



Atascadero City Council

Staff Report – Community Development Department

Dormant Building Permit Applications and Unpaid Plan Check Fees Update

Potential Time Extension Program

RECOMMENDATION:

Council direct staff to prepare a Title 8 code text amendment to retroactively extend dormant and expired single family residential, multi-family residential, industrial, and commercial building permit applications to December 31, 2009, once all outstanding, unpaid plan check fees have been paid.

REPORT-IN-BRIEF:

The City of Atascadero Community Development Department has over 250± permit applications on file for single-family residences, multi-family residences, and commercial projects that have been dormant for longer than six months or 180 days. **These are building permit applications that are still in the plan check process or are ready to issue but have not been picked up.** Therefore, no construction has occurred related to these permits. These building permit applications do not include permits that have been issued. Staff is not recommending that minor building permit applications for accessory structures, additions, remodels, and maintenance be included in the time-extension program.

Title 8 of the Municipal Code requires that building permit applications must demonstrate progress toward obtaining a permit by filing corrections within 180 days of notification that the corrections are ready to pick up (refer to Attachment 2).

DISCUSSION:

Background: Between the years 2000 and 2005, the Community Development Department did not require a pre-plan check fee to be paid at the time of project application submittal. During this period, complete plan check fees were collected at the time of permit issuance, along with permit fees. This was due to technical shortcomings with the City's previous permit system that made it infeasible to collect the plan check fees upfront.

This deferred plan check fee process worked well when the construction industry was robust. In cases where a project did not make it completely through plan check, staff required the applicant to pay all fees for "services rendered" prior to cancelling a permit, which was primarily the outstanding plan check fees.

Since the construction economy has taken a downturn, the City has developed a backlog of 250± permit applications that have become dormant. Staff estimates these dormant permits have \$370,000± in outstanding plan check fees due to the City.

With the implementation of our new permit tracking system (CDS BuildPerm), staff has completely modified the process for submitting building permits, and now approximately 80% of the plan check fee is required at the time of permit application submittal.

A dormant permit is defined as a permit that has not made significant progress within the last 180 days. According to the Atascadero Municipal Code (AMC), a project must make a filing every 180 days. Progress is defined as returning corrected plans within 180 days of picking up plans, or obtaining a permit within 180 days of notification that a permit is ready. The AMC also provides for one one-time-only 180 day extension granted by the building official during the plan review process. This would allow an applicant up to a one full year to meet the City's filing requirement.

Staff has begun to notify applicants with dormant permits that the permits will expire and outstanding fees are due. However, many applicants have not responded to City mailings. Those that have responded are often requesting additional time extensions beyond what is allowed by the AMC. These applicants have explained that due to the collapse of the residential housing market, it does not make any economic sense to proceed with construction at this time. However, many applicants plan to build these projects once the market begins to recover. There are a number of benefits if the City were to grant an additional time extension in exchange for the payment of outstanding permit fees.

Benefits of Additional Time Extensions

- City could recover much of the \$370,000± in outstanding plan check fees.
- City would avoid forfeiting portions of the plan check fees to a collection agency.
- Housing construction could start immediately once the housing market recovers.

- Developers and staff would avoid a lengthy process of preparing and plan checking plans for a second time on subdivision projects that are partially built-out.
- The local construction industry is one of the key local industries that affect the local economy.
- City's image enhanced as being supportive of business.

The Community Development Department is sensitive to the economic downturn and the impacts on our construction industry. The Community Development Department is also concerned with the viability of construction projects that are not making adequate progress. Many of these projects involve planned developments with very specific architectural design and site plan requirements. Once the City expires these permits it will be very expensive and time consuming to get new plans prepared and approved so development can be restarted on these projects. Some projects that are currently in foreclosure will likely be acquired by new owners with limited knowledge of the project approval requirements. These new owners will be in a more difficult position if the project permits have expired.

Staff is also very concerned about collecting the \$370,000± outstanding plan check fees due to the City. Once a permit expires, the outstanding fees are turned over to a collection agency that would keep a portion of the recovered fees. The City does not expect to recover a significant portion of the outstanding fees once the permits are expired and turned over to collections.

Summary: In summary, the City has over 250± permit applications for single-family residences, multi-family residences, and commercial projects that are not making on-going progress as required by the AMC. These 100± permit applications have a total of plan check fees owed to the City in excess of \$370,000±.

Staff is proposing an *additional* one-time-only permit extension to retroactively extend dormant and expired single family residential, multi-family residential, industrial, and commercial building permit applications to December 31, 2009, once all outstanding, unpaid plan check fees have been paid. Staff is recommending that applicants with dormant permits be given to December 31, 2008, to file for an extension and pay the outstanding fees.

