



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: October 02, 2007

SUBJECT: Community Development Department's Monthly Status Report

Report in Brief

Attached is the Community Development Department's Monthly Status Report. A supplemental report has been included to highlight those items which have had a significant change in status.

Prepared by: Evis Morales
Management Analyst

Reviewed by: Barry Munowitch
Community Development
Director

Mark G. Deven
City Manager

REDEVELOPMENT PROJECTS

2-Oct-07

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
SPRING LAKE PROJECTS			
Centex Homes - Beeghly Ranch	Affordable Housing Agreement being processed for R-5, Affordable Locations being negotiated on R-15.	R-5 Agreement at City for Signature. R-15 will be prepared when locations are agreed upon.	Jamie McLeod
Centex Homes - Willowbend	Construction of new single family homes in the Spring Lake Plan Area	8 Affordable units have been made available via lottery held May 17, 6 Units have been sold.	Jamie McLeod
KB Homes - Village 2	Developer will construct 42 affordable units in various locations through out their development in Spring Lake	12 units solds via lottery, all expected to close escrow by the end of May. 8 units went to lottery in mid-May. 2 units were sold, the 6 remianing units lose affordability in December.	Jamie McLeod
Heritage Village Affordables(Russell Ranch)	Developer will construct 10 units of affordable housing in the Russell Ranch area.	All units were closed in April and May of 2007.	Jamie McLeod
Reynen & Bardis	TSM# 4805, Rezoned, Specific Plan Amendments, Affordable Hsng. Agr.	Approved by City Council on February 27, 2007. Staff will work with developer to finish the Inclusionary Housing Agreement	Jamie McLeod
Spring Lake Amendments	Revising inclusionary policy and procedures.	Revisions brought forward on the Dec. 4 Spring Lake -All meeting. Staff will bring proposed changes forward to the affordable housing subcommittee in September for Planning Commission and Council Approval in October or November.	Jamie McLeod
USA property	First affordable rental property in SL. Meets the obligation of four sites in SL. 156 units affordable to VL and L income households. \$22M total project cost. City contribution in the	Project under construction. Expected completion in December of 2007.	Jamie McLeod
DR Horton	Construction of other half of Beeghly Ranch Tentative Subdivision Map.	To meet concurrency requirement for affordable units, developer is dedicating 7-lot parcel held land in life estates to City. Inclusionary Agreement has been preaped and is currently being signed by the developer.	Jamie McLeod
Land Dedication	E & L Investors have dedicated two lots to Habitat for Humanity.	Was approved by Council in July of 2007.	Jamie McLeod
Neighborhood Partners	Affordable multi-family complex to meet R & B inclusionary housing requirements. Project approved with Tentative Map. 43 units of very-low income rental housing.	\$4 million in HOME financing tentatively approved by state. Financing expected to be completed fall or winter of 2007. Construction scheduled for 2008.	Jamie McLeod
RESIDENTIAL			

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
Sahota TSM#4877 534 Johnston Street	Tentative Subdivision Map for 14 residential lots on 2.11 acres. Location of affordable units under review.	Letter detailing affordable unit requirements was mailed in March 2007.	Jamie McLeod
Hutchinson Valley Lane Stonemaven Subdivision	Tentative Subdivision Map for 22 residential in-fill lots	Under construction. 2 affordable units.	Jamie McLeod
located at NEC of Wintun Dr. 8 Kinshasa Dr.	Proposal to create 67 lots for 66 single family homes on 11.4 acre site. Required approvals include General Plan Amendment, Specific Plan Amendment, Rezoning, Tentative	2 units were closed by end of August 2007.	Jamie McLeod
**Casa Del Sol Mobile Home Park 621-709 East St	Community Housing Opportunities Corporation (CHOC) rehabilitation of the Dana Motel & Trailer Park and Woodland Mobile Home Park.	HCD has approved the finance application and expects to get final appraisal on Sept. 23, 2007. HUD has approved the complete package is ready to issue bonds. City staff completed required tenant monitoring Aug. 2007.	Cynthia Shallit
Casa del Sol off-site improvements	New sidewalks, landscaping, and bus turn-out along East.	SACOG authorized submittal of design and plans. Public Works is preparing with in-house staff (Sept. 2007).	Cynthia Shallit
Four Seasons - Hovnanian Homes	The proposed project site is located directly south of the County Fair Mall site, on the East side of East Street and north of the future Road 24A, the north boundary of the	Letter detailing affordable unit requirements for 27 units was mailed in late 2006.	Jamie McLeod
Country Oaks Tentative Subdivision Map #4851 & PD CUP	Tentative Subdivision Map to subdivide 5.6 ac. into 38 lots and a Planned Development Conditional Use Permit	Comments on affordable units provided in April of 2007. Staff will work with Developer to meet Affordable Housing requirements	Jamie McLeod
Fair Plaza East - USA Properties	Acq/rehab of 68 unit affordable senior housing project. \$6.5 million total project	Looking to bring to Council in December '07 for Bond and Funding Approval.	Jamie McLeod
COMMERCIAL			
Porter Building**	Rehabilitation of Historic Structure	Owners financing contract with architect (5-15-07) and completing state historic tax credit application. Asbestos removed. Structural investigation phase underway.	Cynthia Shallit
City Center Lofts 333 Main Street **	Proposal for a multi-level building with 25,000 sq. ft. foot of commercial and 150 SF for-sale units	EIR comment period completed. Seeking financing for garage.	Cynthia Shyallit
Rice Mill Lofts Work/Live Project 1006 East Street	Proposal for reuse of an existing 52,00 sq. ft rice storage warehouse for work/live units	Application is under review for completeness	Paul L. Hanson

ECONOMIC DEVELOPMENT PROJECTS

10/02/07

Issues	City Roles & Activities	Current Update/Status	Measurable Goals and Outcomes
Staff Contact: Wendy Ross, 661-5921		* indicates priority projects	
Goal 1: Enhance the Quality of the Local Economic Base			
Businesses that support the community – good corporate citizens	<p>1.Promote the Woodland Gateway Commercial project at I-5/CR102 as a high priority.</p> <p>2.Develop business marketing packet.</p> <p>3.Perform outreach to potential businesses through solicitations and contacts by organizations such as SACTO, the real estate community and direct contact.</p>	<p>Working with April Parish, Prop. Mgr for Petrovich Dvlpt. and John Sechser, Colliers Int'l to market retail space to potential users.</p> <p>Working with SACTO on leads-per SACTO datasheet and business leads sheet 2007.</p>	<p>Assist in occupancy of 525,000 square foot of retail space, inc Costco and Target stores. _ stand alone business attraction brochure to market Woodland to business community</p> <p>Staff receives regular leads from SACTO</p>
Jobs that create retainable skills /pay living wages	<p>Focus Marketing /Recruitment efforts on companies with high average skill and wage levels.</p> <p>Develop stronger linkage/relationship with educational/jobs skills training institutions and work with existing companies to develop training programs to support upgrading of employee skill levels to enable use of new technologies.</p>	<p>Ongoing</p> <p>Ongoing</p>	<p>Staff is working with Woodland Comm. College, SBDC and EDD/DESS one stop shop to develop job skills training program. Developing relationships with CA State ETP and others.</p>
Industries that will attract high skilled workers	<p>Focus efforts on technology intensive companies, -need to have good handle on inventory to understand availability and “community readiness.”</p> <p>Promote the Woodland Park Specific Plan and Annexation.</p> <p>City staff will continue to promote Woodland as a destination location for industry other than distribution/warehousing (see Business Attraction efforts below)</p>	<p>Clark Pacific 1st project has minor site plan changes before construction begins. Will continue efforts once flood study results are reviewed.</p> <p>Need to work out wastewater capacity issues; General Plan to address needed utility infrastructure and look at city's business plan. What type of business does Woodland want?</p>	<p>General Plan update will play a large role in the future of industrial development in Woodland. As Woodland Park Specific Plan area is developed, it is critical that this community develops a job skills training that will offer the skills that are necessary for the type of industry the City will be marketing to attracting to Woodland from unskilled to highly specialized skill levels.</p>
Goal 2: Improve community “Infrastructure” for Economic Development			

