

Community Development Monthly Status Report For September 2022
Brian Foucht, Community Development Director
October, 2022

A. Community Development Administration

1. Development Review Committee: DRC was relatively quiet the months of October, limited to special event review.

The Lang St subdivision is still incomplete pending resolution of flood plain issues.

2. Grant Administration –

- a) Active Transportation Plan (ATP) – with conclusion of the public engagement program the ATP is 57% complete compared to 27% at the conclusion of the last quarter (July) .
- b) HCD has advised that the Community Plan (SB2 Grant) timeline has been extended to December 2023, enabling more time to discuss program nuances leading into consideration of alternatives by the Planning Commission for recommendation to the City Council.
- c) On August 17 HCD issued a NOFA Permanent Local Housing Allocation (PLHA) Program. The City received notice that funds are available:

On February 26, 2020, the State released a Notice of Funding Availability (NOFA) for the Year 1 Allocation of PLHA funds. The Year 1 allocation for San Juan Bautista is \$75,999. The PLHA Five-Year Plan amount is \$ 455,999. This amount is an estimate, since it is based on the number of real estate transactions recorded in each county that varies from year to year, causing the revenues collected in each year to fluctuate.

On May 3, 2021, the State released a NOFA for the Year 2 Allocation of PLHA funds. The Year 2 allocation for San Juan Bautista is \$114,549. On August 18, 2022, the State released a NOFA for the Year 3 allocation, of which the amount for San Juan Bautista is \$122,280. The total PLHA funding that San Juan Bautista is applying for is \$312,828.

3. Code Enforcement –

- a. Progress has stalled regarding the various issues related to grading and zoning ordinance violations on property located at 451 San Juan Hollister Rd.. City staff has worked patiently to reach agreement with the owner regarding correction of violations, payment of fees and remediation. Abatement procedures have commenced. There is some possibility that agreement with the owner can be reached.
- b. A sign code compliance program for the Third and Fourth Street commercial district was initiated in August, with continued follow up in September. The focus of this program is

voluntary removal of prohibited signs, including banners, flags, signs on parklets, and sidewalk signs. This program may result in a request to amend the sign ordinance for greater flexibility.

- c. Staff continues to work to develop a one- stop permit process related to plan checking, encroachment permits and building permits. Our objective is to simplify and streamline communication. Staff is also working with IWORQ to enhance the current system to incorporate a module specifically related to the City Engineer and to make improvements to the Planning Permit module.
- d. A weekly Building Permit Activity report has been prepared in IWORQ to enable monitoring of building dept permit information. This will help ensure that simple things are resolved simply.
- e. The Fire Dept has added an inspector (Captain Bettencourt) and has greatly improved responsiveness and reporting.
- f. The following is the status of Compliance Orders and red-tag/stop work orders:
 - 451 San Juan Hollister Rd. (Compliance Order & Notice of Violation - Orozco)
 - 903 Third Street: Historic Resource Stop Work Order has been removed
 - 303/304 Third Street: Historic Resource (Stop Work Order, Compliance Order – Dante Bains)
 - Third Street business owners: Signs (Compliance Order - various)
- g. Short Term Rental Permit - Staff continues to monitor Granicus has executed a contract with Granicus to begin address identification for Short Term Rental enforcement. A kick off meeting was held in February.

B. Community Development and Planning Program

- 1. Community Plan: Work on the Community paused at the direction of the City Council to enable review by the Urban Growth Boundary Ad Hoc Committee. A set of guiding principles intended to demonstrate integration of the plan with adopted General Plan policies and adopted community design guidelines was reviewed by the City Council in August and tabled in September . The next step in the overall plan process is Planning Commission and City Council review of recommendations by the UGB Ad Hoc Committee.
- 2. Cal-Trans Sustainable Cities Grant, \$183,000 to develop an Active Transportation Plan (pedestrian /bicycle trail) through the City to the De Anza Trail that connects its history and public amenities for those traveling by foot or bike. The plan is progressing in according with all target dates as follows:
 - Spring 2022 - Project Kickoff Project, Identification, Data Collection&

- Summer 2022 - Community Engagement, Background Report
- Summer-Fall 2022- Project recommendations, preliminary draft plan;
- Winter 2022 - Draft and final plan, presentation

C. Economic Development Program

The EDCAC, a “standing subcommittee” of the City Council (rather than an ad hoc committee that is established for a specific purpose, not subject to the Brown Act and effectively dissolved when that purpose is achieved) has formed three subcommittees: Outreach, Business Development and Retention and Community Relations and Resources. Each of these committees is working under the EDCAC umbrella to bring together a comprehensive report to the City Council in November.

The City has contributed \$6,000 to support the SBC EDC (corporation). The EDC will begin the CEDS process by appointing a broad-based steering committee and will pull membership from the EDCAC.

The EDCAC meetings continue to content – rich as the EDCAC continues to learn the local and the regional ED landscape, participate in the CERF REACH program via Uplift Central Coast, and other SBC ED organizations, including the SBC EDC (Committee) new standing committee established earlier this summer.

The Governor’s Office Of Business Development, Central Coast Region (GoBiz) and the SBC EDC (corporation) are consistent contributors to the EDCAC; for example, during the August EDCAC meeting, the GoBiz Central Coast Region provide a comprehensive summary of resources available to assist small businesses.

Staff continues to facilitate the EDCAC meetings including agendas, minutes, resources and subcommittee support. The EDCAC is an essential standing committee with a robust agenda that is busier and more engaged than any other City committee or commission.

D. Historic Preservation, Landscapes, Trees

Staff has started laying the ground-work to better administer requirements of the Historic Preservation Ordinance by establishing qualified on – call specialists. In particular, staff believes that a qualified Architectural Historian is needed to assist the City on all matters related to Historic Preservation CLG status reports, HRB training coordination, landscape preservation, property owner incentives and necessary inventory and register updates.