This would provide an opportunity for current projects impacted by the economic downturn to buy some breathing room with additional time extension. This would also benefit the City by encouraging applicants to pay their outstanding plan check fees.

Conclusion: Staff is recommending the Council consider allowing these dormant, single family residential, multi-family residential, industrial, and commercial building permit applications to remain active during our economic downturn. This would provide the City an opportunity to collect outstanding plan check fees while providing a benefit

to the local construction industry. This action would provide builders and investors additional permit application processing time until the construction economy recovers.

FISCAL IMPACT:

Collection of unpaid plan check fees is estimated to provide a financial benefit to the City of approximately \$150,000.

ALTERNATIVES:

1. Council could direct staff to expire all permit applications that have gone beyond their 180 day progress timeframes. In this case, staff would notify the applicants that the permits are expired and outstanding fees are due. If the applicants did not pay the outstanding plan check fees the bills would be forwarded to Finance for collections.
2. Council could refer this item back to staff for additional analysis.

ATTACHMENTS:

1. Dormant permit report
2. AMC Code Section

Attachment 1: Dormant Permit List

SFR / Retail / Commercial

Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee	
1	2912	7/23/2003	12715	Escabroso	3-F Meadows	SFR	10/14/2003	Out for Corrections	n/a	2,066.91
2	2921	7/23/2003	12628	Cabazon	3-F Meadows	SFR	10/14/2003	Out for Corrections	n/a	1,867.11
3	2923	7/23/2003	12630	Cabazon	3-F Meadows	SFR	10/14/2003	Out for Corrections	n/a	1,505.91
4	2924	7/23/2003	12660	Cabazon	3-F Meadows	SFR	10/14/2003	Out for Corrections	n/a	1,564.71
5	2925	7/23/2003	12680	Cabazon	3-F Meadows	SFR	10/14/2003	Out for Corrections	n/a	1,731.71
6	2930	7/23/2003		San Marcos	3-F Meadows	Stock	5/10/2004	Out for Corrections	n/a	9,813.66
7	3095	7/23/2003		San Marcos	3-F Meadows	Stock # 19	10/9/2003	Out for Corrections	n/a	1,447.58

19,997.59

1	2369	2/12/2003			Andy Charnley	Stock Review	7/8/2003	ON HOLD	2/13/2007	1,683.57
2	3078	9/3/2003	9425	La Quinta	Andy Charnley	SFR	2/26/2004	Approved	n/a	1,937.13
3	3079	9/3/2003	9435	La Quinta	Andy Charnley	SFR	2/26/2004	Approved	n/a	1,732.95
4	3080	9/3/2003	9445	La Quinta	Andy Charnley	SFR	2/26/2004	Approved	n/a	998.56
5	3081	9/3/2003	9455	La Quinta	Andy Charnley	SFR	2/26/2004	Approved	n/a	1,732.95
6	3082	9/3/2003	9465	La Quinta	Andy Charnley	SFR	2/26/2004	Approved	n/a	998.56
7	3083	9/3/2003	9475	La Quinta	Andy Charnley	SFR	2/26/2004	Approved	n/a	1,724.78
8	3084	9/3/2003	9485	La Quinta	Andy Charnley	SFR	2/26/2004	Approved	n/a	1,807.13
9	3270	11/13/2003	9495	La Quinta	Andy Charnley	SFR	1/20/2004	Out for Corrections	n/a	1,772.07

14,387.70

1	2935	7/25/2003	9160	Seville	JRM Enterprises	Bldg "D"	7/7/2005	Out for Corrections	n/a	6,441.00
2	2936	7/25/2003	11260	Pamplona	JRM Enterprises	Bldg "E"	7/7/2005	Out for Corrections	n/a	3,113.47
3	2937	7/25/2003	11220	Pamplona	JRM Enterprises	Bldg "F"	7/7/2005	Out for Corrections	n/a	3,234.76
4	2938	7/25/2003	0		JRM Enterprises	Bldg "G"	place holder	never routed	n/a	-
5	2939	7/25/2003	0		JRM Enterprises	Bldg "H"	place holder	never routed	n/a	-
6	2940	7/25/2003	11200	Pamplona	JRM Enterprises	Bldg "I"	place holder	never routed	n/a	-
7	2941	7/25/2003	0		JRM Enterprises	Bldg "J"	place holder	never routed	n/a	-
8	2942	7/25/2003	0		JRM Enterprises	Bldg "K"	place holder	never routed	n/a	-

