

B. Code Compliance Division Updates

Recommendation: There is no specific recommendation, this staff report and presentation are intended to provide updates from the Code Compliance division. City Council may elect to provide feedback on specific focal areas of the presentation that may guide and inform future presentations and actions.



CITY OF CATHEDRAL CITY

M E M O R A N D U M

TO: Charlie McClendon, City Manager
Anne Ambrose, Assistant City Manager

FROM: Andrew Firestine, Director of Development Services

DATE: March 1, 2024

SUBJECT: Solid Waste Container Analysis Updates

On Tuesday February 13, 2024, the Code Compliance Division initiated a pilot educational program for solid waste containers in the Panorama neighborhood. Multiple staff walked Durango Road and Risueno Road on February 13, the day before trash service. Where staff observed a visible solid waste container, staff taped an educational flyer (in English and Spanish) on the container. Staff also documented those properties where they observed a visible solid waste container from the street.

Following this initial outreach, Code Compliance staff again walked Durango Road and Risueno Road on February 16 to evaluate the effectiveness of the educational flyers to promote the proper storage of solid waste containers behind a gate. A copy of the educational flyer is attached. As with the survey on February 13, staff documented those properties where they observed a visible solid waste container from the street.

The survey identified 122 total properties on Risueno and Durango on February 13 in violation of the City's ordinance on the storage of solid waste containers or 43 percent of the properties on the two streets. Following the educational campaign, 108 were in violation on February 16 or 38 percent of the properties on the two streets. The net difference between the two surveys was a decrease in 14 properties in violation of the of the City's ordinance on the storage of solid waste containers. A spreadsheet containing the specific data points and analysis is attached for reference together with a map documenting those properties identified in the survey.

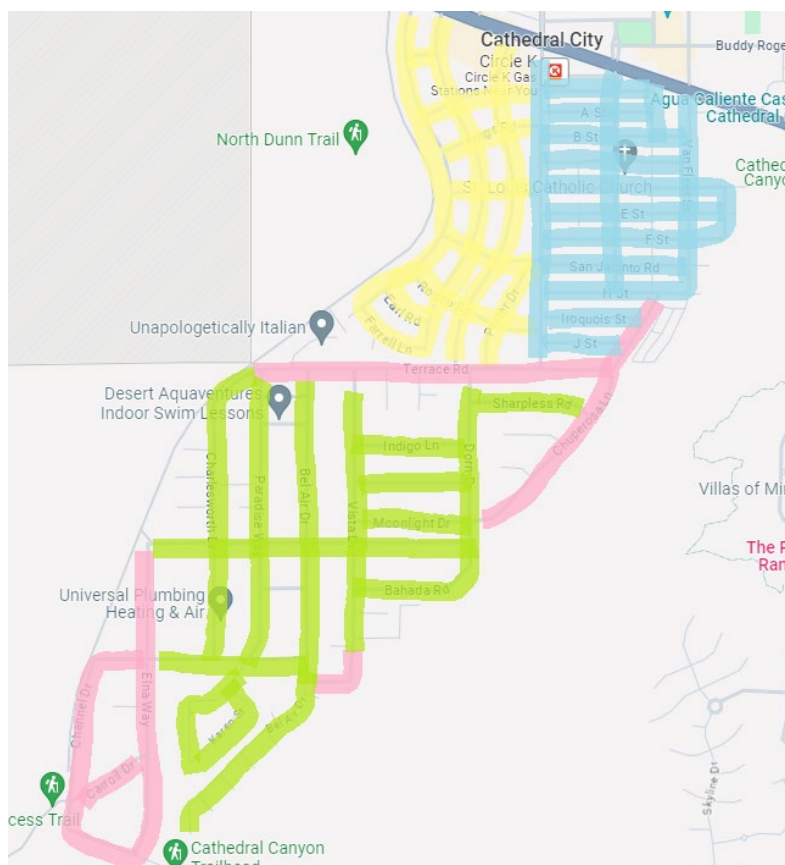
While the survey resulted in a net decrease in violations, the results are mixed. There was a net decrease in violations between February 13 and 16, although some of these may simply be attributed to residents who moved their solid waste containers out the day before trash service. Similarly, some of the new violations observed on Friday may be solid waste containers that were not stored properly after trash service. A significant number of properties continue to store solid waste containers in the front of their residence following the educational campaign.

