COUNTY DISASTER RECOVERY PERMIT - TEMPORARY HOUSING PROJECT APPLICATION

INFORMATION:
You can use this application for:

Option A – Temporary Housing Unit
You may use a manufactured home, a mobilehome, or a recreational vehicle ("RV") as a temporary housing unit if you lived in a legally-established single-family residence, accessory dwelling unit ("ADU"), or caretaker's residence that was destroyed or made uninhabitable by a disaster.

Option B – Temporary Housing Community (California Executive Order N-9-25)
A temporary housing community provides short-term housing for people who were displaced by a disaster and may include manufactured homes, mobilehomes, or RVs, with basic infrastructure and services. The community must close by January 16, 2028, or within 30 days after California Executive Order ("EO") N-9-25 ends, whichever happens first, unless a new application is submitted to show that the community will comply with current County requirements.

Please do not use this application if you want to build a new "standalone" ADU before you rebuild your primary residence.

Please provide the application materials and complete the acknowledgements listed below to confirm your compliance with County requirements for temporary housing unit(s) or a temporary housing community. After County Staff completes the initial review, we will notify you when we need additional documents. For more information, please visit: https://recovery.lacounty.gov/rebuilding/temporary-housing/

REQUIRED ITEMS:

1. Site Plan

Option A – Temporary Housing Unit

Provide a site plan of the entire property that depicts / notes the following:

- The location, footprint, number, and type of temporary housing unit
- The potable water connection to the temporary housing unit
- The wastewater connection to the temporary housing unit
- The electrical connection to the temporary housing unit

Option B – Temporary Housing Community

Provide a site plan of the entire property that depicts / notes the following:

- The number of temporary housing units in the community
- The type of each temporary housing unit in the community (e.g., mobilehome, manufactured home, or RV)
- The location and footprint of each temporary housing unit in the community
- The distances (setbacks) between all manufactured homes and all mobilehomes to all property lines

- The distances (setbacks) between all manufactured homes, all mobilehomes, and all RVs to all existing structures on the property
- Off-site access, which must include both physical and legal access to an improved, County-maintained road
- On-site access to each temporary housing unit in the community
- The potable water connection to each temporary housing unit in the community
- The wastewater connection to each temporary housing unit in the community
- The electrical connection to each temporary housing unit in the community

2. Acknowledgments

Option A – Temporary Housing Unit

Initial the following statements to acknowledge the County's temporary housing unit requirements:

INITIAL HERE:	I ACKNOWLEDGE AND UNDERSTAND:
	A temporary housing unit can only be an RV, a manufactured home, or a mobilehome on a property where a legally established single-family residence, ADU(s), or caretaker's residence was destroyed or made uninhabitable by a disaster.
	Any temporary housing unit established under the provisions for "Occupied Recreational Vehicle Parking During a County Declared Shelter Crisis" cannot be used as a temporary housing unit under the Disaster Recovery Ordinance.
	I / We have lived in a housing unit on the property within the 12 months before the emergency declaration. I / We have information to demonstrate that I / we have lived in that housing unit, such as a driver's license or a different government-issued identification card, a property tax bill, a utility bill, or a similar document.
	The property has been or will be cleared of disaster-related debris, rubble, ash, hazardous waste, or other items that could be a threat to the public health, safety, or general welfare, to the satisfaction of the County prior to establishing the temporary housing unit – **or** – the temporary housing unit will not be placed on any existing debris field. I / We also acknowledge the potential health risks associated with residing in a temporary housing unit on a property with uncleared fire debris and the potential health risks from exposure to uncleared properties in the surrounding area.
	Temporary housing is limited to one (1) housing unit for each housing unit that was destroyed or made uninhabitable. A maximum of two (2) temporary housing units may be placed on the property.
	A temporary housing unit cannot exceed 1,500 square feet in floor area or the floor area of the housing unit that was destroyed or made uninhabitable, whichever is smaller.
	One (1) temporary storage structure, not to exceed 450 square feet in floor area and 10 feet in height, is allowed with each temporary housing unit.
	Temporary housing units and temporary storage structures cannot result in new habitat impacts and must be located on any portion of the property that was already developed, such as the building pad, decks, patios, impervious surfaces, parking areas, and graded slopes.