SFR / Retail / Commercial

	Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee
9	2943	7/25/2003	11204	Madrid	JRM Enterprises	Bldg "L"	7/6/2005	Out for Corrections	n/a	5,121.80
10	2944	7/25/2003	9184	San Diego	JRM Enterprises	Bldg "M"	3/14/2005	Out for Corrections	n/a	1,901.79

19,812.82

1	5256	6/30/2005	0	STOCK PLAN	WEHN	Unit A	9/21/2007	Out for Corrections	n/a	1,149.43
2	5257	6/30/2005	0	STOCK PLAN	WEHN	Unit A-Reverse	9/21/2007	Out for Corrections	n/a	1,149.43
3	5258	6/30/2005	0	STOCK PLAN	WEHN	Unit B	9/21/2007	Out for Corrections	n/a	1,148.40
4	5259	6/30/2005	0	STOCK PLAN	WEHN	Unit B-Reverse	9/21/2007	Out for Corrections	n/a	1,148.40
5	5260	6/30/2005	0	STOCK PLAN	WEHN	Unit C	9/21/2007	Out for Corrections	n/a	1,303.68
6	5261	6/30/2005	0	STOCK PLAN	WEHN	Unit C-Reverse	9/21/2007	Out for Corrections	n/a	1,303.68
7	5273	6/30/2005	1155	ECR	Ruth Wehn	Unit 12	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
8	5274	6/30/2005	1155	ECR	Ruth Wehn	Unit 13	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
9	5275	6/30/2005	1155	ECR	Ruth Wehn	Unit 14	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
10	5276	6/30/2005	1155	ECR	Ruth Wehn	Unit 15	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
11	5277	6/30/2005	1155	ECR	Ruth Wehn	Unit 16	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
12	5278	6/30/2005	1155	ECR	Ruth Wehn	Unit 17	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
13	5279	6/30/2005	1155	ECR	Ruth Wehn	Unit 18	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
14	5280	6/30/2005	1155	ECR	Ruth Wehn	Unit 19	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
15	5281	6/30/2005	1155	ECR	Ruth Wehn	Unit 20	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
16	5282	6/30/2005	1155	ECR	Ruth Wehn	Unit 21	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
17	5283	6/30/2005	1155	ECR	Ruth Wehn	Unit 22	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
18	5284	6/30/2005	1155	ECR	Ruth Wehn	Unit 23	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
19	5285	6/30/2005	1155	ECR	Ruth Wehn	Unit 24	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
20	5286	6/30/2005	1155	ECR	Ruth Wehn	Unit 25	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-

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	Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee
21	5287	6/30/2005	1155	ECR	Ruth Wehn	Unit 26	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
22	5288	6/30/2005	1155	ECR	Ruth Wehn	Unit 27	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
23	5289	6/30/2005	1155	ECR	Ruth Wehn	Unit 28	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
24	5290	6/30/2005	1155	ECR	Ruth Wehn	Unit 29	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
25	5291	6/30/2005	1155	ECR	Ruth Wehn	Unit 30	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
26	5292	6/30/2005	1155	ECR	Ruth Wehn	Unit 31	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
27	5293	6/30/2005	1155	ECR	Ruth Wehn	Unit 32	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
28	5294	6/30/2005	1155	ECR	Ruth Wehn	Unit 33	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
29	5295	6/30/2005	1155	ECR	Ruth Wehn	Unit 34	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
30	5296	6/30/2005	1155	ECR	Ruth Wehn	Unit 35	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
31	5297	6/30/2005	1155	ECR	Ruth Wehn	Unit 36	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
32	5298	6/30/2005	1155	ECR	Ruth Wehn	Unit 37	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
33	5299	6/30/2005	1155	ECR	Ruth Wehn	Unit 38	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
34	5300	6/30/2005	1155	ECR	Ruth Wehn	Unit 39	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
35	5301	6/30/2005	1155	ECR	Ruth Wehn	Unit 40	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
36	5302	6/30/2005	1155	ECR	Ruth Wehn	Unit 41	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
37	5303	6/30/2005	1155	ECR	Ruth Wehn	Unit 42	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
38	5304	6/30/2005	1155	ECR	Ruth Wehn	Unit 43	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
39	5305	6/30/2005	1155	ECR	Ruth Wehn	Unit 44	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
40	5306	6/30/2005	1155	ECR	Ruth Wehn	Unit 45	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
41	5307	6/30/2005	1155	ECR	Ruth Wehn	Unit 46	12/23/2005	Pending Stock	n/a	-

