

MOTION

“Silver RV Park”, is a proposed recreational vehicle “luxury” park to be located at 23416 President Avenue in Harbor City. The park’s website boasts of being a “gateway to coastal living just minutes from Torrance and the Pacific Ocean”. Further described as offering “the tranquility of our brand-new RV park” the proposed project includes sizable RV plots with full hookups, free water, sewer, trash disposal, and internet. The site has a designation of single-family zoning (R1-1XL-O) with an underlying land use of low residential. The applicant for the proposed project was issued permits on March 22, 2024, for this site, with specifics associating the work description for the “use of land for new [a] Recreation Vehicle park for public benefit project per Los Angeles Municipal Code 14.00A7” (Application Number 23020-10000-0223).

The project awaits approvals and is undergoing a ministerial process that does not require discretionary entitlements or planning approvals-- with no additional oversight from decision-making bodies as well as no additional assessments from outside City bodies, beyond the Air Quality Management District. The applicant is pending a Certificate of Occupancy. The City Department approvals required before the issuance of the Certificate of Occupancy include the Department Building and Safety, Public Works bureaus, Housing Department, Los Angeles Fire Department, Recreation and Parks, and the Air Quality Management District. The pending departmental approval lies with Building and Safety as the site is pending approval of both Building Verification and Electrical Verification.

Oceans 11 is a RV park in Wilmington located at 1551 E. L. Street in Wilmington. Oceans 11’s ownership is the same developer that is proposing the Silver RV Park in Harbor City. Los Angeles Police Department calls for service from July 2023 to March 2024 for activity at Oceans 11 range from missing childs to assault with deadly weapons. The operator has demonstrated several public health and safety failures as an operator of Oceans 11 in Wilmington, and the potential for this type of nuisance activity to occur in Harbor City and impact public safety should be taken into consideration when approving any pending approvals requested.

Beyond public safety issues that are clear and present with the operator, the impact of an RV park at this site must be taken seriously. The growing environmental footprint of RV Parks includes land degradation, energy consumption, water usage and conservation, water waste and pollution, waste management issues, noise and light pollution. Additionally, according to ZIMAS there are nine plugged wells at the Harbor City site. The California Geologic Energy Management Division (CalGEM) recommends that a construction site well review (CSWR) be completed by their office to research the possibility of a well, active or inactive, impacting the proposed construction project. The evaluation then has to be submitted to the local building department for other additional steps and requirements to mitigate the hazards posed by the

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well(s) during construction. The well-review process would also have to include the City's Office of Petroleum and Natural Gas Administration (OPGNAS) and it is not clear if these processes have occurred for the proposed project.

I THEREFORE MOVE that the City Council instruct the Office of Petroleum and Natural Gas Administration (OPGNAS) to work with the California Geologic Energy Management Division (CalGEM) to complete an environmental analysis, as well as any required standard evaluations, that are needed for any construction or projects to occur at 23416 President Avenue, Harbor City, CA 90710.

I FURTHER MOVE that the City Council instruct the Department of Building and Safety, and any other relevant department, to halt any pending approvals related to the project site located at 23416 President Avenue, Harbor City, CA 90710 (Application Number 23020-10000-0223) as well as the Certificate of Occupancy, until additional environmental analysis occurs for the site.

PRESENTED BY:



TIM McOSKER
Councilmember, 15th District

SECONDED BY:

