

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)
	<b>Building/Planning</b>						
1	Casa Rosa	Casa Rosa was approved by City Council in April of 2017. Building Permits were never issued and demolition began before approval was given. The property has since been left in a state of disrepair to the current date. The city hired a structural engineer to make recommendation on fixes to the building. The city then reached out to the owner to make required fixes, and the owner could not meet that request in a reasonable amount of time. City staff will be presenting a staff report to begin nuisance abatement. (1/15/19)	Project was approved by HRB as minor alteration (4/4/17). Scope of work indicates major alteration. Work took place without building permits.	Site Design and Review performed by HRB and Planning Commission approved in April of 2017. No building permits applied for or approved. Evidence suggests the City Staff was aware of the work being done at the time. (1/15/19)	Building has been tagged as an unsafe structure. Violations of the Municipal Code include Section 5-8-110 and Section 5-8-190. (1/15/19)	Staff has been reporting as developments have continued, including meeting with the owner and hiring a Structural Engineer consultant. Results of the Structural Engineer report address 3 issues present that must be addressed in order to reopen the public right-of-way. City is beginning the abatement process with a forthcoming presentation to City Council. (1/29/19)	Abatement process to being shortly. After repairs are completed, the right-of-way will be reopened. Estimated ETA is 3 months till repairs are completed.
2	Fault Line Restaurant	Garage was damaged by a tree fall in 2/17. Project was approved by Commission on 10/2/18 with conditions. Council Approved the zone change for Faultline site and residence at 17 Franklin on 12/18/18. <b>Awaiting documents from property owner for county recording to complete lot merge.</b>	<b>Council has approved the zone change at 11 and 17 Franklin Street. 30-day appeal period and statute of limitations per CEQA expire on 1/22/19.</b>	Permits are required for the garage reconstruction. Permits have been filed, but need more information per building, engineering, and planning before issuance can take place.	demolition was done without permit issuance	Staff is working with the applicant to finish the accessory building and ultimately reopen the restaurant. <b>Lot Merge Documents were created. Applicant is signing them and notarizing them. City Engineer to sign and notarize. Permit review can take place after that date. (1/29/19)</b>	12/18 second Council Reading
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 was sent to the City Attorney. <b>Meeting was held on 1/9/19 with building, fire, planning, engineering, city manager and the property owner and his legal counsel. Determined the permit is valid. The Zone change is still pending. Awaiting response from discussion with legal counsel and city attorney on CEQA review.</b>	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. Addresses have been assigned. The property is included in the rezoning proposal with 11 and 17 Franklin. The property owner has given the ok to include his property in that change. <b>The second reading of the zone change did not happen because the Native American Tribes need to be included. They expressed concern about burials in or around the site. This property was not included in the second reading of the Zone Change. Building Official reviewed the permit file. Determined the permit is valid. Property owner's legal counsel and City Attorney to discuss CEQA review. (1/15/19)</b>	Property owner is still working on the site. He wants to finish, but a time frame is still undetermined.
4	Harvey's Lockup	progress is being made on the frontage & right-of-way improvements. <b>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.</b>	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. <b>Commission reviewed the case 11/13/18. Staff presented the findings and the applicants provided testimony. Commission supports to continue working with the business owner to take the necessary steps to resolve the matter and meet the requirements as indicated in the signed agreement. No action was taken. After checking in, they are ahead of schedule in implementing their systems and are moving right along. Staff gave an update to Council and Commission members of the status. Responses were positive. (1/15/19)</b>	Owner is working with his contractor to install heat and smoke detection systems.
5	Rancho Vista Subdivision	42 active permits. 1 application is on hold because of design.	Under Construction	42 active permits. 1 application is on hold because of design.	none	<b>Construction on issued permits is slowly wrapping up. It is expected that we will see more permit applications toward the end of the rainy season. (1/15/19)</b>	To be Determined - Estimate of Early 2019

