

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
February 22, 2022

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*New Business*

## ITEM 10a

### DRAFT Trash Enclosure Policy

**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*

**June 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 or lower*
- *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*

The above policy has turned out to be inadequate to address all the various existing conditions

in the RR parking areas along Beach Road. The following *DRAFT POLICY* is an attempt to provide a more clear guidance for instructing homeowners and for aiding the Board of Directors in their duty to evaluate what projects can be approved:

**DRAFT DESIGN STANDARDS 2022**

- any development in the RR parking areas must be approved by the District prior to construction, as per the RR Lease Agreement
- all owners of proposed projects must execute an agreement provided by the District, this is in addition to the RR Lease Agreement
- all enclosures with a roof must have a slope of no less than 1" per foot
- roofs may extend no more than 3 inches over the RR block wall
- all enclosures shall be constructed on a concrete pad
- no enclosure shall be higher than 7 ft
- no enclosure shall be closer than 22 ft from the face of the structure to the road edge within RR parking areas – other areas with no RR parking are exempted
- the enclosure may have a solid roof sloping down and backward toward the RR block wall
- the enclosure may also have a roof that slopes down and away from the RR block wall
- the back of the enclosure may be higher than the block wall (measured from the top of the exposed footing) as follows:
  - 10" higher where the block wall is 5 ft 3 inches high or less
  - 8" higher where the block wall is 5 ft 6 inches high or less
  - 6" higher where the block wall is greater than 5 ft 6 inches EXCEPT as follows:
    - in the 500-600 block and anywhere where the block wall is higher than 7 feet, the enclosure can be no higher than 7 ft. at its highest point and with a sloping roof
- there must be no less than 36" of landscape space at each end of any enclosure
- where enclosures are placed by the road where there is no RR parking area, the doors must be sliding doors so as not to open out into traffic causing a hazardous condition
- drawings shall be submitted to the Board in the following minimum format:
  - 8.5" x 11' sheets providing a plan view, cross section and elevation with dimensions of the structure and the existing RR parking area measurements
  - provide notes on the plans indicating materials used and paint colors, etc
  - provide simple detail of roof to block wall connections
  - provide simple detail of wall to slab connections
  - provide owner and contractor contact phone numbers
- builder must have a pre-construction meeting with the District Manager
- contractors conducting work on District property must be licensed and show proof of auto insurance
- the exposed backside of the enclosure above the block wall must be painted or somehow obscured to soften the view from Coast Highway