

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
March 29, 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

**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 that allowed for slightly higher enclosures and primarily more concise descriptions and standards.

**In 2022**, at the February Board meeting it was agreed that, once and for all, there should be a more clear policy that provides specific direction to meet all the variations of RR block wall height, depth of RR parking area, and those areas with no RR parking. To that end, the Board asked if Dave Gutierrez could create a guidance document that would address all the variables inherent in Beach Road trash enclosures and storage facilities.

It is clear that those in the community who have voiced an opinion all comment that the enclosures being built today tend to improve the overall visual quality of the neighborhood.

The following three pages comprise the Trash Enclosure Agreement plus the *Application and Design Standards* that Dave has prepared that, after Board review and exchange of ideas, appears to address all the variable conditions within the RR parking area along the road.

*If accepted, this is an action item that will require a motion by the Board and a vote of approval. This will then require a revision to the District Trash Ordinance No. 05-205 which can be brought before the Directors at the April Board meeting.*



## CAPISTRANO BAY DISTRICT

35000 Beach Road

Capistrano Beach, CA 92624

Phone: (949) 496-6576

Fax: (949) 487-9224

email: drussell@capobay.org

### Board of Directors

S. Schwartz Pres  
M. Haack  
K. Breeding  
S. Muller  
C. Clark

Manager  
D.S. Russell

### TRASH ENCLOSURE AGREEMENT

# ITEM NO. 10a

Date \_\_\_\_\_  
Address \_\_\_\_\_  
Owner \_\_\_\_\_  
Date of Plans \_\_\_\_\_

By my signature below I hereby agree to construct/improve as described in the attached sketches, without any deviation from the approved plans. I further agree to tear down the improvement and rebuild to exact compliance with the approved plans should the design be altered in any way without first obtaining District approval.

#### Additional Requirements:

- 1) All construction work taking place on District property must be performed by a contractor currently licensed in California. The contractor must show evidence of a current active license, Workers Compensation and General Liability insurance with a minimum limit of \$1Million, naming the Capistrano Bay District as *additional insured*.
- 2) The work area must be kept clean and free of debris during the course of work and sufficient traffic safety cones must be in place to alert traffic and pedestrians. Every effort must be made to ensure a continuous and unobstructed flow of passing vehicles.
- 3) At no time shall any worker climb over the adjacent block wall onto railroad property. The District shall first be notified of any materials or tools that have fallen over the wall that need to be retrieved (*District Mgr: 714-206-4331 or 949-496-6576*).

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

# ITEM NO. 10a

trash structure guidelines 2/23/22

Revised: 3/24/22 DGG

trash structure revisions 3/24/22

## CBD TRASH & STORAGE STRUCTURE "APPLICATION FORM"

Form Approved 3-29-22

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Note: All structures constructed on RR property are subject to complete removal with 30 day notice by OCTA.

| APPLICANT:    |  | CONSTRUCTION BY:               |         |
|---------------|--|--------------------------------|---------|
| 1 HOMEOWNER:  |  | CONST. BY OWNER BUILDER - NAME |         |
| 2 ADDRESS:    |  | CONST. BY CONTRACTOR NAME      |         |
| 3 HOME PHONE: |  | CONTRACTOR CONTACT PHONE:      | ( )     |
| 5 CELL PHONE: |  | CONTRACTOR LICENSE & BOND:     |         |
| 5 EMAIL:      |  | CONTRACTOR INSURANCE:          |         |
| 6             |  | CONTRACTOR AUTO INSURANCE:     | EXPIRE: |

| PLANS & SIGNED AGREEMENT SUBMISSION/BOARD APPROVAL/<br>ONSITE FINAL INSPECTION | DATE SUBMITTED<br>TO MANAGER | DATE APPROVED<br>BY CBD BOARD | DATE OF FINAL<br>ONSITE APPROVAL | MISC.<br>NOTES |
|--|------------------------------|-------------------------------|----------------------------------|----------------|
| 7 TRASH STRUCTURE DRAWINGS & AGREEMENT SUBMITTED                               |                              |                               |                                  |                |
| 8 TRASH & STORAGE STRUCTURE APPLICATION COMPLETED                              |                              |                               |                                  |                |
| 9 BOARD HEARING (APPROVAL/DENIAL)  |                              |                               |                                  |                |
| 10 DISTRICT MGR PRE-CONSTRUCTION MEETING                                       |                              |                               |                                  |                |
| 11 DISTRICT MGR ONSITE FINAL APPROVAL AT COMPLETION                            |                              |                               |                                  |                |

