



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 8, 2008

SUBJECT: Community Development Department's Monthly Status Report

Report in Brief

Attached is the Community Development Department's Monthly Status Report. Please note that the report has been modified to include only the Major Project Summary with narrative describing items which have had a significant change in status. Staff is reviewing the format for this report in order to consider additional modifications.

Prepared by: Evis Morales
Management Analyst

Reviewed by: Barry Munowitch
Community Development
Director

Mark G. Deven
City Manager

PLANNING PROJECTS

01/08/08

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
SPRING LAKE PROJECTS			
Centex Homes	Arbors subdivision is being scheduled for review by the Planning Commission Sub Committee in January	Under review	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
Reynen & Bardis	TSM# 4805, Rezoned, Specific Plan Amendments, Affordable Hsng. Agr.	Approved by City Council on February 27, 2007	Paul L Hanson
Swainson Hawk Mitigation Monitoring	Monitoring Program	Surveys Completed. Management Plan under review	Cindy Norris
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.	Certificates of Occupancy now being issued.	Paul L Hanson / Jamie McLeod
Spring Lake	Design of Monuments at East Gibson/Pioneer	Revisions Requested	Paul L Hanson
Spring Lake Building Permits	2nd Release Building Unit Allocations	Under Review	Paul L Hanson
DR Horton	Design Review	Site plan and design approved by the Planning Commission on July 19, 2007	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	Site plan and design review approved by the Planning Commission on December 6, 2007	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. Applicant is reconsidering request.	Paul L Hanson
Gabrielli Tentative Parcel Map #4739 1370 E Oak Ave	Parcel Map for existing split lot duplex.	Planning Commission approved project on October 7, 2004. Waiting on applicant to submit Final Map.	Jimmy A. Stillman

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** located within Redevelopment Agency project area			
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 on applicant to submit final map and improvement plans for review	Paul L Hanson
Cocke Tentative Parcel Map #4729 606 Woodland Ave	Parcel Map to split lot.	Planning Commission approved project on October 7, 2004. Waiting on applicant to submit Final Map.	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. Duplex subject to further design review. Property is currently for sale.	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
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. Property is 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 Planning Commission. 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
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. Waiting on applicant to submit Final Map.	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
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 Planning Commission. Under construction	Paul L Hanson

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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
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	Planning Commission approve the tentative map and CUP on November 1, 2007. Waiting on applicant to submit final map.	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 Planning Commission on 7/19/07. Certificates of Compliance at Yolo County for recording.	Jimmy A. Stillman

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** located within Redevelopment Agency project area			
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. Scheduled for Planning Commission January 3, 2008.	Paul L Hanson
Lira Tentative Parcel Map at 44/48 Walnut Ave	A request to divide 44/48 Walnut Avenue into two separate parcels.	The map was approved on July 5, 2007. Final map has been submitted and is under review.	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
Rite Aid Pharmacy 1123 Main Street	Proposal to develop a Rite Aid Pharmacy with drive-thru	Project under review for Site plan and Building Design. Waiting for applicant to resubmit Site plan and building elevations.	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 approved by Planning Commission on Oct. 4, 2007. Waiting on applicant to submit final map.	Paul L Hanson
Comfort Suite Hotel Freeway Drive	Proposal to develop a 3-story Comfort Suites Hotel with 66 rooms	Project under review by the City	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 for Site Plan and Design Review. Application has been deem incomplete. Applicant has submitted 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 contacted PW about Right of Way dedication placed on project.	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

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Gibson Plaza Shopping Center 1885 East Gibson Rd.	Development of 112,774 sq. ft. neighborhood shopping center.	All buildings in Center have been finalized. 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. Costco is 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
Pioneer Self-Storage Pioneer Ave. & Spring Lake Ct.	CUP and design review approved by Planning Commission.	Second phase site plan approved.	Jimmy A. Stillman
Opera House Expansion. 340 Second Street.	Application for Site Plan and Design Review to construct a new addition to the front of the Opera House annex. New addition to house a children's theater, restrooms, expanded intermission area and administrative offices.	Comments returned to Planning Division. Staff to meet with applicant after the 1st of the year.	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. Applicant working with Building Dept to get appropriate permits.	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 44 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.	Applicant has submitted revised site plan and elevations. Project under review.	Jimmy A. Stillman

