

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal filed for the property located at 23416 and 23514 South President Avenue.

Recommendations for Council action:

1. VETO and REMAND the matter to the Los Angeles City Planning Commission (LACPC) for further review and consideration of its determination to deny the appeal filed by Concerned Residents of Green Meadows West - Harbor City (Representative: Kristina Kropp, Luna & Glushon), from the LACPC's determination to deny the appeal; and FIND that the Department of Building and Safety (DBS) did not err or abuse its discretion in preparing to issue Supplemental Building Permit No. 24026-10000-00086 for the use of land in conjunction with a new recreational vehicle park as a Public Benefit Project, pursuant to Los Angeles Municipal Code, Chapter 1, Section 14.00 A.7, compliant with the required performance standards; for the property located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City- Community Plan area.
2. REQUEST the City Attorney to prepare a report clarifying as to what controls, whether it is the definition or the Conditional Use Permit section of the Zoning Code.
3. INSTRUCT the DBS to prepare a report to provide information if there are any issues in the performance standards and the permit.
4. REQUEST that the LACPC place the above matter at the top of the LACPC's agenda, and promptly refer the LACPC's action to the City Council.

(On July 30, 2025 the City Council adopted Motion [McOsker – Lee], pursuant to Charter Section 245, asserting jurisdiction over the June 26, 2025 action [Letter of Determination dated July 14, 2025] of the LACPC.)

Applicant: Stuart Silver, Ocean's 11 RV Park, LLC

Representative: Ben Reznik and Daniel Freedman, Jeffer Mangels Butler & Mitchell LLP

Case No. DIR-2024-7352-BSA-1A

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – AUGUST 20, 2025

(LAST DAY FOR COUNCIL ACTION – AUGUST 20, 2025)

Summary:

At a regular meeting held on August 12, 2025, the PLUM Committee considered a report from the LACPC and an appeal filed for the property located at 23416 and 23514 South President Avenue. Department of City Planning staff provided an overview of the matter. Councilmembers McOsker, Blumenfield, Nazarian, Lee and Raman provided comments on the matter. After an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to veto

and remand the matter to the LACPC for further review and consideration; request the City Attorney prepare a report clarifying as to what controls, whether it is the definition or the Conditional Use Permit section of the Zoning Code; instruct LADBS to prepare a report to provide information if there are any issues in the performance standards and the permit; and request that the LACPC place the above matter at the top of the LACPC's agenda, and promptly refer the LACPC's action to the City Council. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	ABSENT
NAZARIAN:	YES
LEE:	YES
RAMAN:	NO

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-