

## **TEMPORARY EMERGENCY STORAGE**

Until the expiration of the Urgency Ordinance No, 687U, in the event that a structure in any zoning district becomes uninhabitable due to an involuntary act, which is not the fault of the property owner or lessee, one or more cargo containers may be used for temporary storage of household materials until said structure is repaired or reconstructed, and must be removed or replaced by a permanent permitted structure no later than December 31, 2026.

The following development standards shall apply to all cargo containers utilized for temporary emergency storage hereunder:

1. Cargo containers shall not be used for human habitation.
2. Cargo containers shall not have any factory-built or field applied plumbing, heating, or air conditioning systems.
3. Cargo containers shall not be stacked on top of each other or on any structure.
4. Cargo containers utilized as temporary emergency storage shall be set back a minimum five feet from any property line and a minimum ten feet from any structure.
5. Cargo containers shall not block, obstruct, or reduce in any manner any required exits, windows, vent shafts, parking spaces, and/or access driveways or any area designated or used for emergency access.
6. Refuse and/or debris shall not be stored in, against, on, or under the cargo container.
7. The cargo containers shall be constructed of metal, except for a wood floor within the metal shell. Structural plans and calculations are not required.
8. The keeping of animals in cargo containers is not permitted at any time.
9. Cargo containers shall not be placed on extreme slopes (i.e., 35 percent steepness or greater).
10. Each cargo container permitted pursuant to this section shall be painted an earth-tone color that is approved by the director of planning, building, and code enforcement. No cargo container may contain any names, logos, or other markings painted on, or otherwise attached to, the exterior of the container.
11. Any permitted cargo container shall not exceed a height of eight feet and six inches, a width of eight feet, and a length of 40 feet.

The following materials must be submitted to the Planning Division of the City's Community Development Department for processing:

- ☐ Temporary Emergency Storage Permit Application signed by the property owner.
- ☐ A scaled site plan showing the location of all existing buildings, parking spaces, and the size and location of all cargo containers. Additionally, the site plan shall show all slopes on the lot, as well as all slopes adjacent to the subject site, including the steepness of marked each slope.



City of

RANCHO PALOS VERDES

COMMUNITY DEVELOPMENT DEPARTMENT

**TEMPORARY EMERGENCY STORAGE PERMIT NO. \_\_\_\_\_**

**APPLICANT/CONTRACTOR:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**LANDOWNER:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Project Information:**

Project Address: \_\_\_\_\_

Temporary Housing Type (briefly describe): \_\_\_\_\_

Cargo Container Dimensions (Height x Width x Depth): \_\_\_\_\_

Total Square Footage: \_\_\_\_\_ Number of Cargo Containers units: \_\_\_\_\_

The proposed use will be from \_\_\_\_\_ to \_\_\_\_\_  
(date and time) (date and time)

**Indemnification:**

The property owners, applicants and their successors in interest, agree that they shall indemnify and defend the City of Rancho Palos Verdes and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning the approval and issuance of the Permit, including ( without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with the approval and issuance of the Permit. The City shall have the sole right to choose its counsel and property owners, applicants and their successors in interest shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning the approval and issuance of the Permit.

The property owners, applicants and their successors in interest, agree to allow the City to terminate all utilities upon expiration of the period for which the temporary housing structure is permitted to remain on the property.

I HEREBY CERTIFY, under the penalty of perjury, that the information and materials submitted within this application are true and correct and that I am the owner of the property for which this application is made and, in that capacity, has approved and authorized this application for the above listed use.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date