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Staff Contact: Wendy Ross, 661-5921			* indicates priority projects
Quality Local Education	City staff will continue to participate in partnerships with Woodland Community College, UC Davis, Woodland Joint Unified School District, EDD, SBDC to develop job skills training programs that target industry currently located in Woodland area and industry interested in locating in Woodland. In order to recruit Hi tech cos., City will have to partner with assoc. like SARTA and UCD Connect.	Ongoing	See measurable goals identified above.
options rental/executive, and affordable	Please refer to the City's Affordable Housing Program for information.		See Redevelopment & Housing Report.
FEMA flood issues	Facilitate a community consensus on permanent flood protection. Lack of flood solution will severely impact the development potential of the Industrial Area and future Woodland Park.	Flood Study currently underway-Project Manager is Mark Cocke, PW TBD	Planning staff and engineering staff are working through the issues and potential impacts with the Corps of Engineers and Wood Rogers-consultants. Action includes: Obtain political consensus to support a flood solution; Obtain citizens, development and political support to fund a preferred solution; Obtain regional support for funding.
Labor Supply – Cost, availability training/skills	See above Goal #1		
Transportation	Transportation Improvements: Development of bikeway/alternative transportation route from Davis to Corning (points north) via Woodland. Promote the 1-5/SR 113 connection by seeking state and federal funding to complete the project (funds earmarked via SACOG). Development of Armfield Transit Center project-development of Park and Ride lot, relocation or Sierra Northern RR tracks, relocation of old SP Train Depot and Bus terminal.	Funding on hold per Caltrans Developer is working with CM and transportation engineer. RDA staff and Sierra Entertainment have recently begun discussions again for scaled back project.	Staff needs to assess possible funding sources.
Goal 3: Promote Woodland with a positive image			

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<p>Coordinated Business Attraction/Recruitment efforts</p>	<p>The City serves a vital coordination role while many leads are initiated by the Chamber of Commerce, commercial brokers, SACTO, the County and similar organizations. Specific city activities include:</p> <ol style="list-style-type: none"> 1. Participation in meetings and efforts of the Chamber, SACTO, the Yolo County Economic Development Professionals group, and other collaborations. *2. Provide assistance to commercial brokers on site issues. *3. Continuation of GIS Planning Interactive Economic Development website. Have the commercial and industrial inventory-both land and vacant buildings-readily available. 4. Have current demographics readily available for interested businesses *5. Update City's Economic Development Website webpages. 	<p>Current projects include: County Fairgrounds; County Fair Mall (CFM); Gateway Commercial Center Phase I and Phase II (inc. auto); downtown Cinema project and industrial area. Other areas are underutilized strip malls throughout the city. Working with CFM-new Einstein School; physical improvements inc children's play area and new food court.</p> <p>SACTO/SAMG Econ Dvlpt mtgs are quarterly- regional activity is discussed. Cities follow up on leads that are suitable to its jurisdiction. City staff attend monthly Chamber marketing meetings to discuss activity and events. The Chamber is currently setting up an Econ Dvlpt committee and the city will be an integral part of this committee. Staff attend other regional meetings regarding economic development in Yolo County and Woodland.</p> <p>Ongoing-staff respond to all leads as quickly as possible.</p> <p>Plan to host an annual morning meeting with real estate community--a discussion of the program and introduction of the City Manager. The City currently only has 51 listings because there had not been dedicated city staff to soliciting leads-potentially host meeting in November 2007.</p> <p>Currently working with ISAC and consultant to improve city's website, specifically economic development division. Demographics via Woodlandbiz.org has been very helpful with business prospects.</p>	<p>Staff will track leads and meetings with developers/ brokers, and others. Take a more proactive role in business attraction,recruitment, retention, and expansion.</p> <p>Long Term goal is to have a system in place to allow for a limited time period to respond.</p> <p>In 2005-2006 contracted with GIS Planning for website services. Staff to work with website consultant and real estate professionals to better market the site for maximum visibility and use.</p> <p>Produce and have available for distribution a comprehensive city marketing brochure for interested businesses and website available to visit at customers leisure.</p>

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	<p>6. Development of Property Based Business Improvement District (PBID).</p> <p>7. attend conferences and seminars on current trends as industry evolves.</p> <p>Participate in Yolo County Biomass Coalition.</p>	<p>Ballot measure failed on July 31, 2007</p> <p>Plan to attend CalTIA 2007, Coronet, CALED 2008, BIO 2008 and CRA conferences in Spring</p> <p>Mtg with collaborative Sept 10, 2007 at West Sac city hall.</p>	<p>Staff to assess baseline program and engineering report (to PBID plan) and determine if and what are next steps for downtown marketing, etc.</p> <p>To be up to speed on industry and trends.</p>
Promote "Yolo County Biozone"	City Staff will continue to participate in partnerships to promote the Yolo County "Biozone" as a region for Bio-Life Sciences, Biotechnology and High Technology employees (partnering with UC Davis Connect, City of Davis, City of West Sacramento, and Yolo County).	Staff hope to develop a program to recruit and retain existing biotech/hi tech industry companies. Staff is currently assisting the retention of one biotech co.. Staff will continue to redesign Biozone with Co partners.	The City of Woodland, through SAMG (SACTO), has participated in the annual Sacramento Biolifesciences Conference and BIO annual conference. Staff plans to get a better understanding of this industry, its needs and impacts on community.
Promote Tourism	<p>*1.Continuation of city participation in Yolo County Visitor's Bureau.</p> <p>a. Participation in Visitor Attraction District (VAD)- aka Hotel BID and 1% assessment by Hoteliers.</p> <p>b. Continue to participate/partner with the Yolo County Tourism Committee (subcommittee of Yolo County EDC).</p> <p>Establishment of Film Commission, including photo files availability on city website.</p>	<p>Staff mtg with YCVB partners to discuss goals and accomplishments and future interests.</p> <p>It is expected that more than 120 rooms will be added over next 18 months per two hotel development projects.</p> <p>Comfort Suites (in planning process will add 66 rooms to city's inventory-determine if Woodland is airport alternative stop? Market as this.</p>	<p>To increase visitors to Woodland; increase percentage of occupancy from avg of 49% to 60%.</p> <p>Quarterly (reports/semi-annual) to Council on increased TOT based on Hotel participation by 6-7% from 2005 to 2006. By the end of 2007, the city should have approximately 700 hotel rooms. Current occupancy is at or about 49%. The program for FY 07-08 will work to increase occupancy in overnight stays.</p> <p>YCVB executive director is Film Commissioner for Yolo County. Many film companies continue to express interest in Woodland. The YCVB promotes the cities and county alike.</p>

