

Communication from Public

Name: Fernando

Date Submitted: 09/27/2025 04:23 PM

Council File No: 25-0843

Comments for Public Posting: I support the ICO not only because there are safety concerns that need to be addressed, but also because it does not serve as a public benefit. Our community needs more permanent housing, not a parking lot or a camp site. Using land designated for residential housing as an RV park worsens our housing crisis by occupying land that other developers need to build permanent housing. Whatever loophole or error that permitted this RV park needs to be closed or corrected immediately.

Communication from Public

Name:

Date Submitted: 09/26/2025 11:11 PM

Council File No: 25-0843

Comments for Public Posting: RV's are a vehicle and do not belong in residential areas and are a dangerous place due to the propane, gasoline and sewage. RV parks are designed and regulated and maintained to serve them not a single family neighborhood. Enforcement and Regulation and Registration is also needed by the Department of Motor Vehicles. Registration and Enforcement on insurance is also needed. Single family housing and Housing on wheels are not the same thing. Building and Safety must take note of this and Not allow this slip up. Stay true to real housing and not a vehicle on wheels. No to RVs in Neighborhoods or Residential Streets!!

Communication from Public

Name:

Date Submitted: 09/27/2025 09:34 AM

Council File No: 25-0843

Comments for Public Posting: I support the ICO because a commercial RV park in a residential neighborhood without a Conditional Use Permit or public hearing is not a public benefit, as there are many safety issues that must be addressed.

Communication from Public

Name:

Date Submitted: 09/27/2025 09:35 AM

Council File No: 25-0843

Comments for Public Posting: I support the ICO because a commercial RV park in a residential neighborhood without a Conditional Use Permit or public hearing is not a public benefit, as there are many safety issues that must be addressed.

Communication from Public

Name: Sandra Marquez
Date Submitted: 09/29/2025 02:54 AM
Council File No: 25-0843

Comments for Public Posting: I urge the PLUM Committee to support Councilwoman Rodriguez's motion for an Interim Control Ordinance. However, I also request that the City take immediate action to address the newly established Silverland RV Park at 9855, 9845, and 9849 N. Lemona Ave., as well as 15000 W. Lassen St. in Mission Hills. This project was approved under LAMC 14.00.A.7 as a "Public Benefit Project." Residents, including myself, were never notified, and to my knowledge, the nearby school community was not either. If any notice was given, it was not broad enough to reach those most directly impacted. Placing an RV park blocks from Lassen Elementary raises serious concerns: children's safety, fire hazards, and public health risks. The public health risks are especially concerning: Sanitation & Waste: RVs generate sewage and trash; without oversight, these can contaminate the neighborhood and attract rodents and disease-carrying pests. Air Quality: RVs often operate using generators and idle engines when parked, releasing fumes that worsen air quality and are particularly harmful to children, elderly residents, and those with asthma. Fire Hazards: RVs frequently utilize propane and generators, which pose significant fire risks in densely populated residential areas. Vector-Borne Disease: Poor sanitation attracts rodents and mosquitoes, which are linked to serious illnesses documented in Los Angeles County, including West Nile virus, flea-borne typhus, and hantavirus. I want to be clear: this is not about opposing families in need of housing. We all recognize that Los Angeles faces a housing crisis, and vulnerable families deserve safe and stable solutions. But siting an RV park in the middle of a residential neighborhood and next to a school without oversight or community input is not a safe or sustainable answer. I respectfully request that the Committee take the same action it did in Harbor City: suspend or relocate the Silverland RV Park until it undergoes full review by PLUM and meaningful community input. This ICO is about preventing RV parks in residential neighborhoods, and Mission Hills is already living with one. Families here deserve the same transparency, protection, and fairness as every other neighborhood in Los Angeles. Thank you for your attention to this matter. Sandra Marquez Mission Hills Resident

Communication from Public

Name: Jill

Date Submitted: 09/28/2025 04:22 PM

Council File No: 25-0843

Comments for Public Posting: Please see the attached letter in support of the Interim Control Ordinance for Council File 25-0843

Dear Honorable Planning and Land Use Management Committee Chair and Members,

Please recommend that City Council support this Interim Control Ordinance (ICO).

