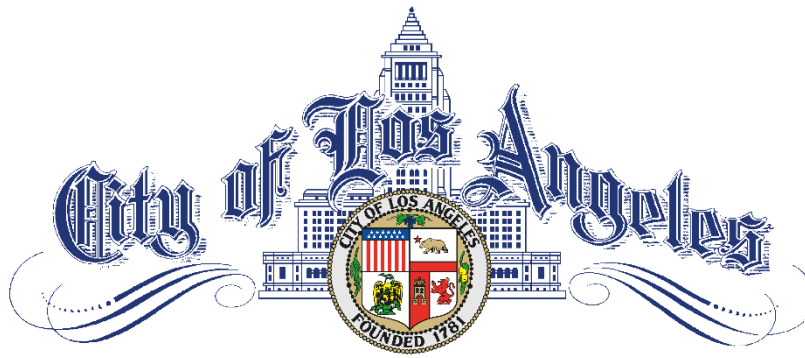




Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R26-0506
SEPT. 03, 2026

**REQUEST FOR CLOSED SESSION PURSUANT TO
GOVERNMENT CODE SECTION 54956.9(d)(1)**

REPORT RE:

OCEANS 11 RV PARK, LLC v. CITY OF LOS ANGELES, ET AL.
COURT OF APPEAL CASES (NOS. B350259 & B354451, AND NEW APPEAL);
LASC CASE NO. 24STCV16728
(COUNCIL DISTRICT 15)

Council File No. 24-1168

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Honorable Members:

Pursuant to California Government Code Section 54956.9(d)(1), this Office wishes to meet in closed session to discuss the appeal cases connected with *Oceans 11 RV Park, LLC* (Oceans 11) v. *City of Los Angeles* (LASC Case No. 24STCV16728; Ct of App. Case Nos. B350259, B354451, and new appeal filed August 26, 2026) ("*President 1 Appeals*"). The first appeal concerns the Trial Court's ruling that a conditional use permit (CUP) is not required for a recreation vehicle park (RV Park), that the City must issue permits for Oceans 11 on a ministerial basis as Oceans11's RV Park at 23416 President Avenue satisfied the performance standards in LAMC § 14.00.A.7, but that the Housing Accountability Act (HAA) did not apply ("Main Appeal"). The second appeal concerns the Trial Court's post-judgment order lifting the automatic stay on the Writ of Mandate ("Secondary Appeal"). The third and newest appeal, filed on

August 26, 2026, concerns the Trial Court's orders with regard to a post-judgment motion enjoining the City's revocation of the Certificate of Occupancy for the RV Park on a particular basis ("Appeal of Motion to Enforce Orders").

Recommendations

If Burke Williams were to handle the Appeal of Motion to Enforce Orders in addition to the Main Appeal and Secondary Appeal:

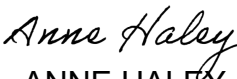
1. That the City Council, subject to the approval of the Mayor, AUTHORIZE the Controller to transfer \$ 75,000 from the Unappropriated Balance, Outside Counsel Including Workers Compensation line item, to the City Attorney, Fund 100, Department 12, Account 009301.

2. Authorize the City Attorney or her designee to prepare Controller instructions for any necessary technical adjustments, subject to the approval of the CAO, and authorize the Controller to implement the instructions.

If you have any questions regarding this matter, please contact Assistant City Attorney Charles Sewell (charles.sewell@lacity.org) or Deputy City Attorney Yongdan Li (yongdan.li@lacity.org). A member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By 
ANNE HALEY
Assistant City Attorney