The surveys over the course of the two days took 10 staff hours to complete, covering a total of 284 properties in the City or roughly 1 percent of the City’s housing stock. The survey would be impractical to scale to a citywide effort using the same methodology.

In addition to the pilot educational program in the Panorama neighborhood, staff conducted a windshield inspection of the Cathedral City Cove and Rio Vista and Verano neighborhoods. These were conducted by a code compliance officer driving through the neighborhoods to document observations from a vehicle for the purpose of identifying the order and magnitude of solid waste container violations in these neighborhoods and variables that influence container storage in these areas.

Cathedral City Cove

Staff devised a methodology to divide the Cathedral City Cove neighborhood into four quadrants containing 46 separate streets. The table below shows how the streets were divided by color:



Utilizing the same process as the previous windshield inspections in the Panorama neighborhood, staff used the following table to determine the severity of violations of CCMC 13.80.090, Garbage Containers across the cove area:

Number of garbage bins	Classification of severity	Color
10 or fewer	Very Low	
20 or fewer	Low	
30 or fewer	Medium	
49 or fewer	High	
50 or more	Very High	

Using the above map and table, the streets of the cove are listed below in order of severity and color coded to show which streets belong to which quadrant:

Garbage bin severity by street

Rodeo	None	
Farrell	None	
Cove	None	
A	None	
Sunair	Very Low	
Melrose	Very Low	
Tahquitz	Very Low	
Kings	Very Low	
Hillcrest	Very Low	
Earl	Very Low	
Porter	Very Low	
Miller	Very Low	
Channel	Very Low	
Foothill	Very Low	
Mountain Shadow	Very Low	
Dorn	Very Low	
B	Very Low	
F	Very Low	
Glenn	Very Low	
J	Very Low	
Moonlight	Very Low	
Palo Verde	Low	
San Jacinto	Low	
Carroll	Low	
Elna	Low	
Indigo	Low	
Grove	Low	
D	Low	

E	Low	Green
Van Fleet	Low	Green
Iroquois	Low	Green
Bahada	Low	Green
Valley Vista	Low	Green
Sharpless	Low	Green
Treasure Trail	Low	Green
Terrace	Medium	Yellow
Chuperosa	Medium	Yellow
Vista	Medium	Yellow
C	Medium	Yellow
Grandview	Medium	Yellow
Karen	Medium	Yellow
Bankside	High	Orange
H	High	Orange
Paradise	High	Orange
Charlesworth	High	Orange
Bel Air	Very High	Red

Using the data above, staff makes the following generalizations on which quadrants have the highest number of violations or are the most likely to contain violations:

1. Green Quadrant (Highest number of violations)
2. Blue Quadrant
3. Purple Quadrant
4. Yellow Quadrant (Lowest number of violations)

It is important to include within this data that across all quadrants the following conditions were noted during staff's inspection:

- There exist properties that have a very steep driveway or stair access to their frontage due to the hilly nature of the area, making the back-and-forth of garbage bin storage difficult for disabled or elderly residents.
- Some properties (particularly within the blue quadrant on streets such as Grove) have no property fencing that would obscure properly stored bins, there is no space to contain the bins such as a garbage enclosure, and no reasonable area the bins might be stored elsewhere but where they were observed:



Image taken from Google Maps (Oct 2022): on Grove St, these homes have very little space between them, and share this dirt alley in which their vehicles and bins are expected to be stored, however this location is in view of the public right-of-way. To the rear of these properties is a solid fence that divides these homes from those behind.

