

CAPISTRANO BAY DISTRICT
AGENDA REPORT
SEPTEMBER MEETING
September 30th, 2025

Trash Enclosure

ITEM 6a

Trash Enclosure Request/35441 Beach Road

Homeowners Nancy and Dick Sabo have submitted plans for a new trash enclosure to be constructed in their existing RR parking area.

Plans have been provided and carefully reviewed for compliance with the *Trash Enclosure Policy and Design Standards of April 25, 2023*.

The proposed trash enclosure structure meets all the requirements for:

- Maximum height 7'-9"
- Square Footage 165 sq ft (maximum allowed is 216 sq ft)
- Landscaping 4 ft X 36 ft (minimum allowed is 3 ft X 12 ft)
- Roof Overhang 2" (maximum allowed is 3 " at the RR block wall)
- Access Doors do not swing out into traffic
- Exterior Finish proposed to match existing finish on house
- Parking Spaces no change to the existing four spaces

One item missing on the plans:

- There is no description or photos submitted for the proposed landscape vegetation

Staff recommends approval pending vegetation species description.