

For Wednesday, November 12

## MOTION

TO CITY CLERK FOR PLACEMENT ON NEXT  
REGULAR COUNCIL AGENDA TO BE POSTED

#51

At its meeting on October 9, 2025 (Letter of Determination date: October 30, 2025), the City Planning Commission **granted in part/denied in part an appeal** filed by *Concerned Residents of Green Meadows West-Harbor City* (Representative: Kristina Kropp, Luna & Glushon), (Case No. DIR-2024-7352-BSA-1A, **Item 6 on its Agenda**), that: **1)** sustained the Planning Director's determination that a City-issued Conditional Use Permit is not required for a new recreational vehicle park as a Public benefit Project if it complies with the required performance standards, and **2)** found that the Department of Building and Safety (LADBS) erred in preparing to issue a land building permit for a new recreational vehicle park as a Public Benefit Project because compliance with some of the performance standards was prematurely cleared, and **3)** recommended that LADBS not issue a use of land permit for a new recreational vehicle park as a Public Benefit Project until all of the required performance standards under Los Angeles Municipal Code, 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 the properties located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City Community Plan Area.

Legitimate questions relative to the approval of the project have been expressed at the public hearing. Notwithstanding the City Planning Commission determination in this matter, community members are entitled to a hearing on this issue and an opportunity for further vetting, thereby enabling all concerned stakeholders with the opportunity to express their views and concerns, as it relates to this land use application project in their neighborhood, for a new recreational vehicle park.


The project site location is an approximately 1.24-acre property, comprised of two lots, and is zoned Single Family, Height District 1, Extra Limited, Oil Drilling District, R1-1XL-O, with a Low Residential land use Plan designation, and there are nine known oil or gas wells located within the project boundary, all of which have been plugged and abandoned to California Department of Conservation Geologic Energy Management Division (CalGEM) abandonment requirements.

**Action is needed to assert jurisdiction over the above-described City Planning Commission action to conduct further review** to consider the merits of this proposed project, **and thereby allow more time for further public hearing to address community concerns.**

**I THEREFORE MOVE** that pursuant to **Section 245 of the Los Angeles City Charter**, the Council assert jurisdiction over the **October 9, 2025 (Letter of Determination date: October 30, 2025) City Planning Commission action to grant in part/deny in part an appeal** filed by *Concerned Residents of Green Meadows West-Harbor City* (Representative: Kristina Kropp, Luna & Glushon), (Case No. DIR-2024-7352-BSA-1A, **Item 6 on its Agenda**), that **1)** sustained the Planning Director's determination that a City-issued Conditional Use Permit is not required for a new recreational vehicle park as a Public benefit Project if it complies with the required performance standards, and **2)** found that the Department of Building and Safety (LADBS) erred in preparing to issue a land building permit for a new recreational vehicle park as a Public Benefit Project because compliance with some of the performance standards was prematurely cleared, and **3)** recommended that LADBS not issue a use of land permit for a new recreational vehicle park as a Public Benefit Project until all of the required performance standards under Los Angeles Municipal Code, 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 the properties located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City Community Plan Area.


**I FURTHER MOVE** that upon assertion of jurisdiction, this matter be referred to Committee for further review.

PRESENTED BY:

  
TIM McOSKER  
Councilmember, 15<sup>th</sup> District

SECONDED BY:



  
October 31, 2025

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