

City of San Juan Bautista City Building/Planning Projects

	Project Name - Current City/Development Projects - Upgrades, Changes, Fixes	Issues/Notes/general info	Status	Permit Issuance	Violations	Comments/Complaints Questions	Likelihood of Completion (Red or Green)
	Building/Planning						
1	Casa Rosa	Plans came in from the structural engineer to address the balcony. Staff has approved and new posts to support the balcony. (5/9/19)	Support posts have been installed for the balcony	Site Design and Review performed by HRB and Planning Commission approved in April of 2017. No building permits applied for or approved. Structural improvements for the balcony were submitted and approved for the balcony.	Building has been tagged as an unsafe structure. Violations of the Municipal Code include Section 5-8-110 and Section 5-8-190.	Structural Plans have been approved and posts have been installed making the balcony safe. (5/9/19)	Right of way has been reopened. The issue of Public Safety has been resolved by the temporary measures of the balcony reinforcement. (5/9/19)
2	Fault Line Restaurant	Plans for the garage repair have been approved by Building and Planning. Permits are ready to be issued. (5/9/2019)	Zoning classification onsite is Mixed-Use.	Permits are ready to be issued. (5/9/2019)	none	Building and Planning have approved the plans and the permit is ready to be issued. (5/9/19)	Permit Ready to Issue. (5/9/19)
3	10 Franklin existing construction, alteration, and demolition	Approved per permit issuance by Permit Number 2017149 in 2015. Construction has been ongoing. Building Official reviewed the plans and permit material. Determined it as valid and may continue as approved. Property owner must apply for the zone change through application process and initiate the CEQA review. The property owner has been notified and will be in touch with city staff. No response of 5/9/19.	phase 1 for the multi-unit building construction is currently underway.	yes	none	It is anticipated to demolish at least one of the other buildings onsite. The property owner has given the ok to include his property in that change. Property owner must move forward with zone change by their application if they wish to change the zone from Public Facility to Mixed - Use. Further CEQA review is required as part of the process. Property owner will be in touch with city staff. No response of 5/9/19	Property owner has been notified of the City's position. Awaiting response on the next steps.
4	Harvey's Lockup	progress is being made on the frontage & right-of-way improvements. Interior sprinklers have been installed in one area of the building, but need to cover the entire building per Fire Code. Fire Alarm and smoke detectors have been installed. Agreement is being met. (5/9/19)	Frontage work is in progress. Fire sprinkler work and prevention system to be completed in all phases. Applicant is ahead of schedule.	No active building permits. Encroachment permit to be pulled as needed.	n/a	Requirements of conditions of approval are in progress. After checking in, the applicants are working towards inspections. A final inspection for the fire alarm system has been scheduled for 3/6/19. The inspection took place on March 6, 2019 and it passed per the Fire Marshall. Progress is being made to meet the entire agreement (5/9/19)	Owner is working with his contractor to install heat and smoke detection systems.
5	Rancho Vista Subdivision	42 homes have received Occupancy. 3 new permits have been applied for, approved, and issued. (5/9/19)	Under Construction	42 homes have received Occupancy. 3 new permits have been applied for, approved, and issued. (5/9/19)	none	Construction on new homes has begun with occupancy being granted. (5/9/19)	In Progress - Estimated Build out in 2021.

