

Hingtgen, Robert J

From: Gungle, Ashley
Sent: Thursday, January 29, 2015 11:57 AM
To: Fogg, Mindy; Real, Sami
Cc: Hingtgen, Robert J
Subject: FW: Board of Supervisors - February 4, 2015 - Item 1 Soitec Solar Development: PDS-726: Cargo Container Ordinance

FYI

Ashley Gungle, Land Use/ Environmental Planner
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From: Charlene Ayers [<mailto:char.ayers@att.net>]
Sent: Thursday, January 29, 2015 11:56 AM
To: Gungle, Ashley
Cc: Thomas Pastuszka; Ranters Roost
Subject: Board of Supervisors - February 4, 2015 - Item 1 Soitec Solar Development: PDS-726: Cargo Container Ordinance

Ms. Gungle...

At last week's Planning Commission hearing on the Soitec Solar Development project - Item 1, I heard for the first time that 160 battery storage cargo containers were to be part of this project. It got me thinking about the original discussion and intent of the County's Cargo Container Ordinance (PDS-726). I attended those hearings.

The intent was to regulate the use of cargo containers on residential properties because of their blight on community character. I vaguely remember something about industrial use. It was only mentioned as an after thought, as evidenced by the single throw-away line in the ordinance. The focus in the original discussion was on their use for residential properties.

The list of requirements in the current ordinance are totally focused on their residential use.

There are no guidelines or requirements for siting cargo containers on industrial use properties.

How did this project ever locate 160 cargo containers on this industrial use property without guidelines and requirements?

Charlene Ayers

PS I am copying this to the Clerk of the Board to be included in the discussion of this project at the Board of Supervisors on February 4, 2015.

PPS At this point I have not heard back from Ms. McPherson.

On Tuesday, January 27, 2015 11:52 AM, Charlene Ayers <char.ayers@att.net> wrote:

Ms. McPherson...

The current zoning ordinance covering the use of cargo containers (PDS-726) addresses the industrial commercial use of these storage structures:

<http://www.sandiegocounty.gov/pds/zoning/formfields/PDS-726.pdf>

7. A Sea Cargo Container may be allowed in commercial and industrial zoned areas only if there is a legally established primary use on-site and all parking requirements are maintained.

There is no information as to how many cargo containers an industrial zoned property can locate on that site, relationship to total acreage and existing structures, and no information as to how they are required to be sited, setbacks, viewed from road, etc., as there is in the residential siting requirements.

When the dustup over cargo container use came up many years ago, 2005-2007, it was about them being a blight on community character.

Please provide any additional information and/or regulations that PDS has on siting cargo containers on property which is zoned industrial or commercial.

Charlene Ayers