

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
*January 30, 2024*

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*New Business*

## **ITEM 10a**

### Trash Enclosure Application – 35131 Beach Road

The application was submitted and approved by the Board at the Oct/Nov meeting. In a closer review after approval was granted, it was found that the depth of the proposed structure was shown as 8' on the plans and should have been approved at 6'.

The reason for the 6' limit (this is the front-to-back measurement for structures placed perpendicular to the roadway) is to ensure that adequate parking is reserved as a priority over the size of a structure.

In the case of the Coker application, their lot is wide enough to accommodate the required three 9' wide parking spaces and still have room enough to allow for a deeper structure – in this case 8'.

The applicant is asking for the Board to reconsider the approval made in October and allow the additional depth to 8'.

There is precedent for this although it came about as an error in measurements by the Manager on the trash structure at 35145 Beach Road, whereby that enclosure came out at 8' in depth and should have been built at 6'.

In the project at 35145, the parking area is on one of the Doheny lots which are around 50' wide so this project complies with the parking requirements.

Staff recommends that the Board allow Mr. Coker's request to increase the depth of the structure to 8 feet.

*\*remember the depth refers to the front-to-back measurement, not the height of the structure*