

CAPISTRANO BAY DISTRICT
AGENDA REPORT
APRIL MEETING
February 24, 2026

New Business

ITEM 11a-b

Trash Enclosures

35451/Rogers 11a

The owner is proposing to convert the existing trash enclosure into a new, larger structure for trash barrels plus storage. There are no changes to the number of existing parking spaces and the proposed landscaping area complies with the required percentage. The height meets the design standards. The required COI is in place as well as the signed owner agreement form. Review fee has been paid.

Staff recommends approval.

35521/Golden 11b

This project is proposed to be placed in the narrow 4'-6" space between the road and the RR block wall with no RR parking to consider.

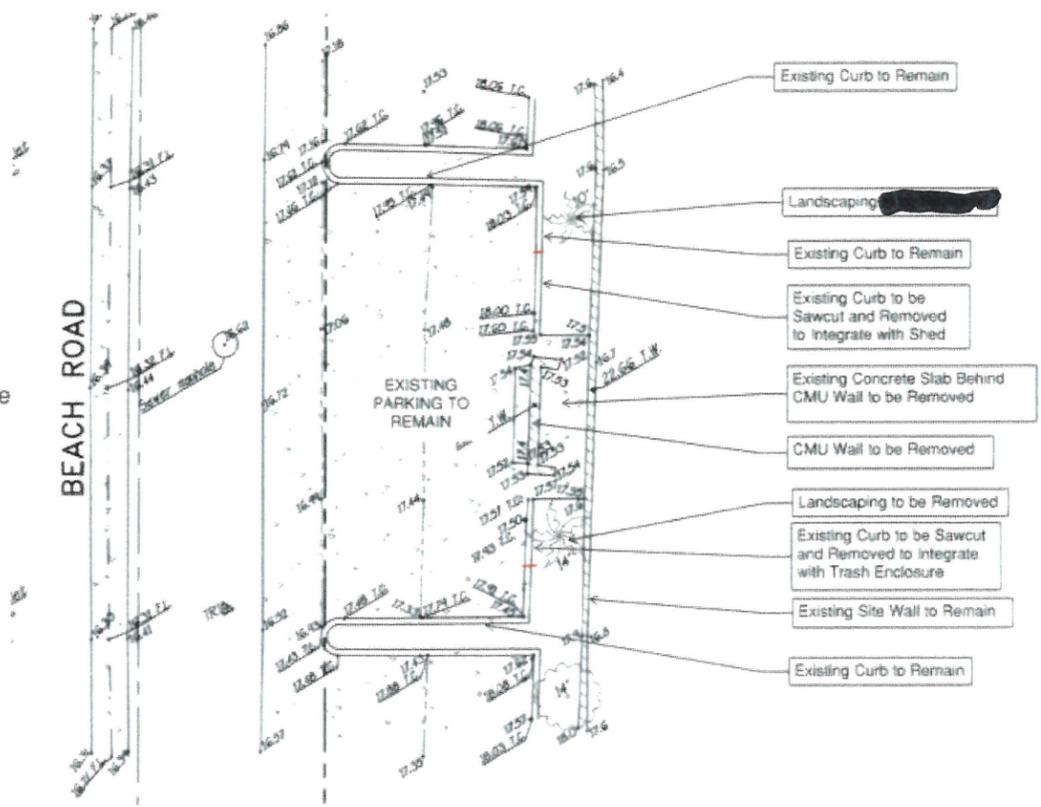
As clearly indicated in the drawings, the structure will sit flush to the back of the concrete curb. The access doors are sliding, in compliance with the design standards, to prevent the doors from opening into traffic. As with item 11a, this project meets all the requirements of the design standards, with one exception:

The proposed location of the structure is intended to straddle the property line between the two adjacent lots, both owned by Mr. Golden. This can become an issue in the future should one of the lots come under ownership of another individual.

Staff recommends approval pending the location of the proposed structure.