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	<p>2. Continue actions to promote Woodland to visitors, including Entertainment District per DTSP;</p> <p>3. Promotion of the Downtown Historic District.</p> <p>4. Assist Woodland Farmer's Market to grow program.</p> <p>5. Maintain Kiosk at Heritage Plaza and other ancillary locations in periphery of downtown.</p>	<p>Look at from the business/retail perspective too (per sales tax data, parking and "pedestrian activity).</p> <p>Met with Sonia Mora, lead. Market is not non profit. Interested in growth. Tomato Celebration is August 25 at CFM. Health and Safety Fair is Sept 8 at CFM.</p> <p>Maintained by Parks and Rec.</p>	
Goal 4: Develop Leadership and Cooperation for Local Economic Development			
Business Retention and Expansion Program--City Staff and leaders in support of economic development	<p>Continuous improvement of overall business-friendliness of City government. Actions include:</p> <p>City Staff will participate in Woodland promotional and business expansion/retention efforts.</p> <p>1. Continue to expedite the response to requests for Woodland data and information requested by Commercial brokers representing potentially new and expanding businesses.</p> <p>*2. Business Appreciation Program.</p> <p>3. Develop business retention/expansion program and outreach activities.</p> <p>4. Continuous evaluation of permit processing "hot spots" to improve customer service to business and industries.</p>	<p>Ongoing</p> <p>improvements in Development Review Committee allow depts to make comments early in dvlpt process for business. Continue to improve process.</p> <p>Establishing protocol for contacts made with CDD/ED for business leads and potential business development.</p> <p>Have met with two businesses-Woodland Biomass and PCP-good meetings, very informative.</p> <p>Ongoing-focus in on County Fair Mall and Northeast Industrial Area.</p>	<p>As indicated above, staff will track leads, responses, and actual businesses that come to town as a result of lead.</p> <p>City of Woodland does not have organized (BREP) program. Staff will work to develop in 07/08 and 08/09 and implement in years to follow. Staff plans to set up monthly/quarterly meetings with business owners in Woodland to discuss businesses and their needs and issues. Development of comprehensive BREP citywide.</p> <p>Partner with Chamber of Commerce to identify and respond to customer issues.</p>
	Propose partner with Golden Capital Network (GCN) and Venture funds.	Met with Yolo Co ED professionals-all interested in collaboration w/ GCN Hub & Spoke program.	Need council action by October 2007.

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Ongoing sources of funding for economic development	New development that impacts existing development to contribute dollars to economic development efforts based on project impacts to community.	Case by case	Staff will continue to prepare economic development grants, etc. to assist with business development throughout the city.

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Staff Contact: Wendy Ross, 661-5921		* indicates priority projects	
Develop consensus on direction for economic development	City Staff will continue to partner with Economic Development Professionals serving the Woodland area to best serve the community and combine ED tools.	Ongoing-maintain business lead contact sheet.	ED staff continue to nurture the City's relationship with the Chamber of Commerce, outside brokers, industry coalitions, developers as well as local interests to promote a positive image of Woodland.
Educate community about benefits of economic development	Periodic status reports and monthly reports to City Council and the community: will report on leads and program development as appropriate to discuss.	Quarterly/monthly Reports	Will be based on new City Management direction.

PLANNING PROJECTS

10/02/07

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
SPRING LAKE PROJECTS			
Centex Homes	Beeghly Design Review and Intract Landscape Plans. Affordable Housing Agreement being reviewed for R-5, Affordable Locations being negotiated on R-15.	Model Permits issued	Paul L Hanson
General Landscape and Exterior Inspections	Staff inspections of homes to verify Conditions of approval and installation prior to release of Certificate of Occupancy.	Inspections Tuesday and Thursday on-going	Jimmy A. Stillman
Heidrick SFD	Design Review / Landscape Review	Pending submittal/re-submittal	Paul L Hanson
Hertel Villages I,II, III, IV	Landscape Review	Revisions Requested	Paul L Hanson
Hertel/SLIF Property	Landscape Review	Revisions Requested	Paul L Hanson
County Road 102/Backbone Infrs.	Landscape Review	Revisions requested	Paul L Hanson
Farmers Central Road	Landscape Review	Revisions Requested	Paul L Hanson
TOC West	Landscape Review	Revisions Requested	Paul L Hanson
TOC	TSM#4670	PC approved - pending compliance with COA	Paul L Hanson
Reynen & Bardis	TSM# 4805, Rezoned, Specific Plan Amendments, Affordable Hsng. Agr.	Approved by City Council on February 27, 2007	Paul L Hanson
Spring Lake Amendments	Revising inclusionary policy and procedures.	Revisions brought forward on the Dec. 4 Spring Lake -All meeting. Staff will bring proposed changes back to the Developer Group and Spring Lake Sub-Committee	Jamie McLeod
Meritt/Murphy	TSM/DA	Approved Tentative Map	Paul L Hanson
Prudler/Sievers	TSM/DA	Approved Tentative Map	Paul L Hanson
Russell Ranch Remainder	TSM/DA	Approved Tentative Map	Paul L Hanson
Swainson Hawk Mitigation Monitoring	Monitoring Program	Surveys Completed. Management Plan under review	Cindy Norris

