

The City Council of the City of Torrance does ordain as follows:

SECTION 1

The City Council finds as follows:

- (a) The long term use of vehicles and trailers as living quarters on private property negatively affects the aesthetics and livability of the community, neighborhood and residents. Noise levels are increased with generator and engine usage, annoying odors are emitted from sewage holding tanks and traffic within the neighborhood is increased with the addition of residents in unpermitted living quarters.
- (b) Use of vehicles for long-term living quarters can result in persons living within side or rear set-back areas, which would not otherwise be acceptable for living quarters and which can expose adjacent residents to greater levels of noise and odor.
- (c) Current ordinances are inadequate to address the problem of long-term habitation of vehicles on private property
- (d) There is value in having recreational vehicles or trailers kept on private property, as it allows for storage of supplies in case of emergency as well as providing additional space for short-term visitors or family activities.

Therefore, the City intends to provide a method by which residents may make use of their recreational vehicles for short-term visitors or family activities while prohibiting the long-term use of those vehicles for living quarters.

Purpose

This section is intended to prevent the long-term use of vehicles as living quarters on private property except under circumstances as set out in the following ordinance.

Section 92.5.010 – USE OF VEHICLES ON PRIVATE PROPERTY FOR HABITATION.

No person shall use or allow any vehicle parked or standing upon any residentially zoned property to be used for the purpose of temporary or permanent living without a permit, nor shall any vehicle be stopped, parked, left standing or encroaching upon any portion of neighboring private properties.

- a) For purposes of this section, the term, “living,” shall include, but not be limited to, acts of sleeping, cooking, bathing, occupying as a dwelling, or any stay within the vehicle not directly related to its driving. The following factors may constitute acts of “living” for purposes of this code section: the connecting to sewer, water, electrical systems, and/or the use of a power generator, except during a loading and/or preparation period.

- 1) A loading and/or preparation period for purposes of this section means a period of seventy-two (72) hours or less within a calendar week, i.e. Sunday through Saturday.
 - 2) No more than three (3) loading and/or preparation periods are permitted in a calendar month.
- b) For purposes of this section, “vehicle,” means any automobile or device, operable or inoperable, with or without wheels, by which any person or property may be propelled, moved, or drawn upon the street or highway, including, but not limited to, automobiles, boats, mobile homes, house trailers, recreational vehicles and/or similar type trailers.

Section 92.5.020 – TEMPORARY HABITATION PERMITS.

The use of a recreational vehicle, motor home, or similar type trailer on residential property for temporary habitation may be permitted if a Temporary Habitation Permit has first been obtained from the Torrance Community Development Department, as set forth in the procedures listed in Section 92.5.040.

- a) A Temporary Habitation Permit shall be valid for a maximum of fifteen (15) consecutive days from the date issued, unless fifteen (15) specific consecutive days are requested when the permit is issued.
- b) A Temporary Habitation Permit shall not be granted more than twice per calendar year.

Section 92.5.030 – EXCEPTION.

Upon obtaining a valid building permit from the Building and Safety Division of the Torrance Community Development Department, a Temporary Habitation Permit shall be valid for a period of six (6) months. For periods longer than six (6) months, but no more than one (1) year, the Environmental Division of the Torrance Community Development Department may issue an extension under necessary circumstances. All other time periods, emergency permits, or extensions due to unforeseen circumstances shall be reviewed by the Torrance Environmental Quality and Energy Conservation Commission.

- a) Construction inactivity or cancellation or completion of the building permit for which the extended Temporary Habitation Permit has been approved will invalidate the Temporary Habitation Permit.
- b) For purposes of this section, “construction inactivity” is defined as a lack of formal request for inspection within a ninety (90) day period.
- c) Chapter 2 of this title notwithstanding, the use of a recreational vehicle, motor home or similar type trailer for living purposes on a single-family property existing on the adoption date of this ordinance, shall be prohibited six (6) months from the date of adoption unless expressly authorized in this title.

Section 92.5.040 – TEMPORARY HABITATION PERMIT PROCEDURES.

The Director of the Community Development Department or designee is authorized to issue Temporary Habitation Permits, pursuant to the following:

- a) Each person desiring a Temporary Habitation Permit shall file with the Community Development Department a completed city application form containing the following:
 - 1) The name, address, and phone number of the registered owner of the recreational vehicle, motor home or similar type trailer;
 - 2) The name, address, and phone number of the applicant for the Temporary Habitation Permit;
 - 3) The license number, make, and model of the designated recreational vehicle, motor home, or similar type trailer;
 - 4) The dates for which the permit is requested;
 - 5) The dates and duration of any and all Temporary Habitation Permits issued to the residence during the current calendar year;
 - 6) Any additional information the Community Development Department may require;
 - 7) The applicant must sign the application under penalty of perjury;
 - 8) Temporary Habitation Permits issued and approved by the Community Development Department shall include the license plate number of the designated recreational vehicle, motor home or similar type trailer, the date of issuance, and the date of its expiration;
 - 9) Temporary Habitation Permits shall be displayed on the lower portion of the windshield (driver's side) or nearest window of the recreational vehicle, motor home or similar type trailer so that it is clearly visible from the exterior of the vehicle. If applicable, i.e., there are no windows, the Temporary Habitation Permit shall be displayed where it is visible from the street, which is usually the left side of the vehicle;
 - 10) The Director of Community Development Department or his or her designee is authorized to set up a Temporary Habitation Permit call-in phone number or internet processing system.

Section 92.5.050 – TEMPORARY HABITATION PERMITS (FEES).

Temporary Habitation Permits will be issued without any fees.

Section 92.5.060 – PERMIT DENIAL.

A Temporary Habitation Permit must be denied if the Community Development Director or designee finds that:

- a) The proposed location is not on the Property of the applicant or the person the applicant is visiting;
- b) The out-of-town visitor is not a guest of the resident; or
- c) Information submitted by the applicant is materially false.

Section 92.5.070 – VIOLATION OF ARTICLE.

- a) Any person who violates any provision in this Article is guilty of a misdemeanor and will be subject to citation.
- b) Every person who forges, alters or counterfeits a Temporary Habitation Permit is guilty of a misdemeanor.
- c) Every person who uses a recreational vehicle, motor home or similar type trailer for the purposes of habitation, without a valid Temporary Habitation Permit, is guilty of a misdemeanor.

Section 92.5.080 – STATE OF EMERGENCY.

The prohibitions in this Article shall not apply to the habitation of a recreational vehicle, motor home or similar type trailer during the pendency of any state of emergency declared to exist within the City of Torrance by the City Council.

Section 92.5.090 – APPLICATION OF REGULATIONS.

- a) The prohibitions in this Article will apply at all times, or at those times specified.
- b) The time limitations within this title will not relieve any person from the duty to observe other and more restrictive provisions of the California Penal Code, California Vehicle Code or the Torrance Municipal Code prohibiting or limiting the use of vehicles for temporary or permanent habitation.
- c) Nothing in this Article will be construed to permit vehicle habitation on a public street as prohibited by section 61.6.31 of the Torrance Municipal Code.