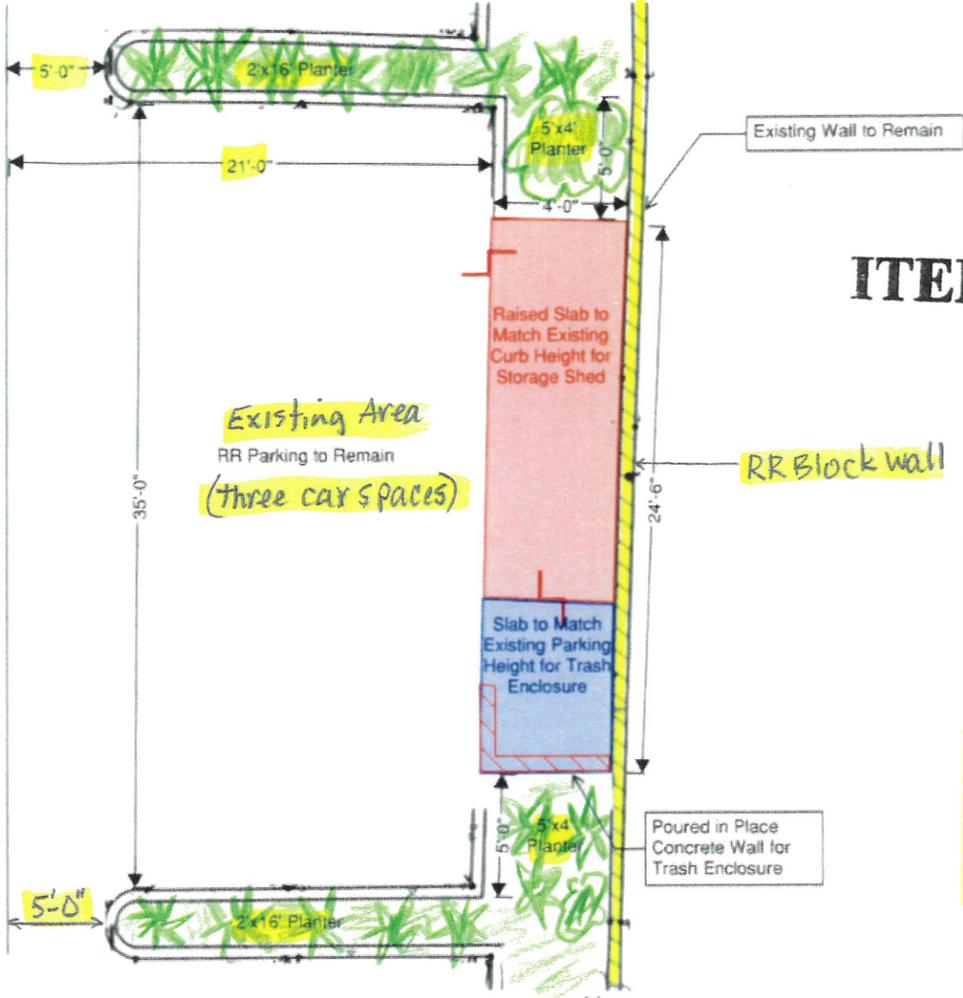
**Drawings are provided on the following pages*

