

CAPISTRANO BAY DISTRICT
AGENDA REPORT
December 10, 2013

New Business

ITEM K.2

Request for Improvement to Existing RR Parking at 35585

The new owner of this property, David Buxbaum, is proposing to cut back the embankment of his RR parking area to create additional depth for parking.

This particular section of Beach Road is well suited for this type of improvement as the block wall separating the tracks from our roadway does not have to be disturbed.

There are several other properties along this section of Beach Road that have done similar improvements to their own RR parking areas.

The area at 35585 is currently a shallow strip that permits parallel parking only. There is an existing embankment overgrown with bushes and a large tree – all of which would be grubbed out, the slope cut back a few feet and a low retaining wall built to provide support for the existing upper block wall, thus creating space to park perpendicular to the roadway.

A 12" wide planter would be incorporated into the rear wall for landscape beautification. There are no storage or trash enclosure structures being proposed.

The owner is looking for Board approval to proceed with this work.