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
USA property	First affordable rental property in SL. Meets the obligation of four sites in SL. 156 units affordable to VL and L income households. \$32M total project cost. City contribution in the forms of grants/loans of approximately \$6M.	Under construction	Paul L Hanson / Jamie McLeod
Spring Lake	Design of Monuments at East Gibson/Pioneer	Revisions Requested	Paul L Hanson
Spring Lake Specific Plan	Comprehensive Sign Program	Pending Submittal of complete application	Paul L Hanson
Spring Lake Inspections	Inspection of Finals for Occupancy	on-going	Paul L Hanson
Spring Lake Building Permits	2nd Release Building Unit Allocations	Under Review	Paul L Hanson
DR Horton	Design Review	Submitted for site plan and design review. Being reviewed by the Architectural Design Sub-committee 6/27/07	Paul L Hanson
Neighborhood Partners and the architectural firm of Mogaver Notestine Associates	Site Plan and Design Review for Rochdale Grange. 44-units affordable housing site	Submitted for site plan and design review. Reviewed by the Architectural Design Sub-committee 8/08/07. Waiting on revised plans	Paul L Hanson
Neighborhood Partners	Affordable multi-family complex to meet R & B inclusionary housing requirements. Project approved with Tentative Map.	\$4 million in HOME financing tentatively approved by state	Jamie McLeod
Hertel's Parkview TSM #4674, also known as the Sievers/Prudler Map	Requesting an amendment to the Spring Lake Specific Plan. Rezone 4.6 acres of R-8 designated land to R-15	Submitted for proposal for review. Reviewed by the City Council Spring Lake Sub-committee 8/14/07. Next step is a reviewed by the Architectural Design Sub-committee	Paul L Hanson
RESIDENTIAL			
Gabielli Tentative Parcel Map #4739 1370 E Oak Ave	Parcel Map for existing split lot duplex.	Planning Commission approved project on October 7, 2004. Final Map being prepared.	Jimmy A. Stillman
Tentative Subdivision Map #4798 175 Walnut St.	Subdivision map and CUP/PUD for the Historic Maxwell School Site at 175 Walnut St.	Planning Commission approved map March 3, 2006. Waiting applicant to submit final map	Paul L Hanson
Cocke Tentative Parcel Map #4729 606 Woodland Ave	Parcel Map to split lot.	Planning Commission approved project on October 7, 2004. Final Map being prepared.	Jimmy A. Stillman
TPM 4803 St. John Retirement Village 135 Woodland Ave	Tentative Parcel Map to split off the 3.67 undeveloped acres.	Approved by Planning Commission July 21. Final Map under review.	Jimmy A. Stillman
3 College Street Deep Lot Development CUP	Conditional Use Permit to allow for deep lot development in the R-2 Zone.	Conditional Use Permit approved on 7/20/06. Revisions required for proposed duplex.	Jimmy A. Stillman
St.Johns United Church of Christ. TPM#4885. 432 Cleveland St.	Tentative Parcel Map to subdivide one existing parcel into two parcels. 1.08 total acres.	Tentative Parcel Map approved by the Planning Commission on 3/1/07. Certificate of Compliance issued.	Jimmy A. Stillman

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** located within Redevelopment Agency project area			
Castro Apartments 5 units Corner of Freeman and Kentucky	Zoning Administrator Permit requested for the construction of 5 units on one lot in the C-3 zone.	Project approved by the Zoning Administrator on October, 26, 2005. Construction documents approved. Applicant has submitted for a fee reimbursement. Property currently for sale.	Jimmy A. Stillman
Sahota TSM#4877 534 Johnston Street	Tentative Subdivision Map for 14 residential lots on 2.11 acres. Location of affordable units under review.	Application denied by the Planning Commission on 5/17/07.	Jimmy A. Stillman
Hutchinson Valley Lane	Tentative Subdivision Map for 22 residential in-fill lots	Home elevation approved by PC. Under construction.	Paul L Hanson
Joyce Ross TPM #4777 1103 Gum Avenue	Parcel Map to split lot and CUP for Deep Lot Development	Final Map approved by Planning Division.	Jimmy A. Stillman
R. Fenaroli TPM #4786 Hutchison Valley Lane	Parcel Map to split lot	Approved by Planning Commission on 8/18/05. Waiting on applicant to submit Final map.	Paul L Hanson
Southeast Area Subdivisions	Current builders include: Dave Snow Homes	Dave Snow has 24 lots under construction in Hanson Ranch	Paul L Hanson
Trott Tentative Parcel Map #4731 Elm St.	Parcel Map to divide existing R-1 Zoned Parcel into 2 lots.	Planning Commission approved Tentative Map on September 2, 2004. Final Map being prepared.	Ron Pinegar Jimmy Stillman
Stonehaven Subdivision located at NEC of Wintun Dr. & Kincheloe Dr.	Proposal to create 87 lots for 86 single family homes on 11.4 acre site. Required approvals include General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Map, Planned Development CUP, and Design Review.	Planning Commission approved project on 3-17-05. City Council approved project on 4-5-05. Building and Improvement Plans being reviewed by City. Construction underway.	Paul L Hanson Cindy Norris
**Casa Del Sol Mobile Home Park 621-709 East St	Community Housing Opportunities Corporation (CHOC) rehabilitation of the Dana Motel & Trailer Park and Woodland Mobile Home Park.	Financing secured. Lot line adjustment & ROW dedication completed. Total project cost \$16M.	Cynthia Shallit
Hanson Ranch Tentative Subdivision Map #4837 921 Pioneer Ave	24 lot subdivision on 4.2 acres in the Southeast Specific Plan Area	Home elevation approved by PC. Under construction	Paul L Hanson
Four Seasons - Hovnanian Homes	The proposed project site is located directly south of the County Fair Mall site, on the East side of East Street and north of the future Road 24A, the north boundary of the Community/Senior Center. The proposed project is an active senior housing project with 267 units on 38 acres. The applicant is proposing that this be a gated community. There is an out parcel, a 2 acre residential home site directly on the NEC of East St and 24A.	Four Seasons has withdrawn their option to purchase the property.	Cindy Norris with Cindy Gnos
Arjmand Duplexes 1129 Gum Ave: Two identical duplexes as allowed by deep lot development	Site plan and Design Review	Permits ready to issue. No response from owner.	Jimmy A. Stillman

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Ogden/Gibson Petition	A petition request has been filed by Russell Ranch Development for the WJUSD to amend the General Plan and related specific plans to allow the designated school site to be developed as a residential site. A school site will be located in the Spring Lake Specific Plan area instead. One issue is the request to remove the pedestrian bike over crossing that has been proposed to be located across Gibson.	Project is in final design review.	Cindy Norris
Country Oaks Tentative Subdivision Map #4851 & PD CUP	Tentative Subdivision Map to subdivide 5.6 ac. into 38 lots and a Planned Development Conditional Use Permit	Application is under review. SpareTime Inc. has taking over the applicant. Mitigation Negative Declaration started its 30-day review 8/23/07. Tentative Planning Commission hearing date 10/4/07	Paul L. Hanson
College Village, North of Kentucky Ave at College (Streng/Dowling triangle piece)	Request by applicant to consider a change from SC to Residential for the triangular piece of property within the city's limits.	Project to be reviewed for completeness. Staff has indicated concern with the proposed residential use due to impacts of adjacent uses, location and loss of C-3.	Cindy Norris
West Wood Subdivision Unit No. 2 NW Kentucky & Ashley Ave	General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development/CUP, Design Review, Annexation. A request to annex approximately 15 acres for a total project site of 19.9 acres. The applicant is requesting to subdivide the property into 83 lots: 80 single family lots with 6 second dwelling units; tow industrial lots fronting on Kentucky Avenue; and one lot for a detention basin. The project is located between Ashley and Cottonwood and north of the existing West Wood I subdivision.	The item was heard by the Planning Commission on November 2 and was continued to a date uncertain. The Commission expressed concern with the proposal as a potential annexation and possible conflicts with the City's Growth Cap. The Commission asked that additional information be provided to analyze the impact to the growth cap, provide a definition of infill, and evaluate the possibility of master planning in the North west area of the City.	Cindy Norris
Pencin Lot Line Adjustment 1030 Pendegast	Applicant is requesting a lot line adjustment at 1030/1032 Pendegast in order to recognize 3 lots believed to be created in the late 40's.	Parcel map and Variance approved by the P.C on 7/19/07. Certificates of Compliance at Yolo County for recording.	Jimmy A. Stillman
Rick Price Tentative Parcel Map No. 4903	Applicant is requesting approval for a Tentative Parcel Map to divided a parcel (APN 066-280-58) into three (3) residential parcels along Hutchison Lane	Project application under review for completeness	Paul L Hanson
Rick Price Tentative Parcel Map No. 4902	Applicant is requesting approval for a Tentative Parcel Map to divided a parcel (APN 066-280-52) into two (2) residential parcels along Hutchison Lane	Project application under review for completeness	Paul L Hanson
Rosalia Ordonez Tentative Parcel Mao No. 4924	Applicant is requesting approval for a Tentative Parcel Map to divided a parcel (APN 005-718-10) into two (2) residential parcels along Hilda Way and Freeman Street	Project application under review for completeness	Paul L Hanson

