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**Council and Public Services Division**  
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[clerk.lacity.org](http://clerk.lacity.org)

November 12, 2025

DIR-2024-7352-BSA-1A  
Council District 15

## **NOTICE TO OWNER(S), APPLICANT(S), APPELLANT(S), AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Monday, November 17, 2025** at approximately **10:00 A.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: (Option 1) Consideration of Veto and Remand. OR (Option 2) Consideration of the Determination and Findings of the Los Angeles City Planning Commission (LACPC), dated October 30, 2025, relative to the appeal filed by Concerned Residents of Green Meadows West - Harbor City, denying the appeal in part and sustaining the determination by the Zoning Administrator, on behalf of the Director of Planning, that a City-issued Conditional Use Permit is not required for a new recreational vehicle park as a Public Benefit Project, pursuant to Chapter 1, Section 14.00 A.7. of the Los Angeles Municipal Code (LAMC) if it complies with the required performance standards; granting the appeal in part and finding that the Department of Building and Safety (DBS) erred in preparing to issue Supplemental Building Permit No. 24026-10000-00086 because compliance with Performance Standard Nos. 3, 4 and 5, pursuant under LAMC Chapter 1, Section 14.00 A.7(a)(3), (4) and (5), was prematurely cleared; and recommending that DBS not issue a use of land building permit for a new recreational vehicle park as a Public Benefit Project until all of the required performance standards under LAMC, Chapter 1, Section 14.00 A.7(a)(1) through (12) have been satisfied or a Conditional Use Permit has been approved and that any project plans submitted be consistent with those cleared by the Department of City Planning; for a use of land building permit for a new recreational vehicle park as a Public Benefit Project; for the property located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City- Community Plan area. [On November 12, 2025 the City Council adopted Motion (McOsker – Lee), pursuant to Charter Section 245, asserting jurisdiction over the October 30, 2025 action 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

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's

Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **24-0711-S2** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>
Undine Petrulis (213) 978-1170 <a href="mailto:undine.petrulis@lacity.org">undine.petrulis@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>
Candy Rosales (213) 978-1078 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.