



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

		The following individuals submitted comments on agenda item:		
Agenda #	Relate To	Position	Name	Comments
1.		Favor	Tiana Savino	
		Oppose	Dione L Kurtz	
			Ladan Rostama	
			Michael Strange	
			Romyd Owens	
		Other	Henry Fung	I think a mutually agreeable solution is available, which allows all people currently in long term residence there to continue indefinitely, while enforcing the 90 day limit within six months rule on renters coming in effective from the final date of approval of the CUP (i.e, when the Board officially approves the action). That way the issue will gradually phase out as people leave the park. I would also encourage that long term renters be relocated near each other to further encourage short term usage as they may not wish to stay in an area with many long term renters.
			Michele savino	I have lived in this RV park for 6 years, there are others that have lived here up to 30. Yes we live in a high fire High flood zone yes we have had fires and floods, but we are still here. And what's the difference between a short-term and a long-term person whether there's a fire or a flood there will still be people here having short-term people aren't going to stop fires and floods. The difference is that the long-term residents know what to do and how to evacuate. Short-term Stayers will panic and not know what to do. There are times in the past that a fire has occurred and the residents have gotten it out before the fire department has gotten here saving the canyon. Long-term residents are cleaner and care about there home, short-term people trash the place. Also letting somebody stay for 90 days establishes them as a tenant and we would have to go through the eviction process to get them out. We have already lost 53 families some of them are on the street side right now if you make this pass the 47 left will end up right next to them.
	Item Total	7		
Grand Total			7	

November 18, 2022

VIA EMAIL ONLY

rclaghorn@planning.lacounty.gov

Los Angeles County Department of Regional Planning
ATTN: Richard Claghorn
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Re: **CONDITIONAL USE PERMIT (CUP) REQUEST**
Case: RPPL2019001251
Project: 2019-000706
Site Location: 10645 Soledad Canyon Road, Santa Clarita, CA 91390
Reference: Cali Lake RV Resort
APN: 3210-011-019
**REQUEST FOR LONG TERM STAY EXEMPTION
PER CALIFORNIA HEALTH AND SAFETY CODE SECTION 18865.2**

Dear Richard,

I understand you spoke with my client Stewart Silver a couple days ago and reiterated Los Angeles County Planning ("Planning")'s position that it would not waive the 90-day (i.e., 90 consecutive days within a six-month period) short term occupancy restrictions for Cali Lake RV Resort ("Park") as part of the Park's request for a renewed Conditional Use Permit ("CUP"). The Park is requesting a long term stay exemption per California Health and Safety section 18865.2.

As you know, there have been permanent residents at the Park for decades long before Mr. Silver acquired the Park. The issue of permanent housing in RV parks was a concern of the California State legislature years ago when it passed Health and Safety Code section 18865.2 which became effective on January 1, 2004. The State legislature recognized that more and more Californian's were using RV's and RV parks as permanent housing as housing costs continued to rise across the State. We know now, almost two decades later, this trend has only continued exponentially.

Once an applicant, such as the Park, makes such a formal request, the burden to rebut this long term stay exemption request is actually on the County, not the applicant (i.e., Park). *Cal Health & Saf. Code* §18865.2(a) ("exemption shall be granted unless the...County...makes a substantial finding...").

Health and Safety Code section 18865.2 states as follows:

(a) In any city, county, or city and county that has imposed a time limitation for occupancy of spaces in special occupancy parks, any special occupancy park owner may apply for an exemption to that limitation. The **exemption shall be granted unless the city, county, or city and county makes a substantial finding** that based on, but not limited to, the lack of needed overnight or tourist spaces in those special occupancy parks in the city, county, or city and county, that the exemption of the applicant's special occupancy park from the time limitation would cause specific adverse impacts which cannot be mitigated or avoided by providing partial exemptions as set forth in subdivision (b) or by imposing conditions pursuant to subdivision (c).

(b) The requirements of subdivision (a) may be satisfied by partial exemption if either of the following applies:

(1) A number of spaces in a special occupancy park are set aside for short-term occupancy, and the remaining spaces are exempted by the city, county, or city and county from the occupancy limitation.

(2) A city, county, or city and county finds that by increasing the maximum length of stay to a specified additional period of time for the applicant, the problems raised by the applicant for an exemption are satisfied.

(c) As an alternative to granting a partial exemption pursuant to subdivision (a), in approving a request for an exemption from special occupancy park time limitations, a city, county, or city and county may:

(1) Impose conditions to assure there will be no adverse impact on local school districts due to the additional enrollment of residents of a special occupancy park.

(2) Assure that a special occupancy park is in compliance with all regulations adopted pursuant to this part.

(d) If an exemption to a time limitation for occupancy of spaces in a special occupancy park is applied for pursuant to subdivision (a) and the special occupancy park for which the exemption is requested is located within the coastal zone, as defined in Section 30103 of the Public Resources Code, the exemption shall be granted, only, if in addition to meeting the requirements set forth in subdivision (a), the city, county, or

city and county finds that granting the exemption is consistent with its certified local coastal program. If granting the exemption would be inconsistent with an approved or certified local coastal program, the applicant for the exemption may petition the appropriate city, county, or city and county to seek an amendment to its certified local coastal program. If, after consultation with the California Coastal Commission, it is determined that an amendment to the certified local coastal program is required in order to grant the exemption, the city, county, or city and county may request an amendment to the certified local coastal program within 90 days of the applicant's filing of the petition. This request may be made without regard to the limitation on the number of the amendments that can be requested during any year, pursuant to Section 30514 of the Public Resources Code. The California Coastal Commission shall certify the amendment to the local coastal program unless it finds that the certification would not be consistent with Chapter 3 (commencing with Section 30200) of Division 20 of the Public Resources Code.

Cal Health & Saf. Code §18865.2 [emphasis added]

Hence, State Law requires that upon application, the County must provide a full or partial exemption from that short term stay requirement of the CUP unless the County can make certain findings upon substantial evidence. Please advise of the County's official position in response to this formal request and what if any, substantial findings the County has made to support any full or partial denial of this long-term stay request. We are not aware of what those findings are, if any. We would be happy to discuss this issue further at your convenience. If you have any questions about this or need anything further from the Park on this request, please do not hesitate to contact our office. I can be reached by phone at 949-565-1337 and by email at chris@rudderowlaw.com.

Very truly yours,

RUDDEROW LAW GROUP

Chris C. Chapman

Chris C. Chapman, Esq.

CCC/ld

cc (via email only): Client-Stewart Silver (fun@oceans11rv.com)