



City of San Juan Bautista

The “City of History”

www.san-juan-bautista.ca.us

AGENDA

REGULAR PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS
311 Second Street
San Juan Bautista, California

TUESDAY ~ NOVEMBER 13, 2018

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.

1. Call to Order
Roll Call

6:00 PM

2. Public Comment

3. Informal Project Review

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

4. Consent Agenda

All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the City Council, a staff member, or a citizen

- A. Approve Affidavit of Posting Agenda**
- B. Approve Minutes for August 7, 2018 Meeting**
- C. Approve Minutes for October 2, 2018 Meeting**

5. Action Items

- A. Review and Consider Action on Harvey's Lockup located at 27 Monterey Street. Consider Resolution 2018-XX to approve or deny action.**

6. Discussion Items

- A. Proposed residential development on a large parcel located on Lausen Drive (APN 002-540-010). Property owner is Dave McGovert.**
- B. Report from Planner on current and upcoming projects**

7. Comments

- A. Planning Commissioners**
- B. City Planner**
- C. City Manager**

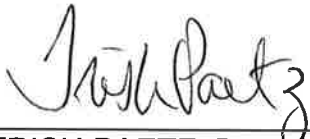
8. Adjournment

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 8th DAY OF NOVEMBER 2018, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 8th DAY OF NOVEMBER 2018.



TRISH PAETZ, DEPUTY CITY CLERK

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
AUGUST 7, 2018
DRAFT MINUTES

1. CALL TO ORDER – Chairperson Boyd called the meeting to order at 6:00 p.m.

B. ROLL CALL **Present:** Commissioners Boyd, Medeiros, Freels
and Brewer

Absent: Commissioner Franco

Staff Present: Associate Planner Kennedy
and Deputy City Clerk Paetz

2. PUBLIC COMMENT

No comments were received.

3. INFORMAL PROJECT REVIEW

Nothing presented.

4. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Minutes for July 10, 2018 Meeting

C. Approve Minutes for March 6, 2018 Meeting

A motion was made by Commissioner Freels and seconded by Commissioner Brewer to all items on the consent agenda. The motion passed unanimously, 5-0.

5. DISCUSSION ITEMS

A. Monument Sign and City Gateway

Associate Planner Kennedy introduced San Juan Committee Treasurer Bob Quaid who reported there was interest in installing the sign at 301 The Alameda in the Windmill Market parking lot, and removing the existing signs. Jim Gibson of the Windmill Market was present and voiced his agreement with the proposed sign. There was discussion. During public comment Rachel Ponce spoke in support of the monument sign placement. Cara Vonk stated she would miss the existing "Welcome to History" sign. No action was taken.

B. Report from Planner on Current and Upcoming Projects

Associate Planner Kennedy provided a report. There was discussion.

C. Strategic Planning Committee Report

Associate Planner Kennedy provided a report. There was discussion.

7. COMMENTS & REPORTS

A. Planning Commissioners

No comments were received.

B. City Planner

No comments were received.

C. City Manager

Not present.

8. ADJOURNMENT

The meeting adjourned at 7:30 p.m.

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
OCTOBER 2, 2018
DRAFT MINUTES

1. CALL TO ORDER – Chairperson Boyd called the meeting to order at 7:50 p.m.

B. ROLL CALL **Present:** Commissioners Boyd, Medeiros, Freels,
Franco and Brewer

Staff Present: Associate Planner Kennedy
and Deputy City Clerk Paetz

2. PUBLIC COMMENT

Cara Vonk concerned with new commissioners and process to select.

3. INFORMAL PROJECT REVIEW

Nothing presented.

4. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Minutes for March 6, 2018 Meeting

C. Approve Minutes for May 1, 2018 Meeting

A motion was made by Commissioner Franco and seconded by Commissioner Medeiros to approve all items on the consent agenda. The motion passed unanimously, 5-0.

5. PUBLIC HEARING ITEMS

A. Consider Recommendation to the Planning Commission for a Zone Change and Major Historic Alteration on Franklin Street. APN 002-490-002, 002-340-006, 002-340-007, and 002-340-003. Applicants: Robert and Martha Fernandez

i. Consider Recommending for Approval a City-initiated Zone Change/General Plan Amendment for four parcels located on Franklin Street. (APN 002-490-002, 002-340-006, 00203400007, and 002-340-003) Proposed change from Public Facility (PF) to Mixed-Use (MU).

Associate Planner Kennedy provided a report and stated that the Historic Resources Board recommends approval. There was no public comment.

A motion was made by Commissioner Franco and seconded by Commissioner Freels to approve Resolution 2018-08 Recommending to the City Council Approval of a Zone Change and General Plan Amendment from Public Facility (Pf) to Mixed-Use (MU) for Parcels 002-340-006, 002-340-007, 002-490-002, and 002-340-003. The motion passed unanimously, 5-0.

ii. Consider Recommending for Approval a Major Historic Alteration for a property located at 11 Franklin Street – APN 002-340-006 and APN 002-340-007. Proposal is to allow the property owner to reconstruct and restore an accessory building into its original state as well as update and make interior changes within the main building and outdoor features.

Associate Planner Kennedy provided a report and stated that the Historic Resources Board recommends approval. During public comment Cara Vonk suggested requirement of a landscape plan by a landscape historian be included in the conditions of approval. Georgana Gualarte suggested consideration should be given to whether it is feasible to find the original landscape plan. There was no public comment.

A motion was made by Commissioner Medeiros and seconded by Commissioner Franco to approve Resolution 2018-09 Approving a Major Historic Alteration to a Property Located at 11 Franklin Street (APN 002-340-006 and 002-340-007) with the inclusion of a landscape plan to the conditions of approval. The motion passed unanimously, 5-0.

B. Report from Planner on Current and Upcoming Projects

Associate Planner Kennedy provided a report. There was discussion.

C. Strategic Planning Committee Report

Associate Planner Kennedy provided a report. There was discussion.

7. COMMENTS & REPORTS

A. Planning Commissioners

No comments were received.

B. City Planner

No comments were received.

C. City Manager

Not present.

8. ADJOURNMENT

The meeting adjourned at 7:30 p.m.

CITY OF SAN JUAN BAUTISTA

HISTORIC RESOURCES BOARD/PLANNING COMMISSION

STAFF REPORT

DATE: November 13, 2018

ITEM: Discussion of the status of Harvey's Lockup and possible action

Location: 27 Monterey Street, APN #002-004-001

DISCUSSION:

This item is in response to the HRB/PC hearing on October 2, 2018. At the hearing, the current status of Harvey's Lockup was discussed; specifically, the fire sprinkler systems and fire prevention measures were of concern to the Commission. Commission directed staff to place this on the agenda as an item for discussion and action at the next hearing for recommendation to Council. Furthermore, Harvey's Lockup was discussed at City Council on October 16, 2018 as well.

Harvey's Lockup was approved by Planning Commission on September 1, 2009 by Resolution 2009-03. Harvey's Lockup is an existing business in San Juan Bautista that consists of self storage lockers inside of an existing warehouse and at least one residential unit. Since approval in 2009, there has been discussion and concern between City Staff and Planning Commission about the status of the installation of the fire sprinkler systems throughout the entire building as well as the compliance with the Conditions of Approval. A past Planning Commission hearing reviewed this case in November of 2013. No action appeared to have been taken.

Since the October 2nd hearing staff has been in contact with the owner of Harvey's Lockup and did an inspection at the site. Furthermore, City Staff and Fire Staff have been in contact with the owner. An agreement was signed as to the timeline of when the building will have full sprinkler and fire prevention measures installed.

City staff is presenting this item as an action item for review and consideration with findings included.

ACTION:

Staff has no recommendation on this item and is remaining neutral. Staff has provided two resolutions that provide options of which direction the Planning Commission desires to take on this item.

