

CAPISTRANO BAY DISTRICT
AGENDA REPORT
February 27, 2018

New Business

ITEM 10b

Proposed Review of Home Architectural Review

Board President Schwartz has requested a discussion of the proposed exterior design of new homes and major remodeling for construction on Beach Road.

The Board of Directors used to conduct such a review and had actually retained a file of house plans until the District's attorney learned of this and strongly recommended that, because this practice could be construed to be a legally binding process that could dictate the exterior design of any new or remodeled home, the review process should be stopped.

The District has no land use or planning powers and while a cursory review of proposed exterior design might serve a useful purpose, it would be essential for the District to make it clearly known to homeowners, builders and the City that such a review is in no way binding nor required as a step in the City's planning, review and approval process. With this disclosure, there is no harm in such a review.

ITEM 10c

Review of District Contracts

Also requested by Board President Schwartz is the beginning of a review of all the contracts the District holds with our service providers. To start the process and begin the discussion is a list below of the entities the District does business with:

- Webb Mgmt
- LaBarre Oksnee (General Liability Insurance)
- SDRMA (workers comp insurance)
- Rutan & Tucker LLP (District counsel)
- County of Orange (open/close gate to county beach park facility)
- OCTA (RR Master License for parking)
- Securitas Security Services
- Auditor Annual Engagements (end of year financial reporting)
- Palisades Church (Rental contract for board meetings)
- Western Landscape Maintenance
- Utility Specialists (underground electrical)
- Galuppo & Blake (shoreline protection)