| DRAWING REQUIREMENTS: 8.5x11 or 11x17 ONLY (SHOW ALL DIMENSIONS) |  |  |  |  |  |
|--|--|--|--|--|--|
| 12 SITE, PARKING, FLOOR PLAN                                     | INDICATE SCALES USED                       |  |  |  |  |
| 13 ROOF PLAN & OVERHANGS   | PITCH:1/2" PER FT MIN. & OVERHANG 18"MAX.  |  |  |  |  |
| 14 FRONT ELEVATION   | MATCH HOUSE MATERIALS & COLORS             |  |  |  |  |
| 15 CROSS SECTION   | DEPTH, HEIGHT & RR BLOCK WALL MEASUREMENTS |  |  |  |  |
| 16 ELECTRICAL (IF PROPOSED)                                      | LOW VOLTAGE ONLY-USE EXIST CONDUIT         |  |  |  |  |
| 17 ELECTRICAL (IF PROPOSED)                                      | NO STREET EXCAVATION PERMITTED             |  |  |  |  |

| GENERAL NOTES OF STRUCTURES:   |  |
|--|--|
| 18 ALL PLANS & APPLICATION MUST BE TO MANAGER BY 20TH OF MONTH FOR DISTRIBUTION TO BOARD MEMBERS & PLACED ON AGENDA.           |  |
| 19 TRASH/STORAGE STRUCTURES APPROVAL BY CBD BOARD ONLY WITH WRITTEN APPROVAL POSTED ONSITE DURING CONSTRUCTION.                |  |
| 20 TRASH & STORAGE STRUCTURES APPROVAL AT CBD MEETING ONCE A MONTH, LAST TUESDAY OF EACH MONTH.                                |  |
| 21 TRASH & STORAGE PLANS & APPLICATION MAY BE EMAILED and/or HAND DELIVERED TO ONSITE DISTRICT MANAGER AT OFFICE.              |  |
| 22 HOMEOWNER & CONTRACTOR SHALL INDEMNIFY CBD AGAINST ANY & ALL CLAIMS.  |  |
| 23 APPROVAL OF TRASH & STORAGE STRUCTURES AUTOMATICALLY TRANSFERRED WITH SALE OF PROPERTY, CHANGE OF OWNERSHIP.                |  |
| 24 ALL EXISTING TRASH/STORAGE STRUCTURES ARE GRANDFATHERED AS OF MARCH 29, 2022.   |  |
| 25 ANY MODIFICATIONS and/or REMODELING OF GRANDFATHERED STRUCTURES REQUIRE COMPLIANCE WITH THE MOST RECENT DESIGN STANDARDS.   |  |
| 26 ANY LOW-WALL ENCLOSURE NEW or REMODELED MUST BE NO LOWER THAN 5'-10" IN HEIGHT WITH TRASH BARRELS CONCEALED FROM ALL VIEWS. |  |
| 27 ALL NEW or REMODELED ENCLOSURES MUST PROVIDE ADDITIONAL SPACE TO ACCEPT A 35 GAL. GREENWASTE BARREL (Senate Bill 1383).     |  |
| 28 THESE STORAGE & TRASH STRUCTURE DESIGN STANDARDS SUPERCEDE ALL PRIOR STANDARDS, POLICIES, AND OR GUIDELINES OF ANY TYPE.    |  |