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Gateway Phase II - Proposed Annexation, General Plan Amendment and Rezoning 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 rezoning 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
Payless Auto Care: 317 W. Main Street.	Application for a Conditional Use Permit Modification to allow the existing car lot to provide automotive repair operations.	Application under review. Comments due back to the Planning Division on 1/4/07.	Jimmy A. Stillman
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 and permits issued. Applicant to begin work soon.	Jimmy A. Stillman
418, 416 First Street. Façade remodel.	Application for Design Review to remodel two existing storefronts. Project must be approved by the Historic Commission. Project to HPC in February.	Application under review.	Jimmy A. Stillman
804 Main St, Deep Ink Tattoo and Studio.	Application for a Conditional Use Permit to establish a Tattoo and Piercing studio at 804 Main Street.	CUP to the Planning Commission on 1/3/08.	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.	Project approved on 12/20/07.	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.	Project approved by the Planning Commission on 12/6/07.	Jimmy A. Stillman
210 Lincoln Avenue, Site Plan Review	Conversion of an existing single family dwelling into a small office in the CDB. House is currently on blocks.	Site Plan approved. Building permits issued.	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.	Applicant working on revised site plan.	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. Comments sent to applicant	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	Paul L. Hanson
**Culligan Water 1122 Pendegast	Site and design review for expansion of their existing facility.	Phase two under construction.	Jimmy A. Stillman

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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. Site plan approved for three additional tanks.	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 decided to move project outside of the City limits.	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.	Project under review. Comments due back to Planning Division on 1/4/08.	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
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

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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
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

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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 Schapp
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
Proactive Enforcement on Non-Op. Vehicles	The addition of a part-time code enforcement officer has allowed us to do proactive enforcement on Non-op. Vehicles.	Currently in effect	Mike Robinson
Business License compliance	Pro-active retail business license checks during holiday season.	Currently in effect	Mark Dennis
Illegal Grading/Fill	Three current cases all located in flood zone of illegal fill dirt being brought in without a grading permit or plan.	E.Kentucky (Reliable Trucking)-Ongoing case, E.Beamer(vacant lot) -Current case, Cannery Rd.(vacant lot) - Current case	Mark Dennis
648 Denise Drive	On going Junk and Debris problem.	Citations issued to tenant, possible hearing.	Mark Dennis
Future Projects:			
Signage Workshop	An educational question and answer workshop for business owners in Woodland regarding signage and attention getting devices.	Early 2008	Mark Dennis

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Green Waste Enforcement	Green Waste Totter implementation begins in January 2008	Beginning January 2008	Mark Dennis
Home Foreclosures	Information on how Homeforeclosures in Woodland are having effects on code enforcement and Neighborhoods in our community.	Early 2008	Mark Dennis

REDEVELOPMENT PROJECTS

01/08/08

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SPRING LAKE PROJECTS			
Centex Homes - Beeghley Ranch	Affordable Housing Agreement being processed for R-5, Affordable Locations being negotiated on R-15.	R-5 Agreement was executed in summer of 2007. 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	4 Affordable units have been made available via lottery held December 1, 1 Units has been sold.	Jamie McLeod
KB Homes - Village 2	Developer will construct 42 affordable units in various locations through out their development in Spring Lake	18 units expected to go to lottery in mid-January 2008.	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.	Staff will work with developer to finish the Inclusionary Housing Agreement	Jamie McLeod
Spring Lake Amendments	Revising inclusionary policy and procedures.	Council approved on November 27, 2007 with second reading on December 4, 2007.	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 is the	Construction Completed. City waiting for fee payment to final the project.	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 prepared 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 in late spring of 2008. Construction scheduled for 2008.	Jamie McLeod
RESIDENTIAL			
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	Tentative Subdivision Map for 22 residential in-fill lots	2 affordable units were made available on December 1, 2007.	Jamie McLeod
Stonehaven Subdivision located at NEC of Wintun Dr. & Kinshalee Dr.	Proposal to create 67 lots for 66 single family homes on 1.1-acre site. Required approvals include General Plan Amendment, Specific Plan Amendment, Rezone, Tentative	3 units in contract and all expected to close by mid February.	Jamie McLeod