35451 Residence



DEMO PLAN
NO SCALE

BEACH ROAD

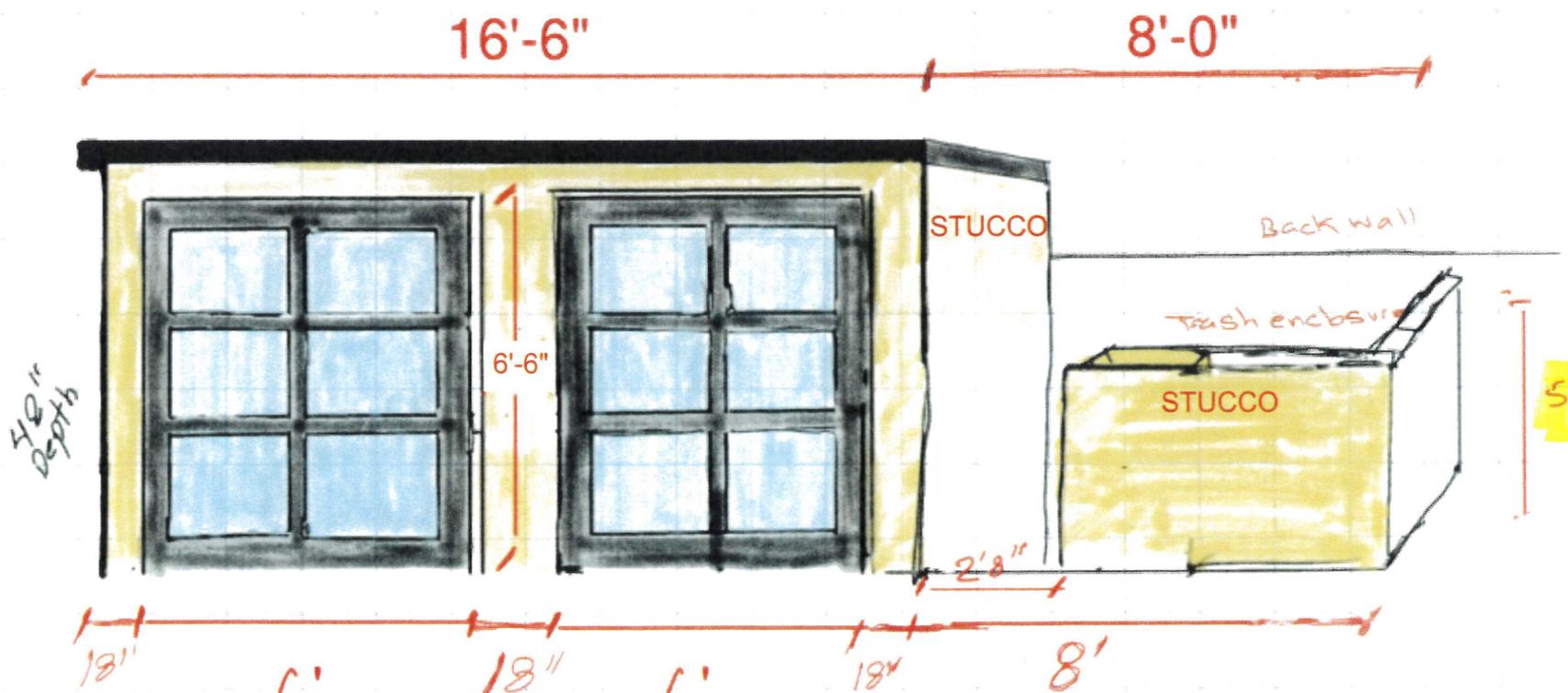


FOUNDATION PLAN
NO SCALE

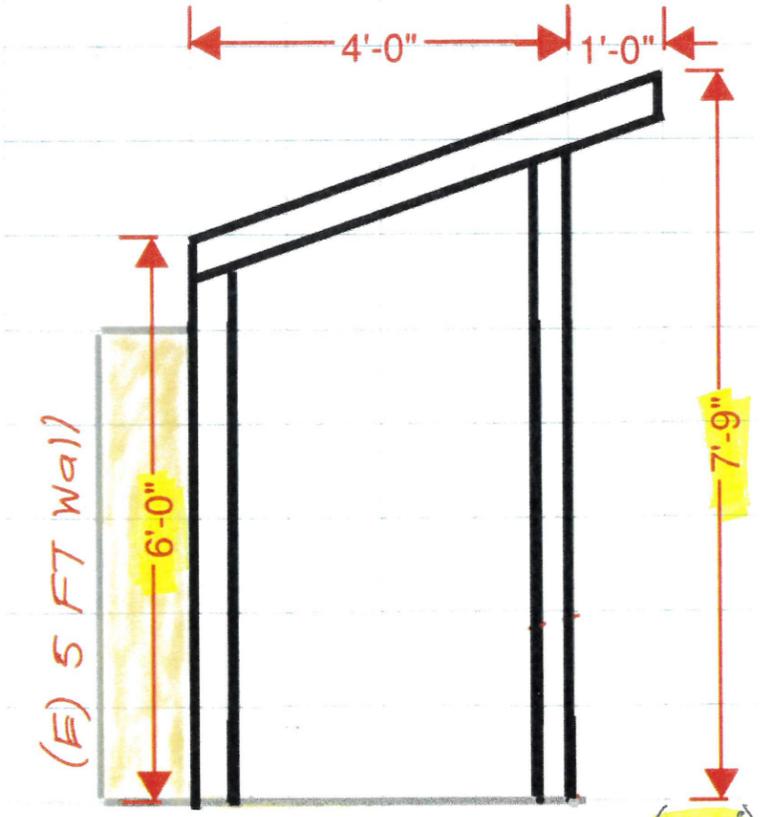
ITEM NO. 11a

Dylan Eads
949-413-5518

Second
Submittal



ELEVATION PLAN
NO SCALE



SECTION CUT
