

Communication from Public

Name: J Egur

Date Submitted: 09/29/2025 06:06 PM

Council File No: 25-0843

Comments for Public Posting: I support the ICO because there are safety concerns that need to be addressed. 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. Should the BUSINESS not turn out to be a good neighbor and follow the CONDITIONS a Conditional Use Permit can be revoked.

Communication from Public

Name:

Date Submitted: 09/29/2025 06:30 PM

Council File No: 25-0843

Comments for Public Posting: I do not believe that the proposed Recreational Parking serves the best interests of the public. Creating a recreation vehicle lot will invite transient vehicles which may or may not be operational and encourage activities not conducive to a safe environment. There is an elementary school nearby the intersection of Lassen and Lemona Avenue. I fear for the safety of the children and neighborhood. During the pandemic, multiple RVs were parked in the immediate vicinity wherein this site is located which created health hazards and safety concerns. Inasmuch as the intended use is to store multiple RVs on this site will most likely pose a health hazard with fuel and other combustible materials, an environmental impact report must be filed. Additionally, the transient nature of the facility is a strong indicator of unlawful activities which has been encountered frequently. My understanding is that the developer purchased a multi- acre parcel near Lassen and Devonshire. I share the same concerns Not only is there an elementary school nearby but also a church in the immediate vicinity. The developer is acting without any regard to the community, I am very concerned that there is no monitoring or guard service to protect the public from potential crime issues. I understand that the Developer did not comply with or obtain permits when performing the work on the property. The quality of life for the neighbors who reside in homes nearby have been deprived of their rights to enjoy their property.

Communication from Public

Name:

Date Submitted: 09/29/2025 08:12 PM

Council File No: 25-0843

Comments for Public Posting: Concerning the proposed development of an RV park on Lemona Avenue in Mission Hills, I am vehemently opposed to allowing RV parks to be developed in single family residential areas. Our neighborhoods were not set up to accommodate the extra people, traffic, utilities, sewage and water usage. It's bad enough all the ADU's and apartments are being built. I respectfully request permission for the proposed RV park near the intersection of Lemona Avenue and Devonshire Street BE DENIED and the RV park at Lemona and Lassen (all in Mission Hills) BE SHUT DOWN. Consider allowing them in industrial centers where there would be less of a negative impact on the surrounding community. I have lived here in Mission Hills for 52 years. Our quality of life has declined significantly over the last decade. It's time to take a time out and consider the long term impact of all of this development. Please deny the proposed development. Thank you.

Communication from Public

Name: Maria V Rojas

Date Submitted: 09/29/2025 08:33 PM

Council File No: 25-0843

Comments for Public Posting: We do not want an rv park in our neighborhood!!

Communication from Public

Name:

Date Submitted: 09/27/2025 09:36 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: Karen Martin

Date Submitted: 09/29/2025 12:49 PM

Council File No: 25-0843

Comments for Public Posting: It was with no small amount of horror that the neighborhoods of Mission Hills and North Hills suddenly became aware of a Recreational Vehicle Camp Site appearing virtually over night in the midst of their single family, residential neighborhood. Assuming that a large residential dwelling was being built, with all the expected protections that the rules and regulations of a city's planning and building laws afford its citizenry, the initial construction at the site raised no eyebrows. When it became apparent that, rather than badly needed housing, this large R.V. campground had been approved by the city as a "Public Benefit", the public that this stealth project is decidedly not benefitting had many questions; questions that the project manager had promised to answer via Neighborhood Council meetings but to which he declined to attend or respond to in any fashion. The R.V. site's corporation website is already engaged in soliciting business for this camp, including a dog park, a mobile home option, and no "10 year requirement" as is customary at many R.V. parks. We are completely in the dark about , if any, nuisance mitigation requirements for such a campground in the midst of a neighborhood. Safety, sanitation, lighting, noise, pollution, and, ultimately, accountability are of great concern to us. The manner in which this project was blithely green lit in a fashion that can only be described as 'backdoor', is concerning. It is certainly not confidence inspiring that should any problems arise which adversely impact the quality of community life, they will be dealt with by the city, and certainly not by the camp, as it has already demonstrated. It would seem that the only 'Public Benefit' that this R.V. camp will provide is to the corporation that owns this site. Please benefit your actual public and protect us from this massive disruption to our lives. Thank you.

Communication from Public

Name: Darren Young

Date Submitted: 09/29/2025 01:20 PM

Council File No: 25-0843

Comments for Public Posting: I support this ICO because a commercial RV park does NOT belong in a residential neighborhood without a Conditional Use Permit or public hearing regarding its approval. There is an RV park currently being built at the corner of Lassen and Lemona that has no business being put there. Safety issues apparently were not considered — 40+ RV's going in and out of a facility right up the block from an elementary school? This is a residential area (zoned RA2, iirc) and a commercial enterprise of this scope and scale is not only inappropriate for location in a residential area, but this close to school traffic is irresponsible and needs to be terminated. There is Ø public benefit to this project, not to mention the traffic and hazards presented to our community by it. It should be stopped and removed. Word is there is another permit application for a similar RV park at 10338 Lemona Avenue that has been submitted at a location about ½ mile away. How these sort of projects managed to slip through the approval process is a mystery (and somewhat suspect). For the record, I have called our local field representative, Roberto Lopez, several times, asking him to call us back regarding this issue, and he has ignored my calls. Please approve this motion from Councilwoman Monica Rodriguez to prohibit future developments of this sort from being approved without an appropriate Conditional Use Permit and public hearings prior to approval. Had we heard about these projects before now, we would have vehemently objected to their being allowed to proceed. Thank you for your attention to this matter. Respectfully submitted, Darren Young & Gaye Jones