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Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee	
							Approval place holder: never pck'd		-	
42	5308	6/30/2005	1155	ECR	Ruth Wehn	Unit 47	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
43	5309	6/30/2005	1155	ECR	Ruth Wehn	Unit 48	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
44	5310	6/30/2005	1155	ECR	Ruth Wehn	Unit 49	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
45	5311	6/30/2005	1155	ECR	Ruth Wehn	Unit 50	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
46	5312	6/30/2005	1155	ECR	Ruth Wehn	Unit 51	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
47	5313	6/30/2005	1155	ECR	Ruth Wehn	Unit 52	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
48	5314	6/30/2005	1155	ECR	Ruth Wehn	Unit 53	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
49	5315	6/30/2005	1155	ECR	Ruth Wehn	Unit 54	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
50	5316	6/30/2005	1155	ECR	Ruth Wehn	Unit 55	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
51	5317	6/30/2005	1155	ECR	Ruth Wehn	Unit 56	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
52	5318	6/30/2005	1155	ECR	Ruth Wehn	Unit 57	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
53	5319	6/30/2005	1155	ECR	Ruth Wehn	Unit 58	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
54	5320	6/30/2005	1155	ECR	Ruth Wehn	Unit 59	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
55	5321	6/30/2005	1155	ECR	Ruth Wehn	Unit 60	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
56	5322	6/30/2005	1155	ECR	Ruth Wehn	Unit 61	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-
57	5323	6/30/2005	1155	ECR	Ruth Wehn	Unit 62	12/23/2005	Pending Stock Approval place holder: never pck'd	n/a	-

7,203.02

1	5833	12/5/2005	LOT 23	Regio	Fetyko/Doya	Relocate SFR	4/14/2006	Out for Corrections	4/5/2007	952.30
2	6788	10/11/2006	5457	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,425.98
3	6787	10/11/2006	5461	Atalaya	Fetyko/ECR 24	SFR	5/9/2007	Ready to issue/pending stock issuance	n/a	1,573.40

SFR / Retail / Commercial

	Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee
4	6789	10/11/2006	5453	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,447.82
5	6790	10/11/2006	5447	Atalaya	Fetyko/ECR 24	SFR	5/9/2007	Ready to issue/pending stock issuance	n/a	1,595.24
6	6791	10/11/2006	5441	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,573.40
7	6792	10/11/2006	5435	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,447.82
8	6793	10/11/2006	5427	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	
9	6794	10/11/2006	5423	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,573.40
10	6795	10/11/2006	5421	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,425.98
11	6796	10/11/2006	5419	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	
12	6797	10/11/2006	1281	Copado	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,573.40
13	6798	10/11/2006	1275	Copado	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,425.98
14	6799	10/11/2006	1271	Copado	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,447.82
15	6800	10/11/2006	1265	Copado	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,573.40
16	6801	10/11/2006	5416	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,447.82
17	6802	10/11/2006	5420	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,573.40
18	6803	10/11/2006	5424	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,573.40
19	6804	10/11/2006	5428	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,447.82
20	6805	10/11/2006	5432	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,573.40
21	6806	10/11/2006	5436	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,447.82
22	6807	10/11/2006	5444	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	
23	6808	10/11/2006	5448	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,425.98
24	6809	10/11/2006	5454	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to	n/a	

SFR / Retail / Commercial

Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee	
							issue/pending stock issuance		1,573.40	
25	6810	10/11/2006	5456	Atalaya	Fetyko/ECR 24	SFR	7/19/2007	Ready to issue/pending stock issuance	n/a	1,447.82
26	5852	12/9/2005	1225	ECR	Fetyko/Doya	STOCK, 1602R	10/17/2006	Ready to Issue	n/a	545.25
27	5854	12/9/2005	1225	ECR	Fetyko/Doya	STOCK, 1602R	10/17/2006	Ready to Issue	n/a	23.50
28	5850	12/8/2005	1225	ECR	Fetyko/Doya	STOCK, 689	10/17/2006	Ready to Issue	n/a	325.25
29	5827	12/1/2005	1225	ECR	Fetyko/Doya	STOCK, 1328R	10/17/2006	Ready to Issue	n/a	671.14

