

CAPISTRANO BAY DISTRICT
AGENDA REPORT
March 1, 2016

Quality of Life

ITEM 11

Possible Homeowner Storage in Northgate Maintenance Yard

The area that could accommodate any kind of additional storage capacity in our northgate area is along the fence that separates the area from the RR tracks (see photo below). The space is 135 feet long and is about 7 feet deep with the fence at 5'-7" high. The other areas of the maintenance yard are currently in use for District maintenance purposes and cannot be made available – this is all the area behind the green fence screening.



The type of storage structures that would fit in the available space would be lockers of some kind that are no higher than the fence (5'-7") and no more than 7 feet deep. Length would be a function of what a homeowner wanted to store. If, for example, a length of 10 feet was used then the District could accommodate 13 storage lockers/cabinets.

In the past the City forced us to remove a shipping container that was placed inside our green fence area. The issue was with the blocking of the panoramic ocean view by the public out on PCH. The fenceline area being considered for this proposal has never been blocked from view, not for the past 100 years, and it's a sure thing that someone would complain to the City on the obstructed view. If you drive by on PCH and imagine the clear ocean view now blocked by a line of storage lockers you get the idea that someone in the public is going to complain to the City or worse, to the Coastal Commission.