



REPORT TO LAW & LEGISLATION COMMITTEE City of Sacramento

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
May 18, 2010

Honorable Members of the
Law and Legislation Committee

Title: Ordinance Relating to Portable on Demand Storage Containers

Location/Council District: All

Recommendation: This report recommends that the Law and Legislation Committee 1) provide direction to staff on key policy issues related to the development of an ordinance to regulate Portable on Demand Storage (PODS) containers and 2) direct staff to report back with an ordinance for consideration.

Contact: Tina Lee-Vogt, Program Manager, 916-808-2679; Dennis Kubo, Code Enforcement Manager, 916-808-8577

Presenters: Tina Lee-Vogt, Program Manager, 916-808-2679; Dennis Kubo, Code Enforcement Manager, 916-808-8577

Department(s): Code Enforcement

Division(s): Neighborhood Code Compliance

Dept. ID: 20001211

Description/Analysis

Issue: Portable on Demand Storage (PODS) has become a generic description for mobile storage containers. The City of Sacramento has experienced an increase in the number of containers used by residents for storage needs. These containers are often used in conjunction with construction projects. Additionally, these containers may be used for temporary storage of personal items. Unfortunately, containers used for temporary storage unrelated to construction are often placed for several months or more which has resulted in complaints from neighbors.

Staff is seeking direction on key policy issues related to regulating portable on demand storage containers.

Policy Considerations: Staff was asked to prepare and present an ordinance addressing PODS to the Law and Legislation Committee. Increased concern regarding PODS has created the potential need for a regulation ordinance.

The key elements of the proposed ordinance would include, but would not be limited to: defining the period of time storage containers could be placed and regulating the size, number, and placement of containers.

Environmental Considerations: Under the CEQA guidelines, continuing administrative activities do not constitute a “project” as defined in Section 15378 of the CEQA Guidelines and are therefore exempt from review.

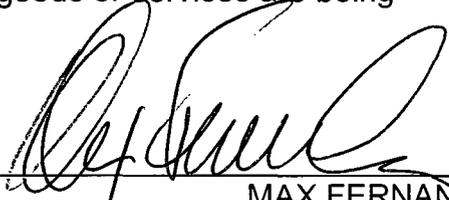
Sustainability Considerations: There are no sustainability considerations applicable to amending City Code relating to the proposed ordinance relating to portable on demand storage containers.

Commission/Committee Action: None.

Rationale for Recommendation: An ordinance has been proposed that regulate would portable on demand storage containers in the City.

Financial Considerations: Costs incurred by the City will be recovered by enforcement action.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Approved by: 
MAX FERNANDEZ
Director of Code Enforcement

Recommendation Approved:

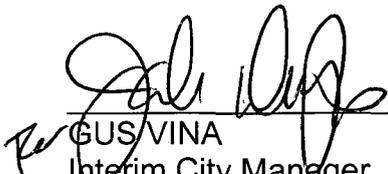

GUS VINA
Interim City Manager

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Attachment 1**BACKGROUND**

Portable on Demand Storage (PODS) has become a generic description for mobile storage containers. PODS gained popularity in the late 1990's and is now a multimillion dollar industry. Cities throughout the United States, including the City of Sacramento, have suddenly found themselves dealing with this very popular storage concept and the issue of storage containers placed in residential neighborhoods. Currently, the Sacramento City Code has no regulations for PODS.

This situation has generated several complaints to the Code Enforcement Department. Some storage containers have been placed in residential neighborhoods for several months. In effect, these temporary containers are being used as long-term storage on residential properties. Staff is requesting direction from the Law and Legislation Committee to regulate PODS. The key elements of the proposed ordinance are as follows:

- Storage containers are allowed for a maximum of thirty (30) days in a twelve (12) month period.
- Limits storage containers to one (1) per two thousand (2,000) square feet of floor space with no more than three (3) containers on the property at any one time.
- Storage container dimensions cannot exceed sixteen feet (16') in length, eight feet (8') in width, or eight and one-half feet (8 ½') in height.
- Storage containers cannot impair motor vehicle operator view, be placed in any public right-of-way, or block any public sidewalk.
- Storage containers must be delivered and maintained in good condition free from rust, peeling paint, graffiti and/or other forms of deterioration.
- Storage container companies are responsible for displaying a notice on the container which must include the company contact information and delivery and removal dates for the container.
- Storage containers will be allowed during the term of a valid building permit issued by the City and may remain throughout the term stated in the permit.

Many cities have utilized a permitting process to address this issue. However, due to limited resources, staff is recommending that this matter be considered as a public nuisance subject to administrative penalties. This approach would be easier and more convenient for residents as it would not require the time and cost necessary to obtain a permit. However, it would provide staff with a mechanism to address and abate problems related to the containers placed for extended periods of time.