

ORDINANCE NO. 188753

An Interim Control Ordinance (ICO), adopted as an urgency measure pursuant to California Government Code Section 65858, prohibiting the issuance of permits related to the approval of Recreational Vehicle Parks (RV Parks) in the A, R, and C zones under Los Angeles Municipal Code (LAMC) Section 14.00(A)(7), Public Benefit Projects.

WHEREAS, the ICO is proposed within the City of Los Angeles;

WHEREAS, currently there are inconsistencies among land use regulations for RV Parks that must be clarified, for example, LAMC Section 12.03 refers to a conditional use permit as part of the definition for RV Park, but LAMC Section 14.00(A)(7) lists twelve (12) performance standards; and requires that RV Parks must be “lawfully created”;

WHEREAS, the inconsistent regulations concerning RV Parks must be clarified to achieve uniformity and lessen confusion, and the current performance standards in LAMC Section 14.00 do not adequately consider and are not sufficiently calibrated to safeguard the compatibility of an RV Park with abutting, adjacent, and surrounding Very Low, Low, and Medium density residential communities;

WHEREAS, RV Parks are intended to accommodate self-propelling vehicles mounted on wheels which offer temporary living accommodations in a portable mobile setting, whether it be recreational, camping, travel, or temporary purposes, and as such, are inherently more transient in nature than abutting, adjacent, and surrounding residential communities;

WHEREAS, there is a need to clearly distinguish RV Parks from Mobilehome Parks, the latter of which are used for more permanent occupancy;

WHEREAS, residential communities located near RV Parks may be subjected to noise, dust, intrusive lighting, vehicle parking demand, frequent ingress and egress of heavy vehicles and heavy vehicle traffic through residential streets, all of which is atypical for lower density, permanent occupancy residential communities, and adversely impacts circulation and pedestrian safety, and, therefore, require protection from externalities that may be generated by this use;

WHEREAS, the existing zoning and building regulations provide minimal development restrictions to oversee the usage and operation of RV Parks and are largely inadequate to address the potential adverse impacts created by this use;

WHEREAS, the proposed ICO is intended to allow the City to clarify and harmonize its existing regulations to enable the orderly, safe and nuisance-free development and use of RV Parks;

WHEREAS, further study is needed by the City to determine the appropriate clarifications needed in the City's land use regulation system to achieve consistency among the regulations, and reducing any negative impacts on neighboring uses, and the City's existing infrastructure;

WHEREAS, the City Council adopted, on August 8, 2025 (Council File No. 25-0843), a motion instructing the Department of City Planning, with the assistance of the City Attorney, to prepare and process an ICO to prohibit the issuance of any demolition, building, grading, and any other applicable permit to prevent the approval of RV Parks as a Public Benefit Project pursuant to Section 14.00(A)(7) of the LAMC;

WHEREAS, the City Council introduced, on August 8, 2025 (Council File No. 24-1005-S1), a separate motion that would instruct the Department of City Planning to prepare an amendment to the Zoning Code and other relevant City codes, to clarify and maintain consistency between City codes relative to RV Parks, to clarify the distinction between RV Parks and Mobilehome Parks, and to clarify and harmonize the regulations and procedures applicable to each kind of park;

WHEREAS, the Department of City Planning is working to propose amendments to evaluate updated Zoning Code provisions that address in what zones and under what conditions new RV Parks can be established, and where public meetings will be held to integrate community input into the proposed new code amendments;

WHEREAS, it is expected to take time for the proposed code amendments and regulations to be adopted and become effective and, in the interim, public health and safety may be compromised if there is no land use-related oversight of where RV Parks can be sited, expanded or located without the benefit of new code amendments;

WHEREAS, the establishment, and/or enlargement of these uses may occur in the interim under the current Zoning Code provisions; and

WHEREAS, it is urgent to protect the public health, safety, and welfare by immediately preventing the issuance of permits or certificates of occupancy for the establishment or expansion of RV Park uses in A, R, and C zones until the necessary updates to the Zoning Code and other relevant codes, such as the Building Code and the Fire Code, are adopted.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

Sec. 2. **FINDINGS.** Based upon the above recitals and the record the City Council finds:

A. This moratorium will only apply to “trailers” as defined in Section 799.29 of the Civil Code, “recreational vehicle parks” (RV Park) as defined in Section 18862.39 of the Health and Safety Code, and/or as permitted by state law as a “special occupancy park” as defined in Health and Safety Code Section 18862.43.

