



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: Police Chief Darius Engles
MEETING DATE: August 15, 2007
SUBJECT: CONSIDER AN ORDINANCE REGULATING THE PLACEMENT OF LARGE REFUSE CONTAINERS AND MOBILE STORAGE CONTAINERS ON CITY STREETS, ROADWAYS OR ALLEYS

RECOMMENDATION:

Introduce the ordinance regulating the placement of mobile storage containers and large refuse containers on City streets; and approve it for publication.

DISCUSSION:

“PODS” (Portable On Demand Storage) has become a generic descriptor for mobile storage containers. The “PODS” company was founded in 1998 and is now franchised in 45 states and grossed more than \$200 million last year. Cities throughout the United States have suddenly found themselves dealing with this very popular storage concept and the issue of storage containers parked on city streets and in residential neighborhoods. Many cities, like Pacific Grove, find themselves without any laws or regulations for mobile storage containers.

The City of Pacific Grove has an ordinance that regulates the placement of trash and refuse containers that are smaller than 100 gallons but does not have a permit process or ordinance for the placement of trash or refuse containers (dumpsters) larger than 100 gallons on City streets. The ordinance before you addresses the permitting process of both refuse containers and mobile storage containers. The permit will regulate the location and duration of the placement of the mobile storage container or the refuse container.

The mobile storage container is a new concept. So far, we are experiencing two types of users of the mobile storage container; persons who want to store personal items in the container and persons who use the mobile containers storage as a “construction trailer” during the remodel or construction of a residence.

For those who have the need to store or move items the process is as follows: The container is brought empty to the customer's home, and placed near the residence by a special delivery truck, where the customer loads it with their belongings. The mobile container is picked up by the company and taken to a local warehouse for storage until it is delivered to the customer again. Depending of the ability of the customer to load the container, this process should only take several days.

The mobile storage container companies also allow customers to keep the container onsite. This situation has generated several complaints to the Police Department. Some storage containers have remained parked on city streets for three months. In effect, the mobile container customer is using the city street to act as the storage facility. The ordinance before you would prohibit the long-term (in excess of seven days) placement of mobile storage containers for personal items.

The issue becomes slightly more complicated when mobile storage container is used as a “construction trailer” or container. Typically, persons who use mobile storage container units for construction projects utilize them for months, not weeks, and therefore staff is recommending the permitting of long-term use of mobile storage container and/or refuse containers only with a valid building permit.

During the building permit process, the applicant will state the need for a storage container and/or a refuse container. The Community Development Department and the Police Department will work in concert to determine location and duration of the placement of the container(s). In any event, all storage containers and refuse containers will require a permit when placed on City streets.

FISCAL IMPACT:

Adoption of the ordinance, along with the proposed change in the fee schedule, should result in a small increase in revenues associated with this process.

ATTACHMENTS:

- Proposed Ordinance

RESPECTFULLY SUBMITTED:



Darius E. Engles
POLICE CHIEF

REVIEWED BY:



Digitally signed: I have reviewed this document

James J. Colangelo
CITY MANAGER