ATTACHED:

Draft Resolutions

Signed Agreement between City Staff and property owner with attachments

Update from Property Owner of the Work performed thus far

Past Letters sent from City Staff to the Property owner in March 2018

Plans

RESOLUTION 2018 - xxx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA RECOMMENDING TO THE CITY COUNCIL THAT THE RESOLUTION 2009-03 REMAIN IN EFFECT FOR A CONDITIONAL USE PERMIT FOR 27 MONTEREY STREET (HARVEY'S LOCKUP) (APN 002-004-001)

WHEREAS, the Historic Resources Board conducted a public hearing on November 13, 2018 to review the existing Conditional Use Permit and status of the business, and

WHEREAS, the Historic Resources Board received oral comments, written correspondence, electronic communication and public testimony at the public hearing, and

WHEREAS, the Historic Resources Board reviewed the staff report for the business and attachments, and

WHEREAS, the Historic Resources Board made a recommendation of approval to the Planning Commission to allow Resolution 2009-03 to remain in effect, and

WHEREAS, the Planning Commission at their hearing on October 2, 2018, gave direction to staff to place this item on the agenda to review and consider revocation of Resolution 2009-03 for a Conditional Use Permit that approved Harvey's Lockup, and

WHEREAS, the Planning Commission conducted a public hearing on November 13, 2018 to review the existing Conditional Use Permit and status of the business, and

WHEREAS, the Planning Commission received oral comments, written correspondence, electronic communication and public testimony at the public hearing, and

WHEREAS, the Historic Resources Board reviewed the staff report for the business and attachments.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby recommends to City Council that Resolution 2009-03 remain in effect for an existing Business (Harvey's Lockup) attached herewith and made a part hereof subject to the following conditions.

1. The signed agreement by both City Staff and the property owner be followed to the exact schedule.
2. Planning Commission has the authority to shorten the timeline at their discretion.
3. Full compliance of the Conditions of Approval be met by the timeframe indicated in the attached signed agreement.
4. City Staff is permitted to site inspections onsite at anytime to verify compliance is being met.
5. The residential units must be inspected and deemed compliant by City Staff.
6. The building must be in a safe condition in order to meet life, health, and safety concerns.
7. The Resolution will be revoked if it is found that the timeframe in the signed agreement has not been followed for any reason.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista at a regular meeting held on November 13, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Darlene Boyd, Chairperson

Trish Paetz, Deputy City Clerk

RESOLUTION 2018 - xxx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA RECOMMENDING TO CITY COUNCIL A REVOCATION OF RESOLUTION 2009-03 FOR A CONDITIONAL USE PERMIT FOR A PROPERTY LOCATED AT 27 MONTEREY STREET (APN 002-004-001)

WHEREAS, the Historic Resources Board conducted a public hearing on November 13, 2018 to review the existing business and findings, and

WHEREAS, the Historic Resources Board received oral comments, written correspondence, electronic communication and public testimony at the public hearing, and

WHEREAS, the Historic Resources Board reviewed the staff report and attachments for the existing business, and

WHEREAS, the Historic Resources Board made a recommendation of revocation of the issued Conditional Use Permit of the property located at 27 Monterey Street to the Planning Commission, and

WHEREAS, the Planning Commission at their hearing on October 2, 2018, gave direction to staff to place this item on the agenda to review and consider revocation of Resolution 2009-03 for a Conditional Use Permit that approved Harvey's Lockup, and

WHEREAS, the Planning Commission conducted a public hearing on November 13, 2018 to review the existing business and findings, and

WHEREAS, the Planning Commission received oral comments, written correspondence, electronic communication and public testimony at the public hearing, and

WHEREAS, the Planning Commission reviewed the staff report and attachments for the existing business.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby makes a recommendation to City Council to revoke the issued Conditional Use Permit and Business license for an existing business titled Harvey's Lockup located at 27 Monterey Street, APN # 002-004-001.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista at a regular meeting held on November 13, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Darlene Boyd, Chairperson

ATTEST:

Trish Paetz, Deputy City Clerk

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: November 13, 2018

Item: Proposed scope of work that includes new residential construction on a vacant 4 acre parcel.

Location: No address assigned. New Construction. APN #002-530-007

DISCUSSION:

This proposal includes the construction of two modular homes, an accessory building, and a cargo container on a large vacant lot. Modular homes are allowed by Site and Design Review. This item is to introduce the Planning Commission to this proposal and to gather feedback for the applicant.

ACTION:

No Action.

ATTACHED:

Plan set
Elevation Examples



Metolius Cabin 2

4G28562A

1,498
SQFT

2
BEDROOMS

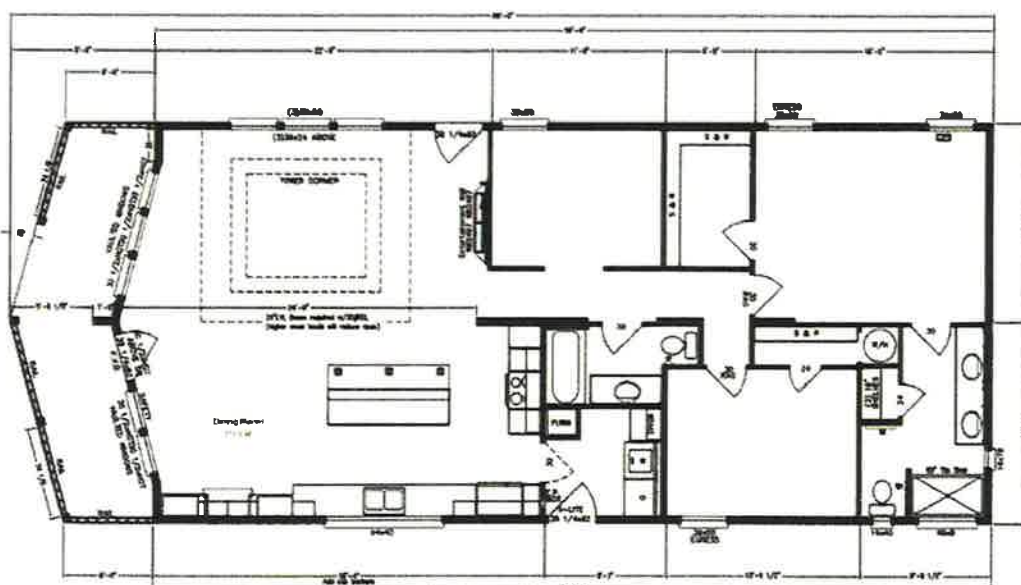
2
BATHROOMS

27x64
AREA

2
SECTIONS

2
LIVING AREAS

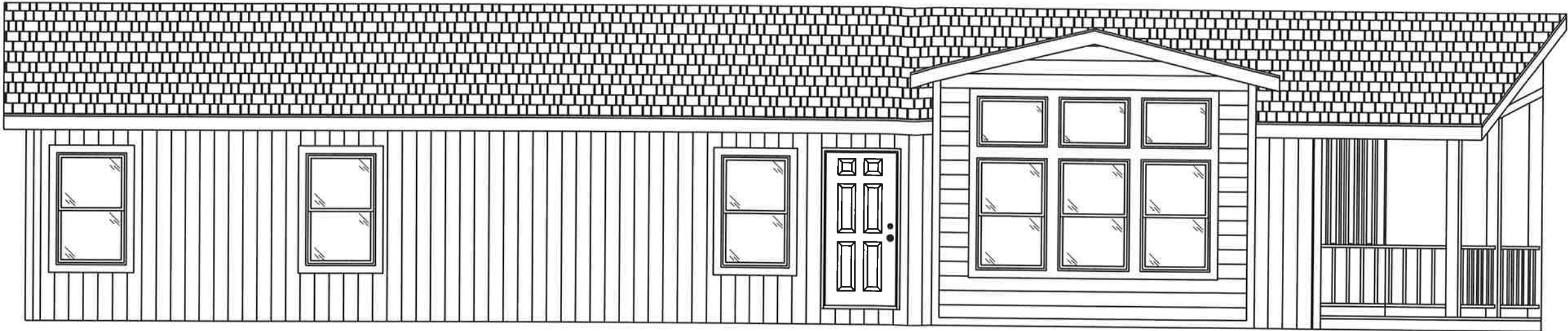
1
DINING AREA



	Palm Harbor Homes
COPYRIGHT © 2017 Palm Harbor Homes, Inc. All Rights Reserved	
Truck Location	20-Millersburg
Model Number	X
Drawn By	GJA
Date	9-20-17
Notes	
Model Number	4G28562A
Truck Location	
Drawn By	
Date	
Notes	
FLOOR PLAN	
Drawn By	
Date	
Notes	
Approvals	
SER# 12449	



