



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 6, 2008

SUBJECT: Community Development Department's Monthly Status Report

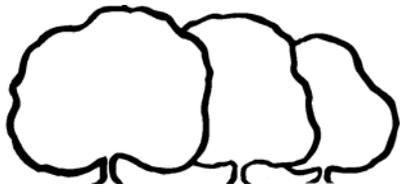
Report in Brief

Attached is the Community Development Department's Monthly Status Report. The report highlights major development projects.

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City of Woodland

**COMMUNITY DEVELOPMENT MONTHLY STATUS REPORT
MAJOR PROJECT SUMMARY
May 6, 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 is in discussions 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. Reallocation and timing of key infrastructure components are being evaluated as means to facilitate development. These discussions are on-going, within the City and with the developer working group, and were presented to the Spring Lake All group on April 17, 2008. Representatives of major development interests attended the meeting to listen to the proposal. Next steps involve allowing individual development interests to consider and evaluate the proposal and then possibly moving forward with an initial evaluation before the Spring Lake Council subcommittee.

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. The District has partnered with Russell Ranch for the proposed land swap. To effectuate the agreement between the School District and developer, the developer is requiring an approved tentative map, residential zoning, and Specific Plan Amendment to be in place. The application now under

PLANNING (CONT'D)

consideration by the City includes a General Plan Amendment from Public Service to Residential, Zone change from RM-PD to R2-PD; and a South East Area Specific Plan Amendment from R-20 to R-7.

Status:

A revised site plan and Tentative Map package was heard by the Planning Commission on March 6, 2008 and recommended for future approval by the City Council with minor modifications to the Conditions of Approval recommended by Staff. The City Council reviewed and approved the project as recommended on April 1, 2008, including the dedication for a future overpass landing.

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:

Costco's grand opening was on February 22, 2008. Target is now under construction with an anticipated completion date in July 2008. A number of in-line and satellite stores have shown interest in locating within the center. A number of them are new to the Woodland area. The new In "n" Out Burger has received preliminary design approval; staff is waiting for formal submittal.

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:

An application for site plan & design review was submitted to the Community Development Department on October 5, 2007. Comments were returned to the applicant on January 14, 2008. Revised elevations were reviewed and approved by the Historic Preservation on March 12, 2008 and by the Planning Commission on April 17, 2008. Staff will be scheduling the project for City Council review at a later date. In addition, staff is waiting on the State to return comments on project design and Americans with Disabilities Act (ADA) compliance.

PLANNING (CONT'D)

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: (No Significant Change)

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 which went before the Planning Commission in November 2007. Revisions to the design to reflect the comments received during the Planning Commission design workshop are now being prepared by the applicant before it is sent back to the Planning Commission for final review and approval. Staff is awaiting these revisions to be submitted. It is anticipated that the project will go to the Planning Commission for planning entitlements in mid 2008.

OAK COURT LIVE/WORK UNITS, 145 EAST STREET

Project Description:

This project originally included 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. It now appears that the applicant wishes to revise the concept for the project to have greater emphasis on Commercial rather than Live/Work units, at least in the early stages of the project.

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 now in the process of making significant changes to the original plans that will reflect more commercial rather than live/work units. Staff is still waiting for revised plans to be submitted.

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,

PLANNING (CONT'D)

2007, and had a follow-up meeting with the general board on December 13th, 2007. Taking that input into account, staff prepared the environmental documents and ordinance text changes which were reviewed by the Planning Commission. The Planning Commission recommended support for the proposed revisions. The item was reviewed by the City Council on February 5, 2008. The Council continued the item and asked staff to evaluate tightening the proposed standards, provide more information concerning the in-lieu fee, and case studies. They also asked that the proposed revisions be discussed with representatives of the Downtown Business Owners, for further input. Staff held a community workshop on March 13, 2008. The project was presented to the City Council on April 1, 2008. The Council approved the proposed ordinance amendments and resolution to establish an in-lieu fee for the downtown.

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 background report for the Housing Element Update is nearly complete. City staff and consultant (Willdan) are working to complete a draft of the Housing Element update for formal review by the Department of Housing and Community Development and review and input by Legal Services of Northern California.

HISTORIC PRESERVATION COMMISSION

Project Description:

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.