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6	Copperleaf Subdivision	31 permits issued as of 5/9/19. Copperleaf's stated Phase 2 has begun and some Homes from Phase 1 have been granted occupancy.	Under Construction	31 permits have been issued.	n/a	None at this time. (5/9/19)	In Progress - Estimate of Winter 2020
7	Building Department and code enforcement activity.	Work continues on both subdivisions while smaller projects take place inside the city. Notable Projects include Midnight Express Warehouse undergoing plan check and Hillside Vista (D'Ambrosia) Phase 2 is being discussed. Code Enforcement is making regular rounds of the city, looking for work taking place without permits, parking violations, and other nuisances. (5/9/19)	n/a	n/a	none	None at this time. (5/9/19)	n/a
8	70 Muckelemi	Applicant wishes to either demolish or alter the Chalmers House onsite that is in bad condition. He wishes to develop the site with a mix of uses and housing units. Discussion is underway with the property owner and interest on the neighboring parcel has been noted. Both parties met with city staff and met each other for the first time. Discussions continue. (5/9/19)	Staff has reviewed past documents onsite from 2006. It was determined the applicant should start with brand new documents because of the age and how the circumstances have changed.	no	No violations. There was a notice of nuisance because of the condition of the old chalmers house.	Property owner presented an informal project review to Planning Commission on 2/5/19. General response was positive and are looking forward to reviewing plans. Adjacent Parcel has interest. Parties met with city staff (5/9/19).	No-ETA yet, but discussion is continuing.
9	Brewery	Staff is working with the property owner. Met with the property owner on 12/5/18. Staff followed up, the applicants are creating the plans and preparing for submittal as of 4/19/19. (5/9/19)	no applications yet, working with owner for submittal.	No permits issued	none	Staff is working with the property owner. Met with the property owner on 12/5/18. Staff followed up, the applicants are creating the plans and preparing for submittal as of 4/19/19. (5/9/19)	no-ETA yet
10	General Plan Timeline	Draft Housing Element has been completed and was turned into the State HCD on 4/4/19. Currently under the 60-day review. (5/9/19)	n/a	n/a	n/a	Staff is working on getting the Housing Element squared away for the State. Housing element has been submitted to the State for 60-day review on 4/4/19. (5/9/19)	end of 2019
New Development							
1	Hillside Vistas	First Phase Approved for first 8 lots. Master set is under review for design. No construction has started. Phase 2 is anticipated. Higher density residential development may be done on phase 2. Awaiting further response (5/9/19)	Phase 1 completed and anticipated to be built out. Phase 2 to come.	No permits have been issued.	none	Staff has followed up with them and met with them on 2/7/19. Plan revisions are taking place. Phase 2 may be redone with a higher density residential development. (5/9/19)	The developer has met with staff. Eager to continue with the project
2	Loazza (957 First Street - 4 Parcel Minor Subdivision)	Review has started. Waiting for application payment. Staff met with the applicants and on 5/2/19, they submitted the minor subdivision application. Currently being processed. (5/9/19)	CEQA review completed. Staff is starting review.	No permits issued	none	Minor Subdivision is currently underway and being processed. (5/9/19)	June of 2019
3	Gas Station to be located along The Alameda and Hwy 156	Staff is working with the applicant to help move the project forward. Awaiting plan submittal. (5/9/19)	can move forward.	no permits have been issued	none	Applicant is revising plans. A decelartion lane would need to be installed along Hwy 156. Awaiting plan submittal. (5/9/19)	Court ruled in favor of the project

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4	Midnight Express	Approved by Commission Resolution. Applicant reduced the size of their project and would like to do it in phases. A temporary Use Permit was approved by Staff in December of 2018.	Awaiting applicant response.	No permits have been issued.	n/a	Applicants would like to reduce the intensity of the project scope by reducing the size of the building from 15,000 square feet to 5,000 square feet and do the project in phases. They submitted a letter to City Staff making that formal request. City Staff signed that letter. A temporary project is taking place right now as part of that letter. Parking of trucks and trailers is taking place in two different locations onsite. Temporary use expires on 6/14/19. Reapplication is required to continue. (5/9/19)	staff has issued first round of comments after review.
Infrastructure							
1	Traffic Circle	Roundabout is under review. Street classifications for the First Street Segment has been determined as a Major Collector. Minor Subdivision is underway. (5/9/19)	under review	n/a	n/a	Street classification for First Street has been determined as a major collector. Minor subdivision for the ROW is underway (5/9/19).	progress is continuing
2	Signage	Monument signs have been discussed. There is an interest in putting in monument signs in gateway locations. More review and planning needs to be discussed. No further activity has taken place as of 5/9/19.	further consideration is needed	n/a	n/a	Staff and San Juan Committee Member met with a sign contractor to discuss possible signs and monument signs. Locations, designs, and logo will need to be reviewed with Planning Commission. No further activity has taken place as of 5/9/19.	No ETA at this time