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August 26, 2026

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

Dear Honorable Members:

**REPORT RELATIVE TO SECOND EXTENSION OF RECREATIONAL VEHICLE
PARKS INTERIM CONTROL ORDINANCE; CF 25-0843**

On October 28, 2025, the City Council adopted an Interim Control Ordinance (ICO) (Ordinance No. 188753, effective October 31, 2025) to prohibit the issuance of permits related to the approval of Recreational Vehicle (RV) Parks in the A, R, and C zones under LAMC Section 14.00 A.7, Public Benefit Projects. The RV Parks ICO was effective for an initial period of 45 days, ending December 15, 2025. Pursuant to California Government Code Section 65858, the City Council subsequently adopted a resolution on December 12, 2025 to extend the provisions of the ICO for a 10-month and 15-day period, ending October 30, 2026. The ICO may be further extended an additional year to October 30, 2027, so long as the City 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.

BACKGROUND

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 ICO to prohibit the issuance of any demolition, building, grading, and any other applicable permit for 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.

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 the initial extension, the Department of City Planning has commenced work on the amendment to the Zoning Code, including research into past and current LAMC regulations and implementation processes. The Department of Building of Safety and the Office of the City Attorney have also been consulted on initial concepts for the proposed amendment. However, further study is still needed by the City to analyze all relevant California Health and Safety Code provisions in order to determine the appropriate updates necessary to clarify and harmonize the existing LAMC regulations. 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 any proposed code amendments.

RECOMMENDED ACTION

The Department of City Planning therefore recommends that the City Council extend the RV Parks ICO (Ordinance No. 188753) for one additional year to October 30, 2027.

If you have any questions regarding this matter, please direct them to Bonnie Kim via email at bonnie.kim@lacity.org.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:AV:hsc:nc:bk