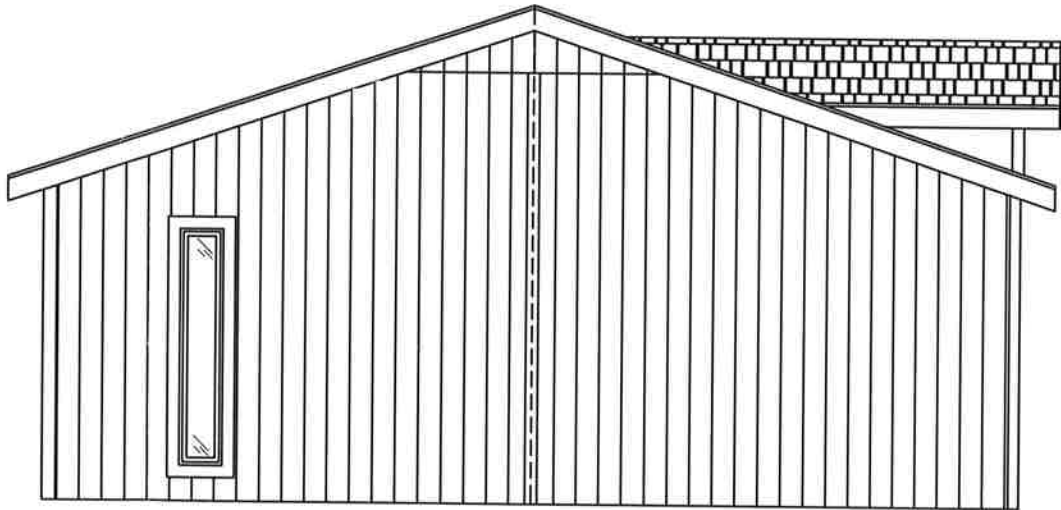
Homes Direct
info@thehomesdirect.com
1-800-450-0157



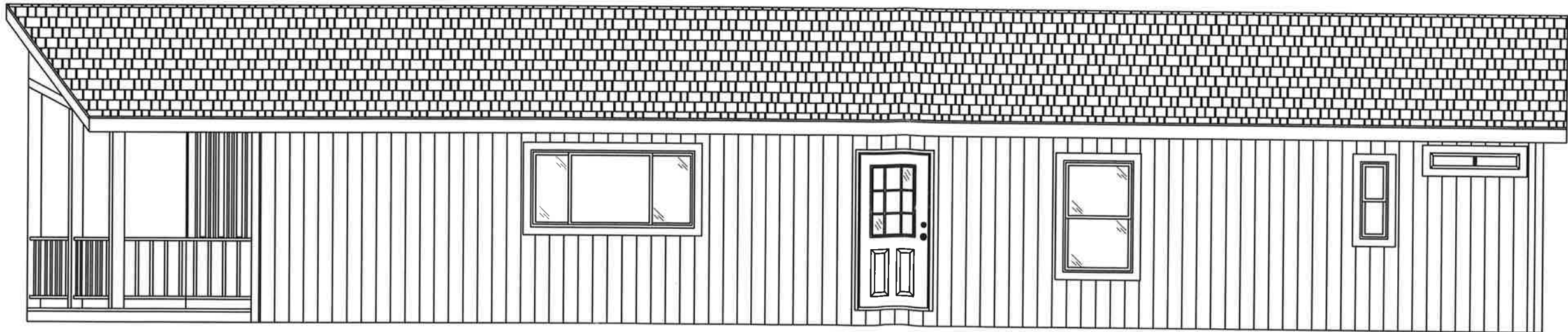
Left View



Front View



Rear View



Right View



Palm
Harbor
Homes

COPYRIGHT © 2017
Palm Harbor Homes, Inc.
All Rights Reserved

Plant Location: 20-Millersburg
APPR. Number: X
Drawn By: GJA
Date: 9-20-17

Series: -
Model Number: 4G28562A

Page Number:
Designation:

ELEVATION

Rev. By: --
Revision: (1-9-18) ELEVATION

Approvals

P.E.

3rd Party:

SER#
12449



Palm
Harbor
Homes

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Plant Location: 20-Millersburg
APPR. Number: X
Drawn By: GJA
Date: 9-20-17
Series: -

Model Number: 4G28562A
Page Number:
Designation:

FLOOR PLAN

Rev. By: -
Revision: -

Approvals

P.E.

3rd Party:

SER#
12449

Column Requirements

Stud Length: 111 - 2x3 @ 16 O/C, #2 SPF
Mantle Wall Height: 113.900
Floor Width: 162

Version: 1.0

Wind Zone: 1

Exposure: C

Floor Dead Load: 11

Roof Dead Load: 15

Roof Live Load: 30

No.	Add'l Jolt	31 GA. Strap	Tab Span	Max. Stretch	Type	Stud # & Size	Block	Column Load
1	B	N/A	2	12'-6"	0"	1-2x6	N	2138
2	A	N/A	2	12'-6"	0"	2-2x3	N	2139
3	A	N/A	1	3'-2"	0"	1-2x3	N	683
4	B	N/A	1	3'-2"	0"	1-2x3	N	683
5	B	N/A	1	4'-7"	0"	2-2x3	N	899
6	A	N/A	2	24'-0"	0"	6-2x3	N	3848
7	B	N/A	2	24'-0"	0"	6-2x3	N	3848
8	A	N/A	3	30'-1"	0"	12-2x3	N	8425
9	B	N/A	3	30'-1"	0"	12-2x3	N	8425
10	A	N/A	1	5'-7"	0"	1-2x6	N	1050
11	B	N/A	1	5'-7"	0"	1-2x6	N	1050

Column Requirements

Stud Length: 111 - 2x3 @ 16 O/C, #2 SPF
Mantle Wall Height: 113.900
Floor Width: 162

Version: 1.0

Wind Zone: 1

Exposure: C

Floor Dead Load: 11

Roof Dead Load: 15

Roof Live Load: 40

No.	Add'l Jolt	31 GA. Strap	Tab Span	Max. Stretch	Type	Stud # & Size	Block	Column Load
1	B	N/A	2	12'-6"	0"	1-2x6	N	2614
2	A	N/A	2	12'-6"	0"	2-2x3	N	2614
3	A	N/A	1	3'-2"	0"	1-2x3	N	835
4	B	N/A	1	3'-2"	0"	1-2x3	N	835
5	B	N/A	1	4'-7"	0"	2-2x3	N	1098
6	A	N/A	2	24'-0"	0"	7-2x3	N	4703
7	B	N/A	2	24'-0"	0"	7-2x3	N	4703
8	A	N/A	3	30'-1"	0"	14-2x3	N	10297
9	B	N/A	3	30'-1"	0"	14-2x3	N	10297
10	A	N/A	1	5'-7"	0"	1-2x6	N	1284
11	B	N/A	1	5'-7"	0"	1-2x6	N	1284

Shear Wall Requirements (HSWC)

STD Joists: 2x6 @ 16 O/C, #2 SPF

Side Wall Height: 85.900"

Floor Width: 162"

** Use Single Joist with Block(s)

No.	Avail Length	DSV PLP	Min. Length	Fasteners Per LF	o/c Floor	# of Joists	Tab Span	Max. Stretch	AVE Span	Canl. Span	Total Free End	Add'l Fixed End
1	152'	100	53'	2	7 1/4"	1	15'-6"	0"	0"	0"	1	0
2	111'	150	86'	2	4 3/4"	1	33'-6"	0"	0"	0"	1	0
3	73'	210	54'	4	3 1/4"	2	33'-3"	0"	0"	0"	1	0
4A	26'	150	26'	5	4 3/4"	1	21'-3"	0"	0"	0"	1	0
4B	26'	150	26'	5	4 3/4"	1	21'-3"	0"	0"	0"	1	0

Roof Pitch: 4/12

Wind Load: 15 PSF

SW Joist: #2 SPF

NOTE: ALL WINDOW HEADERS ARE TO BE 80" FROM FLOOR (CRIPPLE LENGTH BELOW-36X59=18"/46X40=37")

