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November 19, 2025

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Dear Honorable Members:

## **REPORT ON RECREATIONAL VEHICLE PARKS INTERIM CONTROL ORDINANCE AND EXTENSION; CF 25-0843**

On August 8, 2025, the City Council approved a motion (CF 25-0843) instructing the Department of City Planning, with the assistance of 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 permit for Recreational Vehicle Parks (RV Parks) as a Public Benefit Project pursuant to Section 14.00 A.7 of the Los Angeles Municipal Code (LAMC), inasmuch as there are inconsistencies in the LAMC and the State of California Building Code, as to the controlling land use regulations for RV Parks. This moratorium will only apply to "trailers" as defined in Section 799.29 of the Civil Code, a "recreational vehicle park" (RV Park) as defined in Section 18862.39 of the Health and Safety Code, and/or permitted by the state as a "special occupancy park" as defined in Health and Safety Code Section 18862.43.

On October 28, the City Council adopted the RV Parks ICO, which prohibits the issuance of permits related to the approval of RV Parks in the A, R, and C zones under LAMC Section 14.00 A.7, Public Benefit Projects. The RV Parks ICO became effective on October 31, for an initial period of 45 days, ending December 15, 2025. Pursuant to California Government Code Section 65858, the City Council may by resolution extend the provisions of the ordinance for a 10-month and 15-day period, which can be further extended to an additional year from the effective date of the ordinance so long as the Council finds that the extension is necessary to protect the threat to the public safety, health, and welfare. No additional extensions are permitted beyond the total two year timeline.

Additionally, on September 10, 2025, the City Council approved a motion (CF 24-1005-S1) instructing the Department of City Planning, in consultation with the City Attorney, to prepare an amendment to the Zoning Code regarding the controlling land use regulations for Recreational Vehicle Parks to clarify and maintain consistency between provisions of the Zoning Code, Fire Code and State of California Building Code. This may include modifications to other City codes needed to facilitate this instruction, such as LAMC Section 14.00 concerning Public Benefit Projects, and any amendments necessary to clarify the distinction between Mobilehome Parks and Recreational Vehicle Parks, and the applicable land use limitations, standards, and approval processes relative to each kind of park.

Since the adoption of the RV Parks ICO and in response to the Council's instruction, the Department of City Planning has begun work on the amendment to the Zoning Code. Such work includes preliminary research into previous LAMC land use regulations regarding RV Parks, case histories from past RV Parks projects, and examples of RV Parks regulations from other jurisdictions. Initial coordination with the Department of Building and Safety and Fire Department is also in progress. However, further study is still needed by the City to determine the appropriate updates to clarify and harmonize the existing regulations and enable the orderly, safe, and nuisance-free development and use of RV Parks. Additional time is also needed to prepare, organize, and complete the legislative code amendment process, which will include public meetings and other opportunities for public participation to integrate community input into the proposed new code amendments. As such, the Department of City Planning recommends that the City Council extend the RV Parks ICO.

Sincerely,



VINCENT P. BERTONI, AICP  
Director of Planning

VPB:AV:HSC:bk