34,111.94

1	6066	2/2/2006	9355-9363	Ranada	Hertel/Atas Town Homes	Townhomes	12/8/2006	Ready to issue	n/a	9701.23
2	6004	2/2/2006	9360-9368	Riberena	Hertel/Atas Town Homes	Townhomes	12/8/2006	Ready to issue	n/a	4083.51
3	6005	2/2/2006	9361-9369	Riberena	Hertel/Atas Town Homes	Townhomes	12/8/2006	Ready to issue	n/a	4107.73
4	6007	2/2/2006	9371-9379	Codencia	Hertel/Atas Town Homes	Townhomes	12/8/2006	Ready to issue	n/a	4703.16
5	6008	2/2/2006	9381-9389	Cielo Azul	Hertel/Atas Town Homes	Townhomes	12/8/2006	Ready to issue	n/a	4107.73
6	6009	2/2/2006	9380-9388	Cielo Azul	Hertel/Atas Town Homes	Townhomes	12/8/2006	Ready to issue	n/a	4317.73
7	6010	2/2/2006	9341-9359	Dechado	Hertel/Atas Town Homes	Apartments	12/8/2006	Ready to issue	n/a	3882.56
8	6016	2/2/2006	9281-9299	Ciruela	Hertel/Atas Town Homes	Apartments	12/8/2006	Ready to issue	n/a	5682.56
9	6017	2/2/2006	9250-9568	Ciruela	Hertel/Atas Town Homes	Apartments	12/8/2006	Ready to issue	n/a	5682.56
10	6012	2/2/2006	9301-9319	Dechado	Hertel/Atas Town Homes	Apartments	12/8/2006	Ready to issue	n/a	5682.56
11	6014	2/2/2006	9280-9298	Ciruela	Hertel/Atas Town Homes	Apartments	12/8/2006	Ready to issue	n/a	5678.02
12	6011	2/2/2006	9321-9339	Dechado	Hertel/Atas Town Homes	Apartments	12/8/2006	Ready to issue	n/a	5678.02
13	6019	2/2/2006	9210-9228	Ciruela	Hertel/Atas Town Homes	Apartments	12/8/2006	Ready to issue	n/a	5678.02
14	6015	2/2/2006	9261-9279	Los Olivos	Hertel/Atas Town Homes	Apartments	12/8/2006	Ready to issue	n/a	5,682.56
15	6018	2/2/2006	9230-9248	Ciruela	Hertel/Atas Town Homes	Apartments	12/8/2006	Ready to issue	n/a	5,682.56
18	5562	8/30/2005	9550	Via Cielo	Hertel/Atas Town Homes	SFR	3/12/2007	Ready to issue	n/a	1,901.29
23	5940	11/8/2006	11457	Monte Verde	Hertel/Atas Town Homes	2nd Unit	8/7/2006	Ready to issue	n/a	1,368.11
24	5942	1/18/2006	9660	Via Cielo	Hertel/Atas Town Homes	2nd Unit	10/4/2007	Ready to issue	n/a	806.91
25	5569	8/30/2005	9658	Via Cielo	Hertel/Atas Town Homes	SFR	9/6/2006	Ready to issue	n/a	1,845.45
26	5936	1/18/2006	9505	Via Cielo	Hertel/Atas Town Homes	SFR	9/6/2006	Ready to issue	n/a	1,697.97

87,970.24

1	5577	8/31/2005	11105	Avion	Trimark	SFR	10/3/2005	Out for Corrections	n/a	
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SFR / Retail / Commercial

	Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee
										475.43
2	5578	8/31/2005	11165	Eliano	Trimark	SFR	10/3/2005	Out for Corrections	n/a	475.43
3	5580	8/31/2005	11100	Avion	Trimark	SFR	10/3/2005	Out for Corrections	n/a	475.43
4	5581	8/31/2005	11105	Eliano	Trimark	SFR	10/3/2005	Out for Corrections	n/a	475.43
5	5586	8/31/2005	11115	Avion	Trimark	SFR	10/3/2005	Out for Corrections	n/a	791.90
6	5587	8/31/2005	11110	Avion	Trimark	SFR	10/3/2005	Out for Corrections	n/a	791.90
7	5588	8/31/2005	11185	Eliano	Trimark	SFR	10/3/2005	Out for Corrections	n/a	791.90
8	5589	8/31/2005	11125	Eliano	Trimark	SFR	10/3/2005	Out for Corrections	n/a	791.90
9	5590	8/31/2005	11115	Eliano	Trimark	SFR	10/3/2005	Out for Corrections	n/a	682.88
10	5429	7/28/2005	11290	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	475.43
11	5430	7/28/2005	11260	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	475.43
12	5431	7/28/2005	11240	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	475.43
13	5433	7/28/2005	11195	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	475.43
14	5434	7/28/2005	11215	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	475.43
15	5435	7/28/2005	11245	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	475.43
16	5436	7/28/2005	11275	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	475.43
17	5437	7/28/2005	11285	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	791.90
18	5442	7/28/2005	11280	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	791.90
19	5443	7/28/2005	11270	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	682.88
20	5444	7/28/2005	11250	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	791.90
21	5445	7/28/2005	11220	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	791.90
22	5447	7/28/2005	11205	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	682.88
23	5448	7/28/2005	11225	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	791.90
24	5449	7/28/2005	11235	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	682.88
25	5450	7/28/2005	11255	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	791.90
26	5451	7/28/2005	11265	Eliano	Trimark	SFR	9/29/2005	Out for Corrections	n/a	682.88

