

Communication from Public

Name: Rev. Ryan Pryor

Date Submitted: 11/10/2025 02:27 PM

Council File No: 25-0843

Comments for Public Posting: Statement of Petition We, the undersigned residents, parents, faith leaders, and community stakeholders of Mission Hills, submit this petition to formally oppose the proposed Recreational Vehicle Park at 10338 Lemona Avenue. The project poses significant risks to public safety, environmental quality, and neighborhood character. It conflicts with planning principles that protect sensitive receptors such as schools, places of worship, and nearby homes. Findings and Grounds • Proximity to sensitive receptors: Approximately 800 feet from San Jose Street Elementary School; less than 150 feet from Devonshire Montessori School and Mission Hills Christian Church; and less than 10 feet from adjacent residential homes. These proximities elevate risks of air pollutant exposure, increased noise, and traffic conflicts near children and families. • CEQA applicability: Under CEQA, a project that may cause a significant effect requires environmental review. Appendix G identifies transportation safety, emergency access, air quality, noise, and cumulative impacts as relevant factors. The 'unusual circumstances exception,' recognized in Berkeley Hillside Preservation v. City of Berkeley, requires denial of an exemption where there is a reasonable possibility of significant effects due to site conditions. The combination of school proximity, places of worship, and homes within feet of the site presents such circumstances. • Air quality and idling controls: Diesel exhaust and other vehicle emissions can increase localized concentrations of particulate matter that affect sensitive receptors such as schoolchildren and nearby residents. The California Air Resources Board limits diesel idling to five minutes, with additional school-area protections. Project operations and queuing must demonstrate compliance and prevent exposure near schools and residences. • Traffic, pedestrian safety, and emergency access: Primary ingress and egress would use Lemona Avenue, a narrow residential street. Appendix G requires analysis of hazards to pedestrians and emergency access. The expected turning movements, queuing, and larger vehicles introduce foreseeable conflicts with school routes and church activity periods. • Planning and zoning consistency: Recreational vehicle parks are evaluated for compatibility, infrastructure capacity, and public health. Locating a transient vehicle use within feet of homes and child-serving institutions conflicts with

compatibility principles and warrants full environmental review and stronger siting standards. Petition Requests We respectfully call upon the Los Angeles City Council, the Department of City Planning, and Councilmember Monica Rodriguez to: Deny approval of the proposed RV park at 10338 Lemona Avenue. Amend the Los Angeles Zoning Code and related planning policies to establish enforceable siting and environmental standards for future Recreational Vehicle Parks, including: • A minimum 500-foot buffer from schools, childcare centers, and residential property lines, consistent with sensitive-receptor guidance from the California Air Resources Board (CARB) and South Coast Air Quality Management District (SCAQMD). • Mandatory traffic impact analyses and, where screening shows potential significance, preparation of a full Environmental Impact Report (EIR) addressing air quality, pedestrian safety, noise, lighting, and cumulative effects. • Full public notification and hearings before any RV park application approval. Conclusion Based on the proximity to sensitive receptors, the risk profile for air quality and pedestrian safety, and compatibility issues with the surrounding residential fabric, the proposed RV park at 10338 Lemona Avenue presents a reasonable possibility of significant environmental effects and should not proceed. We urge the City to deny this application and adopt protective, citywide standards that align RV park siting with public health and safety.



Community Petition and Legal Objection

Proposed Recreational Vehicle Park at 10338 Lemona Avenue, Mission Hills, CA, 91345
Council File No. 25-0843 and Related Planning Case File

To:

Los Angeles City Council
City Clerk of Los Angeles
Department of City Planning
Councilmember Monica Rodriguez, CD7

Statement of Petition

We, the undersigned residents, parents, faith leaders, and community stakeholders of Mission Hills, submit this petition to formally oppose the proposed Recreational Vehicle Park at 10338 Lemona Avenue. The project poses significant risks to public safety, environmental quality, and neighborhood character. It conflicts with planning principles that protect sensitive receptors such as schools, places of worship, and nearby homes.

