

MOTION PLANNING & LAND USE MANAGEMENT

There has been a proliferation of private Recreational Vehicle (RV) Parks getting administratively permitted in single family residential zones, without any discretion, conditions, or hearings. These projects have filed their permits under Municipal Code Section 14.00, Public Benefit Projects.

As previously noted in Motion (McOsker - Lee; Council File 24-1005), introduced on August 28, 2024, and pending Committee and Council consideration, there are inconsistencies between the definition of RV Park, and the other land use regulations for RV Parks in the Municipal Code. For example, the existing Municipal Code definition of RV Park (Municipal Code Section 12.03) describes RV Parks as being permitted via a Conditional Use Permit. Sections 12.24 and 14.00 et seq. of the Municipal Code should be clarified to operate with this definition.

It also does not make sense, when the definition of a land use, in this instance RV Parks, is distinct from Mobile Home Park (or "mobilehome park") in multiple sections of the Municipal Code in Chapter 1 and 1A, in the Fire Code, in the State of California Building Code, and other state and local laws, yet the term RV Park is seemingly used interchangeably with Mobile Home Park only in LAMC 14.00.A.7. Specifically, mobile homes are designed as a residential dwelling unit for permanent habitation and are not vehicles on wheels, whereas RVs are designed to be occupied for temporary purposes, like camping and traveling, and are typically self-propelling vehicles. In addition, Mobile Home parks are subject to the review of the City's Housing Department. It is of utmost importance and in the interest of public policy and appropriate land use planning, to clarify the land use regulations and inconsistencies as to RV Parks..

The temporary nature of RVs and RV Park occupancies, and the nature of RVs as vehicles on wheels, brings issues including but not limited to traffic, sanitation, fire, emissions, adequate vehicle ingress/egress, and noise that may be more commonly associated with commercial parking lots, or other uses that provide temporary recreational accommodations like a campground or hotel.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and process an Interim Control Ordinance (ICO) to prohibit the issuance of any demolition, building, grading, and any other applicable permits to prevent the approval of RV Parks under Municipal Code Section 14.00(A)(7), relative to Public Benefit Projects for Recreational Vehicle Parks, inasmuch as there are inconsistencies in the Municipal Code (Zoning and Fire Codes) and the State of California Building Code, as to the controlling land use regulations for Recreational Vehicle Parks.

I FURTHER MOVE that the ICO include an Urgency Clause, making it effective upon publication, and consistent with California Government Code § 65858, the ICO shall run for 45 days, with a 10 month and 15 days extension by Council Resolution, and can be further extended for an additional I year, or until the adoption of the appropriate land use regulatory controls have been prepared by the Planning Department, adopted by the Council and become effective, whichever occurs first.


PRESENTED BY: 

MONICA RODRIGUEZ
Councilwoman, 7th District

PRESENTED BY: 

TIM MCOSKER
Councilmember, 15th District

SECONDED BY: 


JUL 30 2025

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