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** located within Redevelopment Agency project area			
Lira Tentative Parcel Map at 44/48 Walnut Ave	A request to divide 44/48 Walnut Avenue into two separate parcels.	The map has been deemed incomplete for not including a statement which states that it meets all provisions of the Subdivision Map Act and for lacking information about any onsite trees.	Robert MacNicholl
KB Homes LLA at Lots 43A & B, 56A/B, 24A/B, and 74A/B of Village 1A of TOC	Request to modify the lot lines of Lots 43A & B of Village 1A of TOC.	Deemed complete and routed to Public Works	Jimmy A. Stillman
COMMERCIAL			
Rite Aid Pharmacy 1123 Main Street	Proposal to develop a Rite Aid Pharmacy with drive-thru plus a retail center	Project under review for Site plan and Building Design. Waiting for applicant to resubmit building plans.	Paul L Hanson
Rite Aid Pharmacy 1123 Main Street	Application submitted for parcel assemblage and re-divide in two lots. Tentative Parcel Map No. 4929	Tentative Parcel Map under review	Paul L Hanson
Comfort Suite Hotel Freeway Drive	Proposal to develop a 3-story Comfort Suites Hotel with 66 rooms	Project application under review for completeness. Waiting for applicant to resubmit plans.	Paul L Hanson
219-251 West Main Street Rite Aid Pharmacy & Retail Center	Proposal to develop a Rite Aid Pharmacy with drive-thru plus a retail center	Project application under review for completeness. Application has been deem incomplete. Applicant is submitting building plans for review.	Paul L Hanson
Microtel Inn & Suites 2030 Trade Ct.	Proposed three story Microtel Hotel with 60+ rooms.	Completeness letter sent to applicant on 5/14/07. Applicant working on revised elevations for staff review.	Jimmy A. Stillman
McCandless Office Complex, California Street	Proposed office complex for McCandless and Associates.	Project approved by the Planning Division.	Jimmy A. Stillman
**417 West Street. Tovar mixed-use project	Proposed mixed-use building. Includes 1,444 sq.ft of ground floor office/retail and two 907 sq.ft residential units above.	Project approved by the Planning Commission on 2/1/07. Applicant has issue with ROW dedication.	Jimmy A. Stillman
1264 E. Gibson Rd. County Fair Mall	Application submitted for design review for new facades and 3 new monument signs	P.C. approved three monument signs on 5-18-06. New facades & towers under construction, to be completed soon. Mall paint scheme approved. Mall owner has requested offsite signage, awaiting response form city.	Jimmy A. Stillman
Gibson Plaza Shopping Center 1885 East Gibson Rd.	Development of 112,774 sq. ft. neighborhood shopping center.	All buildings in Center have been finaled. Building Permit issued for Shops 4 (which will complete the Center). Agreement document for park and ride parking has been approved by City and Developer. Security bond released.	Paul L Hanson
Woodland Gateway Southeast corner of I-5 and CR 102	55 Acre Retail Center. On January 18, 2005 City Council concurred on the proposed land uses. On February 1, 2005 Council certified EIR and approved project. Costco, Target and other retail uses.	Project approved by City Council May 23, 2006. Applicant is preparing improvement plans and under construction.	Paul L Hanson
Cingular Wireless Cell tower at 1264 E. Gibson Rd	Application for Site Plan and Design Review to construct a wireless Telecommunication tower at the County Fair Mall. CUP required	Completeness letter sent to applicant on 8/28/06	Jimmy A. Stillman

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
Pioneer Self-Storage Pioneer Ave. & Spring Lake Ct.	CUP and design review approved by Planning Commission.	Second phase site plan approved.	Jimmy A. Stillman
Capitol Hotel/Saloon** 601 Main Street	Site Plan and Design Review: Rehab of existing 11,260sq.ft three story historic structure. 3,850sq.ft addition in the rear. Use will be residential / commercial	Approved by the Planning Commission 4/5/07. Building plans under review.	Jimmy A. Stillman
Porter Building**	Rehabilitation of Historic Structure	Asbestos removed. Structural investigation phase	Cynthia Shallit Paul L. Hanson
Woodland HealthCare NW corner of Gibson & Cottonwood	Proposal for a 58,000 sq. ft. Medical Office Building	Application approved by PC 9/7/06. Under Construction	Paul L Hanson
City Center Lofts 333 Main Street **	Proposal for a multi-level building with 25,000 sq. ft. foot of commercial and 150 SF for-sale units	Project application under review. Requires focused EIR for traffic and evaluation of historical impacts underway. Held EIR Scoping Meeting Oct 25.	Robert MacNicholl
Rice Mill Lofts Work/Live Project 1006 East Street	Proposal for reuse of an existing 52,00 sq. ft rice storage warehouse for work/live units	Application is under review for completeness. Application deem incomplete, Waiting for applicant to resubmit plans	Paul L. Hanson
Clearwire Cell CUP: 32 Kentucky Ave	Proposed Cup for a 65' tall monopole in the form of a pine tree. Proposed project area is approx 15'x16'.	Application approved by the Planning Commission on 9/6/07.	Jimmy A. Stillman
Oak Court Live/Work : 145 East Street.	Proposed 45 unit live work complex on 2.4 acres at the corner of East and Lemen Streets. Application for a Vesting Tentative Map, ZAP, Site plan & Design review.	Comments sent to applicant on 6/22/07. Applicant working on revised site plan and elevations.	Jimmy A. Stillman
Gateway Phase II - Proposed Annexation, General Plan Amendment and Prezoning for Auto Mall and related commercial uses in the Urban Reserve area East of CR 102, North of Gibson Rd and South of the approved Gateway commercial project.	Petrovich Development Company has filed a petition to request consideration for the annexation of 153 acres and General Plan amendment and prezoning from Urban Reserve to General Commercial. This is part of a larger project in which Petrovich Development intends to relocate Hoblit Haynes and build a cinema complex on the former Hoblit Haynes site.	The proposed petition was heard by the Commission on December 7. The Commission recommended that the applicant could go forward to submit a project application and begin the environmental review process. It is anticipated that an EIR will be required to evaluate issues involving traffic, water, sewer, waste water, etc.... A formal application has been submitted and determined to be incomplete. Applicant is working on revisions.	Cindy Norris
Tovar Mixed Use Project 304 Main Street **	Proposal for a 44,000 sq. ft. Mixed-Use Project. 4,800 sq. ft. retail, 14,800 sq. ft. office & 10 residential lofts 890 to 1,500 sq. ft.	Project has been reviewed, comments issued to applicant.	Paul L. Hanson
535 Main Street, Preston Heffernan,	Application for Design Review to remodel the exterior of an existing Main St. storefront. Applicant is using City Façade Program for assistance.	Project approved by Historic Preservation Commission. Building plans approved, applicant waiting on response from RDA.	Jimmy A. Stillman
175 Main Street, Jeff Dyer, Design Review	Proposed design review application to remodel the exterior of the building. Subject site lacks proper parking. Issue under review.	Letter of incompleteness sent to applicant. Waiting for additional information form applicant.	Jimmy A. Stillman
2000 E. Main Street. Budget Car Rental CUP.	Proposed car rental agency to occupy an existing tenant space. Budget Car Rentals will house 11 cars onsite.	Application circulated to staff on 8/28/07. Comments due back to plannig on 9/19/07.	Jimmy A. Stillman

