



April 26, 1999

Agenda: May 4, 1999

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: POLICIES RELATIVE TO LONG TERM OCCUPANCY OF RV PARKS

Members of the Board:

On March 23, 1999, your Board considered a preliminary report regarding the policy issues of allowing the long term occupancy of RV parks. Your Board also received a status report regarding the enforcement activities associated with the Marmo's and Golden Torch RV Parks. At the conclusion of your discussion, your Board directed staff to return with a draft ordinance on May 4 which would establish standards and criteria for considering, on a case-by-case basis, the possible conversion of existing limited occupancy RV parks to year-round occupancy. As a related action, your Board also directed the Planning Department to continue to suspend code compliance activities related to the 30-day occupancy restriction as to existing residents at the Marmo's and Golden Torch RV Parks until May 4, 1999, for reconsideration in connection with the draft ordinance.

Since our last report your Board on these matters, we have met on numerous occasions with representatives from the County Administrative Office, the Redevelopment Agency, Environmental Health, and County's Counsel's Office to develop an ordinance for your Board's review. While substantial progress has been made on the overall policy concepts, additional time is needed for interagency review of the ordinance provisions, and refinement of the draft language. We anticipate that this work will be completed in the next few weeks, and are therefore recommending that this matter be deferred until your June 8, 1999 agenda.

It would also be appropriate to continue to suspend any enforcement of the occupancy restrictions as to existing residents at the Marmo's and Golden Torch RV Parks while the ordinance, once it is approved in concept by your Board, is undergoing Environmental Review, Housing Advisory Commission review, and consideration by the Planning Commission. Assuming approval by your Board in June, it is expected that the formal review process will take between four and six months before coming back to your Board for final adoption. If this ordinance is intended to take effect both inside and outside of the Coastal Zone, then additional time will be required for consideration by the Coastal Commission, unless your

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Board elects to have the ordinance take effect immediately outside the Coastal Zone upon adoption. Therefore, the enforcement of occupancy restrictions as to existing residents at these two Parks should continue to be deferred to October 31, 1999 or upon adoption of the final version of the ordinance by your Board if such occurs prior to that date. It should be noted that the Department continues to work with County Counsel who has advised us that the continuance of this specific permit compliance issue to October 31, 1999 will not delay the ongoing efforts relative to enforcement of the serious health and safety violations at these Parks.

The Office of County Counsel continues to pursue its enforcement actions against Golden Torch Travel Trailer Park (Case No. 135000) and Marmo Travel Trailer Park (Case No. 134416). A Preliminary Injunction against Golden Torch Travel Trailer Park was obtained on March 17, 1999, and a report back to the Court is scheduled on May 3, 1999. As to Marmo Travel Trailer Park, on April 23, 1999, the Court appointed a Receiver. Please be assured that the Board will be kept apprised about these items.

IT IS THEREFORE RECOMMENDED that your Board:

- 1) Defer the consideration of a draft ordinance to allow the potential conversion of limited occupancy RV parks to permanent occupancy to June 8, 1999, and
- 2) Direct the Planning Department to continue to suspend enforcement of 30 day occupancy restrictions as to existing residents at Marmo's and Golden Torch RV parks to October 31, 1999, or upon adoption of the final version of the ordinance by your Board if such occurs prior to that date.

Sincerely,


Alvin D. James
Planning Director

RECOMMENDED:


SUSAN A. MAURIELLO
County Administrative Officer

cc: RDA
CAO
County Counsel
Environmental Health
Housing Advisory Commission
Legal Aide