- There are a number of properties in the Yellow Quadrant that are multi-unit dwellings or apartment structures. These apartments have dedicated trash enclosures or areas for bin storage that are clearly visible from the public right of way, but were originally constructed with the purpose of containing garbage bins:

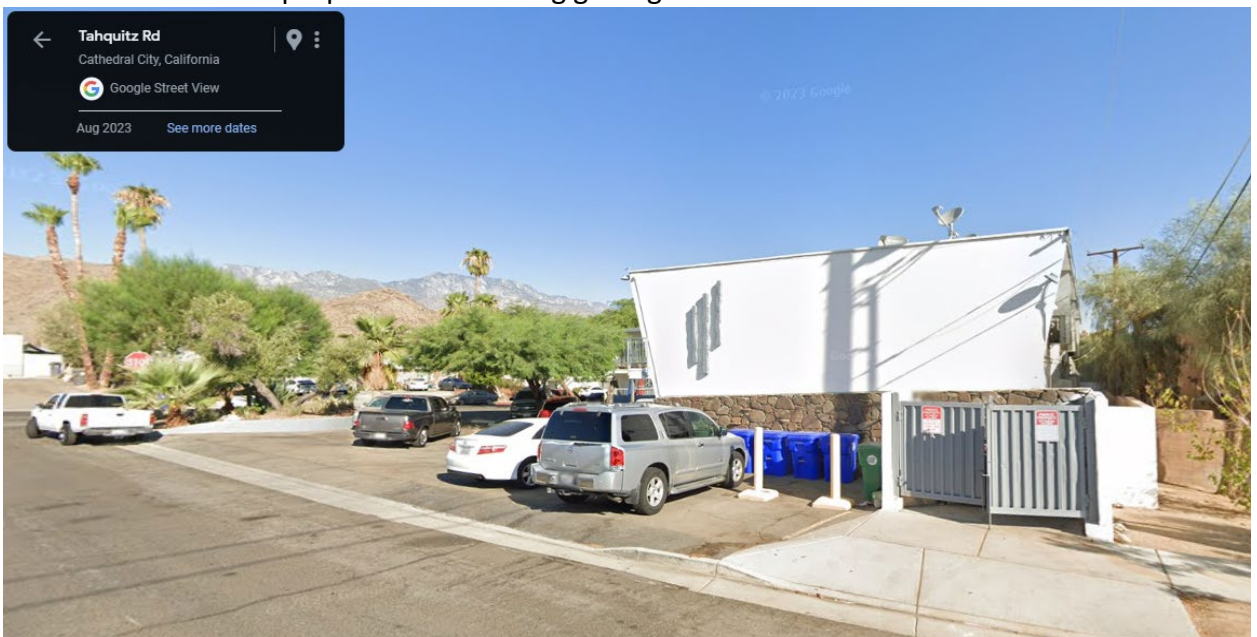
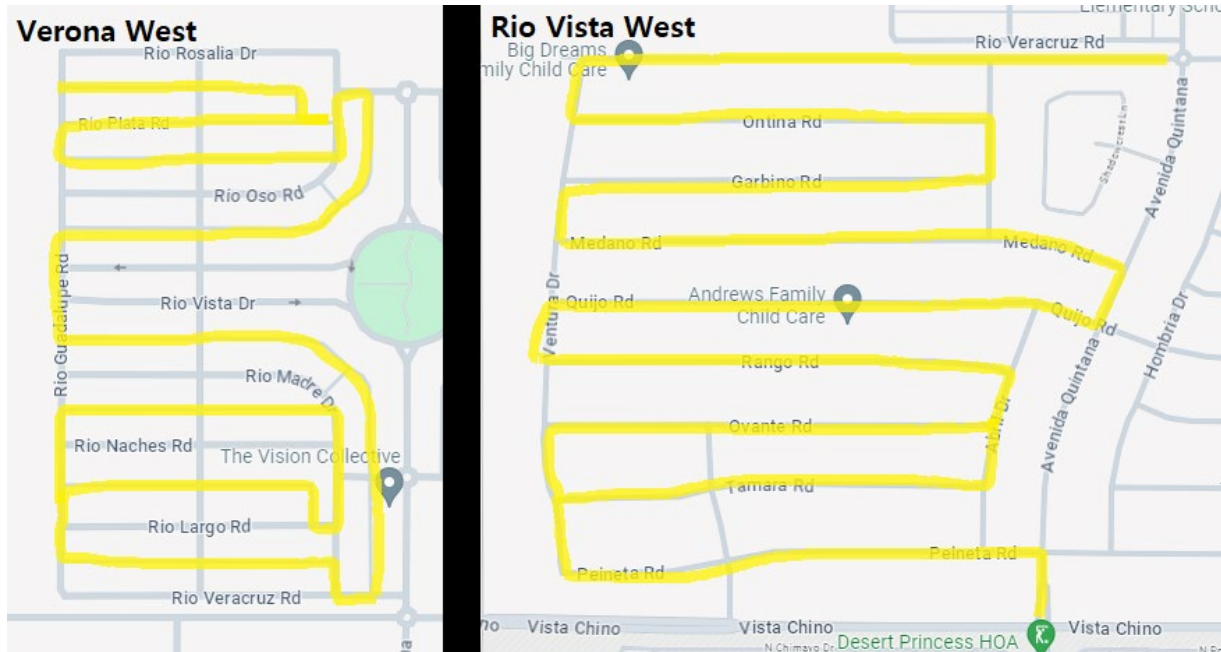


