

Meeting #729

CAPISTRANO BAY DISTRICT
AGENDA REPORT
July 28, 2026

New Business

ITEM 11b

Request to Repave RR Parking Surface

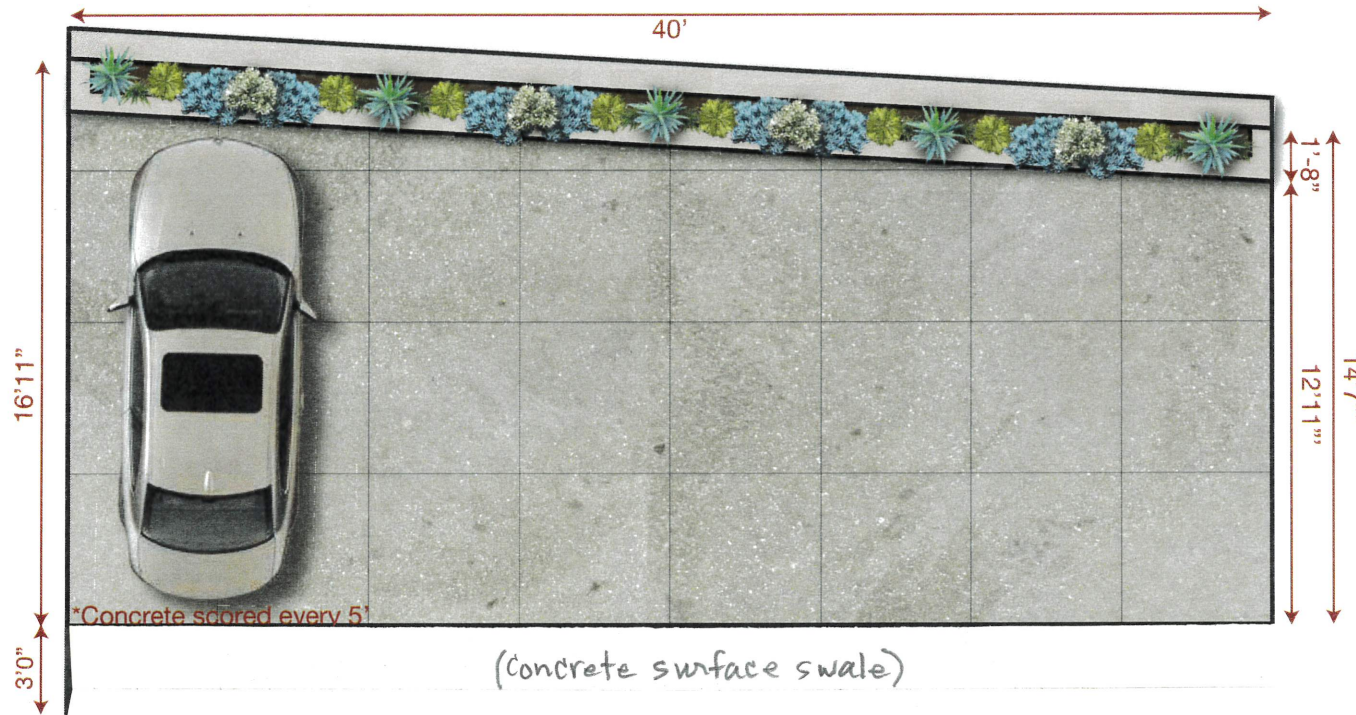
Homeowner Roger Lee of 35731 Beach Road is requesting approval to tear out the old deteriorated asphalt surface of his RR parking area and replace it with a decorative concrete surface and improved low planter at the back wall, as per the detail on the next page.

Mr. Lee has no plans to construct a trash enclosure in his parking area, only the improved parking surface and new landscaping.

Staff recommends approval of this proposed improvement.

ITEM NO. 11b

Parking Area Plan for 35731 Beach Rd, Dana Pt, CA 92624



PLANT PALETTE -



WESTRINGIA
'GREY BOX'

Qty: 4
Spacing: 8' on center
Drought tolerant,
evergreen shrub.
Prune 1-2x per year
to maintain shape.

W = WESTRINGIA



LOMANDRA
'BREEZE'

Qty: 8
Spacing: 3-4' on center
Low water grass with
soft arching foliage.
Cut back old foliage
every few years.

L = LOMANDRA



AGAVE
'BLUE GLOW'

Qty: 5
Spacing: 9-10' on center
Striking form and color.
Very low water.

A = AGAVE



SENECIO
'BLUE CHALK STICKS'

Qty: 16
Spacing: 8-10" o.c.
Succulent groundcover
that spills over edge
and suppresses weeds.

S = SENECIO

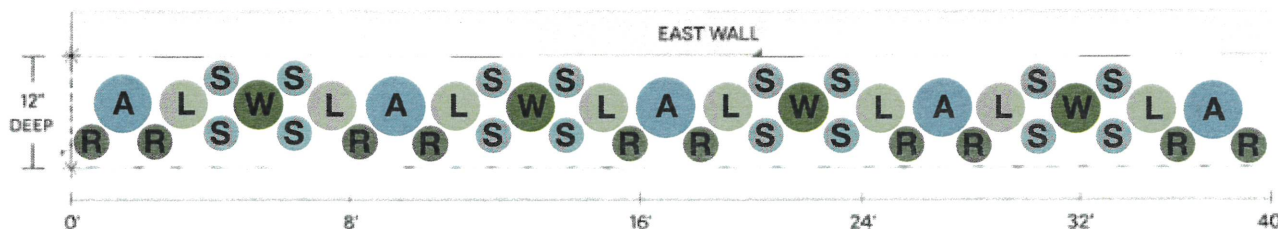


ROSEMARY
'HUNTINGTON CARPET'

Qty: 10
Spacing: 4-5' on center
Trailing rosemary for
texture and fragrance.
Let trail and spill.

R = ROSEMARY

PLANTING LAYOUT (REPEATS EVERY 10 FEET)



IRRIGATION



Install one drip line
with 0.5 GPH emitters
every 12"

Water regularly the first year.
After establishment,
deep water every 2-4 weeks
in summer (adjust for weather).

SOIL & MULCH



Amend soil with 2-3"
of compost before
planting.

Top with 2-3" of
bark mulch or gravel
mulch. Keeps soil cool,
retains moisture, and
reduces weeds.

NOTES

- All plants are drought tolerant once established.
- Minimal maintenance: prune Westringia 1-2x per year, trim rosemary as needed.
- Perfect for full sun and coastal conditions.
- Clean, modern look with year-round structure.