(R.A.B.-PA-80-DS-1) CFM DIST = 938
A/C = 2.5 TON UNIT
(Max. Egress Dist. Can Be: 35'-0")

(R.A.G. ABOVE BEDROOM DOORS) (VENTILATION III)

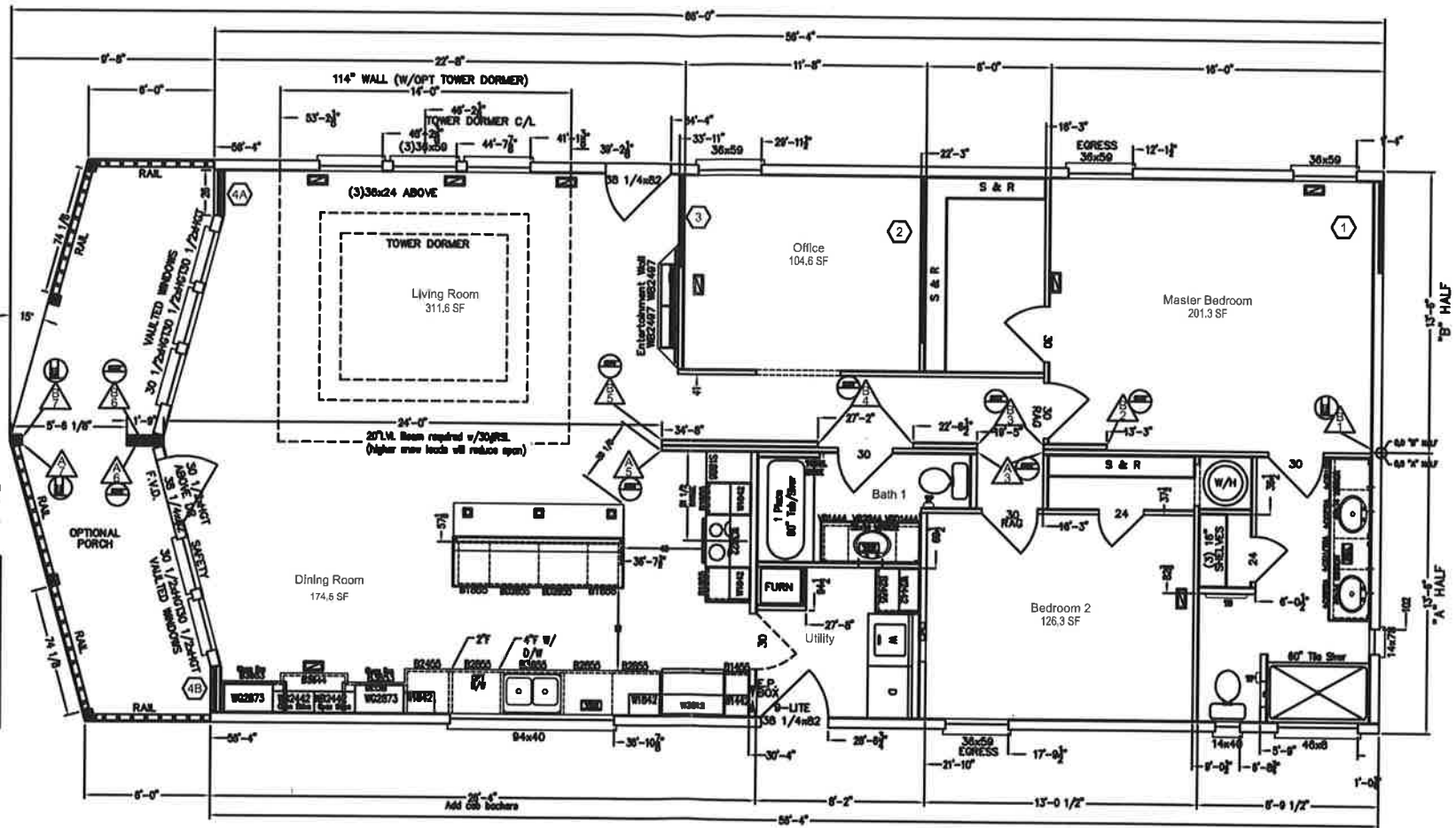
Living Space 2160 Sq.Ft. Under Roof 2160 Sq.Ft.

Master Bedroom To Exit: 24'-4"

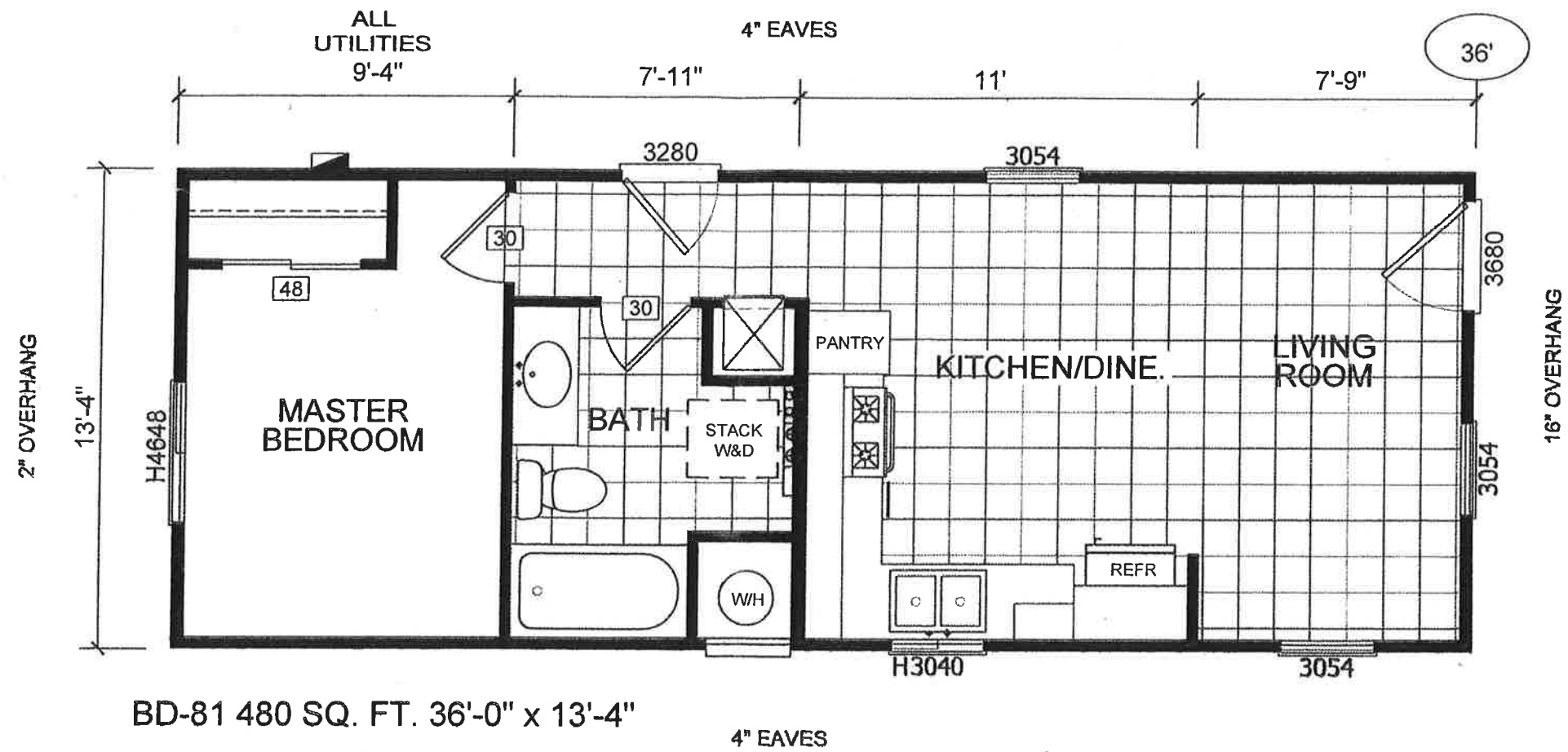
Bedroom 2 To Exit: 22'-6"

Bedroom 3 To Exit: 24'-10"

