

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
January 31, 2023

---

*Community Improvement*

## ITEM 7

### TRASH ENCLOSURES

#### Proposed Revisions to Design Standards and Application Form

Since March 2022 when the *Trash Enclosure Design Standards* were approved by the Board of Directors, it has become apparent that some revisions to the overall program are needed to add a few additional requirements to the permitting process. The intent is to go through and consider the proposed revisions prior to review of the projects for this meeting. Below is a listing of recommendations and the reasoning for each item:

Signed Agreement – the existing agreement needs to include a reminder disclosure that ALL development on the RR side of the road is subject to a 30-day right of cancellation by OCTA, as per the homeowner’s original sublease agreement they signed when the home was purchased.

Deposit Fee should be Non-Refundable – application forms and drawings come to the District office incomplete, are difficult to follow, measurements and details are missing, etc. The Manager is taking too much time working with applicants to get the submittal done to prepare for Board review (current fee is \$250 and is reasonable to cover review time and costs).

Requirement that all Applicants use the District’s Drafting Consultant - this could eliminate all the back and forth corrections and requests for missing documents, details and information. The consultant would be an outsourced drafting person and perhaps the Deposit Fee noted above could go to cover the drafting consultant’s fees. If everything is done completely before submittal to the District, the review process becomes a simple and brief effort.

Plans in Electronic Format and Printed on 11x17 Sheets – No exceptions – have to be able to read everything on the plans but be small enough to lay out on a regular office desktop.

Increase Landscape (LS) Minimum Requirement – the Board reduced the LS minimum from 40% to 20% in March 2022. This was done as a result of a stated need by applicants for more storage capacity. After seeing the disappointing results of what 20% actually looks like, it has been suggested to raise the minimum to provide a softer appearance in the community – creating a more aesthetic balance between landscaping and trash enclosure size.

Plant Descriptions with Photos – the overall driver behind permitting new trash enclosures with specific guidelines is to encourage community beautification and overall appearance. This should also carry over to landscaping, thus the recommendation to require plant descriptions

along with sample color photos – the intent is for tall varieties at the back of the planter beds and low to medium varieties at the front.

Site Photos – these are necessary to illustrate the existing area to be improved without having to drive to the location for a look. This is a great time saver.

House Photos – these are necessary to show how the trash enclosure will match the design, colors, and materials of the adjacent house. This is also a great time saver.

Roll Up Doors - this style of door for trash enclosures tends to produce an industrial look that detracts from the desired appearance in and around any residential neighborhood. The softer look of conventional wood or glass doors whether they swing or slide is a more fitting application.

**\*\*Additional Side Notes to Keep in Mind:**

- locking doors prevents access by the trash guy when he has to pull the barrels to the curb
- storing too much in the enclosures prevents the trash barrels from being put away and kept out of view and defeats the whole purpose
- any electrical power delivered to the trash enclosure can only be low-voltage

#### Review of Submitted Plans

There are five projects to consider for approval. Given the number of applications, I believe the most time efficient procedure is show color photos of existing, previously-approved trash enclosure projects that most closely resemble the proposed enclosures so Directors and interested parties can easily get a good sense of what is being proposed.

All five submittals have been carefully reviewed by the District Manager for compliance with the Design Standards, pending any new revisions adopted by the Board. Directors will have ample opportunity to ask questions and get clarifications from either the District Manager or project representatives in attendance.

At the end of the review by the Board, all five submittals can be approved with one single motion, identifying each submittal by owner name and Beach Road address:

***35107/Kuerner – 35537/Torres – 35581/Poursalimi – 35651/Teasley – 35697/Seidensticker***