

	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	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. City Council heard the case on 2/25/19 Special Meeting. Passed the proposal as an Abatement. Recommendations are being gathered from contractors. Historic Resources Board to discuss possible alterations at their hearing 3/12/19.	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.	Building has been tagged as an unsafe structure. Violations of the Municipal Code include Section 5-8-110 and Section 5-8-190.	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. Possible alterations for safety purposes will be discussed at the Historic Resources Board will be discussed at their hearing on 3/12/19.	Abatement process to begin 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. Lot Merge Recording has already taken place. Awaiting revised plans from applicant that meet the last round of comments from City Staff (3/5/19).	Zoning classification onsite is Mixed-Use. Awaiting revised plans that meet building, engineering, and planning comments.	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. Awaiting revised plans. (3/5/19)	Revised permit plans
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. Zone change is still pending. Awaiting CEQA quote from consultant (3/5/19).	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. 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. Awaiting a quote for CEQA review, then further steps will be taken. (3/5/19)	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. 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.	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 the 6th. The Fire Marshall is requiring several things including fire extinguishers, knock boxes, curb to be painted red, and install ceiling tiles.	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	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. (3/5/19)	To be Determined - Permit issuance has slowed down

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6	Copperleaf Subdivision	20 permits issued as of 3/5/19.	Under Construction	Permits have been issued	n/a	Traffic and Park development fee held until approved agreement or Final Inspection on each project. Several permit applications have been submitted to the City for review. (3/5/19)	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	Well 6 NOE has been finalized. Water moritorium has been lifted by the State Waterboards.	Well 6 work is moving forward	Well 6 Permit has been issued	none	Work is moving forward. (3/5/19)	Water moritorium has been lifted.
9	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.	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. Applicant followed up with staff. Asked about the process and applications. (3/5/19)	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	Staff is working with the property owner. Met with the property owner on 12/5/18. Staff followed up and as of 2/19/19, the applicatns are creating the plans and preparing for submittal. (3/5/19)	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. (2/12/19)	n/a	n/a	none	None at this time. (2/12/19)	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. (2/12/19)	n/a	n/a	none	None at this time. (2/12/19)	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. Staff has signed the contract with EMC. Housing Element Workshop has taken place. Got feedback from the public.	n/a	n/a	n/a	Staff is working on getting the Housing Element squared away for the State. Staff has signed the EMC contract. Workshop has taken place. Working towards the first part of the 5th cycle requirements (3/5/19).	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.	Phase 1 completed and anticipated to be built out. Phase 2 to come.	No permits have been issued.	none	Staff has received revised master plan set on 10/26/18. That has been reviewed. 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. The applicant stated that in 3 months or so, applications will be turned in.	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. Information was gathered from City records about First Street classification. This was for information in the roundabout study. (3/5/19)	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	Applicant is revising plans. A deceleration lane would need to be installed along Hwy 156.	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	Staff met with the applicants and went through the requirements. Fire requirements are currently being worked out between City Staff, applicants, and the fire marshal (3/5/19)	Case was approved by Planning Commission
7	Midnight Express	Approved by Commission Resolution. Plan set has been submitted for permit review. Applicant reduced the size of their project and would like to do it in phases.	Awaiting applicant response.	No permits have been issued.	n/a	Discussion about the development took place and phasing in parts of the development were discussed. They 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. Further review from City Staff is taking place. (3/5/18).	staff has issued first round of comments after review.
Infrastructure							
	Traffic Circle	Roundabout is under review. Meritage has been commissioned to do a traffic study. Street classifications for the First Street Segment has been determined (3/5/19)	under review	n/a	n/a	Street classification for First Street has been determined. A traffic study has been commissioned. Further information is anticipated to follow (3/5/19).	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. More review and planning needs to be discussed (3/5/19).	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 (3/5/19).	No ETA at this time