

TEMPORARY FOUNDATIONAL SUPPORT SYSTEMS

Until the expiration of the Urgency Ordinance No, 687U, cargo containers, steel beam supports, and other temporary foundational support measures may be utilized within the Landslide Complex until December 31, 2026, unless extended by the City Council. All temporary measures must be approved by the City's Building Official to ensure safety.

The following regulations shall apply to all cargo containers utilized as a specialized foundation for a structure during the local emergency declaration, in addition to the regulations for all temporary foundational support systems:

- A. Cargo containers shall not be used for human habitation.
- B. Cargo containers shall not have any factory-built or field-applied plumbing, heating, or air conditioning systems.
- C. Cargo containers shall not be stacked on top of each other or on any structure.
- D. Refuse and/or debris shall not be stored in, against, on, or under the cargo container.
- E. The cargo containers shall be constructed of metal, except for a wood floor within the metal shell. Structural plans and calculations are not required.
- F. The keeping of animals in cargo containers is not permitted at any time.
- G. Each cargo container permitted pursuant to this section shall be painted an earth-tone color that is approved by the Director of Community Development. No cargo container may contain any signs, names, logos, or other markings painted on, or otherwise attached to, the exterior of the container, with the exception of street numbers and address for the property.
- H. 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.

Regulations for all temporary foundational support systems

The following regulations shall apply to all temporary foundational support systems for a structure, inclusive of cargo containers, during the local emergency declaration:

- 1. Temporary foundational support systems 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. If these areas are blocked or obstructed, the structure will be deemed as uninhabitable until such time that the obstruction is removed.
- 2. Temporary foundational support systems shall not be placed on extreme slopes (i.e. 35 percent steepness or greater).
- 3. If the structure is to remain habitable with a temporary foundation support system, the structure must have adequate and safe ingress/egress, fire department access, and utility systems including water, sewer, power, heat, and hot water, as determined acceptable by the City's Building Official.
- 4. No grading will be allowed beyond 20 cubic yards for the installation of a temporary foundation support system.
- 5. Any temporary foundation support system approved in accordance with this urgency ordinance is allowed temporarily and a permit for a permanent foundation system must be submitted for approval in compliance with the Rancho Palos Verdes Municipal Code no later than December 31, 2026.

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

- ☐ Temporary Foundational Support Systems Permit Application signed by the property owner.
- ☐ A scaled site plan drawn to show the location of all existing buildings, parking spaces, and the size and location of the proposed temporary foundational support system be submitted. Additionally, the site plan shall show all slope locations and steepness percentages on the lot, as well as all slopes adjacent to the subject site.



City of

RANCHO PALOS VERDES

COMMUNITY DEVELOPMENT DEPARTMENT

TEMPORARY FOUNDATIONAL SUPPORT SYSTEM PERMIT NO. _____

APPLICANT/CONTRACTOR:

Name: _____

Address: _____

Phone: _____

Email: _____

LANDOWNER:

Name: _____

Address: _____

Phone: _____

Email: _____

Project Information:

Project Address: _____

Temporary Foundational System Type (briefly describe): _____

Cargo Container Dimensions (Height x Width x Depth): _____

Total Square Footage: _____

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