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
**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.	HUD is requiring changes in the subordination agreements that in effect would eliminate those lenders security in the property in the event of foreclosure. HCD's request for a waiver was denied by HUD early in December. The subordinate lenders are discussing possible strategies to proceed.	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	Developer has dropped project. Property owner is continuing the project.	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.	Jamie McLeod
Fair Plaza East - USA Properties	Acq/rehab of 68 unit affordable senior housing project. \$6.5 million total project	Financing and Developer were approved by Council in October of 2007.	Jamie McLeod
COMMERCIAL			
Porter Building**	Rehabilitation of Historic Structure	Owners are continuing rehab. The design planned for the rear patio may affect the neighboring property's past parking practices. RDA staff is meeting with owners and architect. Next meeting is scheduled for January 2008.	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	RDA providing financial assistance for architectural design work.	Cynthia Shallit
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.	RDA inserted conditions reminding owner of affordable housing requirements.	Cynthia Shallit
Capitol Hotel		RDA considering financing for façade and off-site improvements.	Cynthia Shallit
DT Façade Improvement Program	Redesign of financing program for facade rehab	Five applications being reviewed. (Dec 2007)	Cynthia Shallit
Courts Project		Researching Land use data	
SPECIAL PROJECTS			
Affordable housing policies administrative manual	Revise procedures for qualifying eligible low income households and marketing units.	Target due date--Spring of 2008	Jamie McLeod
Affordable Housing Property Tax Assessment	Revision of Tax Assessment for affordable units	Addressed in Affordable Housing Ordinance Updates in November.	Jamie McLeod
Affordable Housing consultant	Home Loan Counseling Center's contract. Continuing to improve and streamline processing of buyers	City has orientation scheduled for mid January 2008.	Jamie McLeod
CDBG			
Gibson Mansion, 512 Gibson Road	Construction of pole barn	No activity. Next steps are to compete environmental review & publish notice of bid package.	Cynthia Shallit

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
** located within Redevelopment Agency project area			
Housing Monitoring	CDBG housing, RDA housing, senior/affordable hsnng.	Completing Sycamore Point monitoring. Completed housing monitoring for parking waiver projects. Started monitoring of CDBG housing rehab loans.	Cynthia Shallit
St. John's Retirement Village, 135 Woodland Ave.	Breezeway	Completed in December 2007. Payment being processing for \$24,500.	Cynthia Shallit
Chicano Studies Center for Art & Culture (TANA), 1224B Lemen Ave.	Phase 1 - Seismic, HVAC, wiring, exit door, fire alarm system	Architect working on designs. UCD processing architects contract. HA processing environmental review.	Cynthia Shallit
Woodland Youth Services, 9 Woodland Ave.	New restroom.	Willdan is assisting applicant in finding contractors. Three interested firms came forward in December.	Cynthia Shallit
Woodland Summer House, 206 5th St.	Replacing heating and air conditioning.	Non-compliant with Davis-Bacon on previous project. Need to correct before starting new HVAC project.	Cynthia Shallit
Safe Harbor, 584 Kentucky	Flashing, roof underlayment, demo and concrete, stucco, windows	Completed and payment processed for \$34,000.	Cynthia Shallit
Historic Maxwell School	ADA bathroom	Held pre-bid confrence in December 2007.	Cynthia Shallit
Micro-enterprise loans	Small business loans	\$15,000 loan approved for Strelitza Flowers	Cynthia Shallit
Housing Rehab loans	Loans to low-income homeowners for housing rehabilitation and repair	Two applications submitted in December	Cynthia Shallit
Homeownership Assistance/CDBG	Mortgage loans for low-incme home buyerseg	First loan approved for Spring Lake buyer	Jamie McLeod
CDBG Public Service grants	Subrecipient agreements signed.	Quarterly reports due January 15, 2008. All in compliance thus far.	Cynthia Shallit
PENDING/IN EARLY PROCESS			
NW Kentucky Specific Plan Request - Centex Homes	Proposal to consider a specific plan effort in North of Kentucky, west of East Street to Rd 98	Centex homes has indicated that they would like consideration of a possible specific plan effort. May proceed concurrently with General Plan update.	Barry Munowitch/Cindy Norris
E. Main underutilized parcels	Researching potential sites for assemblage.	Getting land values.	Cynthia Shallit