Image taken from Google Maps (Aug 2023): on Tahquitz, this complex has a constructed trash enclosure on its south side that contains a dumpster meant for general refuse. It also has enough recycling and plant matter bins to accommodate its many occupants, but these cannot be contained within the allotted area, nor is there a “rear of property” for these bins to be stored out of public view. They were counted among bins observed from

the right-of-way. Despite the visibility of these bins in the Yellow Quadrant, the quadrant contained the least number of bin violations.

Rio Vista and Verano Neighborhoods

Staff conducted a windshield inspection of streets within both the Verona and Rio Vista neighborhoods. Staff focused their efforts in the following two areas:



The route of the windshield inspections in the western half of Verona and Rio Vista.

Following the process used in our previous windshield surveys, staff used the table below to determine the severity of the violation:

Number of garbage bins	Classification of severity	Color
10 or fewer	Very Low	Blue
20 or fewer	Low	Green
30 or fewer	Medium	Yellow
49 or fewer	High	Orange
50 or more	Very High	Red

Following this table, staff made the following findings:

Verona West			Rio Vista West		
Rio Naches alley (3)	Very Low		Rango (28)	Medium	
Rio Vista alley (6)	Very Low		Ovante (28)	Medium	
Rio Rosalia alley (12)	Low		Verona (30)	Medium	
Rio Madre alley (13)	Low		Tamara (45)	High	
Rio Large alley (15)	Low		Ontina (54)	Very High	
Rio Oso alley (17)	Low		Medano (54)	Very High	
Rio Plata alley (20)	Low		Quijo (55)	Very High	
			Peineta (56)	Very High	
			Garbino (57)	Very High	

Verona West: The data collected shows a low volume of improperly stored bins in this area compared to housing density. Garbage bins in the Verona area are stored within alleyways that divide the housing blocks. Most of these alleys contain between 30-40 separate homes each with their own bins. There is the potential here for as many as 120 bins to be visible on garbage day.

Rio Vista West: The most important thing to note in the Rio Vista area is that most of the properties in violation kept *all* available garbage bins outside, along their driveways, or in the front of their property. Even though the windshield survey only covered half of the Rio Vista area, each street contained approximately 50 homes and most of the violating properties had 3 or more bins present on them, suggesting that while the violation is greater there than in Verona, the number of violators may be equivalent. In these regions, staff would estimate only between 10-20 properties per street were in violation, less than half of all properties located on each street.

