Council File No: 24-0711-S1

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Communication from Public

Name: Christal Cooper

Date Submitted: 07/24/2025 08:51 PM

Council File No: 24-0711-S1

Comments for Public Posting: I am submitting this comment to formally call attention to four outstanding LADBS complaints I filed regarding the RV park development at 23416 S. President Avenue, all of which remain under investigation as of this submission. These complaints address serious and ongoing violations of the Los Angeles Municipal Code (LAMC), including threats to public safety, improper zoning approvals, and violations of the Public Benefit Performance Standards under LAMC §14.00 A.7. Each complaint is summarized below: 1. Violation: Methane Infrastructure Lacks Permit 6/30 The property is located within the Wilmington Oil Field Methane Buffer Zone. Despite this, no methane mitigation permit or compliance document I can find has been filed with LADBS. LAMC 91.7103 and Ordinance No. 175790 require a methane mitigation system and LADBS approval before use. Failure to comply endangers residents and violates public safety codes. 2. The approved RV park plans conflict internally and violate zoning code. Page 1 of the plans shows utility islands outside the required 15-ft rear setback. However, Page four (electrical plans) shows utility islands, including pedestals and conduit, located within the 15-ft setback and 10-ft landscaped buffer, just a few feet from the rear fence. This violates LAMC §14.00 A.7 Performance Standard #2. How did LADBS approve electrical infrastructure that conflicts with both the zoning code and the layout shown on Page 1 of the same plan set? Under the Public Benefit designation, all 12 Performance Standards must be met. By approving conflicting electrical / site plans, LADBS appears to have granted the developer an unauthorized variance, which it does not have the legal authority to issue. Request inspection and correction. 3. The approved RV park plans (Sheet P4) show the 800A Electric Distribution System (36x24) located within the required 15-ft setback and 10-ft landscaped buffer zone both of which must remain clear under LAMC §14.00 A.7 Performance Standard #2. That same plan shows the ADA-compliant parking space now removed to accommodate this oversized utility structure. LADBS approved these conflicting elements on a single sheet, enabling violations of both zoning and ADA requirements. How can LADBS approve electrical plans that directly conflict with zoning and performance standards? LADBS's approval enabled violations of both ADA and land use

code. Request full site inspection and code enforcement. Submitted July 15 4. The approved plans for 23416 S. President Ave violate LAMC §14.00 A.7, Performance Standard #3. On Sheet P-1, the developer claims compliance with landscaping requirements by counting 10 existing crepe myrtle trees. However, these trees are located in the public parkway (City property) and not on the project site. Landscaping requirements, including tree credits, must be satisfied within the private property boundaries, not in the public right-of-way. This misrepresentation falsely inflates the project's compliance with the 4% landscaping requirement, undermining the basis for ministerial approval under the Public Benefit provisions. Please investigate and require the developer to meet landscaping requirements with on-site trees and landscaped areas as mandated by code. Submitted July 21

Communication from Public

Name: Lindsay Palomera

Date Submitted: 07/24/2025 09:58 PM

Council File No: 24-0711-S1

Comments for Public Posting: I am a very concerned Harbor City Green Meadows West resident & strongly support Tim McOsker's Motion 57. I support Councilmember McOsker's motion (24-0711-S1) to send this project to PLUM for full review. My family and I kindly request that the City conduct an on-site inspection of the RV park at 23416 S. President Avenue, as the developer claims the site is in full compliance but community-submitted photos and drone footage show clear violations. We urge the city to please send a qualified inspector to verify whether the project matches the approved plans and zoning standards. Our neighborhood has presented a multitude of evidence of violations that require further investigation. This project never should have been approved without a Conditional Use Permit or CEQA review. The developer is already violating the rules and the city is not taking responsibility in properly reviewing or regulating. We are extremely concerned if this project completes, the rules, regulations, safety & well being of the residents within the neighborhood may continue to be jeopardized. Only an on-site inspection can truly determine whether the developer has complied with all 12 Public Benefit Performance Standards. Our community and residents deserve to be heard, this impacts our neighborhood immensely, please take the time to truly review the situation at hand. Thank you for your time and understanding. Warmest regards,