

CAPISTRANO BAY DISTRICT
AGENDA REPORT
June 26, 2014

District Administration Office

ITEM H.1

Progress Report

On June 3rd the District received a communication from the City indicating their receipt of a letter from a law firm representing a group of homeowners who are concerned that the District Admin Office is in use without permits.

Since the existing zoning laws do not allow for the current use (commercial activity within the Transportation Corridor Zone) the District has been asked by the City to relocate the admin. office into the Northgate maintenance yard (near where the dumpsters are located).

In order to comply without delay, the District will apply to the City for a temporary power permit, install a temporary power pole and electrical panel and move the office into the maintenance yard area. Once this has been completed, the District will proceed with the proposed exterior architectural improvements:

- Raised roof structure with sheet metal covering or thatched grass roofing
- Lava stone veneer
- Wood trim around all windows and doors
- Possibly replace existing steel door with a full-glass store-front type
- Front porch deck with walk-up ramp
- Possible wood trellis or canvas window/door awnings