2/13/2024	
Properties tagged in violation on Risueno:	57
Properties on Risueno:	149
Percent of properties on Risueno in violation:	38%
Properties tagged in violation on Durango:	65
Properties on Durango:	135
Percent of properties on Durango in violation:	48%
Total properties on Risueno and Durango in violation (2/13/24):	122
Total properties on Risueno and Durango	284
Overall non-compliance rate (Risueno and Durango):	43%

2/16/2024	
A. Properties tagged and still in violation on Risueno:	44
Properties tagged and compliant on Risueno:	13
B. New violators on Risueno:	17
Total Properties on Risueno in Violation (A+B)	61
Percent of properties on Risueno in violation:	41%
A. Properties tagged and still in violation on Durango:	43
Properties tagged and compliant on Durango:	22
B. New violators on Durango:	4
Total Properties on Durango in Violation (A+B)	47
Percent of properties on Durango in violation:	35%
Total Properties on Risueno and Durango in Violation (2/16/24):	108
Total properties on Risueno and Durango	284
Overall non-compliance rate (Risueno and Durango):	38%

TOTALS	
Total properties in violation (2/13/24):	122
Total properties who complied (2/16/24):	35
Total properties who did not comply (2/16/24):	87
Total new violations observed (2/16/24):	21
Total properties in violation (2/16/24):	108



Cathedral City



Any disabled person who meets the Department of Motor Vehicles requirements for a N-1 permanent disabled placard is entitled to special walk-in backyard or side yard collection of refuse, recyclables, and green waste, at no charge. Contact Burrtec's Customer Service Department at (760) 340-2113

FOR EDUCATION, VISIBLE SOLID WASTE CONTAINERS

To enhance the quality of life and visual aspects of the community through the administration of a fair and unbiased compliance program.

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13.80.090 Garbage Containers

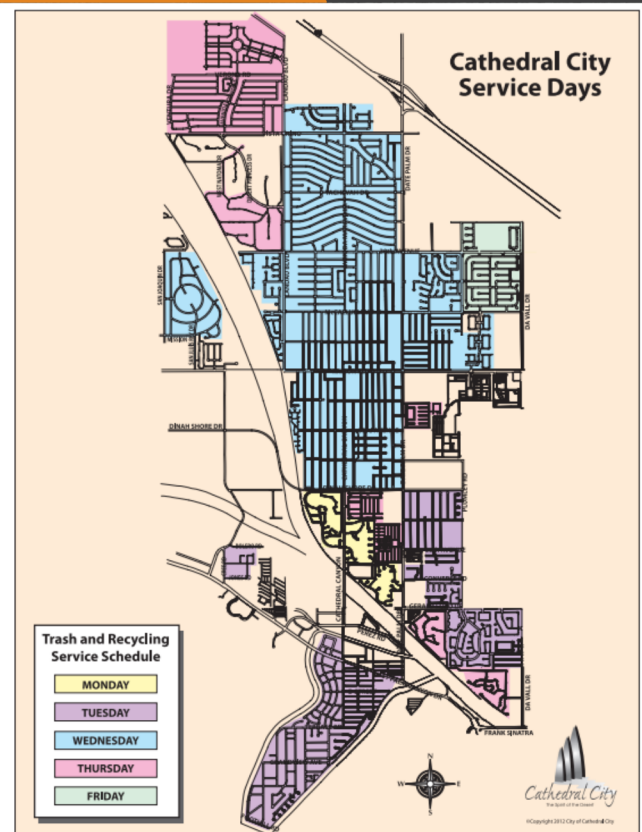
It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the city to maintain such premises or property with garbage or trash containers stored in front yards and visible from the public right-of-way, except when in places of collection on scheduled waste collection days.