Findings and Grounds

- Proximity to sensitive receptors: Approximately 800 feet from San Jose Street Elementary School; less than 150 feet from Devonshire Montessori School and Mission Hills Christian Church; and less than 10 feet from adjacent residential homes. These proximities elevate risks of air pollutant exposure, increased noise, and traffic conflicts near children and families.
- CEQA applicability: Under CEQA, a project that may cause a significant effect requires environmental review. Appendix G identifies transportation safety, emergency access, air quality, noise, and cumulative impacts as relevant factors. The 'unusual circumstances exception,' recognized in Berkeley Hillside Preservation v. City of Berkeley, requires denial of an exemption where there is a reasonable possibility of significant effects due to site conditions. The combination of school proximity, places of worship, and homes within feet of the site presents such circumstances.
- Air quality and idling controls: Diesel exhaust and other vehicle emissions can increase localized concentrations of particulate matter that affect sensitive receptors such as schoolchildren and nearby residents. The California Air Resources Board limits diesel idling to five minutes, with additional school-area protections. Project operations and queuing must demonstrate compliance and prevent exposure near schools and residences.
- Traffic, pedestrian safety, and emergency access: Primary ingress and egress would use Lemona Avenue, a narrow residential street. Appendix G requires analysis of hazards to pedestrians and emergency access. The expected turning movements, queuing, and larger vehicles introduce foreseeable conflicts with school routes and church activity periods.
- Planning and zoning consistency: Recreational vehicle parks are evaluated for compatibility, infrastructure capacity, and public health. Locating a transient vehicle use within feet of homes and child-serving institutions conflicts with compatibility principles and warrants full environmental review and stronger siting standards.

Petition Requests

We respectfully call upon the Los Angeles City Council, the Department of City Planning, and Councilmember Monica Rodriguez to:

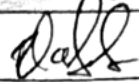
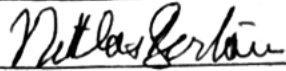
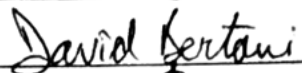

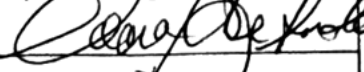
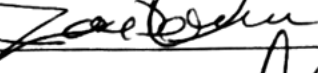
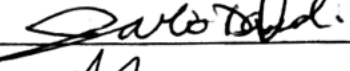
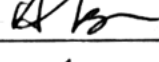


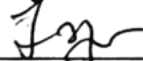

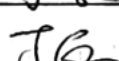
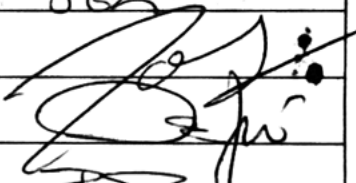


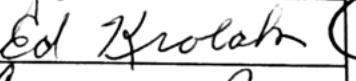
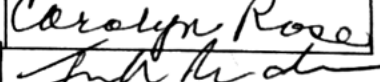


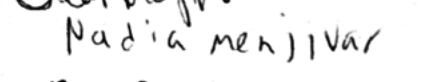
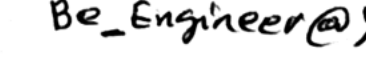
1. Deny approval of the proposed RV park at 10338 Lemona Avenue.
2. Amend the Los Angeles Zoning Code and related planning policies to establish enforceable siting and environmental standards for future Recreational Vehicle Parks, including:
 - A minimum 500-foot buffer from schools, childcare centers, and residential property lines, consistent with sensitive-receptor guidance from the California Air Resources Board (CARB) and South Coast Air Quality Management District (SCAQMD).
 - Mandatory traffic impact analyses and, where screening shows potential significance, preparation of a full Environmental Impact Report (EIR) addressing air quality, pedestrian safety, noise, lighting, and cumulative effects.
 - Full public notification and hearings before any RV park application approval.

Conclusion

Based on the proximity to sensitive receptors, the risk profile for air quality and pedestrian safety, and compatibility issues with the surrounding residential fabric, the proposed RV park at 10338 Lemona Avenue presents a reasonable possibility of significant environmental effects and should not proceed. We urge the City to deny this application and adopt protective, citywide standards that align RV park siting with public health and safety.

Signature Page for Official Filing

Each signatory affirms their support for the accompanying petition opposing the proposed Recreational Vehicle Park at 10338 Lemona Avenue and acknowledges inclusion of this page as part of the official filing with the Los Angeles City Clerk and Department of City Planning.