The criteria to obtain a Public Benefit Project permit related to recreational vehicle parks is just 12 performance standards is not enough to allow a commercial business to be inserted into a residential neighborhood without a Conditional Use Permit and public hearing(s) for the safety of those inside and outside of the park.

For example, there is a **RV park for 40 RVs that is being built at Lassen and Lemona**, in a residential neighborhood that was permitted with a Public Benefit Project permit without Conditional Use Permit or any public hearing.

This park is **on a street where there is an elementary school just .3 mile down the street and the operators of the park appear to have widened a driveway on Lemona**. Had there been a public hearing after residents and interested parties would have had an opportunity to review the park plans, would have been able to point out safety issues such as numerous school buses drive down Lemona to the school and park around the school during the day, that RVs coming in and out of the park would be a further danger for children and parents walking to and from school (RVs heading out or backing out of the driveway) etc. Stakeholders would have been able to find out if this RV park is going to rent out space as strictly temporary stays (which is how many parks ensure that all RVs are in good running condition) or if they will rent out for residential use (if these RVs do not move, how will they examine if they are in good running condition), does LAFD inspect to be sure that there is enough room for all other RVs to move out or evacuate without being blocked by another that cannot be moved because it is non-operational? What safety measures is the RV park responsible to provide for to ensure the safety of pedestrians walking on the sidewalk by entrance and exit driveway? What are the hours RVs are permitted to drive in and out of the park? A park operator can tell stakeholders anything, but what if they change their policy or do not follow their policy? **What recourse or officially binding reference do stakeholders have to prevent a safety hazard or nuisance if there are no Conditions of Use and do not want to wait until something happens?**

Included in the Recommendation Report from City Planning dated September 23, 2025 regarding this proposed ICO, is a **LA County document for a RV park in another jurisdiction** that was required to obtain a conditional use permit for that park site. As it turns out, it appears that the **applicant of that RV Park is the same for the RV Park at Lemona and Lassen (CD7)**. The **RV Park in Santa Clarita has 47 RVs, that park is over 11 ACRES (The minimum size requirement for an RV park in the A-2-5 Zone is five acres in LA County)**. The **RV Park at Lassen and Lemona is permitted for 40 RVs in a space of approximately 59,041 square feet (1.35 acres)**. Yes the Lassen and Lemona site met the requirements to obtain their permit, but there were only 12 performance standards required to get it! There is another application that has been filed for a RV park on Lemona approximately a half mile away to the north under the same Public Benefit Project Permit as related to Recreational Vehicles and Mobile Homes, **if the City does not implement this ICO, who knows how many others will rush to file for this permit before the City is able to take action to revise permitting to require Conditional Use Permits and public**

hearings as appropriate and consistent? Current code which regulates specific to RV parks under Public Benefit Project Permits is inconsistent and scant, it is simply not sufficient to ensure RV parks will be operated and placed appropriately safely and without undue nuisance to others and thoroughly looked at and changed before any other permits like this are issued.

Another issue for the City to consider regarding this matter is parking, typically an RV park has enough room in a space for an RV and a car/truck to fit in and parking for employees. If an RV park is for temporary stays that would be considered lodging, residential then it would be considered housing. The [Los Angeles Municipal Code](#) restricts commercial vehicle parking and can lead to vehicles being cited or towed. Businesses are expected to provide adequate parking for their customers and employees on-site or use designated areas rather than residential streets.

Recreational Vehicles should be defined/classified separate from Mobile Homes. Mobile Homes are meant to remain stationary in one location as a residential use. Recreational Vehicles are meant to be mobile and go from location to location for temporary stays. Two different uses would presumably have different standards for approval.

