

Communication from Public

Name:

Date Submitted: 07/17/2025 07:23 PM

Council File No: 24-0711-S1

Comments for Public Posting: I am respectfully requesting that the City Council reconsider the proposed RV Park Project at 23416 President Avenue. I have been a property owner right off of President Avenue (.3 miles from the proposed site) for almost 55 years, I purchased our family home when this neighborhood was first developed. I am 86 years old, having lived in Wilmington-Harbor City area since 1945. I have multiple concerns regarding the safety if this project is approved. The developer submitted conflicting plans that were not followed, including structures built in set-backs, compliance issues regarding ADA access, which as a handicapped individual, I deem extremely important, and is clearly a civil rights violation. I also find the expansion from 39 to 54 hook-ups without approval very concerning, and in my opinion, problematic. This shows possible issues with dishonest business practices, in order to simply avoid code compliance. Additionally, it is worrisome that The City failed to enforce the law. Including ignoring plan inconsistencies, and failed to require corrective action(s). The City Planning Commission dismissed or ignored resident(s) appeal without reviewing the full evidence package. I am perplexed as to why this project was approved at all. It does not qualify for "Public Benefit Status" due to the multiple issues with non-compliance. The nature of transient RV lodging in a residential neighborhood is unheard of in Wilmington-Harbor City Gateway area. I cannot understand why 54 RV hook-ups would be allowed in any residential neighborhood, which clearly violates the Wilmington-Harbor City Community Plan, which prohibits such uses in R1 neighborhoods. This project sets a very dangerous precedent how residential property is developed, especially bypassing multiple zoning laws. This project never should have been approved without a Conditional Use Permit or CEQA review. We residents only learned of the project after construction had begun, with zero input from residents. In my humble opinion, this is going to be an issue for law enforcement to police the area due to the transient nature of 54 RV hookups. For years there have been multiple RV's parked along the perimeter of our neighborhood on Western Avenue. Many occupants of these RV's have continually entered the businesses along Western asking for free food, and water, some clearly under the influence of either alcohol or drugs. This has scared away customers, and created a

burden for business owners. The RV occupants collect junk, trash, and bicycles on the sidewalk and street creating blight. I am extremely fearful for the neighboring homes to the RV site having the same exact issue. Therefore, creating a burden for City resources such as Code Enforcement, and general policing. As a vulnerable 86 year old living alone, I will not feel safe in my own home, or my neighborhood, due to the transient nature of RV occupancy less than a half a mile from my home. In my opinion, in order to resolve this dispute in the most fair and equitable manner, would be to send a qualified inspector to verify whether the project matches the approved plans and zoning standards. Then The City can make an informed decision based on those findings. Thank you for taking the time to read my concerns.

Communication from Public

Name: Harbor City Resident

Date Submitted: 07/17/2025 08:57 PM

Council File No: 24-0711-S1

Comments for Public Posting: As a Harbor City resident for the past 12 years, I strongly 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. Ultimately, the 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. In addition, 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. Lastly, I grew up in the area and have been living in the South Bay for the past 38 years. I would hate to see a beautiful residential community deteriorate into a commercial zone for profits. This will have drastic impact on our residents, children and safety of the every member of the Harbor City community. Thank you!

Communication from Public

Name: Britany

Date Submitted: 07/17/2025 02:58 PM

Council File No: 24-0711-S1

Comments for Public Posting: I support Councilmember Tim McOsker's Motion 57 (24-0711-S1) to send the proposed RV park at 23416 S. President Avenue to the PLUM Committee for full review. This project raises serious concerns: it was approved without a Conditional Use Permit or CEQA review, and mounting community evidence—including drone footage—shows clear violations of zoning laws and performance standards. The developer submitted inconsistent plans and has built far beyond what was shown, including 54 RV hookups with removed ADA access and required landscaping. Despite this, the city failed to inspect or enforce the law. This is not about opposing change—it's about ensuring transparency, compliance, and protecting the integrity of our residential zoning.

Communication from Public

Name: Peter Cartwright

Date Submitted: 07/17/2025 09:51 AM

Council File No: 24-0711-S1

Comments for Public Posting: The developer asserts that any opposition to this project constitutes unlawful interference in a by-right ministerial process. However, by definition, a ministerial project is only eligible for such streamlined treatment if it fully complies with all applicable local zoning regulations and objective development standards. Our community has submitted clear, well-documented evidence showing that this RV park project fails to meet multiple required performance standards, both in the planning phase and during construction. These are not matters of opinion; they are measurable violations of objective criteria. As such, this project does not qualify as a by-right ministerial development. To date, neither the developer nor the appeals body has refuted the evidence we've presented. Instead of demonstrating where our findings are incorrect, they have chosen to sidestep the facts. The developer continues to assert that any violations fall under "enforcement issues" effectively acknowledging the violations while claiming that they are someone else's responsibility. This deflection only underscores the need for formal oversight and investigation. We respectfully urge a comprehensive review of the evidence submitted by the Green Meadows West community, accompanied by a site inspection. We are not seeking special treatment; only a fair, transparent, and objective process that gives full and careful consideration to the evidence we have presented, which clearly demonstrates that this project as designed and constructed does not meet the standards required for by-right ministerial approval. We respectfully urge a thorough and impartial review of the evidence submitted by the Green Meadows West community, accompanied by an on-site inspection. We are not requesting special consideration; only a fair, transparent, and objective process that fully and carefully evaluates the facts. The evidence we have presented clearly demonstrates that, as currently designed and constructed, this project does not meet the criteria required for by-right ministerial approval. Thank you for your consideration, Peter Cartwright