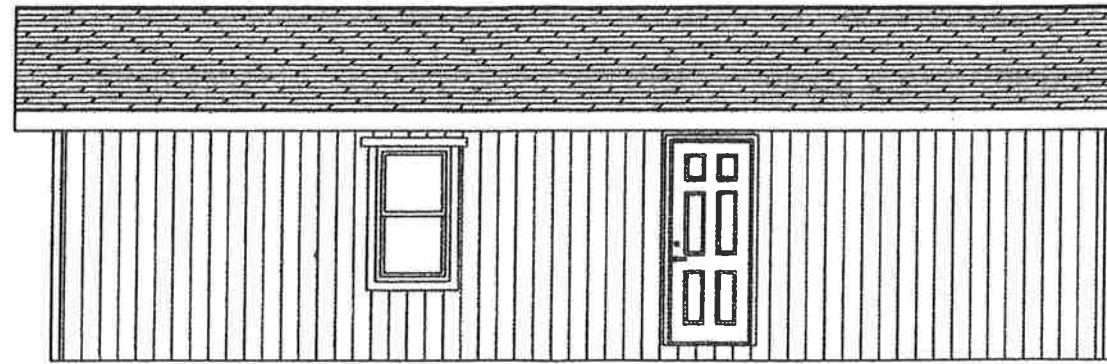
Bedroom 4 To Exit: 26'-2"



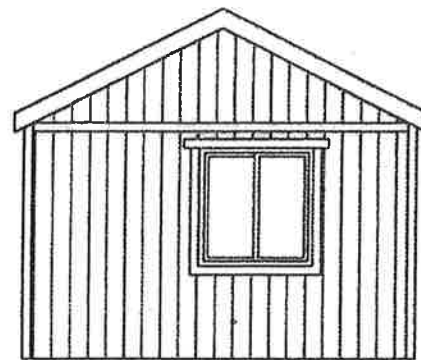




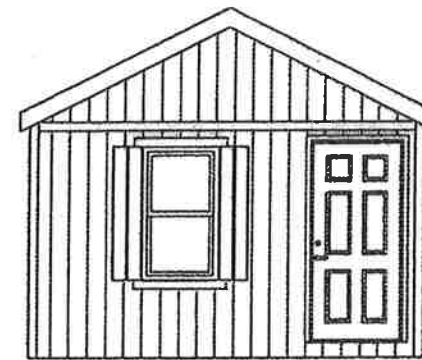
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			TITLE: LITERATURE PLAN		LT-101
PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL, PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION HOME BUILDERS INC. COPYRIGHT © 1976-2017 BY CHAMPION			DATE: 11-22-17	SCALE: 1/8" = 1'-0"	FILENAME:
			DRAWN BY: DJM	CHECKED BY:	BD-81-LT101
					1 OF 4



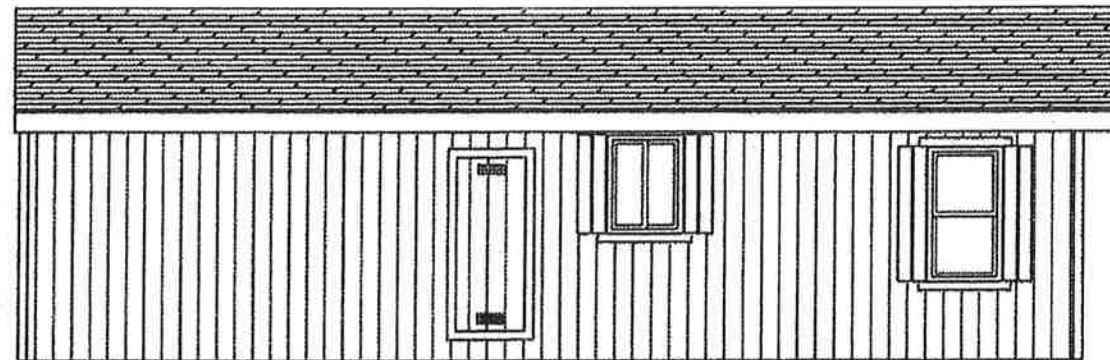
RIGHT



REAR



FRONT



LEFT



299 N. Smith Ave., Corona CA 92880

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THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL,
PROPRIETARY AND CONFIDENTIAL MATERIALS OF
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APPROVER'S SEAL

MODIFICATIONS

MODEL:

BD-81
36-0/13-4-1BR

TITLE:

ELEVATIONS

DATE: 11-22-17

SCALE: 1/8" = 1'-0"

FILENAME:

DRAWN BY: DJM

CHECKED BY:

BD-81-LT101

SHEET NO.:

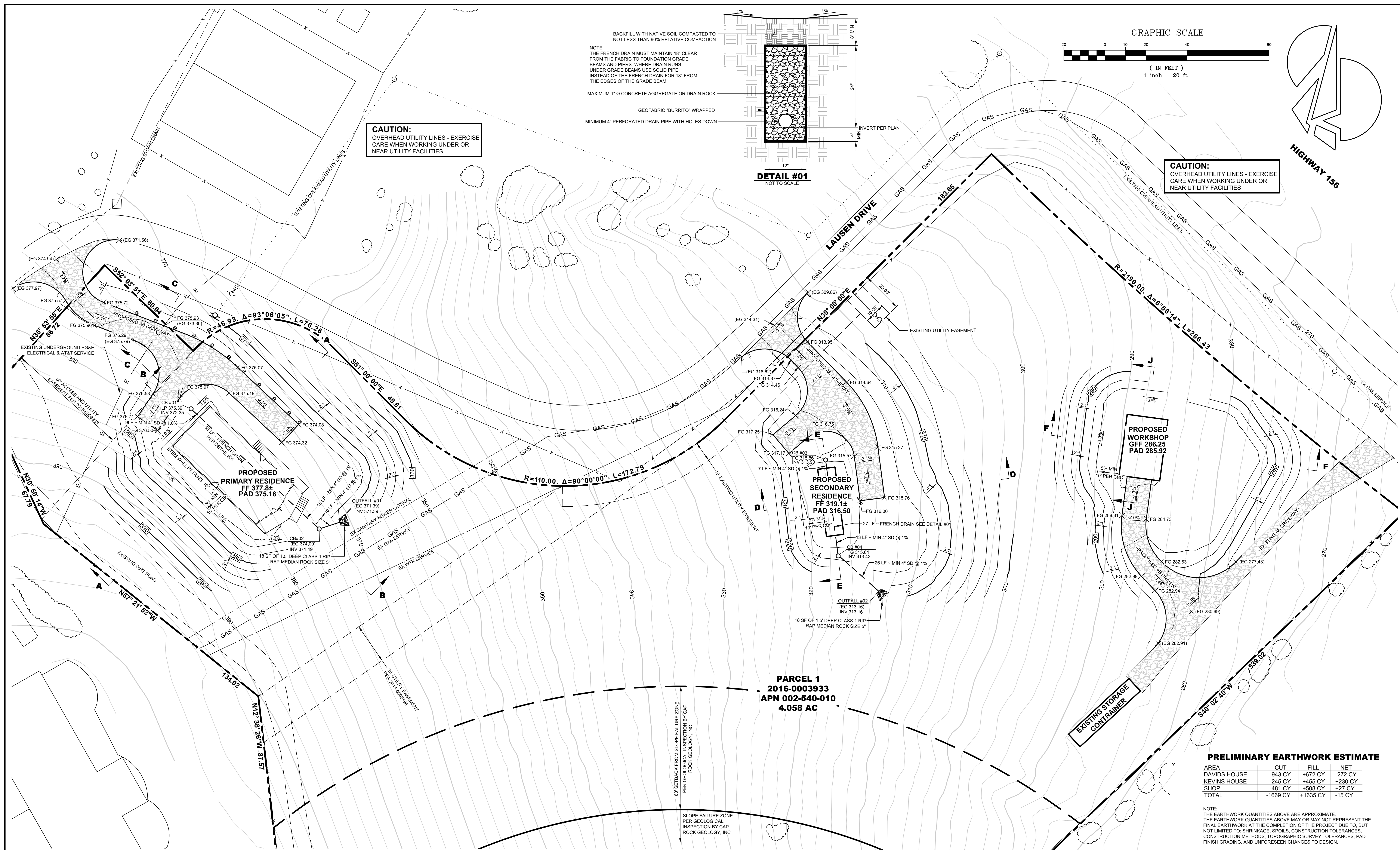
AE-101

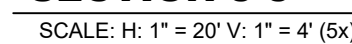
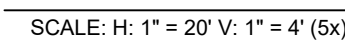
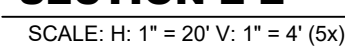
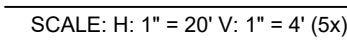
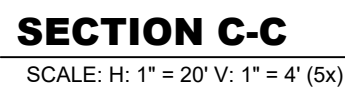
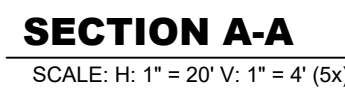
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1 OF 1