Name	Address	Signature
Dawn Bertani	15015 Minnehaha St.	
Niklas Bertani	" "	
David Bertani	" "	
Thomas Bertani	" "	
Norma Cuasdehola	15034 Blackhawk St	
JOSÉ DE ANILA	15034 Blackhawk St	
Julio De Anila	" "	
MYSSA RIOS	15012 Minnehaha St	
CHRIS RIOS	" "	
Alexis Estrada	" "	
JUAN GONZALEZ	15054 Minnehaha St	
JOSEPH GONZALEZ	" "	
Lisa Gonzalez	" "	
JOHN YBARA	14945 Minnehaha St Mission	
Oscar J. Velazquez	14901 Hiawatha St.	
Blanca Fraga	14901 Hiawatha St	
Alice Reader	14901 Minnehaha St	
BRIAN KRULAK	10032 Saloma Ave.	
EDWARD T. KROLAK	14902 DEVONSHIRE ST.	
Carolyn Rose	14827 Mayall St.	
JOSEPH READER	14901 MINNEHAHA ST.	
Jose Castellanos	15015 Black Hawk St.	

Oscar Menjivar
Nadia Menjivar
NEWAY BESTE

14819 Germain St M/Hills -
14819 Germain St M/H 91345
10421 Buvis Ave 91345

Oscar Menjivar
Nadia Menjivar
Be_Engineer@yahoo

Signature Page for Official Filing

Each signatory affirms their support for the accompanying petition opposing the proposed Recreational Vehicle Park at 10338 Lemona Avenue and acknowledges inclusion of this page as part of the official filing with the Los Angeles City Clerk and Department of City Planning.

Name	Address	Signature
SANDRA ACOSA	15018 Minnehaha St Mission Hills CA 91345	Sandra Acosa
Maria Ugoita Delacruz	9934 Lemona Ave Mission Hills 91345	Maria de la Cruz
Juan Cervantes	14943 Septh St	Juan Cervantes
Tina Shabani	10157 Lemona Ave, Mission 91345	Tina Shabani
Armen Arakelian	10157 Lemona Ave, Mission 91345	Armen Arakelian
Christina Rivera	10330 Salma Ave M.H 91345	Christina Rivera
DAVID GALVAN	10409 BEVIS AVE M-H 91345	David Galvan
ANDY SYDNEY	9759 LEMONA AVE, NORTH HILLS 91343	Andy Sydney
CARPINISEANO MILA	14833 Sooy St North Hills 91345	Carpiniseano Mila
Stephen Langston	15214 Blackhawk St	Stephen Langston
Gabriel Moreno	15101 Blackhawk St	Gabriel Moreno
Jorge L. Castellon	15018 Blackhawk St	Jorge L. Castellon
Irma Ulloa	15006 Blackhawk St	Irma Ulloa
Irma Garcia	15006 Blackhawk St	Irma Garcia
Desai Vinu	10309, Lemona Ave.	Desai Vinu
Chirayu Desai	10309 Lemona Ave.	Chirayu Desai
CARIVVA BOWEN	14923 Lassen St.	Carivva Bowen
Maria Kpachari	15053 Blackhawk St	Maria Kpachari
Monica Kilamyan	10160 Lemona Ave	Monica Kilamyan
Nvard Minasyan	10160 LEMONA Ave	Nvard Minasyan

Signature Page for Official Filing

Each signatory affirms their support for the accompanying petition opposing the proposed Recreational Vehicle Park at 10338 Lemona Avenue and acknowledges inclusion of this page as part of the official filing with the Los Angeles City Clerk and Department of City Planning.

Name	Address	Signature
Rodolfo Turrentos	14944 Devonshire St. Mission Hills CA 91341	[Signature]
John Riedinger	9955 Kester Av. MH 91345	[Signature]
Joy Riedinger	9955 Kester Av. MH 91345	[Signature]
David Singleton	15135 Germain St. MH	[Signature]
Clarissa Singleton	15135 Germain St.	[Signature]
YADU K PACHAU	15053 BLACKHAWKS	[Signature]
Lacey Ortiz	14840 Devonshire St. MH, 91345	[Signature]
Celvic Lando	10354 Columbus Ave	[Signature]
Phillip Carlson	15118 Minnehaha Mission Hills	[Signature]
Veronica Marquez	15060 Chatsworth St Unit D	[Signature]
BRYAN RAMIREZ	14906 Blackhawk St	[Signature]
FIDENCIO CERDA	15100 BLACKHAWK ST	[Signature]
JOSE MANRIQUEZ	115160 BLACKWATER ST	[Signature]
Elia Jarama	15007 HIAMATHA ST	[Signature]
STEVEN P. PEREZ	10361 Lemona Ave Mission Hills	[Signature]
ROSE PEREZ	10361 Lemona Ave Mission Hills	[Signature]
MARTIN MENA	10659 SALONAVE MISSION HILLS	[Signature]
Jose Torres	15019 Hiawatha St. MH.	[Signature]
Alejandro Trujillo	15117 Germain St	[Signature]
JASON PACHECO	14923 LAUREN ST, MISSION HILLS CA	[Signature]