B. There is a current and immediate threat to the public health, safety, and welfare from the issuance of any demolition, building, grading, and any other applicable permit related to the approval of a RV Park as a Public Benefit Project pursuant to LAMC Section 14.00(A)(7), which lists twelve (12) performance standards and also requires that the RV Parks must be “lawfully created.” The lack of adequate conditions applicable to and siting of RV Parks results in a threat to the public health, safety, and welfare. Approval of these RV Parks without adequate development conditions of approval are in conflict with LAMC Section 12.03, and the amendments currently being studied by the Department of City Planning. There is at least one RV Park application pending before the City.

C. There is a current and immediate threat to the public health, safety, and welfare from RV Parks approved as Public Benefit Projects under LAMC Section 14.00(A)(7) due to inadequate performance standards that fail to address cleanliness, occupancy and site requirements, sewage and trash disposal, water and electrical distribution systems, landscaping and screening, drainage and grading, utility systems, circulation, fire protection, evacuation and emergency preparedness, security and lighting, graffiti abatement, restrooms, and accessibility.

D. The ordinance will protect the public health, safety, and welfare.

E. The ordinance will prevent the introduction of new RV Parks or the expansion of existing RV Parks as a Public Benefit Project pursuant to LAMC Section 14.00(A)(7).

F. The City Council finds this ordinance is not subject to the California Environmental Quality Act pursuant to California Code of Regulations, Title 14,

Section 15060, Subdivision (c)(2) and Section 15061, Subdivision (b)(3), because adoption of the ordinance will not result in a directly or reasonably foreseeable indirect physical change in the environment and has no potential for resulting in a significant effect on the environment as the ordinance will maintain the status quo.

Sec. 3. **DEFINITIONS.** The words and phrases used in this ordinance shall be construed as defined in Section 12.03 of Chapter I of the Los Angeles Municipal Code and under state law as applicable.

Sec. 4. **PROHIBITION.** Notwithstanding any provision of the LAMC, no demolition, building, grading, or other applicable permit shall be issued related to the approval of a RV Park in an A, R, and C zone as a Public Benefit Project pursuant to Section 14.00(A)(7) of the LAMC.

Sec. 5. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply citywide.

Sec. 6. **APPLICABILITY OF ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter I and Chapter 1A of the Los Angeles Municipal Code and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or other ordinances.

Sec. 7. **EXTENSION OF REGULATIONS AND SUNSET PROVISIONS.** This ordinance will be in effect immediately upon passage and will remain in effect for 45 days. The City Council may by resolution extend the effective dates of this ordinance for a 10-month and 15-day period, which can be further extended to an additional year from the effective date of this ordinance so long as the Council makes the findings required in Government Code Section 65858(c). The ordinance will be of no further force and effect upon appropriate land use regulatory controls are established and become operative subsequent to the adoption of this ordinance.

Sec. 8. **HARDSHIP EXEMPTION.** The City Council, acting in its legislative capacity and by resolution, may grant hardship exemptions from any or all of the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

Sec. 9. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 10. **SAVINGS CLAUSE.** The provisions of this ordinance do not apply to the extent that their application would result in a taking requiring compensation, would deprive any person of constitutional or statutory rights or privileges, or would otherwise be inconsistent with state or federal law.

Sec. 11. **URGENCY CLAUSE.** The City finds that this Ordinance is required for the immediate protection of the public peace, health, welfare, and safety for the reasons set forth in this Ordinance above. Pursuant to Government Code Section 65858, this ordinance shall be effective upon the date of adoption.

Sec. 12. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By



PARISSH A. KNOX
Deputy City Attorney

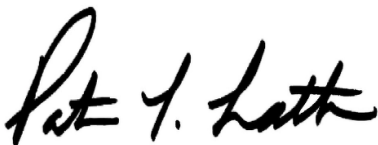
Date 10/24/2025

File No. 25-0843

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than four-fifths** of all its members.

CITY CLERK



Ordinance Passed October 28, 2025

Ordinance Approved by: Los Angeles City Council
Ordinance Published: 10/31/2025
Ordinance Effective Date: 10/31/2025