16,563.13

1	5228	6/30/2005	0	Principal	Hamish Marshall	Mixed Use-Res. Portion	9/22/2006	Approved	n/a	2,716.50
2	5229	6/30/2005	0	Principal	Hamish Marshall	Mixed Use-Retail Portion	9/22/2006	Approved	n/a	849.37
3	5230	6/30/2005	0	Principal	Hamish Marshall	Retail/Commercial	9/22/2006	Approved	n/a	2,744.40

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	Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee
4	5231	6/30/2005	0	Principal	Hamish Marshall	Duplex Stock	9/22/2006	Approved	n/a	706.65
5	5232	6/30/2005	0	Principal	Hamish Marshall	Triplex Stock	9/22/2006	Approved	n/a	1,934.98
6	5233	6/30/2005	0	Principal	Hamish Marshall	Triplex	1/30/2006	2nd PCK	n/a	1,748.49
7	5234	6/30/2005	0	Principal	Hamish Marshall	Triplex	1/30/2006	2nd PCK	n/a	1,748.49
8	5235	6/30/2005	0	Principal	Hamish Marshall	Triplex	1/30/2006	2nd PCK	n/a	1,748.49
9	5236	6/30/2005	0	Principal	Hamish Marshall	Triplex	1/30/2006	2nd PCK	n/a	1,748.49
10	5237	6/30/2005	0	Principal	Hamish Marshall	Triplex	1/30/2006	2nd PCK	n/a	1,748.49
11	5238	6/30/2005	0	Principal	Hamish Marshall	Triplex	1/30/2006	2nd PCK	n/a	1,748.49
12	5239	6/30/2005	0	Principal	Hamish Marshall	Triplex	1/30/2006	2nd PCK	n/a	1,748.49
13	5240	6/30/2005	0	Principal	Hamish Marshall	Triplex	1/30/2006	2nd PCK	n/a	1,748.49
15	5241	6/30/2005	0	Principal	Hamish Marshall	Triplex	1/30/2006	2nd PCK	n/a	1,748.49
16	5243	6/30/2005	0	Principal	Hamish Marshall	Duplex	1/30/2006	2nd PCK	n/a	1,175.46
17	5244	6/30/2005	0	Principal	Hamish Marshall	Duplex	1/30/2006	2nd PCK	n/a	1,175.46
18	5245	6/30/2005	0	Principal	Hamish Marshall	Duplex	1/30/2006	2nd PCK	n/a	1,175.46
19	5246	6/30/2005	0	Principal	Hamish Marshall	Duplex	1/30/2006	2nd PCK	n/a	1,175.46
20	5247	6/30/2005	0	Principal	Hamish Marshall	Duplex	1/30/2006	2nd PCK	n/a	1,175.46
21	5248	6/30/2005	0	Principal	Hamish Marshall	Duplex	1/30/2006	2nd PCK	n/a	1,175.46
22	5249	6/30/2005	0	Principal	Hamish Marshall	Duplex	1/30/2006	2nd PCK	n/a	1,175.46
23	5250	6/30/2005	0	Principal	Hamish Marshall	Duplex	1/30/2006	2nd PCK	n/a	1,175.46
24	5251	6/30/2005	0	Principal	Hamish Marshall	Duplex	1/30/2006	2nd PCK	n/a	1,175.46

35,267.45

1	6665	9/2/2006	4705-4711	ECR	JRW Group/Acacia	Community Rm	5/30/2007	Out for Corrections	n/a	1,839.80
2	6666	9/6/2006	4705-4711	ECR	JRW Group/Acacia	Residential	5/30/2007	Out for Corrections	n/a	3,181.78
3	6667	9/6/2006	4705-4711	ECR	JRW Group/Acacia	Retail	5/30/2007	Out for Corrections	n/a	1,596.11
4	6668	9/6/2006	4705-4711	ECR	JRW Group/Acacia	Residential	5/30/2007	Out for Corrections	n/a	3,070.65
5	6669	9/6/2006	4705-4711	ECR	JRW Group/Acacia	Residential	5/30/2007	Out for Corrections	n/a	2,677.46
6	6670	9/6/2006	4705-4711	ECR	JRW Group/Acacia	Residential	5/30/2007	Out for Corrections	n/a	16,928.01
7	6671	9/6/2006	4705-4711	ECR	JRW Group/Acacia	Improvements	7/5/2007	Out for Corrections	n/a	1,526.34