INITIAL HERE:	I ACKNOWLEDGE AND UNDERSTAND:
	A minimum distance of six (6) feet is required between a temporary housing unit and any other structure on the same property.
	A temporary housing unit must contain sleeping, cooking, bathing, and sanitary facilities.
	A temporary housing unit must be connected to a permanent source of potable water approved by the County.
	A temporary housing unit must be connected to or served by a wastewater disposal system approved by the County.
	A temporary housing unit must be connected to an electrical source approved by the County.
	Except as otherwise authorized by the Disaster Recovery Ordinance, a temporary housing unit must comply with all other applicable requirements of Title 22 (Planning and Zoning) of the County Code.
	County approvals of temporary housing units and temporary storage structures under the Disaster Recovery Ordinance expire two years after the beginning of the emergency declaration. Temporary housing units and temporary storage structures must be removed within 24 hours after the County approval expires. Time extensions may be approved.
	Temporary housing units and temporary storage structures approved by the County under the Disaster Recovery Ordinance must be removed within 30 days after the County issues a Certificate of Occupancy for the replacement of the housing unit that was destroyed or made uninhabitable.

Option B – Temporary Housing Community

Initial the following statements to acknowledge the County's temporary housing community requirements:

INITIAL HERE:	I ACKNOWLEDGE AND UNDERSTAND:
	All proposed housing units cannot result in new encroachment(s) into the protected zone(s) of oak tree(s) or require removal(s) of oak tree(s).
	All RV housing units must be operable and maintain a current registration issued by the California Department of Motor Vehicles.
	All manufactured homes and mobilehomes must have been produced after 1975.
	Fuel modification, fire access, and fire suppression systems must be provided to the satisfaction of the County.

INITIAL HERE:	I ACKNOWLEDGE AND UNDERSTAND:
	Connections to public utility systems (wastewater, potable water, and electrical) must be approved by the respective service providers.
	Temporary power poles for RV housing units must be approved by both the utility provider and the County.
	No more than 14 housing units may be served by a potable water system using onsite ground water wells.
	Temporary potable water systems are only allowed for RV housing units. The temporary potable water system(s) in the temporary housing community must be approved by the County.
	Temporary wastewater systems that do not connect to a public sewer, such as portable holding tanks, portable restrooms, and portable shower facilities, are only allowed for RV housing units. The temporary wastewater system(s) in the temporary housing community, and any on-site / off-site RV sanitation station disposal facilities that do not connect to a public sewer, must be approved by the County.
	Occupancy of the temporary housing community must end by January 16, 2028, or within 30 calendar days after EO N-9-25 ends, whichever happens first.
	The temporary housing community must comply with all applicable laws, regulations, and permitting requirements that were suspended by EO N-9-25 by January 16, 2028, or within 30 calendar days after EO N-9-25 ends, whichever happens first. At that time, the community operator must submit a complete land use application, with the property owner's consent, to County Regional Planning or cease operations.
	The community operator and/or manager will provide a log to County Staff during periodic inspections and/or upon request. The log must contain the information that County Staff needs to confirm that community residents were displaced by the Eaton Fire or the Palisades Fire.
	As part of the rental agreement with the property owner and / or the community operator, all residents must acknowledge that their stay in the community is temporary.

STEP 1: AFFECTED PROPERTY

ASSESSOR'S PARCEL NUMBER(S)

PROPERTY ADDRESS (IF APPLICABLE)

BUSINESS/ESTABLISHMENT NAME (IF APPLICABLE)

STEP 2: RECORD OWNER

NAME

ADDRESS

CITY/STATE

ZIP TELEPHONE

EMAIL***

APPLICANT/AGENT

NAME

ADDRESS

CITY/STATE

ZIP TELEPHONE

EMAIL***

Preferred contact: ☐Owner ☐Applicant/Agent

RECORD OWNER OR APPLICANT EMAIL MUST BE PROVIDED

STEP 3: PROJECT DESCRIPTION (INCLUDING LOCATION IF DIFFERENT FROM ABOVE)

STEP 4: PROJECT & PROPERTY DATA

Are you applying for a temporary housing community?

☐Yes ☐No

Please select your type of potable water system:

☐Private Well
☐Public Water System _____

Please select your type of wastewater disposal:

☐Onsite Wastewater Treatment System
☐Public Sewer
☐Sewage pumping company _____

Please indicate your electrical service method or provider:

_____

Please indicate the type and number of temporary units.

☐Manufactured home _____ unit(s)
☐Mobilehome _____ unit(s)
☐Recreational Vehicle (RV) _____ unit(s)

Is temporary storage proposed?

☐Yes ☐No