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
210 Lincoln Avenue, Site Plan Review	Conversion of an existing single family dwelling into a small office in the CBD. House is currently on blocks.	Completeness letter sent to applicant. Project under review. Scheduled for the 9/5/07 DRC meeting.	Jimmy A. Stillman
203 Elm Street. Site Plan Review.	Conversion of existing single family dwelling into a small office. Site is located within the CBD.	Completeness letter sent to applicant. Project under review. Scheduled for the 9/5/07 DRC meeting.	Jimmy A. Stillman
Chevron Sign redesign at 18430 County Road 102	Design Review request to modify the signs of the Chevron.	Project is under reviewed.	Jimmy A. Stillman
540 Main Street (sofy's Furniture)	Design Review for exterior repairs and repainting	Project is under reviewed	Paul L. Hanson
La Fogata restaurant 906 Main Street	Design Review & Site Plan Review for new courtyard	Project is under reviewed. Comments sent to applicant	
INDUSTRIAL			
**Culligan Water 1122 Pendegast	Site and design review for expansion of their existing facility.	Phase two under construction.	Jimmy A. Stillman
Woodland Park Industrial Area Specific Plan	Proposed specific plan for approximately 900 acres located within the City's sphere of influence. A total of 247 of the acres were annexed in March of 2004. The project is located in the eastern portion of the city, South of Churchill downs, north of East Main St, west of the Cache Creek Levee. The proposal is to provide a high quality business and industrial park that will have a mix of employment generating uses including industrial, office, commercial and research and development uses.	A revised project description and updated technical studies are underway. A draft EIR is being prepared and a revised Specific Plan. Project is on hold until City completes flood modeling study. This will allow a clear determination of the project description and project phasing.	Cindy Norris - with ESA/Brian Grattidge
Agriform North East Street and 18C	Proposal for a fertilizer tank storage facility. CUP	Approved by Planning Commission 6/16/05. Landscaping approved by Planning. Application for three additional storage tanks under review.	Jimmy A. Stillman
Clark Pacific and Pioneer Kentucky	Phased construction of concrete batch plant and associated facilities (1000,000 sq. ft.) for production of pre cast concrete.	Project is part of larger Woodland Park Specific Plan but has a separate approval. CUP approved 5/5/04. Applicant has indicated that they may be submitting improvement plans.	Jimmy A. Stillman
Reliable Trucking Inc. I-5 and Kentucky Ave.	Proposal to construct a truck storage and maintenance facility. Applicant has submitted for site plan and design review.	Comments sent to applicant, staff is waiting for a response.	Jimmy A. Stillman
Penske Trucking 1948 E. Main St	Site Plan and Design Review for the addition of a 2,250sq.ft truck washing facility and the demolition of an existing office/storage building.	Site plan and design approved. Construction doc under review.	Jimmy A. Stillman
**Matmor Park	Proposal for 110,175 sq. ft. Industrial Mixed-Use warehouse / office / research complex.	CUP approved on July 29 by Planning Commission. Unit I Building Permit issued and project under construction. Frontage Improvements completed. Unit II Site Plan & Design Review completed and construction drawings being prepared for plan check.	Jimmy A. Stillman
SPECIAL PROJECTS			

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
HCP/NCCP	The JPA is progressing on its efforts to begin preparation of a combined Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). A Planning Agreement has been approved between the JPA and the Department of Fish and Game. In addition, the JPA is working with a Technical Advisory Committee for the acquisition of conservation easements for Swainson's Hawk.	On October 17, 2006 the City Council approved a Resolution regarding amended agreements for use of mitigation fund to complete the HCP/NCCP. Council member Skip Davies was appointed as the representative to the JPA board with Bill Marble as the alternate.	Cindy Norris
County Ag Mitigation Working Group	Working group made up of the County of Yolo, Cities in Yolo and related interests to develop an Agricultural Mitigation Ordinance and determine a functioning agency.	Continued review of proposed amendments to the County Ordinance to develop policy with regard to stacking and recommended amount a land preservation. The next Ag working group meeting will be held April 5, 2007.	Cindy Norris
Historical Preservation Commission	Provide staff support to the commission and work toward implementation of HPC goal, including Heritage Home award, Preservation awards, application for Certified Local Government, historic district designation, development of future historic residential design guidelines. Meetings are every second Wednesday of the month.	On going. HPC has designated a subcommittee to work on update of the Walking Tour books. Staff is meeting on a regular basis with a working group on the booklets. Staff is working with the State Office of Historic Preservation on an application for Certified Local Government Status. Other work program items include holding a future neighborhood meeting with Beamer-Metroni residents to consider the possibility of an honorary district designation. Walking Tour books completed and available for public sale.	Cindy Norris
Davis/Woodland/UCD Surface Water Study and EIR	A collaborative project to evaluate incorporating surface water to the existing water supply, which is largely dependent upon ground water for all three agencies. The initial effort involved preparation of an EIR to evaluate potential impacts.	Environmental review completed.	Cindy Norris - Doug Baxter
Downtown Parking Study	Staff to conduct a parking analysis to review urban mixed use parking standards, parking management concepts, and possible in-lieu fee analysis.	Update presented to City Council on March 6. Indication by Council to continue working on proposed revision to the Zoning Code regarding parking standards in the Downtown, developing an in-lieu fee ordinance and evaluating parking management techniques.	Cindy Norris with Police and Public Works.
Liaison for County General Plan Update	Review and keep informed of the County of Yolo General Plan update	The Board of Supervisors meeting on March 27 to make final recommendations regarding land use and development alternatives. Once determined, County will begin the EIR process for their GP.	Barry Munowitch/Cindy Norris
10-Year General Plan Update	General Plan last updated in 02. A more comprehensive 10-year update should begin in FY 07.	Begin Spring of 07. Need to consider the RFP process, significant issues, public process, funding and staffing.	Robert MacNicholl - Cindy Norris
Growth Cap/Infill Analysis	Evaluation of the City's Growth cap and BUA ordinance for Spring Lake. Determination of definition of infill as it relates to growth.	Oh hold at the moment. Will be evaluated as part of upcoming project review including West Wood II and Four Seasons and College Village. Determination of infill status.	Cindy Norris