Status: (No Change)

Three new members were appointed to the Commission in January 2008 filling all vacancies. 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 approval of the Honorary District boundaries was heard and approved by City Council on March 4, 2008. Other items considered include; Heritage Home Award nominations; project evaluation for exterior alterations for the unit at 416-418 First Street, as well as the City's application to be a Certified Local Government by the National Park Service. Certification will allow the city to apply for grant funding.

PLANNING (CONT'D)

The Commission reviewed the design for the proposed Opera House expansion on March 12, 2008, and approved the design on a 4-0 vote. At their April 16, 2008 meeting the Commission reviewed the preliminary design concepts for the City Center Lofts project and made recommendation regarding design and contextual considerations.

REDEVELOPMENT

CITY CENTER LOFTS

Project Description:

This project is a mixed use, five (5) story development which will contain 164 residential units, seven (7) live-work units and 35,000 square feet of 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:

Staff disbursed \$5,000 to assist in revising the architectural designs. Staff also prepared an application to the state for a \$4,465,000 Infill Infrastructure Grant. In addition, a meeting took place on April 14, 2008 to discuss a new potential source of funds — New Market Tax Credits.

CAPITOL HOTEL

Project Description:

Rehabilitation and seismic retrofit of this 11,260 sq. ft three (3) story historic structure located at 601 Main Street.

Status:

RDA Board approved financing for façade and off-site improvements in the amount of \$90,000. The Owner Participation Agreement (OPA) and additional exhibits are being prepared.

BUSH STREET PLAZA

Project Description:

Discussion of possible development of rear courtyard plaza between Bush and Main; First and College.

REDEVELOPMENT (CONT'D)

Status:

RFQ for design and financial feasibility analysis has been drafted and is being circulated for comment.

FAÇADE GRANTS

Project Description:

Downtown storefront improvement project which will award up to \$30,000 in matching funds per applicant.

Status:

A new application for La Fogata was submitted. Construction is underway at Denny Design (the Hunt Building) located at 416-418 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 and moderate income households. A new 15,000 square foot community center will also be built.

Status: (No Change)

The Casa del Sol project has been given the green light to proceed with the mobile home park rehab project financing. HUD has reversed its previous decision and now has agreed to waive the “deed-in-lieu” of foreclosure requirement. This means that all the subordinate lenders will be able to retain their collateral in the event of foreclosure or default. CHOC, HUD, HCD and the other lenders are finalizing the documents and hope to close in 60 days (May 2008).

EAST STREET OFF-SITE STREETScape IMPROVEMENTS

Project Description:

Improvements to the east side of East Street between Oak and Gum streets. The project includes new curbs, gutters, sidewalks, a new bus turnout, and a bus enclosure. It also includes landscaping, new streetlighting, and fencing. The total project cost is estimated to be \$560,000.

Status:

The environmental review has been completed. All necessary approvals have been received from state and federal government. Public Works (PW) is updating the plans to show existing utilities and to reflect what new construction has been done in the area. PW is in the process of hiring a landscape architect to do the landscape drawings. PW is also coordinating with CHOC to get dedication of a 16' section of sidewalk as an easement. The bid documents should be ready for release in October 2008.

REDEVELOPMENT (CONT'D)

DOWNTOWN INFRASTRUCTURE

Project Description:

RDA funds were allocated to help update the calibrated City ser model used by Public Works (PW). An improved model will identify deficiencies in the system and locate alternatives through GIS mapping of where to make improvements, especially in the Downtown area. It is known that major overhaul of the sewer system is needed along Lincoln and East—two trunks that serve Main St. This upgraded model will include Downtown lines that are not in the current model. After six (6) to nine (9) months, the model will provide information; actual construction on the sewer lines can then begin.

Status:

PW has solicited proposals from engineers to do the work and expects to select a firm by the end of April 2008.

CDBG PROGRAM ADMINISTRATION

Program Description:

Preparing documentation and project monitoring for CDBG funded activities.

Status:

Maxwell School new bathroom project — The project has passed its final inspection. The first progress payment was made. Once final paperwork is submitted, the final payment will be made.

Woodland Youth Services bathroom renovation project — Subrecipient selected a contractor at the maximum bid and at the maximum grant amount of \$40,000. The contractor will start work in June 2008.

TANA/Hispanic Arts and Culture Center — There was a walk through of the project by McCandless and Associates staff, UCD representatives, Housing Authority staff, and City of Woodland Building Official on March 25, 2008. Changes needed in the plans were identified. The architects made the corrections and resubmitted the plans to the City the first week of April 2008. It is expected to take about two weeks to review the changes.

