

MEMORANDUM

TO: KEN RUKAVINA, PE, DIRECTOR OF COMMUNITY DEVELOPMENT *KJR*

FROM: JAEHEE YOON, SENIOR PLANNER *JY*

DATE: FEBRUARY 22, 2021

SUBJECT: 10-DAY REPORT ON THE CITY OF RANCHO PALOS VERDES MORATORIUM ON ACCEPTANCE OR PROCESSING OF APPLICATIONS, ISSUANCE OF PERMITS, AND THE CONSTRUCTION OF TREEHOUSES AS REQUIRED BY GOVERNMENT CODE §65858(d).

BACKGROUND

On January 19, 2021, the City Council initiated code amendment proceedings to the Rancho Palos Verdes Municipal Code (RPVMC) to develop provisions for the regulation of treehouses.

On February 2, 2021, pursuant to Government Code §65858, the City Council adopted an Urgency Ordinance No. 641U to establish a temporary 45-day moratorium on the acceptance or processing of applications, issuance of permits, and the construction of treehouses.

Government Code §65858 allows an initial 45-day moratorium to be extended for up to 10 months and 15 days after a duly noticed public hearing is held. As required by Government Code §65858(d), the City must produce a report 10 days prior to extending a moratorium that describes the measures taken since enacting the urgency ordinance.

MEASURES TAKEN TO ALLEVIATE THE CONDITIONS THAT LED TO THE ADOPTION OF THE URGENCY ORDINANCE

1. The City has commenced the process to amend Title 17 (Zoning) of the RPVMC to establish treehouse development standards with consideration to extreme slopes, view impacts, privacy infringement, and safety.
2. The draft code amendment language will be presented to the Planning Commission before a duly noticed Planning Commission meeting. In light of the COVID-19 pandemic, the item will be heard before the Planning Commission at the earliest opportunity as City Hall operations has been scaled down to essential city services for the time being.

3. The adoption of newly created regulations to Title 17 (Zoning) of the RPVMC will take time and careful consideration as well as input from various interested parties. Thus far, there has been insufficient time since enacting Ordinance No. 641U to complete this process in a timely manner to amend the code language.
4. The continued global outbreak of COVID-19 has resulted in implementing safety measures with direct impacts to City Hall services such as the City Hall closure to the public. Therefore, additional time is necessary to further assess and develop provisions that fit into the context of the City's General Plan and the RPVMC, as allowed under Government Code §65858.