NO SCALE

ROGERS - STORAGE SHED & TRASH ENCLOSURE
35451 BEACH RD

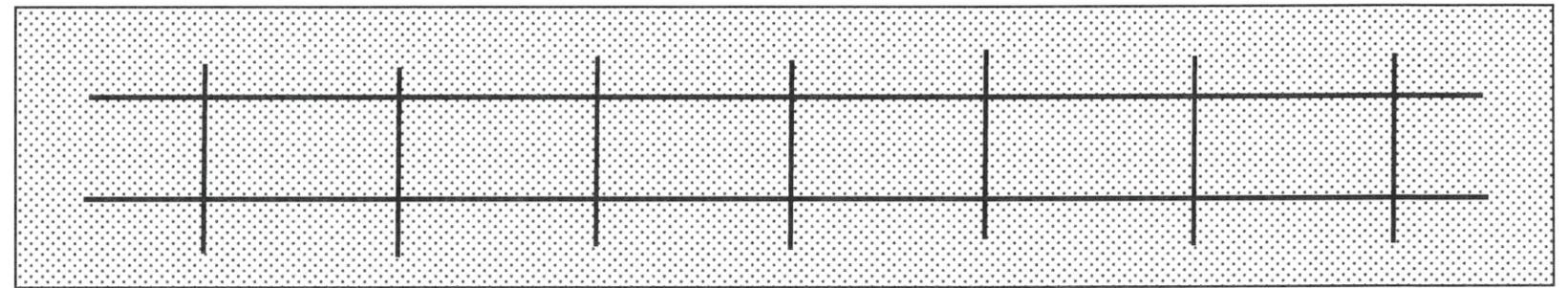
DATE: 2/4/2026

SHEET
1 OF 1

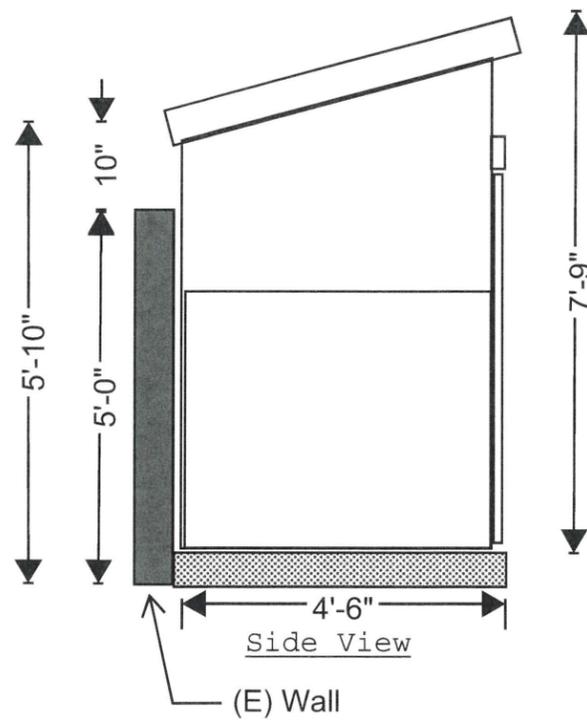


Not to Scale Rendering

ITEM NO. 1/b



22'
Foundation



4" Concrete Foundation