* FILE NAME: \\SERVER\\vol1\\Projects 2018\\18031 - Mcgovert\\dwg * Plotted on: Tuesday, 23 October 2018 at 3:48pm by: TJ *

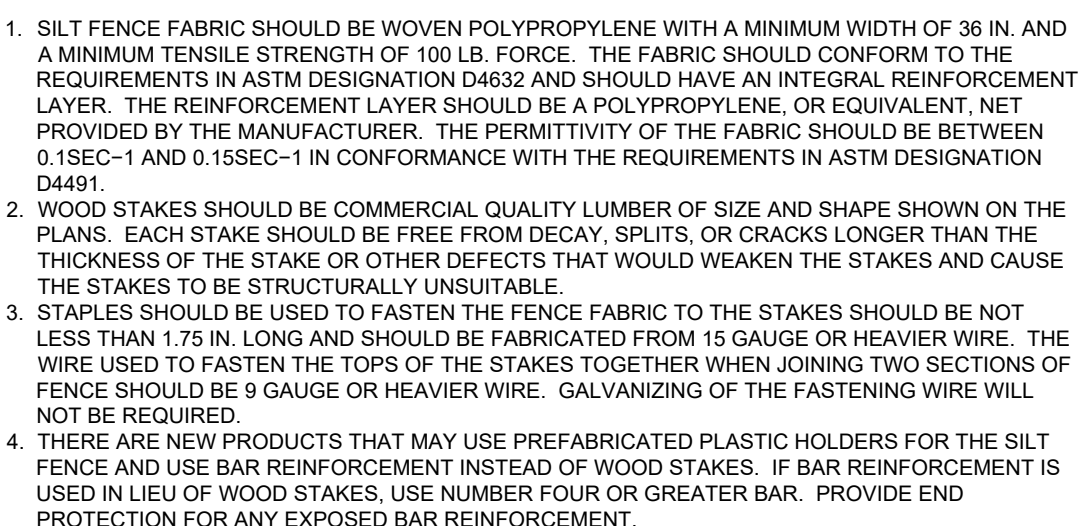




SE-1

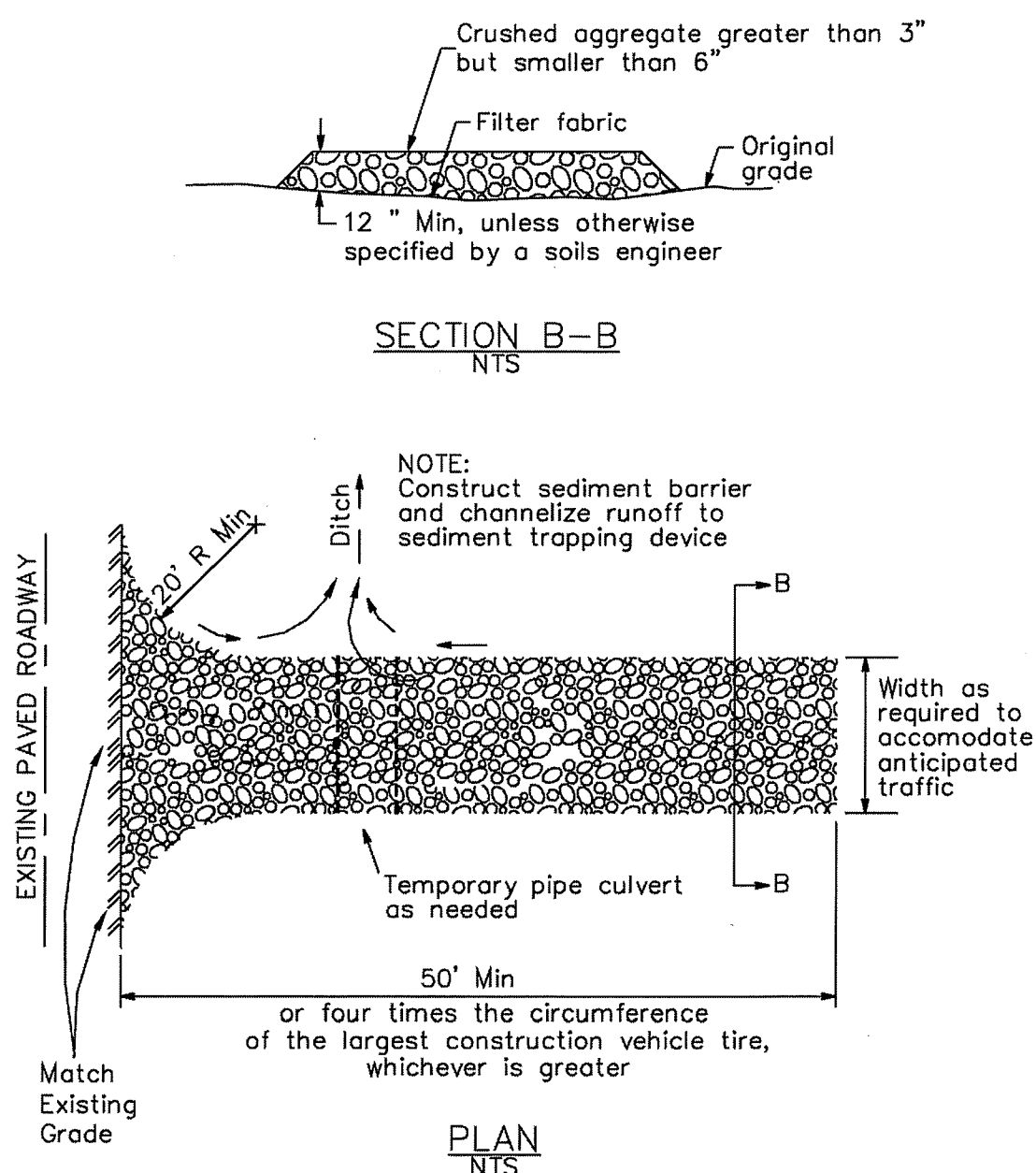
STABILIZED CONSTRUCTION ENTRANCE/EXIT NOTES

IC-1



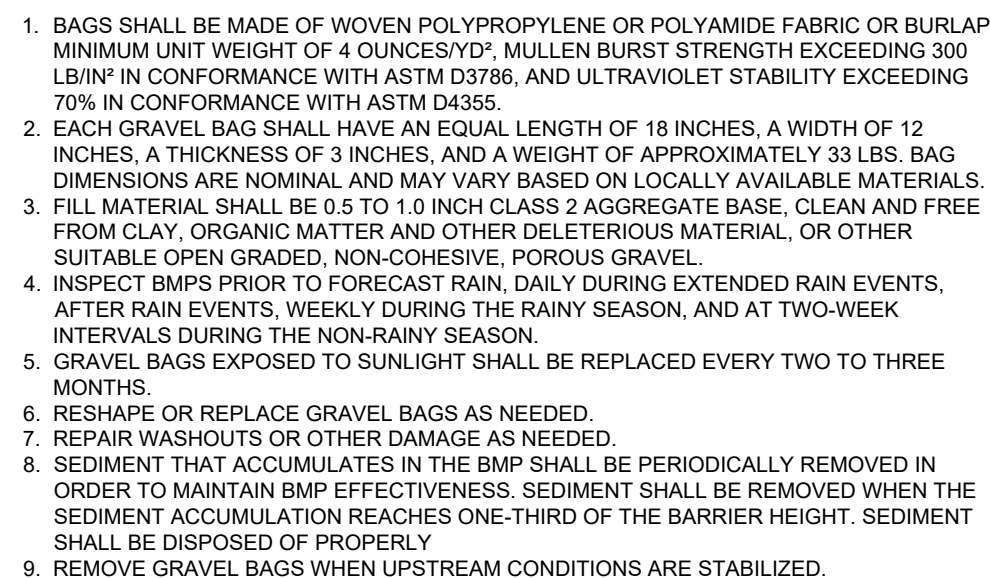
INSTALLATION GUIDELINES:

1. SILT FENCES ARE TO BE CONSTRUCTED ON A LEVEL CONTOUR. SUFFICIENT AREA SHOULD EXIST BEHIND THE FENCE FOR PONDING TO OCCUR WITHOUT FLOODING OR OVERTOPPING THE FENCE
2. A TRENCH SHOULD BE EXCAVATED APPROXIMATELY 6 IN. WIDE AND 6 IN. DEEP ALONG THE LINE OF THE PROPOSED SILT FENCE. BOTTOM OF THE SILT FENCE BE KEPT- IN A MINIMUM OF 2 IN.
3. POSTS SHOULD BE SPACED A MAXIMUM OF 6 FT. APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 IN. OR 12 IN. BELOW THE BOTTOM OF THE TRENCH.
4. WHEN EXISTING SLOPE IS STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, AN EROSION RESISTANT FENCE SHOULD BE FASTENED SECURELY TO THE UPSLOPE SIDE OF POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 IN. LONG. THE MESH SHOULD EXTEND INTO THE TRENCH, WHEN AN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE MESH SUPPORT REQUIREMENTS MAY BE REDUCED TO 1/2 IN. LONG. THE MESH SHOULD BE ATTACHED FROM CHAIN TO THE LENGTH OF THE BARRIER, WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHOULD BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 IN. OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
5. EACH SLOPE SHOULD BE BACKFILL WITH COMPACT NATIVE MATERIAL.
6. CONSTRUCT SILT FENCES WITH A SETBACK OF AT LEAST 3 FT. FROM THE TOE OF THE SLOPE. WHERE A SILT FENCE IS DETERMINED TO BE NOT PRACTICABLE DUE TO SPECIFIC SITE CONDITIONS, THE SILT FENCE MAY BE CONSTRUCTED AT THE TOE OF THE SLOPE, BUT SHOULD BE MAINTAINED AT LEAST 10 FEET FROM ANY ADJACENT ROAD OR STRUCTURE. PLACES CLOSE TO THE TOE OF THE SLOPE WILL BE LESS EFFECTIVE AND DIFFICULT TO MAINTAIN.
7. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE BARRIER; IN NO CASE SHOULD THE REACH EXCEED 500 FT.



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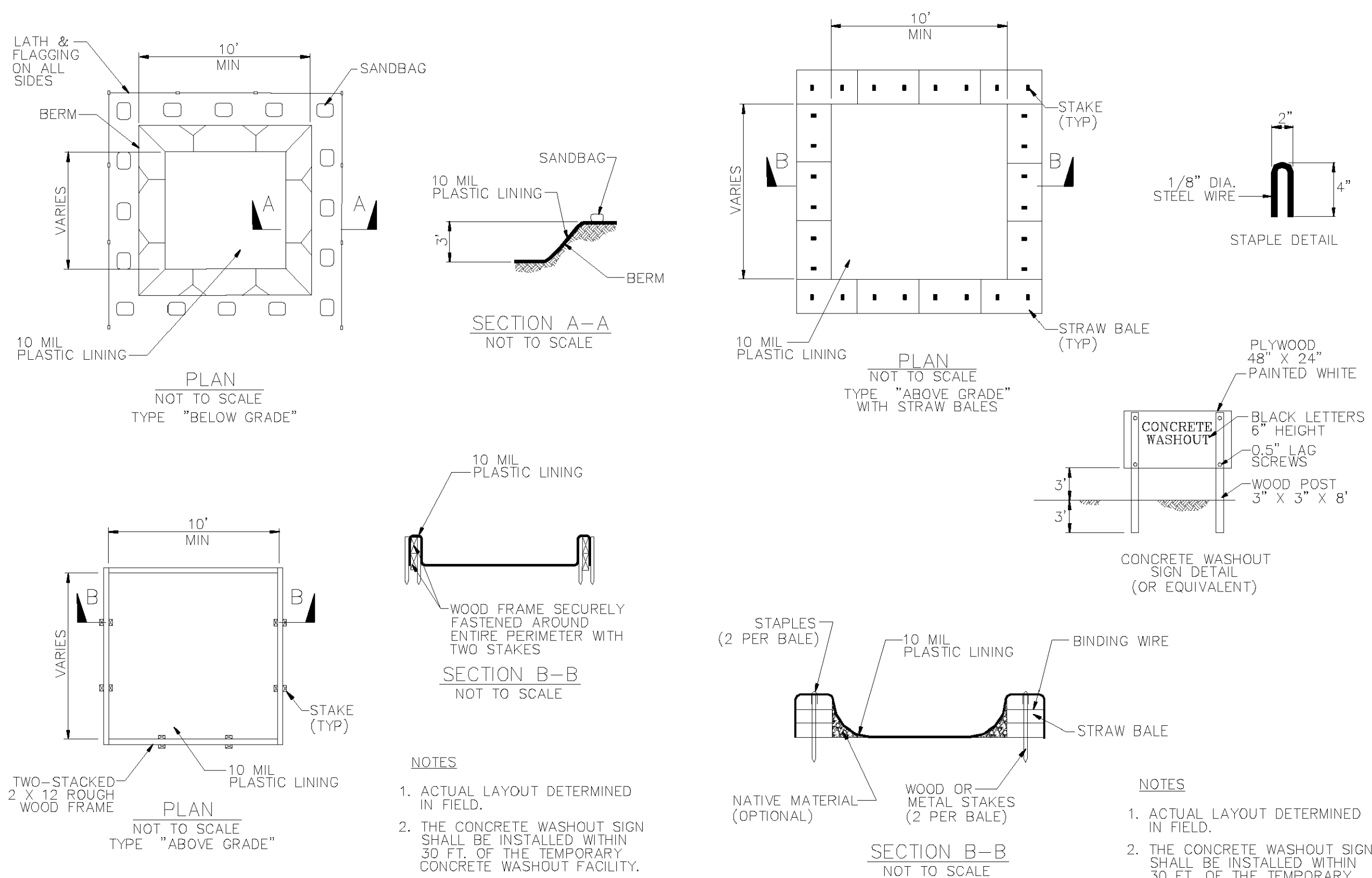
STORM DRAIN INLET PROTECTION NOTES



Notes

1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

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* FILE NAME: \\SERVER\\V01\\Projects 2018\\18031 - Mcgovern\\dwg\\18031 McGovern 05 Erosion Control Details.dwg * Plotted on: Tuesday, 23 October 2018 at 3:48pm by: T.J *