30,820.15

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Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee
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1	5417	7/28/2005	6580-6590	Serra	Caliber Homes	Duplex	5/11/2006	Ready to Issue	n/a	1,255.23
2	5418	7/28/2005	6560-6570	Serra	Caliber Homes	Duplex	5/11/2006	Ready to Issue	n/a	1,330.38
3	5419	7/28/2005	6540-6550	Serra	Caliber Homes	Duplex	5/11/2006	Ready to Issue	n/a	1,342.98
4	5420	7/28/2005	6545-6555	Serra	Caliber Homes	Duplex	5/11/2006	Ready to Issue	n/a	1,342.98
5	5421	7/28/2005	6565-6575	Serra	Caliber Homes	Duplex	5/11/2006	Ready to Issue	n/a	1,342.98
6	5422	7/28/2005	6585	Serra	Caliber Homes	Duplex	5/11/2006	Ready to Issue	n/a	1,259.91

7,874.46

1	6057	2/9/2006	5437	Olmeda	Roger Emmons	SFR	4/11/2007	Out for Corrections	n/a	1,491.87
2	6058	2/9/2006	5435	Olmeda	Roger Emmons	SFR	4/11/2007	Out for Corrections	n/a	1,664.07
3	6059	2/9/2006	5439	Olmeda	Roger Emmons	SFR	4/11/2007	Out for Corrections	n/a	1,584.87

4,740.81

1	5188	6/20/2005	7065	Navajoa	William Moses	SFR	8/19/2005	Out for Corrections	7/10/2007	528.26
2	5189	6/20/2005	7065	Navajoa	William Moses	SFR	8/19/2005	Out for Corrections	7/10/2007	380.26
3	5190	6/20/2005	7065	Navajoa	William Moses	SFR	8/19/2005	Out for Corrections	7/10/2007	380.26

1,288.78

1	7156	3/21/2007	5092	Palma	Roger Grant	SFR	7/17/2007	Out for Corrections	n/a	1,884.26
2	7158	3/21/2007	5094	Palma	Roger Grant	SFR	7/17/2007	Out for Corrections	n/a	1,694.26
3	7159	3/21/2007	5096	Palma	Roger Grant	SFR	7/17/2007	Out for Corrections	n/a	1,694.26

5,272.78

1	6772	10/6/2006	6905	ECR	Colony Square	Bldg B/C Res	11/2/2006	Out for Corrections	n/a	11,972.26
2	6773	10/6/2006	6905	ECR	Colony Square	Bldg B/C Com	11/2/2006	Out for Corrections	n/a	3,253.80
3	6775	10/6/2006	6905	ECR	Colony Square	Bldg D Res	4/16/2007	Out for Corrections	n/a	13,942.75
4	6774	10/6/2006	6905	ECR	Colony Square	Bldg D Com	4/16/2007	Out for Corrections	n/a	1,241.26

30,410.07

1	6768	10/5/2006	0	Santa Ysabel	Royce Construction	SFR	8/29/2007	Out for Corrections	n/a	2,202.17
2	6769	10/5/2006	0	Santa Ysabel	Royce Construction	SFR	8/29/2007	Out for Corrections	n/a	2,057.72

