

Communication from Public

Name: Steve Wroblicky

Date Submitted: 07/21/2025 02:33 PM

Council File No: 24-0711-S1

Comments for Public Posting: Public Comment in Support of Motion 24-0711-S1 Dear Honorable Councilmembers, I write in strong support of Motion 24-0711-S1, which calls for sending the developer's proposed RV Park project at 23416 President Ave Harbor City to the Planning and Land Use Management (PLUM) Committee for a full review. This project raises a number of serious concerns that merit thorough scrutiny before any final approval is granted.

1. Violation of Public Benefit Zoning Rules The proposed RV park clearly fails to meet the required Performance Standards under LAMC §14.00 A.7. The site does not meet the 12 mandatory performance standards necessary to qualify for "Public Benefit" status. Key infrastructure such as utility structures has been improperly placed within setback zones, and required landscaping and ADA access have been removed, making it impossible for the project to fulfill its obligations. Without compliance, this project cannot be considered a true public benefit, and the council must ensure these deficiencies are addressed before moving forward.
2. Misleading Plans and Developer Noncompliance The developer submitted inconsistent plans showing varying numbers of RV hookups (39, 46, and 47) and ultimately constructed 54 hookups. Even more troubling, the final plans removed critical stall dimensions, preventing public or official verification of code compliance. Additionally, ADA parking spaces were replaced with an electric distribution structure—a violation of both regulations and civil rights. These actions by the developer demonstrate a clear disregard for transparency and regulatory oversight.
3. Safety Concerns The development raises significant safety concerns for residents. With only two exits leading into a neighborhood that has just three exits in total, the project creates a dangerous bottleneck in case of an emergency, where vehicles could struggle to evacuate quickly. The site is near a high school and an active train track, which regularly blocks traffic, further limiting mobility. In the event of a fire, medical emergency, or natural disaster, the lack of adequate exits puts lives at risk. Furthermore, the plans allow for seven individuals and two dogs per RV. This high occupancy could cause congestion, creating an unsafe environment within the park. The presence of multiple dogs, which have already escaped the premises, presents additional risks—leading to unsanitary conditions, dog fights,

bites, and possible attacks on neighbors nearly walking on the sidewalks outside the proposed RV park. This situation creates further safety hazards in the surrounding community. 4. Failure of City Enforcement Despite numerous complaints and the submission of drone footage showing clear violations, LADBS has closed complaints without conducting inspections, and the Planning Department has failed to require corrections based on inconsistent plans. The City Planning Commission dismissed an appeal without reviewing the full evidence package, further eroding the community's trust in the city's commitment to uphold planning regulations and protect residents. A thorough review by PLUM is essential to ensure that the city meets its responsibilities.

5. Undermining R1 Protections & Spot Zoning The RV park represents an improper use of land in an R1 residential zone, bringing transient lodging and vehicle hookups into an area protected under the Wilmington–Harbor City Community Plan. This violates the established zoning regulations and sets a dangerous precedent for how developers could bypass zoning laws in the future. Allowing this project to proceed without full review risks undermining the integrity of our residential neighborhoods. For these reasons, I strongly urge you to support this motion and ensure that this project undergoes the full and careful review it deserves. The issues at hand are far too significant to overlook, and the council has a responsibility to protect our community from developments that fail to comply with established regulations and put public safety at risk. Thank you for your attention to this matter. Sincerely, Steve Wroblicky
Harbor City Resident

Communication from Public

Name: Harbor City Resident

Date Submitted: 07/21/2025 09:49 PM

Council File No: 24-0711-S1

Comments for Public Posting: Subject: Public Comment in Strong Support of Motion 24-0711-S1 – Regarding RV Park Project at 23416 S. President Avenue, HarborCity Dear Honorable City Council Members, I am writing today in strong support of Motion 24-0711-S1, which seeks to refer the proposed RV park project at 23416 President Avenue, Harbor City to the Planning and Land Use Management (PLUM) Committee for a comprehensive and much-needed full review. This project, currently proceeding under the guise of "Public Benefit," represents a troubling and unacceptable precedent for our communities and a clear failure in our city's oversight. Sending this to PLUM is not just a procedural step; it is an essential action to uphold the integrity of our zoning laws and protect our residential neighborhoods. The core issue is glaringly simple: this RV park demonstrably violates the very "Public Benefit" zoning rules it claims to adhere to. Los Angeles Municipal Code Section 14.00 A.7 outlines 12 mandatory performance standards that must be met for a project to qualify for this streamlined approval. We have clear evidence that this project fails to meet these crucial standards, with utility structures built within required setback zones and essential landscaping and ADA access either removed or never implemented. Without full, verifiable compliance with these non-negotiable standards, this project simply does not qualify for Public Benefit status and should not have proceeded as such. Furthermore, the developer's actions raise serious questions about transparency and adherence to approved plans. The submission of conflicting plans, showing varying numbers of RVs, followed by the actual construction of 54 hookups when initial plans indicated significantly fewer, is deeply concerning. The subsequent removal of all stall dimensions from final plans effectively makes verification of code compliance impossible. Perhaps most egregious is the reported removal of ADA parking spaces, replaced by an electric distribution structure – a potential civil rights violation that demands immediate scrutiny. Such misleading and manipulative practices undermine public trust and the very foundation of our planning process. Crucially, this project presents grave public safety concerns that have been entirely overlooked. This development provides only two exits, which funnel directly into a residential neighborhood already limited to just three exit points.

This area is in close proximity to a high school and, alarmingly, borders an active train track that frequently blocks traffic entirely. In the event of a significant emergency – be it a fire, a natural disaster, or any other critical incident – there would be virtually no safe means of escape for residents, or for emergency responders to access the site. This is an unacceptable risk to both the future occupants of the RV park (39 - 54 families) and the existing community. Finally, allowing this project to bypass full review would establish a dangerous precedent of spot zoning that directly undermines the protections of our R1 residential zones and violates the Wilmington–Harbor City Community Plan. Introducing transient lodging and vehicle hookups into a residential neighborhood fundamentally alters its character and sets a perilous example for how developers can sidestep established local zoning laws. For the sake of transparent governance, the integrity of our zoning ordinances, the protection of our residential communities, and most critically, the safety of our neighbors, I urge you to overwhelmingly support Motion 24-0711-S1. Sending this project to PLUM for full review and conducting an on-site inspection is the only responsible course of action to rectify these significant issues and ensure that justice and proper planning prevail. Thank you for your time and consideration.

Communication from Public

Name:

Date Submitted: 07/21/2025 11:08 AM

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. I 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. Only an on-site inspection can truly determine whether the developer has complied with all 12 Public Benefit Performance Standards. I have been a resident in the Green Meadows West neighborhood since 2020. I purchased my home in this neighborhood because it is clean and safe. I feel comfortable taking walks in the neighborhood at all hours in the day.