

CAPISTRANO BAY DISTRICT
AGENDA REPORT
January 29, 2019

Old Business

ITEM 9a

Progress Report/Undergrounding Utilities Viability Study

***Definition:** Viability (adj), feasible, worthwhile, possible, doable

The Board has contracted with Dave Gutierrez for researching the viability of undergrounding our overhead utilities. Mr. Gutierrez has made significant progress in gathering together plans and details of all existing roadway infrastructure that will have to be considered in an overall functional design for undergrounding our utilities.

The District is nowhere near the point where construction could begin. There is still a cost analysis to perform, a vote of the property owners and the formation of an assessment district. The entire process of entitlement and funding could take at least another 18 months and probably longer before we could even break ground.

For this meeting Dave will provide a verbal report.

ITEM 9b

Ten Percent Rule Change

The City has worked with the Beach Road community to establish a new 'interpretation' of the long-standing *Ten Percent Rule* which regulates remodeling in non-conforming homes. The following 14 pages are the final documents setting the rules of engagement, so to speak, that open the door for property owners of non-conforming homes to now remodel up to 50% of the value of their home, that is, the value of the structure, NOT the value of the land.

For the record and to be clear, this new policy by the City would not be possible without the diligent hard work by Beach Road homeowner Dave Gutierrez, and the willingness and cooperation of the City's new Planning Director, Matt Schneider.