

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal 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.

Recommendation for Council action:

RESOLVE TO DENY the appeal filed by Concerned Residents of Green Meadows West-Harbor City, and THEREBY SUSTAIN the Los Angeles City Planning Commission's (LACPC) determination dated October 30, 2025, 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, as follows:

- a. Denied the appeal in part and sustained the Determination by the Zoning Administrator, on behalf of the Director of Planning, dated April 9, 2025, 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.
- b. Granted the appeal in part and found 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.
- c. Recommended the 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 (DCP).

**(On November 12, 2025 City Council adopted Motion (McOske – Lee), pursuant to Charter Section 245, asserting jurisdiction over the October 9, 2025 action [Letter of Determination dated October 30, 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 - DECEMBER 3, 2025**

**(LAST DAY FOR COUNCIL ACTION - DECEMBER 3, 2025)**

Summary:

At a special meeting held on November 17, 2025, the PLUM Committee considered a Consideration of Veto and Remand, and a Consideration of the Determination and Findings of the LACPC, relative to the

appeal for the property located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City-Community Plan area. DCP staff and DBS staff provided an overview of the matter. After providing an opportunity for public comment, the Committee moved to deny the appeal and sustain the LACPC’s determination dated October 30, 2025. 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:	YES
NAZARIAN:	ABSENT
LEE:	ABSENT
RAMAN:	YES

CR  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**