DEVELOPMENT ENGINEERING

01/08/08

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
SPRING LAKE PROJECTS			
Beeghly	Residential subdivision	Outstanding construction issues	Chris Fong
Village 1A	Residential subdivision	Nearing acceptance	Liz Houck
Village 1B	Residential subdivision	Nearing acceptance	Liz Houck
Village 2	Residential subdivision	Nearing acceptance	Liz Houck
Village 3	Residential subdivision	Nearing acceptance	Liz Houck
Village 4	Residential subdivision	Nearing acceptance	Liz Houck
Affordable clusters	Residential subdivision	Revising plans and improvements	Liz Houck
Backbone A	Common Infrastructure	Nearing acceptance	Chris Fong
Backbone B	Common Infrastructure	Under construction	Chris Fong
Parkside	Residential subdivision	Nearing Plan approval, working on agreements	Clara Olmedo
2nd release financing	Specific Plan implementation	Working with Developers	Bruce Pollard
Plan implementation	Specific Plan Implementation	On going	Bruce Pollard/Liz Houck
RESIDENTIAL			
Stonehaven	Subdivision	In warranty	Chris Fong
Hanson Ranch	Subdivision	Nearing acceptance	Clara Olmedo
Hutchison Valley	Subdivision	Nearing acceptance	Clara Olmedo
Oak Court Live Work	Subdivision	Preparing Comments	Clara Olmedo
City Center Lofts	Condominium entitlement	Nearing Entitlement	Bruce Pollard
Rice Mills	Reuse for live work	Pre project assistance	Bruce Pollard
Gibson/Ogden	subdivision	Comments prepared, waiting to final conditions	Liz Houck
Four Seasons	Subdivision	Getting read to restart entitlements	Liz Houck
COMMERCIAL			
Capital Saloon	downtown rehabilitation	Approved Improvement plans	Clara Olmedo
WMH MOB	New office building	Plans near approval	Clara Olmedo
Gateway I	Commercial Subdivision	Construction in process - many revisions	Chris Fong
Costco	Site Improvement	Construction in process - many revisions	Chris Fong
Rite Aide/Main & East	Site Improvement	Waiting for plan and map submittal	Clara Olmedo
Rite Aide/Main & Ashley	Site Improvement	In for plan check	Chris Fong
Gateway II	Annexation	Studies initiated	Bruce Pollard
Hawthorne Hotel	Site Improvement	Reviewing for comments	Lolly Weichel
Comfort Inn	Site Improvement	Prepared comments	Chris Fong
Opera House Expansion	Site Improvement	Reviewing for comments	Lolly Weichel
INDUSTRIAL			

PROJECT NAME & LOCATION	DESCRIPTION	STATUS	STAFF CONTACT
SPECIAL PROJECTS			
Sub Division Ordinance	Administrative Improvement	Working with BBK for final draft	Bruce Pollard
EIS	Administrative Improvement	Working on process definitions	Lolly Weichel/Bruce Pollard
College Water Connection	Special Encroachment permit	Plans checked, need to define	Liz Houck
Woodland Park	140 acre development - project size being modified	Getting ready to restart	Bruce Pollard
Encroachment Permits			
59 Active or in Process		In various stages of the process	Lolly Weichel
Parcel Maps			
Lira	Lot split	Waiting for owner to fulfill conditions	Liz Houck/Lolly Weichel
Russell Ranch	Parcel for sale	In for plan check	Liz Houck
Rite Aide parcel map	Merger and re-divide	Waiting for submittal	Clara Olmedo/Lolly Weichel