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	Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee
3	6770	10/5/2006	0	Santa Ysabel	Royce Construction	SFR	8/29/2007	Out for Corrections	n/a	1,920.88
										6,180.77
1	6286	5/3/2006	4675	Navidad	David Graves	SFR	2/1/2007	Out for Corrections	n/a	1,794.58
2	6538	7/19/2006	3556	Maricopa	David Graves	SFR	8/14/2006	Out for Corrections	n/a	1,326.83
3	5868	12/15/2005	4595	Portola	David Graves	SFR	6/21/2006	Ready to Issue	n/a	1,121.87
4	5869	12/15/2005	4590	Portola	David Graves	SFR	6/21/2006	Ready to Issue	n/a	1,492.14
5	6054	2/8/2006	0	Ardilla	DLG Development	SFR	8/14/2006	Out for Corrections	n/a	1,362.15
										7,097.57
1	5834	12/5/2005	6910	Navajoa	Randy Young	SFR	1/3/2007	Ready to Issue	8/27/2007	1,340.12
2	5835	12/5/2005	6924	Navajoa	Randy Young	SFR	1/8/2007	Ready to Issue	8/27/2007	1,327.26
3	5836	12/5/2005	6914	Navajoa	Randy Young	SFR	1/3/2007	Ready to Issue	8/27/2007	1,327.26
4	5837	12/5/2007	6920	Navajoa	Randy Young	SFR	1/3/2007	Ready to Issue	8/27/2007	1,123.14
										5,117.78
1	5491	8/9/2005	6200	Marchant	Chris Austin	SFR	8/13/2007	Ready to Issue	3/28/2008	945.03
2	5492	8/9/2008	6220	Marchant	Chris Austin	SFR	8/13/2007	Ready to Issue	3/28/2008	1099.03
1	4439	11/8/2004		Las Lomas	Patrick Kennedy	SFR	1/4/2005	Out for Corrections	7/10/2007	732.43
2	4438	11/8/2004	9700	Las Lomas	Patrick Kennedy	3plex	1/18/2005	Out for Corrections	7/10/2007	1,547.51
1	6749	10/3/2006	0	STOCK	Gearhart/Atas Homeowners	Stock 600		Ready to Issue	n/a	1,069.84
1	4529	12/13/2004	10910	Vista	Daniel Foubert	SFR	7/2/007	Ready to Issue	3/28/2008	4,073.02
1	6236	4/18/2006	9550-9560	Casa Bella	Oakside Villas	SFR	5/24/2007	Ready to Issue	3/28/2008	1851.48
2	6142	3/7/2006	9500	Las Lomas	Oakside Villas	Stock Only	6/8/2007	Out for Corrections	n/a	1,462.13
1	6201	4/3/2006	2135	San Fernando	Derrick Mackinga	SFR	1/8/2007	Out for Corrections	n/a	1,308.48
1	6203	4/4/2006	9700	ECR	JP Patel	Hotel	5/30/2006	Out for Corrections	n/a	cant calc-no sqft provided

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	Permit #	Submittal	Address	Street	Owner	Description	Last Activity	Status	Last Exp Ltr	Plan Check Fee
1	6253	4/20/2006	6305	Santa Ynez	Jim Shores	3plex	11/6/2006	Out for Corrections	n/a	3,898.16
1	6546	7/20/2006	3200	Silla	David Trupe	2nd Unit	8/18/2006	Out for Corrections	4/10/2007	1,614.97
1	6603	8/4/2006	3300	Falda	Francis Svedas	SFR	4/5/2007	Out for Corrections	n/a	3,608.77
1	6608	8/8/2006	0	Santa Ana	Jim Cone	SFR	9/1/2006	Out for Corrections	n/a	1,730.79
1	6839	1/23/2006	5435	Palma	John Lyle	Duplex	5/3/2007	Out for Corrections	n/a	2,574.36
1	7079	2/5/2007	13500	Old Morro	Bradley Steveson	Conversion to 2nd Unit	3/5/2007	Out for Corrections	6/11/2008	cant calc-no sqft provided
1	7082	2/9/2007	13705	Santa Ana	Charles Bennett	SFR	8/15/2007	Out for Corrections	n/a	1,800.34
1	7092	2/20/2007	0	Valle	Sean Knoph	SFR	4/20/2007	Out for Corrections	n/a	1,733.08
1	4011	7/16/2004	3876	Orillas	Chris Thomas	SFR	2/23/2005	Out for Corrections	7/10/2007	1,426.15
1	4823	3/17/2005	7810	Graves Creek	Gary Quiram	2nd Unit & Carport	4/22/2005	Out for Corrections	7/10/2007	747.11
1	5602	9/7/2005	3170	Traffic Way	Robert Rucker	SFR	10/12/2005	Out for Corrections	7/10/2007	1,297.38
1	6189	3/29/2006		Lomitas	Tamara Molfino	2nd Unit	8/10/2006	Out for Corrections	7/10/2007	241.00
1	6506	7/7/2006	5210	Fresno	James Netz	2nd Unit	8/22/2006	Out for Corrections	4/10/2007	238.31
1	6372	6/1/2006	4775	El Verano	Jason Papich	SFR	3/21/2007	Ready to Issue	10/4/2007	1,799.42

Attachment 2: AMC Title 8: Application Time Limits
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8-2.102 Modification of Appendix Chapter 1.

(c) Amend Appendix Section 105.3.2 to read as follows:

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless a permit has been issued; except that the building official is authorized to grant one extension of time for an additional period not exceeding 180 days. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.