



DIANNE JACOB
SUPERVISOR, SECOND DISTRICT
SAN DIEGO COUNTY BOARD OF SUPERVISORS

AGENDA ITEM

DATE: December 6, 2005
TO: Board of Supervisors
SUBJECT: **SEA CARGO CONTAINER REGULATIONS (District: All)**

SUMMARY:

Overview

Over the past several years, there have been reports to the county of a noticeable increase of sea cargo containers located on individual lots in residential areas. These containers are often sold by the shipping industry to individuals once they become damaged or worn out and near the end of their usefulness. When these containers are located within residential areas, they are generally not renovated or improved, nor compatible with surrounding land uses and the community's character.

Presently, sea cargo containers are considered as buildings and are required by the county to obtain a building permit, except for those that are less than 120 square feet when used as accessory storage buildings without any plumbing, electrical, or mechanical permits associated therewith.

Today's action will direct the Chief Administrative Officer to review ordinances and regulations on the use of sea cargo containers specifically in residential areas and to return to the Board within 180 days with recommendations on ways to guarantee compatibility with surrounding land uses and the community's character.

Recommendation(s)

SUPERVISOR JACOB:

Direct the Chief Administrative Officer to review ordinances and regulations on the use of sea cargo containers specifically in residential areas and to return to the Board within 180 days with recommendations on ways to guarantee compatibility with surrounding land uses and the community's character.

Fiscal Impact

There is no fiscal impact associated with this action.

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Business Impact Statement

N/A

Advisory Board Statement

N/A

BACKGROUND:

Complaints to the Department of Planning and Land Use have been increasing as more and more sea cargo containers are being located on private property without regard to their physical appearance or impact to surrounding neighborhoods. Used sea cargo containers are being sold to individuals for use as storage facilities rather than their intended use, which is for the transportation of goods and materials overseas. Over the past several years, there has been a noticeable proliferation of sea cargo containers located on residential lots. Because cargo containers are designed to store materials during transit, they are also useful as storage “buildings” once they are not needed for transportation purposes. When these containers are located within residential areas, they are generally not renovated or improved, or compatible with surrounding land uses and community character.

In order to limit these impacts, consideration should be given to restricting the establishment of, or significantly limiting the use of sea cargo storage containers in areas where they are not compatible with the surrounding area. In addition, the Chief Administrative Officer should review ordinances and regulations that address existing sea cargo containers specifically in residential areas.

Due to the fact that this action could propose an amendment to the Zoning Ordinance, Community Planning Groups should be notified and asked to provide input on any proposed changes. Additionally, it is required that the Planning Commission also provide a recommendation before coming back to the Board of Supervisors.

Today’s action will direct the Chief Administrative Officer to review ordinances and regulations on the use of sea cargo containers specifically in residential areas and to return to the Board within 180 days with recommendations on ways to guarantee compatibility with surrounding land uses and the community’s character. I urge your support.

Respectfully submitted,

DIANNE JACOB
Supervisor, Second District

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AGENDA ITEM INFORMATION SHEET

CONCURRENCE(S)

COUNTY COUNSEL REVIEW	<input checked="" type="checkbox"/> Yes	
Written Disclosure per County Charter Section 1000.1 Required	<input type="checkbox"/> Yes	<input type="checkbox"/> No
GROUP/AGENCY FINANCE DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
CHIEF FINANCIAL OFFICER	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Requires Four Votes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY INFORMATION TECHNOLOGY DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
COUNTY TECHNOLOGY OFFICE	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
DEPARTMENT OF HUMAN RESOURCES	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A

Other Concurrence(s):

ORIGINATING DEPARTMENT: District 2

CONTACT PERSON(S):

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AUTHORIZED REPRESENTATIVE: _____