ECONOMIC DEVELOPMENT PROJECTS

01/08/08

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.</p> <p>Staff is working with Chamber to develop 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. This has been on hold until flood issues can be resolved followed by approval of Specific Plan.</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 is in process of obtaining an alternate site due to soil site constraints at 72 acre selected site. Escrow scheduled to close Feb 2008</p> <p>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 and final adopted Woodland Park Specific Plan (currently in process) 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 program 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			

Issues	City Roles & Activities	Current Update/Status	Measurable Goals and Outcomes
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.
Adequate range of housing options rental/executive, and	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 continues to impact the development potential of the Industrial Area and future Woodland Park.	Flood Study currently underway-Project Manager is Mark Cocke, PW City Manager and senior staff working to determine local "technical solution" 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: Work toward local "technical flood solution" followed by eventual regional solution
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.	"--early discussion of Bike/ped e-way in process. E-way development has begun with council approval in Davis.Presentation to be made to city officials winter 2008. Funds on hold per Caltrans No activity	Staff needs to assess possible funding sources and coordination with other communities along e-way.
Goal 3: Promote Woodland with a positive image			

Issues	City Roles & Activities	Current Update/Status	Measurable Goals and Outcomes
Staff Contact: Wendy Ross, 661-5921		* indicates priority projects	
Coordinated Business Attraction/Recruitment efforts	<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> <p>1. Participation in meetings and efforts of the Chamber, SACTO, the Yolo County Economic Development Professionals group, and other collaborations.</p> <p>*2. Provide assistance to commercial brokers on site issues.</p> <p>*3. Continuation of GIS Planning Interactive Economic Development website. Have the commercial and industrial inventory-both land and vacant buildings-readily available.</p> <p>4. Have current demographics readily available for interested businesses</p>	<p>Current projects include: Capital Saloon; 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-for in line stores and pads; 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 January-February 2008.</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. -- working with IS to update ED website.</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>

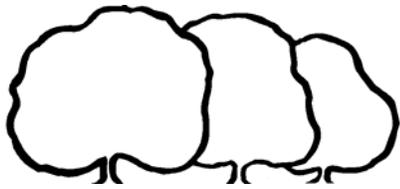
Issues	City Roles & Activities	Current Update/Status	Measurable Goals and Outcomes
Staff Contact: Wendy Ross, 661-5921			* indicates priority projects
	<p>*5. Update City's Economic Development Website webpages.</p> <p>6. Development of Property Based Business Improvement District (PBID).</p> <p>7. Attend 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>CALED 2008, BIO 2008 and CRA conferences in Spring</p> <p>Mtg with collaborative Sept 10, 2007 at West Sac city hall.-meetings annually</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. This may transition to "Clean and Green" marketing approach
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>City not participating 2007-2008. Will include funding in proposed 2008-2009 budget.</p> <p>It is expected that more than 240 rooms will be added over next 24months per two hotel development projects.</p> <p>Comfort Suites (in plan review) 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>

Issues	City Roles & Activities	Current Update/Status	Measurable Goals and Outcomes
Staff Contact: Wendy Ross, 661-5921			* indicates priority projects
	Establishment of Film Commission, including photo files availability on city website.		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.

