



clerk CIS <clerk.cis@lacity.org>

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## Your Community Impact Statement Submittal - Council File Number: 24-0711-S2 - Agenda Item Number: 6.3

1 message

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LA City SNow <cityoflaprod@service-now.com>

Tue, Nov 25, 2025 at 8:47 AM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@lacity.org, lorrielhcnc@gmail.com

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [empowerla@lacity.org](mailto:empowerla@lacity.org).

\*\*\*\*\* This is an automated response, please DO NOT reply to this email. \*\*\*\*\*

### Contact Information

Neighborhood Council: Harbor City

Name: Lorrie Lathrop

Email: [lorrielhcnc@gmail.com](mailto:lorrielhcnc@gmail.com)

The Board approved this CIS by a vote of: Yea(6) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 11/24/2025

Type of NC Board Action: Against

### Impact Information

Date: 11/25/2025

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 24-0711-S2

City Planning Number:

Agenda Date: 11/24/2025

Item Number: 6.3

Summary: The Harbor City Neighborhood Council submits this CIS to express our opposition to the continued processing and approval of the proposed Silver RV Park, CF 24-0711-S1 and CF24-0711-S2.

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## Board Action Certification (BAC) Form

**Meeting Date: November 24, 2024**

**Agenda Item No: 6.1**

**Discussion and possible motion to provide a Community Impact Statement to the Los Angeles City Council expressing the Board's opposition to the continued processing and approval of the proposed Silver RV Park (CF 24-0711: 24-0711-S2) under ministerial Public Benefit Project authority and urge the City Council to uphold the City Planning Commission's determination and veto and remand the underlying approvals for this project. Motion by Chris Wilson, 2nd by Lorrie Lathrop. Motion passes 6 yes, 0 no, no oppositions.**

☐ Check ☐ Credit Card ☐ Board Member Reimbursement

**Recused Board Members must leave the room prior to any discussion and may not return to the room until after the vote is complete.**

[illegible]

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| Board Quorum: 6 | Total: | 6 | 0 | 0 | 3 | 0 | 0 |

We, the authorized signers of the above named Neighborhood Council, declare that the information presented on this form is accurate and complete, and that a public meeting was held in accordance with all laws, policies, and procedures. The above was approved by the Neighborhood Council Board, at a Brown Act compliant public

meeting where a quorum of the Board was present. *ASB*

|                                |                                  |
|--------------------------------|----------------------------------|
| Authorized Signature           | Authorized Signature: <i>CMW</i> |
| Print/Type Name: Analyssa Luna | Print/Type Name: Chris Wilson    |
| Date: 11/24/25                 | Date:11/24/2025                  |



#### **Governing Board**

President, Chris Wilson  
Vice-President, Lorrie Lathrop  
Treasurer, Analyssa Luna  
Secretary, Alejandro Rojas  
Peter Bernal  
Sammy Lozano  
Isabel Luna  
Fa'auliulito Meni-Trood  
Rob Russell  
Vacant Community Interest Seat

1840 S. Gaffey St., Box 45, San Pedro, CA 90731 \* [Board@harborcitync.com](mailto:Board@harborcitync.com) \* [www.HarborCityNC.com](http://www.HarborCityNC.com)

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November 19, 2025

Council President Harris-Dawson and City Councilmembers  
City of Los Angeles  
200 N. Spring Street  
Los Angeles, CA 90012

**RE: Community Impact Statement – Council Files 24-0711-S1; 24-0711-S2 - Silver RV Park / Oceans 11 RV Park LLC – 23416 & 23514 S. President Ave**

Dear Council President and Honorable Councilmembers,

The Harbor City Neighborhood Council submits this letter to express our **opposition** to the continued processing and approval of the proposed **Silver RV Park (Oceans 11 RV Park LLC)** under ministerial Public Benefit Project authority. We respectfully urge the City Council to **uphold the City Planning Commission's determination** and **veto and remand** the underlying approvals for this project.

The City Planning Commission (CPC) found that the developer failed to comply with **three of the twelve mandatory performance standards** under LAMC 14.00 A.7. LADBS also confirmed that the plans were out of compliance. These standards are prerequisites for ministerial approval. Once a project fails even once, it is no longer eligible for ministerial processing and must undergo a full Conditional Use Permit review. The fact that the applicant was unable to meet three standards—despite repeated opportunities—demonstrates that this project is not appropriate for a streamlined pathway.

Additionally, significant portions of the development were built inside the required buffer area, including walls, utility structures, and trash enclosures. These violations further reinforce that the project was never suitable for ministerial treatment.

After Councilmember McOske's Motion to stop the project was approved on June 26, 2024, further excavation on the property was done on July 23, 2024, utility structures were further built in the buffer with LADWP working on the property on July 30, 2024 and August 4 & 13, 2024, a wall was removed on August 14 - 21, 2024, and replaced with wrought iron fencing, undermining any claim that the project was substantially complete or properly constructed under the approved plans prior to Councilman McOske's June 26, 2024 Motion.

Although the developer pursued litigation related to the City's permit closure, the Superior Court did **not** grant full relief, and the City's and developer's appeals remain active. There is no legal obligation requiring the City to approve or reinstate the project, and its status remains both contested and unresolved.

The City's recently adopted **Interim Control Ordinance** (CF 24-1005-S1), which pauses all RV Park permitting due to serious concerns about conflicting regulations, lack of oversight, and public health and safety risks, is a clear statement of City policy. Allowing this one project to move forward during the effectiveness of the ICO would contradict the very purpose of that ordinance.

If this RV Park is allowed to proceed ministerially rather than through a full discretionary review, Green Meadows West and the surrounding Harbor City neighborhoods will face significant and lasting negative impacts. A ministerial approval eliminates the public's ability—and the City's responsibility—to evaluate critical issues such as traffic circulation, emergency access, security measures, fire safety, noise, lighting, and incompatible land-use conflicts with existing single-family homes. The CPC has already found that the project fails to meet three of the twelve mandatory performance standards under LAMC 14.00 A.7, including buffer requirements and placement of utilities and structures—deficiencies that raise serious health and safety concerns. Proceeding ministerially despite these unresolved violations would deprive the neighborhood of the protections that the Conditional Use Permit process is specifically designed to provide. Without a CUP, there are no enforceable conditions, no mitigation measures, and no meaningful accountability for a project that will substantially increase activity, congestion, and risk in a community that is already burdened by aging infrastructure and limited public safety resources. For these reasons, a discretionary process is essential to ensure that this development does not harm the quality of life, safety, and stability of Green Meadows West.

Lastly, prior to Councilman McOsker's Motion on June 26, 2024, this developer was advised by Councilman McOsker's office, and invited to HCNC Council meetings on multiple occasions, to speak with the residents about this project. The applicant was invited on February 20, 2024 and May 23, 2024 to provide a timely update to the Harbor City Neighborhood Council, however no response was provided. It was until June 2024 when the "Silver" team responded back to the Harbor City Neighborhood Council agreeing to provide an update to the community, however, they were a no-show at the June Board meeting.

Our community shares deep concerns about safety, emergency access, land-use compatibility, and the impacts of placing a high-intensity RV operation adjacent to established residential neighborhoods. These concerns have been consistently raised by residents of both Harbor City and Green Meadows West and remain insufficiently addressed.

For these reasons, we respectfully request the City Council to uphold the CPC's action, remand the approvals, and require any future consideration of this project to proceed through a full and appropriate discretionary review process.

Thank you for your consideration and for your commitment to protecting the health, safety, and welfare of our community.

Sincerely,

**Harbor City Neighborhood Council**