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6	Copperleaf Subdivision	20 permits issued as of 6-15-18	Under Construction	Permits have been issued	n/a	Applicant has been granted the deferring of two Impact fees pending agreement with city. Traffic and Park development fee held until approved agreement or Final Inspection on each project. <b>No Occupancies have been issued at this time, temporary occupancies are issued on their sales office.</b> (1/15/19)	To be Determined - Estimate of Winter 2019
7	Building Department 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) Model homes are undergoing plan check. (10/26/2018)	n/a	n/a	none	Code Enforcement is making regular rounds to check for work being done without permits and violations of the Municipal Code.	n/a
8	Well 3 and 6 exchange/Minor subdivision on Mission Vineyard and Old San Juan Road	NOE has been recorded and sent to the State for Minor Subdivision.	Well 6 work is moving forward	no permits issued	none	NOE and CEQA worksheet for the Waterboard has been completed and filed at the County Clerk's Office.	August of 2018 for the the completion of the exchange process that includes map recording
9	70 Muckelemi	Applicant wishes to the Chalmers House onsite that is in bad condition. He wishes to develop the site with a mix of uses and housing units.	Staff is reviewing previous documents that have been turned in about the property. Applicant is preparing for 2/5/19 hearing with informal project review.	no	No violations. There was a notice of nuisance because of the condition of the old chalmers house.	Staff did a field inspection at the site on Monday, July 9, 2018. Discovered the structure is in exceedingly poor condition. <b>Staff met with the property owner on 12/6/18. Staff followed up with the property owner with an overview of the necessary applications to be turned in. Staff discovered a previous Historic Architecture Report and other documents on file done by previous owner. Staff is reviewing it to discover if any of that is still valid (1/15/19).</b>	No-ETA yet.
10	Brewery	Project is showing activity towards deed to perfect and continuation of project towards to completion. Staff met with them and provided a follow up letter to them in December 2018.	no applications yet, working with owner for submittal.	No permits issued	none	<b>Staff is working with the property owner. Met with the property owner on 12/5/18. Went through the case and a revised set of plans. Working on restarting the process. Staff followed up with them and provided an overview of the applications turned in and the items that can be used. Staff left a phone message asking when resubmittal to be turned in. (1/15/19)</b>	no-ETA yet
11	Building Department activity.	Larger Projects: D'Ambrosia Project has it's first 3 Models approved by the Building Plan Check. No permits issued for project. Rancho Vista Subdivision has been Issued multiple Occupancies since the Water Moratorium was lifted. Copperleaf has recied Temporary Occupancy on their Sales office. (1/15/19)	n/a	n/a	none	None at this time. (1/15/19)	n/a
12	Code Enforcement Activity	Code Enforcement is making regular rounds of the city, looking for work taking place without permits, parking violations, and other nuisances. (1/15/19)	n/a	n/a	none	None at this time. (1/15/19)	n/a

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13	General Plan Timeline	General Plan was updated and adopted in 2/16. The housing element is being reviewed. We need to do so per State requirement. <b>Staff is working towards executing a contract with EMC Planning Group to assist with Housing element Update.</b>	n/a	n/a	n/a	Staff is working on getting the Housing Element squared away for the State. <b>Staff is working towards executing a contract with EMC Planning Group to assist with Housing element Update to meet State Requirements (1/15/19).</b>	n/a
<b>New Development</b>							
1	Hillside Vistas	First Phase Approved for first 8 lots. Master set is under review for design. No construction has started. Phase 2 for the next 19 lots is expected to come in.	Phase 1 completed and anticipated to be built out. Phase 2 to come.	No permits have been issued.	none	<b>Staff has received revised master plan set on 10/26/18. That has been reviewed. No other activity has taken place. Staff has followed up with them. Plan revisions are taking place. Master set has been reviewed by Building and Planning Staff. (1/15/19)</b>	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.	CEQA review completed. Staff is starting review.	No permits issued	none	Awaiting the \$5,000 payment at this time. Roundabout adjacent to Rancho Vista was discussed. More land from Loayza would be needed in order to accommodate Roundabout. Loayza property owners do not support that. Further review is needed.	unknown
3	Gas Station to be located along The Alameda and Hwy 156	staff is working with the applicant to help move the project forward.	can move forward.	no permits have been issued	none	<b>Staff is awaiting project submittal. 40-day appeal period has expired (1/15/19)</b>	Court ruled in favor of the project
6	404 and 406 Third Street - Proposed Vietnamese Bistro and residential unit expansion	The property owners wish to open a new Bistro inside an existing building downtown. They also wish to relocate permanently to town and expand an existing residential unit in the rear of 406 third Street	Minor Alteration approved by Commission	A health permit has been issued previously. Awaiting plan updates to accommodate fire and building requirements.	n/a	<b>Staff met with the applicants and went through the requirements. Fire requirements are currently being worked out between City Staff, applicants, and the fire marshall (1/15/19)</b>	Case was approved by Planning Commission
7	Midnight Express	Approved by Commission Resolution. <b>Plan set has been submitted for permit review. Applicant reduced the size of their project and would like to do it in phases.</b>	Awaiting applicant response.	<b>No permits have been issued.</b>	n/a	Discussion about the development took place and phasing in parts of the development were discussed. <b>The applicant submitted a letter asking for changes to the project. They would like to reduce the intensity of the project scope by reducing the size of the building and do the project in phases. They submitted a letter to City Staff making that formal request. City Staff signed that letter. Their proposal did not appear to need to go back to Planning Commission. Applicant is working on their project in small phases (1/29/19).</b>	staff has issued first round of comments after review.
<b>Infrastructure</b>							
	Traffic Circle	Roundabout is under review. Latest engineering review shows the current roundabout is too small in diameter. Further review and/or alternatives are necessary.	under review	n/a	n/a	Staff reviewed the roundabout status with Planning Commission on 1/14/19. More information is needed. Staff along with engineering and the developer are anticipated to attend Planning Commission to present more information.	progress can continue, but final product needs to be determined
	Parking						
	Signage	Monument signs have been discussed. There is an interest in putting in monument signs in gateway locations.	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 ETA at this time