Summerhouse — The prevailing wage issue has been resolved for previous CDBG funding 2005-06 roofing project. Staff has prepared detailed scope of work for a new CDBG –funded HVAC system. Subrecipient agreement has been executed and informal bidding of the HVAC is ongoing. The Subrecipient only received one bid and is therefore asking for two more. If additional bids cannot be obtained, we will move forward with the one bid received and document our efforts to find other bidders. A subrecipient agreement for their 2007-08 storage and safety project has been executed, but the project is on hold until work starts on their HVAC project.

REDEVELOPMENT (CONT'D)

Gibson Mansion – Has changed their project description. A new subrecipient agreement with the County has been executed. SHPO noticing will not be required. The bid package is being prepared.

YCCC Project at 166 College – Has received approval from SHPO and their subrecipient agreement is executed.

Availability of funding for '08-'09 was announced in January 2008. An application workshop was held on January 23, 2008 at 3:00 pm in City Hall to discuss this year's application format and available funds. Fifteen (15) public service and fifteen (15) public facility applications were received. Requests were double the amount of funds available. Staff held a public meeting on March 5, 2008 at 2:00 pm in City Hall to announce staff recommendations. The annual Action Plan comment period began on March 14, 2008. The Action Plan was approved by City Council on April 15, 2008.

HOUSING REHABILITATION PROGRAM

Three loan applications have been approved by the Loan Committee this year—one for \$31,390, one for \$42,906, and the final one for \$46,627. Staff has also prepared a new Housing Rehabilitation tri-fold marketing brochure.

HOUSING MONITORING

2008 HOME monitoring of Sycamore Pointe Apartments is complete. On-site inspections of units and files were conducted on January 24, 2008. A summary letter was sent to Sycamore Pointe's management, St. Anton, on January 28, 2008, and a clearance letter was sent on February 19, 2008. A letter confirming the completion of monitoring has been received from HCD.

SALE OF SPRING LAKE HOMES

Project Description:

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

Status:

Currently, there are sixteen (16) affordable units available that staff continues to find buyers for. Six (6) are in contract and more buyers are being identified.

FIRST TIME HOMEBUYER FUNDS

Project Description:

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

Status:

Staff is working with HCD to finalize a BEGIN application to get an award. Staff has also received an executed copy of the HOME Standard Agreement.

REDEVELOPMENT (CONT'D)

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:

An orientation is scheduled on April 23, 2008. Currently, there are sixteen (16) affordable units available that staff continues to find buyers for.

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:

USA paid MPFP and SLIF fees in the amount of \$3.5 million dollars on March 6, 2008. Staff is working with the Developer to prepare the HOME Closeout Report to submit to the State.

FAIR PLAZA EAST

Project Description:

Acquisition and Rehabilitation of a 68 unit senior apartment complex at 35 West Clover Street with USA Properties. When completed, it will ensure the units will remain affordable for 55 years.

Status:

USA is finalizing income certifications of the remaining residents. It is expected that no more than 7 households will be displaced. Financing closed April 10, 2008.

ROCHDALE GRANGE

Project Description:

Construction of a 44 unit very-low income apartment complex by Neighborhood Partners in Spring Lake. The land was dedicated to the project by Reynen and Bardis to fulfill a portion of their Inclusionary Housing requirement in Springlake.

Status:

Staff managed to negotiate the land transfer to Neighborhood Partners from Reynen and Bardis and Indymac bank. Neighborhood Partners submitted an application for Multifamily Housing Program funds on March 28, 2008; the final financing piece needed to make the project proceed.

BUILDING INSPECTION

COSTCO

Project Description:

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

Status:

The store is still operating under a temporary occupancy permit. Final certificate of occupancy will be issued after all conditions of approval have been completed and all building division corrections have been completed. The architect is in the final stages of submitting the necessary documents for the final occupancy certificate.

TARGET

Project Description:

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

Status: (No Change)

The project permit has been issued. Construction has started. The walls have been raised and the roof started. Shelving racks and fixtures are scheduled for May 24, 2008; temporary occupancy on June 19, 2008; Soft opening on July 11, 2008; and grand opening on July 27, 2008.