An ICO lasting at most two years is not an unreasonably long period of time for the City to update, clarify and make consistent existing regulations for the orderly, safe and nuisance free development and use of RV Parks to protect the threat to the public safety, health, and welfare for those inside and outside of such an establishment.

CONDITIONAL USE PERMITS AND PUBLIC HEARINGS NEED TO BE A PART OF THE UPDATE.

Please support this ICO and make the recommendation to City Council.

Thank you for your consideration of this matter!

Communication from Public

Name:

Date Submitted: 09/28/2025 06:59 PM

Council File No: 25-0843

Comments for Public Posting: I ask that the City to support an ICO, there are safety concerns when you convert a single family home lot where there are no rules that have to be followed to a RV park now 40 RVs without rules or regulate. There is an RV park, that was just constructed in our community and there are safety concerns because 40 RVs will now be coming and going in a residential area, not to mention children walking to an elementary school .3 miles away. It is a shame that someone can pop up a business like this in the middle of a residential area.

Communication from Public

Name: Caroline de Souza

Date Submitted: 09/26/2025 06:59 PM

Council File No: 25-0843

Comments for Public Posting: Many of us in North Hills and Mission Hills are extremely displeased with the location of several RV parks right next to homes. We appreciate Councilwoman Monica Rodriguez' motion calling for a citywide ICO as the RV parks situation is getting out of hand. Why should such RV park permits be issued for residential neighborhoods like North Hills and Mission Hills? If the location were, say, West Los Angeles, it is almost certain that the authorities in charge would pay to residents' complaints and move to block the placement of such RV parks! Surely there are sufficient commercial vacant plots of land in which to locate these RV parks. Many neighborhoods have had to contend with social problems that homelessness caused especially with regard to increased crime, less safety to walk neighborhood streets, rise in home thefts and invasions and much more. RV parks have the potential to bring the same difficulties to our neighborhoods. We respectfully request that you take the necessary action to block what seem to be very aggressive efforts by a developer to buy vacant plots in residential neighborhoods, skirting the law and thumbing his nose at property ordinances. Attached is my letter of August 10, 2025, to Councilwoman Rodriguez. We appreciate the City Council's concern for its constituents.

From: Caroline de souza feodora2u@gmail.com
Subject: Proposed RV park - Lassen & Lemona
Date: August 10, 2025 at 6:34 PM
To: councilmember.rodriguez@lacity.org
Bcc: Getachew gephrm@yahoo.com

Dear Ms. Rodriguez, my husband and I are long-time residents of the Mission Hills community. Since we moved there in 1993, it has undergone many changes especially since ADUs have begun popping up all over.

One of the worst problems was the homeless population when such individuals wandered through our neighborhoods, upending trash cans, committing crimes and preventing Mission Hills residents from taking quiet walks outdoors for fear of being molested.

Now such problems are sure to reoccur if the proposed RV park will be allowed to open. While we realize that it is the City's attempt to resolve the problem of RVs being parked in random areas, we respectfully request that the City reconsider the placement of this particular park. All the social problems - drugs, thefts, assaults - will affect - negatively - the Mission Hills Community.

We ask that you stand for us in helping Mission Hills to remain the family-oriented - and relatively safe - community that it has always prided itself to be.

Submitted with respect,

Carol

Caroline de Souza
email: feodora2u@gmail.com
cell: 323-854-5202

Communication from Public

Name: Adrianna G

Date Submitted: 09/26/2025 08:49 PM

Council File No: 25-0843

Comments for Public Posting: I ask that the City to support an ICO, there are safety concerns when you convert a single family home lot where there are no rules that have to be followed to a RV park now 25+ RVs without rules or regulate. There is an RV park, that was just constructed in our community wit no notice and there are safety concerns because multiple RVs will now be coming and going in a residential area, not to mention there is a school 100 yards away putting children at risk.