Issues	City Roles & Activities	Current Update/Status	Measurable Goals and Outcomes
Staff Contact: Wendy Ross, 661-5921		* indicates priority projects	
	<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). work with Sonja to market Farmer's Market in improved location within 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 dvlp 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.</p> <p>Staff will set up monthly/quarterly meetings with business owners in Woodland to discuss businesses and their needs and issues and perception of Woodland's image.</p> <p>Development of comprehensive BREP citywide.</p> <p>Partner with Chamber of Commerce to identify and respond to customer issues.</p>

Issues	City Roles & Activities	Current Update/Status	Measurable Goals and Outcomes
Staff Contact: Wendy Ross, 661-5921			* indicates priority projects
	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.	Council approved 2 yr contribution-an amount to not exceed \$10,000 per year. Staff is working with GCN to get ready for "kick off" of the program in Yolo County

Issues	City Roles & Activities	Current Update/Status	Measurable Goals and Outcomes
Staff Contact: Wendy Ross, 661-5921		* indicates priority projects	
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.
City participation in Golden Capital Network funds program Develop consensus on direction for economic development	City is participating with Golden Capital Network (GCN) to promote entrepreneurial business-hi tech, bio tech, cutting edge development. City Staff will continue to partner with Economic Development Professionals serving the Woodland area to best serve the community and combine ED tools.	staff meeting with GCN for projected March 2008 Kickoff Ongoing-maintain business lead contact sheet.	Preparing database for potential investors from Woodland 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: Based on Council's and new City management leadership, staff will report on leads and program development as appropriate to	Quarterly/monthly Reports	Will be based on new City Management direction.



City of Woodland

**COMMUNITY DEVELOPMENT MONTHLY STATUS REPORT
MAJOR PROJECT SUMMARY
JANUARY 8, 2008**

PLANNING

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. We are also looking at the major infrastructure components and whether any of those costs can be reduced, through redesign. These discussions are on-going within the City, and with the developer working group, and were presented to the Spring Lake All group on December 13, 2007.

GIBSON – OGDEN RESIDENTIAL REZONE AND PLAN AMENDMENT

Project Description: (No Change)

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.

PLANNING (CONT'D)

Status:

Applicant submitted a revised site plan and Tentative Map package on November 6, 2007 which has been circulated to key staff for review. Staff is preparing the Initial Study and Negative Declaration and draft recommended Conditions of Approval. Discussions regarding fees and financing are ongoing.

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 project was approved by the Planning Commission on November 1, 2007. Waiting on applicant to submit final map and improvement plans.

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. A letter was sent out on May 1, 2007, and a follow-up letter was sent October 25, 2007, reminding the applicant of the incomplete application status. The City is waiting for the developer to submit all the necessary information and materials needed for Site Plan and Design Review to formally begin. The project will also require the merger/adjustment of existing parcels, and extension of a utility easement for an existing water main.

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. The walls and roof of the Costco building are now completed, and interior work is underway. It is anticipated that Costco's grand opening is scheduled for February 22, 2008.

PLANNING (CONT'D)

WOODLAND OPERA HOUSE EXPANSION, 340 SECOND & MAIN STREET

Project Description:

This project includes an application for site plan and design review for the expansion to the existing Historic Woodland Opera House. The new addition will house a black box children's theater on the ground floor and will also include an expansion of the existing intermission lounge on the second floor. In addition the project will include a ticket window office facing Main Street and new restrooms. The new expansion will become part of the State Historic Park and is designed to meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures.

Status: (No Change)

An application for site plan & design review was submitted to the Community Development Department on October 5, 2007. The project is currently being reviewed for completeness and accuracy. In addition, revised plans were submitted the week of November 12, 2007 to in response to staff comments.

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 and reviewed for comment. Refinement of the conceptual design has been recently undertaken, and was part of the entitlement package going before the Planning Commission in November 2007. The Planning Commission reviewed the project design at its November 15, 2007 meeting. Revisions to the design to reflect the comments received during the Planning Commission design workshop are now being incorporated in the project before it is sent back to the Planning Commission for final review and approval. It is anticipated that the project will go to the Planning Commission for planning entitlements early 2008.

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

PLANNING (CONT'D)

applicant on June 22, 2007 requesting revisions to the original proposal. The applicant has resubmitted revised plans for staff review. Plans were circulated to the appropriate departments November 16, 2007. Comments were due back to the project planner on December 13th, 2007.