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
Infill Study and Design Standards	Review of potential development standards to optimize the best aspects of infill and minimize the potential negative impact of residential infill projects and to streamline review process	On hold. Recommend considering developing standards soon as many projects are coming in that do not fit standard suburban development criteria. Will require determination of what is infill. Possibly use CEQA definition. Polices for both residential, commercial and affordable projects. May be part of larger ULL evaluation and should include design standards.	Cindy Norris
City of Woodland Voter Approved Urban Limit Line Act	Approved in June 06. Sets forth permanent ULL and requires amendment to General Plan policies. Implementation requires City to reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased densities for both infill sites and undeveloped land within the ULL. City to review existing non-residential zoning to determine potential for conversion to higher density residential uses within ULL.	Approved by voters June 06. To be incorporated into GP update.	Barry Munowitch/Cindy Norris
FEMA MAPS	These new maps all affect large areas of the City by including new lands within the AE Zone.	Revised FIRM dated July 9, 2003 issued. Existing LOMR's and LOMA's have been reviewed by FEMA (most were revalidated). Flood plain mapping workshop 9/22/06. This is part of a larger project that The Public Works Department is involved in.	Barry Munowitch
Floodplain Management Ordinance	Update Floodplain Management Ordinance. Preparation of Environmental Document.	Public workshop on floodplain issues held on 4-26-05. Review of existing Ord and draft changes are getting underway	Barry Munowitch/Cindy Norris
Proposed Undergrounding District No. 15. East St	City proposal to underground overhead utilities.	Undergrounding District approved and construction drawings completed. Contract Documents being prepared. Work to begin in 2006.	Alan Mitchell-Ron Pinegar
Zoning Ordinance Update	Comprehensive effort to consider preparation of a revised ordinance that incorporates form based and model code principals. Intent to create a comprehensive document that will include design standards and subdivision ordinance.	Needs technical update to incorporate the multiple amendments. Needs overall review and revision to evaluate outdated codes and procedures and to make ordinance more usable and flexible.	Cindy Norris \ Linda Schaupp
Art in Public Places Ordinance	Working with city attorney office and local members of the Woodland Art center on developing a draft ordinance.	Draft ordinance in development. Will come back for PC and CC review. On hold, until available staff to review.	Cindy Norris
Departmental Procedures Manual	Work with Planning Staff to develop a set of procedures to document the various processes that are required to carry out the daily functioning of the department.	Start by determining what processes need to be documented. On hold until available staff to assist in updating and revising procedures and forms.	Cindy Norris and Staff
CEQA Guidelines	Developing City wide CEQA guidelines. Currently researching thresholds of significance to include in document and revising sections as suggested.	On hold until available staff to prepare	Cindy Norris
Affordable housing policies administrative manual	Revise procedures for qualifying eligible low income households and marketing units.	Target due date--January 5, 2007	Jamie McLeod
CODE COMPLIANCE			
Administrative Citations	Current uses of administrative citations as an additional enforcement tool	Currently in effect	Mark Dennis

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
Inoperable Vehicle Ordinance amendments	Reducing number of inops allowed from one to none that are visible to the public	In effect as of March 7, 2006	Mark Dennis
1152 Cross Street	High Weeds, Junk Debris, Graffiti	Second Notice expires April 28th	Mark Dennis
1111 Pendegast	Junk & Debris accumulation	In process of cleanup	Mark Dennis

MAJOR BUILDING INSPECTION PROJECT SUMMARY

COSTCO

Project Description:

This is the eastern most building site located within the Gateway development project area.

Status:

The project has completed plan review and is ready to issue a building permit. The applicant has been issued an on-site civil plan and has started underground site development.

RITE AID AT MAIN AND EAST STREET

Project Description:

This project consists of a 17,272 square foot Rite Aid Pharmacy with a Drive-Thru and relocation of the existing historic house closer to Court Street.

Status:

The site recently obtained a relocation permit to move the existing historic building to another area of the site. The building will be set on blocks temporarily until the Final map is recorded and a foundation permit is issued.

MAJOR PLANNING PROJECT SUMMARY

SPRING LAKE

Project Description:

Proposed development will be comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of park land, and over 100 acres of major streets and roads. Overall residential density will equate to about 6.1 units per acre. The Plan will result in build-out of about 11,270 people.

Status:

Staff has been meeting with Spring Lake Developers discussing the second release BUAs for the SLSP area. The City has been working with the Spring Lake Developers during the past year regarding infrastructure financing, but the Spring Lake Developers are not prepared at this time to advance funds or obligate their respective properties to bond financing and begin construction of the physical improvements.

Staff has begun discussion with developers on essential infrastructure for each of their developments, a “pay as you go” program. These discussions will be completed by the end of September.

GIBSON – OGDEN RESIDENTIAL REZONE AND PLAN AMENDMENT

Project Description:

The project site is owned by the Woodland Joint Unified School District. The District has determined that this site is not optimal for a school and would prefer to locate a new school in the Spring Lake Master Plan area. Toward this end, the District and is working with Russell Ranch. To effectuate the agreement, the developer is requiring an approved Tentative map and required zoning and Specific Plan Amendment changes to be in place. The application includes a General Plan Amendment from Public Service to Residential, Zone change from RM-PD to R2-PD; South East Area Specific Plan Amendment from R-20 to R-7.

Status:

Staff is working with the applicants on design issues, including a bike overpass design and resolution of fee payments.

COUNTRY OAKS TENTATIVE SUBDIVISION MAP #4851 PD CUP

Project Description:

This project is a Request for a Tentative Subdivision Map and a Planned Development Conditional Use Permit to divide existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue in the R-1/PD Zone.

Status:

The Draft Mitigated Negative Declaration has now been submitted to the State Clearinghouse and released for public review on August 23, 2007. The project is scheduled for public hearing before the Planning Commission on October 4, 2007.

RITE AID PHARMACY AT MAIN AND SIXTH STREET

Project Summary:

This project consists of a 17,272 square foot Rite Aid Pharmacy with a Drive-Thru and relocation of the existing historic house closer to Court Street.

Status:

Project is under review for Site Plan and Design review and waiting on developer to resubmit elevations and site plans for final review.

RITE AID TENTATIVE PARCEL NO. 4929 MAP (MAIN AND SIXTH STREET)

Project Description:

The applicant is requesting approval for an assemblage and a re-divide of land consisting of five (5) parcels (APN 005-644-04, 05, 08, 10 & property previous owned by Union Pacific railroad) on Main, Sixth, and Court Streets in the Central Business District. The assemblages of property, creates a 1.56 acre parcel, which be re-divided into two (2) parcels. "Parcel" 1 would be approximately 55,991 square feet in area and "Parcel" 2 would be approximately 11,766 square feet in area

Status:

The project is scheduled for public hearing before the Planning Commission on October 4, 2007.

