

CAPISTRANO BAY DISTRICT
AGENDA REPORT
April 25, 2023

Trash Enclosure Policy

ITEM 7a

Trash Enclosure Policy for Landscaping (LS)

Homeowner Dave Gutierrez had offered, at the last Board meeting, a way of dealing with the LS requirements as a function of square footage rather than percentage of lot width. The Board received the worksheet and requested this be reviewed and considered at the April meeting.

Staff has looked at the proposal and felt that rather than include an additional page of guidance, with another layer of potential confusion, that the main elements of the square footage concept be incorporated into the current two-page guideline.

The revised guideline and policy is provided on the following pages, specifically under items 48 and 49 on page two. This represents the only revisions to the currently approved policy.

References to minimum square footage requirements were incorporated as follows:

Landscaping shall be a minimum 3 feet deep X 30% of the lot width

The overall majority of existing LS planter beds, up and down the road, are from 4 feet deep to 18" deep. A 3 foot deep average for new projects addresses the square footage concern in a straightforward manner, thus avoiding a third page of guidelines and adding to an already very detailed policy.

In some cases, the applicant will not be able to meet the 3 ft deep planter bed requirement due to the limited size of the RR parking area, in which case the Board can easily consider an allowance to the planter depth, on a case by case basis. Otherwise, the planter bed depth must be no less than 3 feet deep.

CBD TRASH & STORAGE STRUCTURE APPLICATION FORM

Form Apprvd 4-20-23

PAGE 1 OF 2

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	NOTES:	CONTRACTOR AUTO INSURANCE:	EXPIRE:

PLANS & SIGNED AGREEMENT SUBMISSION/BOARD APPROVAL/ ONSITE FINAL INSPECTION	DATE SUBMITTED TO MANAGER	DATE APPROVED BY CBD BOARD	DATE OF FINAL ONSITE APPROVAL	MISC. NOTES
7 TRASH STRUCTURE DRAWINGS, PHOTOS, & AGREEMENT SUBMITTED				
8 PROVIDE PHOTOS OF RR PARKING, HOUSE & LANDSCAPE SAMPLES				
9 TRASH & STORAGE STRUCTURE APPLICATION COMPLETED				
10 BOARD HEARING (APPROVAL/DENIAL)				
11 DISTRICT MGR PRE-CONSTRUCTION MEETING & FINAL INSPECTION				

DRAWINGS & REQUIREMENTS: 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/FOOD SCRAPS BARREL (Senate Bill 1383).
28	THESE STORAGE & TRASH STRUCTURE DESIGN STANDARDS SUPERCEDE ALL PRIOR STANDARDS, POLICIES, AND OR GUIDELINES OF ANY TYPE.

CBD TRASH & STORAGE STRUCTURE DESIGN STANDARDS

Form Approved 4-20-23

CAPISTRANO BAY DISTRICT (CBD) DESIGN STANDARDS & SPECIFICATIONS		PLANS	TRASH & STORAGE STRUCTURES (CIRCLE WHICH STRUCTURE PROPOSED)			
			ABUTTING BEACH ROAD (WITH NO RR PARKING)	PERPENDICULAR TO BEACH ROAD	PARALLEL TO BEACH ROAD <u>LESS THAN 20'</u> FROM ROAD	PARALLEL TO BEACH ROAD <u>GREATER THAN 20'</u> 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 (at the wall)	X	10"	10"	10"	10"
36	MAXIMUM STRUCTURE SIZE	X	Maximum 70% of lot width but no greater than 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 REQUIREMENTS (photo samples of plant choices)	X	Minimum 3 ft deep x 30% of lot width plus requirements on line 49			
49	LANDSCAPING REQUIREMENTS: (no exposed dirt) - must have ground cover, small and medium height shrubs, one tree, vines on block wall					
50	NO ROLL-UP DOORS PERMITTED					
SPECIAL IMPROVEMENTS MISC. NOTED			ABUTTING	PERPENDICULAR	LESS THAN 20'	GREATER THAN 20'
51						
52						
FEE: \$250 (NON-REFUNDABLE)			PAID BY:			
DATE PAID:			CHECK #			