Simon Myers 10442 Columbus Ave, Mission Hills CA 91345

Signature Page for Official Filing



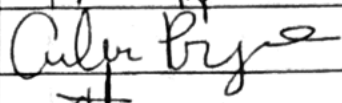

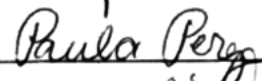
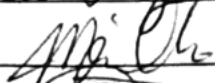
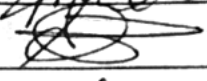
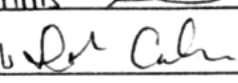
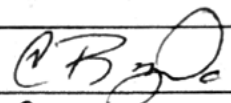
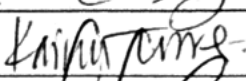
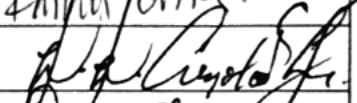
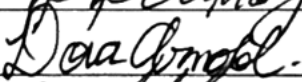
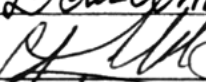
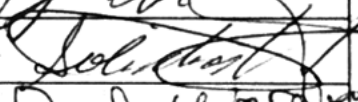
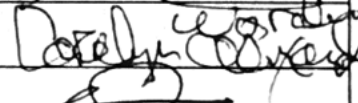


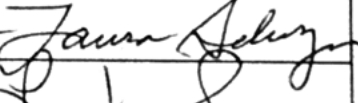


Each signatory affirms their support for the accompanying petition opposing the proposed Recreational Vehicle Park at 10338 Lemona Avenue and acknowledges inclusion of this page as part of the official filing with the Los Angeles City Clerk and Department of City Planning.

Name	Address	Signature
Julio Iruentas	14944 Devonshire St	[Signature]
Rachel Brousseau	14856 San Jose St, Mission Hills	[Signature]
ARACELI HERRERA	14927 TUBAST MOUNTAIN	[Signature]
Jacqueline Trujillo	15117 Germain St, MH	[Signature]
Connie Vasquez	14906 Blackhawk St MH	[Signature]
Alexandra Pobles	14524 San Jose St. MH	[Signature]
Rondelin Serrano	14441 Lassen St M.H.	[Signature]
Nick Rosado	10126 Wisner Ave	[Signature]
[Redacted]		
Yajaira Ascencio	15012 Blackhawk St	[Signature]
Rosa Viramontes	15124 Minnehaha St	[Signature]
VAGRAM KILAN	10160 Lemona Ave	[Signature]
Stephanie Perez	10219 Kester Ave MH	[Signature]
Lydia Corona	14849 Devonshire St	[Signature]
Vanessa DeLaRosa	14956 San Jose St	[Signature]
ANDREW PARKER	15055 Minnehaha St. 1	[Signature]
JOHN PARKER	15055 MINNEHAHA ST MISSION HILLS	[Signature]
Matias Lopez	14819 Germain St	[Signature]
Britt Coffey	12934 Valley Road dr 3rd floor	[Signature]
Yulanda Jimenez	14433 Hiawatha St MH	[Signature]

MARIO REYES 15043 HIWATHA ST [Signature]
Gisela Menjivar 14819 Germain St M.H. CA [Signature]
 Stella Ponce 15107 Germain St. 91345 [Signature]
 John Ponce 15107 Germain St. [Signature]

Signature Page for Official Filing

Each signatory affirms their support for the accompanying petition opposing the proposed Recreational Vehicle Park at 10338 Lemona Avenue and acknowledges inclusion of this page as part of the official filing with the Los Angeles City Clerk and Department of City Planning.