Rite Aid 6th and Main Historic House

Project Description:

This is the historic house up on blocks and that was moved to the north east corner of the site on Court Street.

Status: (No Change)

Permit issued for foundation of Historic House. The contractor has moved the building to allow construction of a foundation. The contractor has started the foundation.

Rite Aid 6th and Main

Project Description:

The Rite Aid site work: the project is proceeding with monitoring of ground water and grading of the site.

Status:

A grading permit was issued. The grading contractor is the same as the one at the Gateway site. The site will be cleared; all loose soil will be removed and re-compacted. The site will be re-compacted for the building and parking lots.

BUILDING INSPECTION (CONT'D)

Woodland Heath Care

Project Description:

Medical Center at 632 West Gibson; this is the new medical center. It is a 58,000 sq ft building.

Status:

The building is finalized and a Certificate of Occupancy has been issued.

CODE COMPLIANCE

Code Enforcement Update (March 2008)

<u>Ongoing Projects</u>	<u>Status</u>	
Proactive non-operable vehicle enforcement	Ongoing	$\frac{3}{4}$ of Woodland has been inspected for Non-Operable Vehicles 7 current cases unsecured vacant Buildings. (332 pre-foreclosures) Neighborhood watch meetings 4/30,5/1,5/19 -Workshops (pending)
Foreclosure Monitoring	Ongoing	
Public outreach, Business workshops/Neighborhood watch	Ongoing	
<u>Calls for service</u>	<u>Total</u>	
Citizen complaints	129	
Inter-department	33	
Council	5	
	<hr/> 167 <hr/>	
<u>Proactive enforcement</u>		
Non-operable vehicles	125	
Illegal construction (stop work notices)	10	
Junk/Debris accumulation	9	
Parking on landscaping	8	
Buildings (unsecured vacant)	7	
Misc.	7	
Obstruction of public right of way	4	
Prohibited signs	3	
	<hr/> 173 <hr/>	
Business license inspections	68	

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: (No Change)

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 that is planned to go to City Council in May or June 2008.

Costco was opened on schedule; Target is scheduled to open July, 2008.

Gateway II

Project Description:

Annexation and Prezone of 155 Acres

Status: (No Change)

Odor and traffic studies underway.

Parkside

Project Description:

Residential Subdivision on Prudler Sievers Property

Status:

The project is preparing to start construction. Staff is preparing Reimbursement Agreements and the final map to go to Council. Staff is also working with developer on changes to financial structures to allow the project to go forward and the developer to meet his obligations.

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.

DEVELOPMENT ENGINEERING (CONT'D)

Status: (No Significant Change)

Staff continues to work with development community in the review of the Capital Improvement Program. Staff continues to work with the development community in evaluating alternate financing mechanisms.

WOODLAND PARK SPRECKLES SITE (Phase I)

Project Description:

Approximately 220 Acres of mixed Industrial use within existing City Limits, on the north side of Kentucky Avenue and the west side of County Road 102.

Status: (No Change)

Staff is conducting preliminary site plan review. Staff is also conducting flood modeling to determine impacts. Staff will be meeting with the developer this month to discuss modeling results.

RITE AIDE I (East and Main St.)

Project Description:

Construction of a Rite Aide at the northwest corner of the intersection of East and Main Streets.

Status:

Second plan check for public improvements have been submitted and plan check is in process. Staff has discussed the vault relocation with the developer. Staff waiting to hear back from the developer who will be in contact with PG&E to discuss the issue.

RITE AIDE II (Ashley and W. Main St.)

Project Description:

Mixed Commercial site at the south east corner of intersection of Ashley and West Main Street.

Status:

City has received a second submittal and plan check is in process. Applicant also has started lot line adjustment.

Subdivision Ordinance Update

Project Description:

Comprehensive update of Chapter 21 of the municipal code which hasn't been updated in fifteen (15) years.

Status: (No Change)

Draft revised ordinance completed. Staff is circulating the draft revised ordinance to firms that work in development in the City of Woodland and waiting for comments.

DEVELOPMENT ENGINEERING (CONT'D)

Woodland Heath Care – Traffic Signal

Project Description:

Medical Center at 632 West Gibson. This is the new medical center. It is a 58,000 sq ft building. Includes construction of a traffic Signal at the intersection of Cottonwood Street and West Gibson Road

Status:

The traffic signal is under contract and was turned-on on April 17, 2008.