(Ord. 527 § 2, 2000)

9.14.120 Trash Containers

Trash and recycling containers shall be located within the rear and side yards, behind a solid fence or gate, and shall not be visible from the public right-of-way, except when in places of collection on scheduled waste collections day.

(Ord. 256 § 4, 1989; Ord. 862 § 2, 2022)



GET IN TOUCH - CODE COMPLIANCE DIVISION

760-770-0309
760-202-1460 (f)

codecompliance@cathedralcity.gov
www.cathedralcity.gov

68700 Ave Lalo Guerrero
Cathedral City, CA 92234





Cathedral City



Cualquier persona discapacitada que cumpla con los requisitos del Departamento de Vehículos Motorizados para un cartel de discapacitado permanente N-1 tiene derecho a una recolección especial de basura, materiales reciclables y desechos verdes en el patio trasero o lateral, sin cargo. Comuníquese con el Departamento de Atención al Cliente de Burrtec al (760) 340-2113.

PARA EDUCACION, CONTENEDORES DE RESIDUOS SOLIDOS VISIBLES

Mejorar la calidad de vida y los aspectos visuales de la comunidad a través de la administración de un programa de cumplimiento justo e imparcial.

Hacer avanzar a Cathedral City con compromiso, orgullo y excelencia

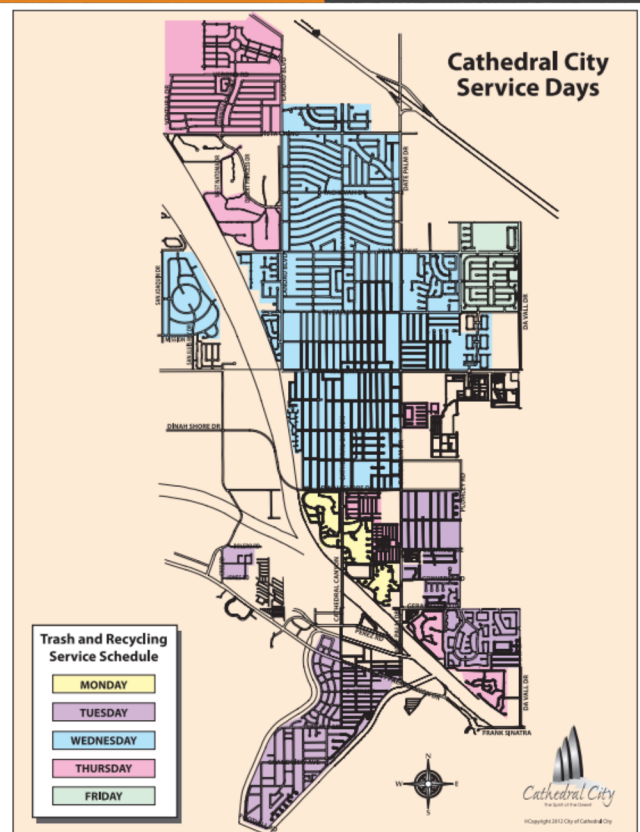
13.80.090 Contenedores de basura

Es ilegal y será una molestia pública para cualquier persona que posea, arriende, ocupe o tenga a cargo o posesión de cualquier local o propiedad en la ciudad mantener dicho local o propiedad con basura o contenedores de basura almacenados en los patios delanteros y visibles desde el servidumbre de vía pública, excepto cuando se trate de lugares de recolección en los días programados para la recolección de residuos. (Ord. 527 § 2, 2000)

9.14.120 Contenedores de basura

Los contenedores de basura y reciclaje deberán ubicarse dentro de los patios trasero y lateral, detrás de una cerca o portón sólido, y no deberán ser visibles desde la vía pública, excepto cuando se encuentren en lugares de recolección en los días programados para la recolección de desechos.

(Ord. 256 § 4, 1989; Ord. 862 § 2, 2022)



PONERSE EN CONTACTO - DIVISIÓN DE CUMPLIMIENTO DE CÓDIGO

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