	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	Project not Approved - Violation issued due to work on the interior of the structure without permits or plans. Contact has been made with the property owner. City Staff had a meeting with the owner on 7/30/18. He described the situation and how it evolved into the situation right now. Staff stressed the importance of getting the building back into compliance. Further review is taking place and fines are being assesed, a staff report on actions has been drafted and will be presented at next meeting. Staff is also reaching out to strctural engineering firms to gather quotes so an assessment can be done. (10/26/2018).	Project was approved by HRB as minor alteration (4/4/17). Scope of work indicates major alteration.	Site Design and Review performed by HRB and Planning Commission approved in April of 2017. No building permits applied for or approved.	building violation issued - Stop Work Order - work commenced without building permit. Building Official would like to inspect current condition of the building. Mandatory inspection needed.	Staff has contacted the architect and internal discussions were discussed about the integrity of the building. Planning met with Historic Society. Staff has been in contact with the applicant. Further discussion is anticipated. Staff did inspections at the site and found serious concerns related to the integrity of the building. Staff wants the sidewalk back open and the building put back into the original state. A work order was filed to put up a construction fence around the area under the balcony. Staff has been in contact with several structural engineers. A Structural Engineer was selected and the City Manager gave authorization to move forward. Staff contacted the selected candidate and asked for a time to meet and do a site inspection (11/8/18).	Unknown. Work is on hold because project needs an architect to draft plans and a structural engineer to assess the building.
2	Fault Line Restaurant	Project has not started due to the required work having to go throught the Historical Resources Board. Garage was damaged by a tree fall in 2/17. Further building review is needed for the demolished garage. Historic review is required per City Code that references the inventory.	Council paased the First Reading of the Zone Change, the General Plan Amendment, and the Lot Merger. Second Reading is being scheduled for the 11/20/18 Council Meeting.	Project is on hold due to historic and building review.	none	Staff is working with the applicant to finish the accessory building and ultimately reopen the restaurant. Council to hear the second reading of the zone change on 11/20/18. Proving passage, there is a required 30-day appeal period before the new mixed-use zone takes affect. Staff followed up with Project Engineer about the status of the lot merge. Awaiting final legal descriptions and a new parcel map. Staff will need to record that at County Recorder's Office when available. After recordation, the owner will need that documentation to take to the title company. (11/8/18)	11/20 CC hearing for second reading.
3	10 Franklin existing contruction and demolition	approved per permit in 2015. construction has been ongoing. A new address was assigned from the existing structures to the large multi-family structure in June of 2018.	phase 1 for the multi-unit building construction	yes. For the large multi-family building and a remodel for one of the existing homes onsite	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 Franklin. The property owner has given the ok to include his property in that change. The property has been approved for the General Plan Amendment and the first reading of the Zone Change by Council on October 16, 2018. Property owner was given the Resoltion. Second reading is scheduled for 11/20/18.	possibly by the end of 2018 per the applicant.
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 dectectors are being reviewed. Permits to be pulled for Sprinklers. (10/26/18)	frontage work is in progress. Fire sprinkler work and prevention system to be completed when frontage work is complete.	No active building permits. Encroachment permit to be pulled as needed.		Requirments of conditions of approval are in progress. Planning Commission gave direction to staff on October 2, 2018 to put this on the agenda for November 13, 2018. The item would be to discuss, review, and make a possible recommendation to Council for revokation of the business license and CUP. Staff is gathering information, meeting with the applicant , and preparing to show the latest information to Commission. The case came up at Council duirng their 10/16/18 hearing. Item will be heard at Planning Commission. After discussion and agreement with the owner, the full sprinkler and prevention system is anticiapted to be fully installed by the end of 2020. (11/8/18)	no-ETA. 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 is ongoing. Water moritorium is still in place. Staff needs to do reassign an address for one of the lots to correct a consistency issue. (10/26/18)	To be Determined - Estimate of Early 2019

	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)
6	Copperleaf Subdivision	20 permits issued as of 6-15-18	Under Construction	Permits have been issued	n/a	Applicant has been granted the deffering of two Impact fees pending agreement with city. Traffic and Park development fee held until approved agreement or Final Inspection on each project. Staff to issue addresses for the lots for clarification and consistency. (10/26/18)	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.		no permits issued	none	NOE has been recorded. Commission approved and now to get map recorded.	August of 2018 for the the completion of the exchange process that includes map recording
9	70 Muckelemi-No Project name	Applicant wishes to demolish residence that is inside the historical inventory to make way for future projects. The process is being reviewed and staff is coming up with options for the applicant. The intention is to come up with an alternative instead of demolition.	applicant is inquiring about the process involved in demolition.	no	In September of 2017 it was anticipated to hear the case about abating the nuisance by City Council. The item did not make the agenda.	Staff did a field inspection at the site on Monday, July 9, 2018. Discovered the structure is in exceedingly poor condition. Staff met with the property owner. He is preparing for an informational project review for the 11/13/18 planning commission meeting. Staff is researching some information about the property and pending items. (11/8/18)	No-ETA yet.
10	Brewery	Project is showing activity towards deed to perfect and continuation of project towards to completion. Weed cleanup direction has been given to the property owner.	no applications yet, working with owner for first submittal.	No permits issued	none	The prospective tenant/buyer indicated he is no longer interested. Appears there were differences. Owner representative and builder met with staff on 8/22. Staff provided a copy of the resolution revoking the project from Council. They need to reapply from scratch in order to reactivate the site. Staff spoke with their architect on 9/20/18. Sent him the revocation resolution. 9/24/18.	no-ETA yet
11	General Plan Timeline	General Plan was updated and adopted in 2/16. Staff has been gathering information about the General Plan and the city limits. Adjustments to move city limits to property lines are being discussed. The housing element is being reviewed to track and turn in our housing numbers. We need to do so per State requirement.	n/a	n/a	n/a	Staff is working on getting the Housing Element squared away for the State. Staff met with Lafco on 8/16/18 and went over the areas where property lines are bisected by city limits. The area where the Faultline Resturant is moving forward with the zone change. That is the first waive of the general plan cleanup. (10/26/18)	n/a
New Development							
1	Hillside Vistas	First Phase Approved	Phase 1 completed and anticipated to be built out. Phase 2 to come.	New plan submittal undergoing plan check as of 10/9/18. Planning and Engineering Approval of Models. Building is currently performing Plan Check. (11/08/2018)	none	Staff has received revised master plan set on 10/26/18. That is being reviewed and stamped off. (10/26/18)	The developer has met with staff. Eager to continue with the project

	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)
2	Loazza (957 First Street - 4 Parcel Minor Subdivision)	Review has started. Waiting for application payment. Applicants need to be notified they need to pay their application fees all upfront. Staff and City Manager discussed and that was the decision made.	CEQA review completed. Staff is starting review. Working out payment options.	No permits issued	none	Awating the \$5,000 payment at this time. One of the commissioners called in stating there is construction activity taking place. Staff reviewed this. The property owner claims they are cleaning out the existing building and doing some repair work. Staff met with them on 8/15/18. They are working on getting the agreement documents per the roundabout squared away before they proceed with their project. Staff also briefed them about the public records request from the neighboring property owner.	unknown
3	Gas Station to be located along The Alameda and Hwy 156	project was proposed, but now on hold due to possible litigation	on hold	no permits have been issued	none	Planning Commission directed staff to review and see if the project can be reserected perhaps. Staff work to be done on this matter.	Active litigation is taking place.
5	410 Third Street - Peppertree Building	A series of building permits and minor alterations reviewed and issued. All for maintenace and upkeep of the property. They include residing, reroofing, dryrot repair, repaint, and a tenant improvement.	All approved and issued. The tenant improvement came in on 10/31/18.	All building permits filed thus far have been issued. No issues identified. The building is non-historic, but is located within the third street historic histriect.	n/a	At the 10/2/18 Planning Commission, a question came up about the parking area along the side street being occupied by the building material and equipment. Staff spoke with the applicant afterward and they finished up by the end of the following week by 10/19/18. A repainting application was then filed. The proposed colors all met the design guidelines and staff approved it administratively per Minor Alteration. On 10/31/18, another Minor Alteration Application was turned in. This is for a tenant improvement for an existing suite. No building expansion is proposed.	No issues per staff review. Compliance is being met.
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 upon an existing residential unit in the rear of 406 third Street	Application submitted	No permits have been issued. A health permit has been issued previously, but no permits from the City.	n/a	Staff has been working with the applicant on helping them through the process. Staff has visited the site. So far there are no issues or concerns. Applicable building, planning, and fire codes must be met. Planning staff has determined the tenant improvement for the bistro is a Minor Historic Alteration because the work is all interior and no outside expansions or alterations are proposed.	Staff is working with the applicant. Proper applications have been determined by staff.
7	Midnight Express	Approved by Commission Resolution. <i>Plan set has been sbmitted for permit review. Comments have been issued. Awating for resubmittal with those comments met. (10/26/18).</i>	Permit application is under building review. Planning and Engineering has issued comments.	Building permit application for warehouse submitted. Address issued of 451 San Juan-Hollister Road.	n/a	Permit submittal has been turned in. First round of comments have been issued. Building and Engineering staff met with the applicants on 11/1/18. Discussion about the development took place and phasing in parts of the development were discussed. Possible changes to the conditions of approval may be discussed. Awating follow up from the applicant at this time (11/8/18).	staff has issued first round of comments after review.
	Infrastructure						
	Traffic Circle						
	Parking						
	Signage						