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**CBD TRASH & STORAGE STRUCTURE "DESIGN STANDARDS"**

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| CAPISTRANO BAY DISTRICT (CBD)<br>DESIGN STANDARDS & SPECIFICATIONS |  | PLANS | TRASH & STORAGE STRUCTURES (CIRCLE WHICH STRUCTURE PROPOSED)           |                                |   |  |
|--|--|-------|--|--------------------------------|---|--|
|  |  |       | ABUTTING<br>BEACH ROAD<br>(WITH NO RR<br>PARKING)                      | PERPENDICULAR<br>TO BEACH ROAD | PARALLEL TO<br>BEACH ROAD<br>LESS THAN 20'<br>FROM ROAD | PARALLEL TO<br>BEACH ROAD<br>GREATER THAN 20'<br>FROM ROAD |
| 29   | STRUCTURES TO MATCH HOUSE EXTERIOR COLOR & MATERIALS         | X     | X  | X                              | X   | X  |
| 30   | EXTERIOR WALL FINISH (TRASH & STORAGE STRUCTURE)             | X     | Circle Materials: Stucco, Siding, Stone, Brick, Block, Other _____     |                                |   |  |
| 31   | FRAMING MATERIALS for WALLS & ROOF (circle one)              | X     | Wood or Masonry  | Wood or Masonry                | Wood or Masonry   | Wood or Masonry  |
| 32   | No. of EXISTING PARKING SPACES                               | X     | N/A  | # _____                        | # _____   | # _____  |
| 33   | No. of PROPOSED PARKING SPACES (9' WIDE x 20' DEEP)          | X     | N/A  | # _____                        | # _____   | # _____  |
| 34   | HEIGHT MAXIMUM (HIGHEST PART OF STRUCTURE)                   | X     | 7'-9"  | 7'-9"                          | 7'-9"   | 7'-9"  |
| 35   | HEIGHT MAXIMUM ABOVE RR BLOCK WALL                           | X     | 10"  | 10"                            | 10"   | 10"  |
| 36   | MAXIMUM SQ. FT. PER PROPERTY (RR EASEMENT PARKING AREA)      | X     | Maximum 60% of lot width but no greater than 216 sf (IE 8'x27'=216 sf) |                                |   |  |
| 37   | DEPTH MAXIMUM (FRONT TO REAR)                                | X     | To Back of Curb  | 6'                             | 8'  | 8'   |
| 38   | SETBACK FROM EDGE of BEACH ROAD                              | X     | To Back of Curb  | 4'                             | NO STRUCTURE  | 20'  |
| 39   | ROOF MATERIAL TYPE   | X     | Circle Material: Clay/Conc. Barrel, Comp, Shingles, Torch, Other _____ |                                |   |  |
| 40   | ROOF SLOPE/PITCH (MIN. 1/2" PER FOOT OF RUN)                 | X     | X  | X                              | X   | X  |
| 41   | ROOF PITCH MAY SLOPE DOWN TO or AWAY FROM THE RR WALL        | X     | X  | X                              | X   | X  |
| 42   | ROOF OVERHANG OVER MASONRY WALL (3" MAX. OVER RR WALL)       | X     | X  | X                              | X   | X  |
| 43   | ROOF OVERHANG LIMITS (FRONT 0-18", REAR 3", SIDES 12")       | X     | F=0" R=3" S=12"  | F=18" R=3" S=12"               | F=18" R=3" S=12"  | F=18" R=3" S=12"   |
| 44   | ALL IMPROVEMENTS W/ RR VISABILITY MUST BE FINISHED & PAINTED | X     | Under no circumstances shall any person be allowed on RR property.     |                                |   |  |
| 45   | DOOR SWINGS (NO DOORS MAY SWING OUT INTO BEACH RD R/W)       | X     | Sliding or Barn  | Slide or Swing                 | Slide or Swing  | Slide or Swing   |
| 46   | SIDE ENTRY DOORS RECOMMENDED ON "ABUTTING STRUCTURES"        |       | X  | NA                             | NA  | NA   |
| 47   | FOOTING & FLOORS MUST BE CONCRETE                            | X     | X  | X                              | X   | X  |
| 48   | LANDSCAPING MIN. MUST BE 40% OF LOT WIDTH                    | X     | X  | X                              | X   | X  |

| SPECIAL IMPROVEMENTS MISC. NOTED |  | ABUTTING | PERPENDICULAR | LESS THAN 20' | GREATER THAN 20' |
|----------------------------------|--|----------|---------------|---------------|------------------|
| 49                               |  |          |               |               |                  |
| 50                               |  |          |               |               |                  |

|                    |                       |            |  |
|--------------------|-----------------------|------------|--|
| DEPOSIT FEE: \$250 | (REFUNDABLE AT FINAL) | PAID BY:   |  |
| DATE PAID:         | DATE REFUNDED:        | REFUND TO: |  |