

**PLANNING DEPARTMENT TRANSMITTAL
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SUPPLEMENTAL
CF 24-0711-S1**

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TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	October 30, 2025



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: OCTOBER 30, 2025

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

Council District: 15 – McOsker

Council File No. 24-0711-S1

CEQA: N/A

Plan Area: Wilmington – Harbor City

Project Site: 23416 and 23514 South President Avenue

Property Owner: Stuart Silver, Ocean's 11 RV Park, LLC

Appellant: Concerned Residents of Green Meadows West-Harbor City

At its meeting of **October 9, 2025**, the Los Angeles City Planning Commission took the actions below in conjunction with the following:

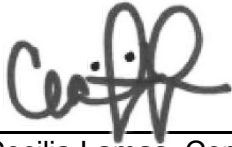
An appeal, pursuant to Los Angeles Municipal Code (LAMC), Chapter 1A, Section 13.B.10.2, of a use of land building permit for a new recreational vehicle park as a Public Benefit Project.

1. **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;
2. **Granted** the appeal in part and **found** that the Department of Building and Safety 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
3. **Recommended** the Department of Building and Safety 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.

The vote proceeded as follows:

Moved: Rosenstein
Second: Diaz
Ayes: Choe, Johnson, Lawshe, Saitman
Absent: Chavez, Klein, Zamora

Vote: 6 – 0



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final effective upon the mailing of this determination letter and not further appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

cc: Phyllis Nathanson, Associate Zoning Administrator
Undine Petrulis, City Planner