RITE AID PHARMACY AND RETAIL CENTER AT MAIN STREET AND ASHLEY AVENUE

Project Description:

This project consists of two buildings, (1) 17,272 square feet Rite Aid Pharmacy with Drive-Thru and (2) 8,125 square foot retail shops.

Status:

Project is under review for Completeness. An incomplete letter was sent out on May 1, 2007. The City is waiting on the developer to submit all the necessary information and materials need for Site Plan and Design Review.

WOODLAND GATEWAY

Project Description:

This project consists of a freeway oriented commercial center of 525,000 square feet, at the southeast corner of the intersection of CR 102 and I-5 freeway. Both Target Stores and Costco will be anchor tenants at the site.

Status:

All entitlements have been secured and grading permits for both the Target and Costco have now been issued. It is now anticipated that the center will likely be open in February 2008.

CAPITAL HOTEL, 601 MAIN STREET

Project Description:

This project includes an application for site plan and design review for the renovation and addition to the oldest commercial building in Woodland. Application also includes a conditional use permit to modify parking requirements in the central business district. Once completed the project will include ground floor retail/restaurant, second floor office and five (5) third floor residential lofts. This project includes a voluntary retrofit, interior tenant improvements to the existing structure and a new addition to the rear of the building to house facilities, an elevator and one residential unit.

Status:

Site plan and design has been approved by the City. A conditional use permit was approved by the Planning Commission on April 5, 2007 granting a reduction in parking standards. Applicant has submitted building plans that are currently under review by the City.

CITY CENTER LOFTS

Project Description:

This project is a mixed use, five (5) story development which will contain both residential condominiums and commercial retail space. The project will provide on-site parking for the residential component of the development. The individual structures making up the proposal are to be located on the north side of Main Street, between Walnut and Cleveland Streets.

Status:

The Administrative Draft Final EIR has now been circulated to staff for review and comment. Staff review will occur before the Draft Final EIR is prepared & before the project is scheduled for public hearing before the Planning Commission. It is hoped that the project will go before the Planning Commission in October 2007 or November 2007.

OAK COURT LIVE/WORK UNITS, 145 EAST STREET

Project Description:

This project includes an application for site plan and design review, vesting tentative map and a zoning administrator permit for the construction of forty-five (45) live work units on 2.4 acres at the corner of East and Lemen streets.

Status:

Application was submitted on March 1, 2007, deemed complete on May 1, 2007. Comments were returned from all reviewing departments and a letter was sent to the applicant on June 22, 2007 requesting revisions to the original proposal. The applicant is currently working on a revised site plan and elevations.

WOODLAND PARK

Project Description:

This project consists of an approximately 880 acre proposed industrial business park located north of Main Street, South of Churchill Downs, West of the Yolo Basin North Canal.

Status:

The project is on hold until the City completes significant portions of an updated flood model analysis in order to determine the buildable land area with the project boundaries.

DOWNTOWN PARKING REVISIONS

Project Description:

This project involves evaluating and updating the downtown parking requirements and recommendation of an in-lieu fee.

Status:

Requires refinement of parking standards and preparation of ordinance revisions. Updates anticipated in October/November 2007.

HOUSING ELEMENT UPDATE

Project Description:

The City is required to complete a five-year update to its Housing Element by June 2008. New regulatory requirements are required including an inventory of available sites, energy & sustainability policies, and quantifying housing needs for extremely low income households.

Status:

The City has received five (5) proposals, will review, and make a selection within the next several weeks. Selection and project kick-off should occur in October 2007 to ensure that the June 08 deadline can be met.

MAJOR REDEVELOPMENT PROJECT SUMMARY

CASA DEL SOL MOBILE HOME PARK 621-709 EAST ST.

Project Description:

Rehabilitation of an approximate 12.6 acre mobile home park. This project includes the construction and installation of improvements to infrastructure, including roads, water, and sewer, and the rehabilitation or acquisition of 156 mobile homes for very –low, low and moderate income households. A new 15,000 square foot community center will also be built.

Status:

HCD has not only approved the finance application from CHOC, but increased the grant award amount by \$700,000. HUD has scheduled simultaneous closing for the complete the bond, loan, and grant financing package (a total of more than \$16 million) for September 30, 2007. City staff completed the required tenant monitoring in late August 2007. CHOC hopes to break ground for the community center before October 15, 2007.

DT FAÇADE IMPROVEMENT PROGRAM

Project Description:

Redesign of financing program for façade rehabilitation allowing a \$30,000 matching grant per storefront.

Status:

Program approved by Council. Staff prepared new program guidelines, application checklist, application form, design services request form, payment reimbursement form, and Owner Participation Agreement template. A review of the program will be made to the Historic Preservation Commission .The first application is being processed for 535 Main St.

FAIR PLAZA EAST/ USA PROPERTIES

Project Description:

Acquisition /rehabilitation of a sixty-eight (68) unit affordable senior housing project. The total project cost is \$6.5 million project.

Status:

Staff has been working to structure City assistance from its HELP loan and housing set aside tax increment funding sources. Analysis is being done to determine how to direct cash flow to a “sinking fund” sufficient to pay off the HELP loan when due in year 10. Staff is also assisting the developer in obtaining Section 8 project –based vouchers and getting verification of actual utility expenses from PG & E. Staff has also created a proposal for payment of a PILOT (payment in lieu of taxes) program to secure return of funds to the City---a new financial tool not previously used by the City.

CDBG PROGRAM ADMINISTRATION

Project Description:

Preparing documentation and project monitoring for CDBG-funded activities.

Status:

Most of the month was spent in research, documentation preparation, and client contact needed to respond to HUD audit findings. Subrecipient monitoring guidelines were drafted. Work was done with Yuba College SBDC to bring them into compliance with client income documentation. CDBG and Finance staff worked many hours to account for all program income received since 2002 and where expenditures occurred from those funds. A system was refined to report the use of those funds in Pentamation that reconciled with the federal financial system (IDIS).

Successfully prepared and got all subrecipient agreements for 07/08 fully executed. Spent significant staff time on the construction projects to prepare adequate scopes of work, correct notification of bidding, environmental review including 8-step flood review process, and selection of contractors, with adequately written contracts and evidence of licensing and insurance. At this time, none of the nine approved construction projects are ready to start construction, though most have made progress.

AFFORDABLE HOUSING ORDINANCE CHANGES

Project Description:

Analysis of changes needed in the City's affordable housing ordinances.

Status:

Staff has prepared an analysis of changes needed in the 6A and Spring Lake Affordable Housing ordinances to improve the program for developers and buyers. About nineteen (19) changes are being proposed. A matrix of the existing requirements and proposed changes has been prepared and will be presented to the Affordable Housing Subcommittee before being reviewed by the Planning Commission and City Council.