

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
January 25, 2022

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*New Business*

## **ITEM 10a**

### Trash Enclosure Request – 35691 Beach Road

Homeowner Dave Gutierrez is requesting after-the-fact permission from the Board to be allowed to retain and continue finishing a trash enclosure structure that he began building on about Friday, January 14th.

In a phone call on that Friday to Dave, he was informed that he needed Board approval for development within the RR parking area. It was explained that the Board would need sketches showing front and side views with dimensions clearly marked. Those sketches were submitted to the District office on the Tuesday, January 18th, and are on the following pages for Directors' review.

Prior to January 1998, when the RR Parking Lease was first revised, property owners were building basic trash barrel enclosures and the standard being used was simply an enclosure large enough to contain the trash barrels with walls no higher than the RR block wall. This standard was again revised in 2004 with the following conditions:

- *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*

The middle of 2013 marked another change by the Board in trash enclosure design requirements. New standards were agreed upon by the Board and the trash enclosure structure at 35235, which was built in August 2013, became the example the Board ruled was acceptable for homeowners to follow.

In 2018 it became evident that the District needed a more expanded description, which was approved by the Board as follows:

- *the enclosure may have a solid roof sloping back toward the RR block wall*
- *the back of the enclosure can be no higher than the block wall, except in areas where the wall is 5ft high*
- *the front of the enclosure may be 10" higher than the block wall, except in the 500-600 block where the wall ranges from 8ft to 10ft in height. In this area, the structure can be no higher than 6' 10"*
- *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*
- *provide materials descriptions*
- *provide details on roof to wall connections*
- *provide details on wall to slab connections*
- *concrete slab required*
- *builder must be licensed and insured and indemnify the District*
- *view from Coast Hwy must be obscured or blended to match existing block wall*
- *maintenance after construction*

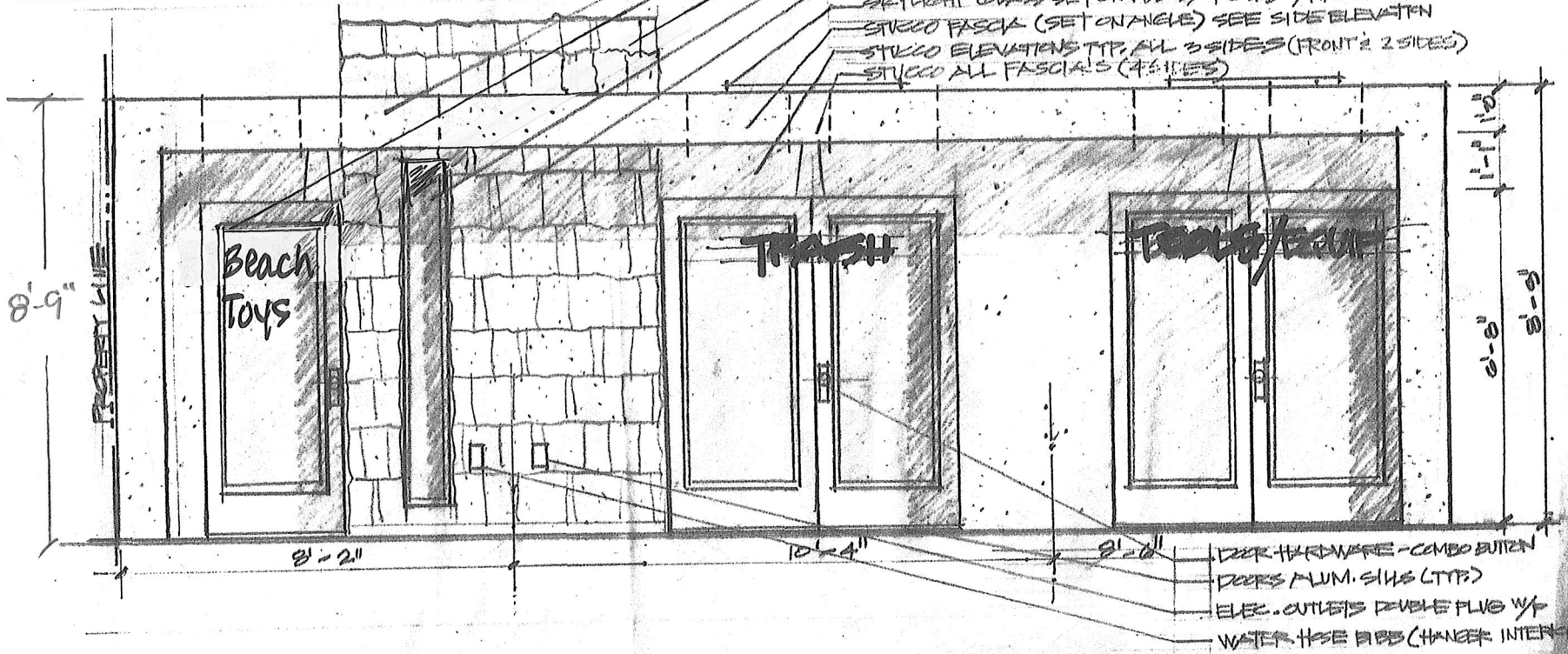
*Any changes or reconfigurations to the design standards above must be approved by the District Manager and the Board. It is recommended that you meet with the District Manager to discuss your proposed project details in advance of making drawings.*