DOWNTOWN PARKING REVISIONS

Project Description:

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

Status:

Planning Commission reviewed the proposed standards revisions and in-lieu fee. Planning Commission recommended that staff proceed with the changes. Staff next met with the Chamber of Commerce Government Affairs Committee on November 20, 2007, and had a follow-up meeting with the general board on December 13th, 2007. Taking that input into account, staff will prepare the environmental documents and ordinance text changes for final review by the Planning Commission and then to City Council.

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 Council authorized a contract with Willdan to prepare the Housing Element update. The City and consultants met with the State Department of Housing and Community Development on December 19, 2007 to discuss the update process and requirements. It is anticipated that a public workshop will be held possibly in late January 2008 to mid-February 2008. Willdan is in the process of conducting the housing conditions survey as an early step in the data collection process.

HISTORIC PRESERVATION COMMISSION

Project Description: (No Change)

The Commission is an advisory body with members who have training and interest in historic preservation and related fields. The Commission is involved in several programs that promote and educate with regard to historic preservation in the community. They also review proposed demolitions and exterior alterations to designated landmarks and districts, including the National Register Downtown District.

PLANNING (CONT'D)

Status:

Three new members have been appointed to the Commission and there will be full group as of January 2008. After holding a neighborhood meeting in October 2007 and taking comment, the Commission made a recommendation at their November 2007 meeting on the possible boundaries for a Beamer-Motroni honorary district. A resolution for designation will be forwarded to the City Council in February 2008. At their November 2007 meeting, the Commission also reviewed the proposed exterior changes for the two buildings at 540 Main and 412 First Street (Sofy's Furniture). The Commission was very supportive of the proposed changes and recommended approval of the alteration.

REDEVELOPMENT

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:

RDA staff submitted a preliminary proposal to SACOG to evaluate the competitiveness of a future SACOG Design grant award to fund the off-site improvements for this project.

FAÇADE GRANTS

Project Description:

Downtown store front improvement project which will award up to \$30,000 in matching funds per applicant for improvements.

Status:

New applications have been received for 601 Main Street, 604 Main Street, and 437 First Street.

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

REDEVELOPMENT (CONT'D)

and moderate income households. A new 15,000 square foot community center will also be built.

Status:

HUD is requesting that the City comply with Paragraph 5 in the HUD MAP Guide Secondary Rider which requires some changes with respect to all junior lien holders. The impact would be that junior lien holders would no longer have a security interest in the property in the event of a foreclosure. HUD has denied HCD's request for a waiver. The financing partners are deliberating whether or not to organize a meeting with HUD staff and Congressmen Herger and Thompson. Regardless of the result, it is unlikely the financial transactions will close before April 2008.

CDBG PROGRAM ADMINISTRATION

Project Description:

Preparing documentation and project monitoring for CDBG funded activities.

Status:

Maxwell School--Held pre-bid conference on December 7, 2007. Four contractors showed interest.

Moving Out Mentors bathroom renovation project—A Wildan construction technician has provided technical assistance to Moving Out Mentors to reduce the scope of work. Re-issued request for bids on December 10, 2007.

TANA/Hispanic Arts and Culture Center--Rehabilitation project located on Lemen Street. Reviewed plans with Chief Building Official and Planning Manager. Agreed to submit plans by December 30, 2007 under old building code which requires installation of fire sprinklers. Revising architect's contract to comply with UCD's regulations.

St John's Breezeway---Assisted grantee in completing all documentation needed for project close out --environmental, copies of contract, permits, insurance, weekly payroll forms, notices, etc. for payment of \$24,500

No action on CDBG-funded projects for Gibson Mansion or YCCC project at 166 College.

Yolo Family Service Agency Bilingual Trauma Center--Completed on-site monitoring and inspection of CDBG records.

HOUSING REHABILITATION PROGRAM

Requests for bids were issued and construction estimates received for two projects: Martinez and Hodges.

