

CAPISTRANO BAY DISTRICT
AGENDA REPORT
February 27, 2018

New Business

ITEM 10a

Trash Enclosure Design & Policy

Several years ago, the Board's policy on trash enclosure design limited the height of a trash enclosure to no higher than the block wall along the RR tracks with NO roof and of a size that would contain a set of four trash barrels. This standard was changed in July/August of 2013 with the construction of the trash enclosure at 35235 Beach Road.

In a field inspection of the newly constructed enclosure at this location in 2013, the Board agreed that this enclosure would become the new standard that owners would be permitted to build. Since that time there have been several trash enclosures approved by the Board with the following general design standards:

- the enclosure may have a solid roof
- the back of the enclosure can be no higher than the block wall
- the front of the enclosure may be up to 10" higher than the block wall
- there must be space at each end of the structure for landscaping
- gates must either swing inward or slide sideways – no gates swinging outward into traffic

While the Board generally agreed with the above standards, there have been no guidelines and specifications established to demonstrate in good clear detail exactly what an owner may build.

Recommended components for an enclosure policy that should be included to those noted above are:

- the space required for landscaping
- maximum dimensions of structure
- the area of the roadway where the wall is much higher (500 – 600 block) is not addressed (the wall in this area is almost 10 ft above the roadway – everywhere else it is about 5'-8")
- materials descriptions
- roof to wall connections
- concrete slab required
- wall to slab connections
- builder must be licensed and insured and indemnify the District
- builder must post a cash security deposit
- view from Coast Hwy must be obscured or blended to match existing block wall
- maintenance after construction