**Sketches for the trash enclosure/storage for 35691 are provided on the following pages.**

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- 24" SQ "OPEN" SKYLIGHT #42
- SINGLE PANE GLASS OBSCURE TRENCH DR - STEEL FRAME 3/8" x 6"
- WHITESTONE "HAVANA" VENEER - PARAPET WALL 12" THICK - 18" ABOVE
- WINDOW 12" x 7" (SET 6" OFF FLOOR)
- STONE VENEER (MATCH HOUSE)
- SKYLIGHT GLASS SET ON PDL 2x4 CURB W/ FLASHING
- STUCCO FASCIA (SET ON ANGLE) SEE SIDE ELEVATION
- STUCCO ELEVATIONS TOP ALL 3 SIDES (FRONT & 2 SIDES)
- STUCCO ALL FASCIALS (4 SIDES)



# FRONT ELEVATION

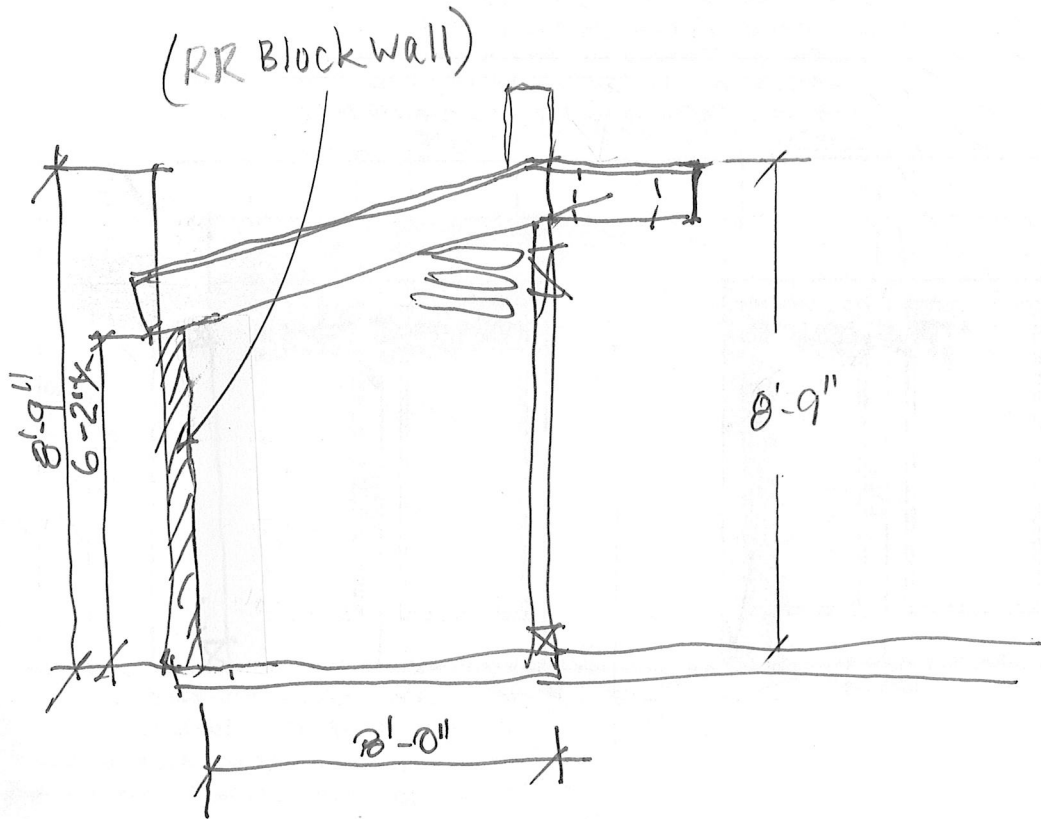
35691 Beach Road

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SIDE VIEW

35691 Beach Road

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