REDEVELOPMENT (CONT'D)

AFFORDABLE HOUSING ORDINANCE CHANGES

Project Description:

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

Status:

On November 27, 2007, the City Council approved changes to the City's Inclusionary Housing Ordinance (6A) and Spring Lake Affordable Housing Plan. The 2nd reading for the Ordinance was on December 4th, 2007.

SALE OF SPRING LAKE HOMES

Project Description:

RDA's assistance with the sale of Spring Lake affordable homes.

Status:

One orientation session was held. About 12 families attended. Staff also sent an email detailing the addition of moderate income households to the program to all City staff.

FIRST TIME HOMEBUYER FUNDS

Project Description:

RDA's application and grant writing efforts to assist the community with the purchase of homes.

Status:

The City received approval to begin making loans with the CalHOME Program. Staff was able to close on KB Inclusionary Unit under this program.

INCLUSIONARY HOUSING PROGRAM

Project Description:

These are affordable housing units made available for sale under the requirement of homes for low and moderate income families.

Status:

Staff has received a request for a lottery for 22 units from KB Homes. This lottery is expected to be held by mid-January 2008. Six (6) KB Homes went market rate on December 10, 2007.

TERRACINA SPRINGLAKE FAMILY APARTMENTS

Project Description:

This project is a 156 unit affordable housing apartment complex on the corner of Meikle Avenue and Farmer Central Road in the Spring Lake Specific Plan Area.

Status:

The project is completed and waiting for final Certificate of Occupancy on the entire project. The City has requested and received the four (4) million dollars of HOME funds

REDEVELOPMENT (CONT'D)

that the project was awarded by the State. These funds will be used to help pay for the five (5) million dollars of SLIF and Development Impact fees.

BUILDING INSPECTION

COSTCO

Project Description:

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

Status:

The project is under development. The building division is actively involved with every aspect of the project to ensure a successful and timely completion.

The building is taking shape and is well on the way to completion. The block wall and roof were completed on November 30, 2007. Interior framing was started on December 1, 2007. The interior racking will start on January 7, 2008 and stocking should begin about January 21, 2008. Grand opening is scheduled for February 22, 2008.

TARGET

Project Description:

Located within the Gateway development project area located just west of COSTCO.

Status:

The project permit has been issued. The construction has started. Interior footings were started on December 6, 2007. Shelving racks and fixtures are scheduled for May 8, 2008 and Grand Opening is scheduled for July 18, 2008.

CODE ENFORCEMENT

Proactive Abatement of Non-Operable Vehicles

In September 2007, CDD hired a part-time code enforcement employee—Mike Robinson. The use of this new employee is to improve coverage and to implement a more proactive enforcement strategy. This has already created dividends. During the last few months code enforcement has opened 180 new cases of which 157 are non-operable vehicle cases. Of the 180 cases, 105 have been closed and 75 are still active. The initial goal has been to focus on non-operable vehicles on main arterial streets and then cover the remaining streets. The entire City will be covered. Future goals will focus on junk & debris and obstructions in the public right-of-way. Mike Robinson brings a great deal of skill to the job and his bi-lingual ability has greatly increased public understanding of the issues.

DEVELOPMENT ENGINEERING

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:

Project under construction. Plan revisions in process. Working with Developer on refining and dedicating appropriate easements. Koppel and Gruber are currently drafting the Lighting and Landscape district.

Gateway II

Project Description:

Annexation and Prezone of 155 Acres

Status:

Odor and traffic studies underway.

Gibson & Ogden

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:

Preparing Comments and Conditions, working with infrastructure engineers for requirements.

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:

Completed conditions scheduled for Planning Commission approval.

DEVELOPMENT ENGINEERING (CONT'D)

Parkside

Project Description:

Residential Subdivision on Prudler Sievers Property

Status:

Plans are currently in review, needs Improvement Agreement, Developer needs Property Rights Agreement from Yolo County Flood Control District, and Developer needs to submit bonds.

Spring Lake Implementation

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:

Working with development community in the review of the Capital Improvement Program. Working with the development community in evaluating alternate financing mechanisms.