Name	Address	Signature
NARESH MOONESINGHAM	14941 DEVONSHIRE ST	
Rev. Ray Pryor	10328 Lemona Ave, Mission Hills	
Andrea Pryor	10328 Lemona Ave Mission Hills	
Corina Sifuentes	14941 Devonshire St Mission Hills	
Paula Perez	15527 McKEEVER ST. M.H. 91345	
Jacqueline Muriillo	14941 Devonshire St. Mission Hills	
Stephanie Camacho	14941 Devonshire St. Mission Hills	
Dolores Calleros	14941 Devonshire St. Mission Hills	
Maria Ramirez	14941 Devonshire St Mission Hills	
Candelaria Rodriguez	14941 Devonshire St Mission Hills	
Karina Torres	14941 Devonshire St Mission Hills	
DONALD D. ARNOLD JR	15155 SAN JOSE ST. 91345	
Dora Arnold	15155 San Jose ST 91345	
CLIFF LOPEZ	10120 WISDOM 91345	
SOLINIA HALALZ	14855 DEVONSHIRE ST. MISSION HILLS CA 91345	
CAROLYN A. WOODEN	15114 HAWAIIAN AVE	
FRANCISCO SEVILLANO	15159 BLACKHAWK ST.	
KARL ANDREWS	9948 KESTER AVE	
LAURA SELWYN	10977 MEMORY PARK AVE M.H. 91345	
Linda Solis	15155 Minnehaha St	
ERNESTO GONZALEZ	15029 BLACKHAWK MISSION HILLS CA 91345	

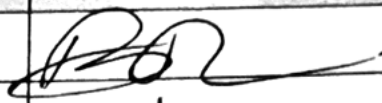
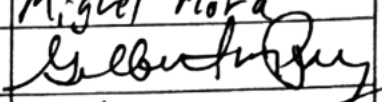



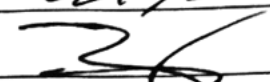

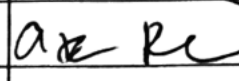
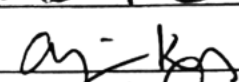
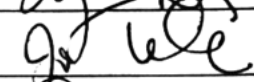
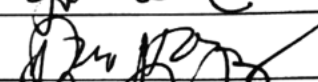

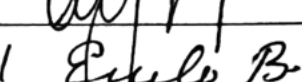
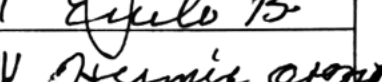
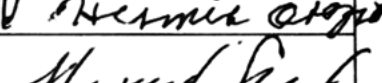
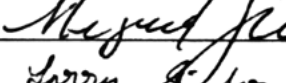
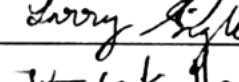
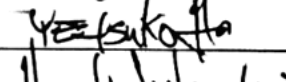
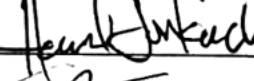
Signature Page for Official Filing


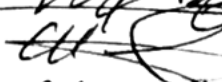
Each signatory affirms their support for the accompanying petition opposing the proposed Recreational Vehicle Park at 10338 Lemona Avenue and acknowledges inclusion of this page as part of the official filing with the Los Angeles City Clerk and Department of City Planning.

Name	Address	Signature
Betty Duen	14888 Coctham St	Betty
Jane Kim	15154 Minnehaha St	Jane Kim
Manuel Robles	15154 Minnehaha St	Manuel Robles
Rita & Ignacio Wofford	15108 Blackhawk St	Rita Wofford
Susan Perez	15002 Germain St	Susan Perez
Joe Perez	15002 Germain St	Joe Perez
Jane Penflor	10636 Arleta Ave	Jane Penflor
Manuel Gutierrez	10207 Kester Av	Manuel Gutierrez
JOHN TORRES	10355 LOMONA AV	John Torres
Frank & Adriana Valles	14937 Hiawatha St	Frank & Adriana Valles
Angie Ocharian	14923 Hiawatha St	Angie Ocharian
EVA TURKOWSKI	10140 LEMONA AVE	Eva Turkowski
JOHANA JARDINI	10020 Sabana Ave	Johana Jardim
Barbara Hall	10224 Saloma Ave	Barbara Hall
Karen Martin	10006 Willis Ave	Karen Martin
Anne O'Shea	10052 Woodner Ave	Anne O'Shea
Maria Barba	15054 Hiawatha St	Maria Barba
MARC BARBA	15054 HIAWATH ST	Marc Barba
John Arriola	10355 Langdon Ave. M.H. CA	John Arriola
Adriana Arriola	10355 Langdon Ave, M.H. CA	Adriana Arriola
PUSPA RAMACHANDRAN	9950 NORWICH AVE MISSION HILLS CA 91345	Puspa Ramachandran

Signature Page for Official Filing

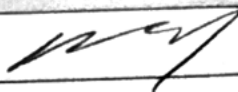
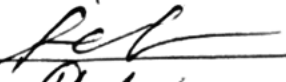
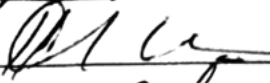

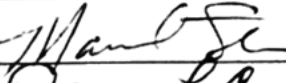
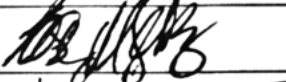
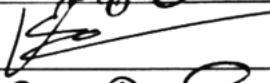
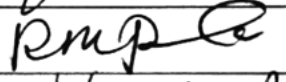
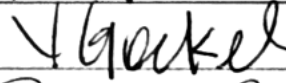



Each signatory affirms their support for the accompanying petition opposing the proposed Recreational Vehicle Park at 10338 Lemona Avenue and acknowledges inclusion of this page as part of the official filing with the Los Angeles City Clerk and Department of City Planning.

Name	Address	Signature
BRIAN DE LA ROSA	14150 SAN JOSE ST	
Miguel Mora Contreras	15114 Blackhawk St	Miguel Mora
Gilbert Perez	14348 Germain St	
Natally Menjivar	14819 Germain St	
JUAN MOSQUEDA	15116 GERMAIN ST	
CHRIS ROSAS	15023 BLACKHAWK ST.	
Santos Duz		
Enke Duz		
Anabel Reyes	15043 Hiawatha St	
Angelina Reyes	15043 Hiawatha St	
Johanna Thula	15018 Minnehaha St.	
Doris Torres	15019 Hiawatha St	
Valeria Marknei	15019 Hiawatha St.	
Emelia Barajas	14943 Septo St. Mission H	
Herminda Orozco	14943 Septo St. Mission H	
Miguel Pichardo	15017 Blackhawk St	
Larry Sigler	14957 Minnehaha St	
Yetsuko Hayamoto	10362 LEMONA AVE	
Howard Jonokuchi	10356 LEMONA AVE	
ASEESHI NARAYAN	10600 LEMONA AV	

Desai Harshad	10309 Lemona Ave	Desai
Victor Sanchez	10349 Columbus Ave	Victor Sanchez
Maria Sanchez	10349 Columbus Ave	
Milton Rodriguez	10212 Saloma Ave.	
Blanca Sotelo	15145 Devonshire	Blanca Sotelo

Signature Page for Official Filing

Each signatory affirms their support for the accompanying petition opposing the proposed Recreational Vehicle Park at 10338 Lemona Avenue and acknowledges inclusion of this page as part of the official filing with the Los Angeles City Clerk and Department of City Planning.

Name	Address	Signature
WILLIAM WIGODSKY	10205 LEMONA AVE	
BILL EDWARDS	14901 DEVONSHIRE	B. Edwards
CAROLYN E EDWARDS	14901 DEVONSHIRE	C. Edwards
ADRIAN CARPEN	14027 SARGENT ST	
ANNA CARPEN	14833 SAN JOSE ST	
Maria Dolinsky	15058 Hiawatha St	
Margarita Arias	15131 Minnehaha St.	Margarita Arias
Javier Peña	15126 Hiawatha St	Javier Peña
Rocio Peña	15126 Hiawatha St	Rocio E Peña
Markene Stecchi	15040 Blackhawk St	
Diane Carlson	15118 Minnehaha St	Diane L Carlson
Rose Gomez	14938 DEVONSHIRE ST	
Edgar Kilamyun	10160 Lemona Ave	
Rebecca Pennelle	14840 Hiawatha St.	
VICTORIA GLOCKEL	14049 DEVONSHIRE ST.	
Jodi Walton	14945 Tuba St.	
Vincenzo Addante	14848 Hiawatha St.	
Irvin Custarieda	15059 Blackhawk St.	
Barbara Padilla	10200 LEMONA AVE	Barbara Padilla
Adriana Wigodsky	10205 Lemona Ave	Wigodsky

Mark Liu

14821 San Jose St
San Jose St

Ma Li

Juan Alderete

10934 Bartee Ave

Gladia Ruballos

10863 Stannin Ave

Stephanie Castellanos 15018 Blackhawk

Rosa Castellanos 15018 Blackhawk

Jorge Castellanos 15018 Blackhawk St

Kelly Salazar

10342 Columbus Ave

Sandra Posada 10342 Columbus Ave

Communication from Public

Name: Jennifer Franco

Date Submitted: 11/09/2025 05:33 PM

Council File No: 25-0843

Comments for Public Posting: ABSOLUTELY NOT ! NO RV PARK. THERE IS ALREADY
NO PARKING ON LEMONA ! THIS WILL LEAD TO
POSSIBLE RODENTS!