



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 2, 2008

SUBJECT: Community Development Department's Monthly Status Report

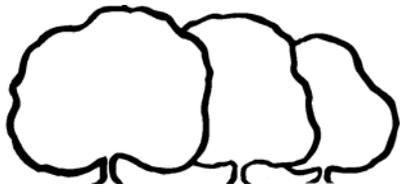
Report in Brief

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
December 2, 2008**

PLANNING

SPRING LAKE

Project Description:

Proposed development is 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 is continuing to facilitate discussions with the development community and the Building Industry Association (BIA) in order to work toward innovative and creative solutions that will allow the Plan to move forward when the market rebounds and to position the City so that we are prepared to meet future development demands in a healthy and measured way. Staff has met with individual development interests and the group to hear their comments on possible proposals.

Staff and interested parties met with the City Council Spring Lake Finance Subcommittee on September 29, 2008. Representatives from interested development groups including Russell Ranch, Centex, DR Horton, Meritage Homes, and the BIA actively participated in the discussion. A subcommittee task force was identified to work more closely to develop solutions that fall into short term, medium, and long term categories. Initial short term issues being discussed involve evaluation of MPFP fees and Spring Lake fees as well as a possible development impact fee deferral.

Three applications for residential rezoning have been received and are summarized below. Staff is reviewing applications for completeness. Due to complexity of issues, including possible modification of environmental documents and the settlement agreement, some applications will potentially be fairly complex.

- A minor rezone of R-3 property to combine with an R-15 site to allow a single-family alley loaded site concept, located west of Meikel and south of Banks.
- A proposed downzone of the R-25 site to R-15, located south of Farmers Central and east of Pioneer.

PLANNING (CONT'D)

- A proposed rezone of park, school, R-15 and R-8 properties on the Cal West site to a senior continuation of care project with varying densities, located north of Farmers Central and west of CR101.

In addition, staff has identified other aspects of the plan that may require re-evaluation including timing and location of the 2 acre commercial sites, school site development and changes in park development and timing, and infrastructure development. Staff feels that evaluation of these items should occur in concert rather than evaluated separately. Staff is working to find means to allow development to continue as this provides benefit to the community and existing residents in Spring Lake.

Lastly, the first Spring Lake town hall meeting was held on November 13, 2008 and was well attended with close to 200 residents in the audience. The meeting was structured as both an informational presentation and community forum.

HOUSING ELEMENT UPDATE

Project Description:

The City is required to complete a five-year update to its Housing Element by June 30, 2008. New regulatory requirements are required including an inventory of available sites, energy and sustainability policies, and quantifying housing needs for extremely low income households. City staff has been assisted by a consultant, Willdan, on this project.

Status:

City staff is reviewing a revised draft Housing Element that has incorporated a number of changes based on the Department of Housing and Community Development (HCD) and Legal Services of Northern California's (LSNC) comments on the draft Housing Element. Staff expects to circulate the Draft Housing Element/Notice of Intent to Adopt a Negative Declaration/Notice of Public Hearing (for Planning Commission) this winter. Prior to circulation, staff will review the draft Housing Element with the Planning Commission Housing Subcommittee, City Council Affordable Housing Committee, and LSNC.

REDEVELOPMENT

BUSH STREET PLAZA

Project Description:

Redevelopment of rear courtyard plaza between Bush and Main; First and College.

REDEVELOPMENT (CONT'D)

Status: (No Change)

An RFQ for design and financial feasibility analysis was released. Ten (10) design teams attended the pre-submittal conference held May 2, 2008. Eight (8) firms submitted proposals. Staff proceeded with interviews of four (4) firms. Council approved the contract to HLA on October 7, 2008.

FAÇADE GRANTS

Project Description:

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

Status:

540 Main Street (**No Change**) – Sophie's Furniture has completed a design rendering. They originally did not want to move forward with the program, but they recently showed interest again. They have requested an application. Staff is awaiting a completed application and three construction bids.

417 First Street – Staff and an architect for the City met with the property owners on November 10, 2008 to discuss design ideas. A completed application and application fee was received that day. The architect is preparing a design rendering. The final design will be taken to the Historic Preservation Commission before construction begins.

539 Main Street (Western Wear) – Staff and an architect for the City met with the property owner on November 10, 2008 to discuss design ideas. Staff is awaiting a completed application.

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. Project costs for acquisition and rehabilitation total \$16,628,113.

Status: (No Change)

The Casa del Sol project decided to eliminate HUD financing from the project and find other sources. RCAC stepped forward and offered to make a \$1 million bridge loan until new private financing could be secured. In addition, after much searching, CHOC was able to secure a California Bank and Trust loan of \$3.5 million.

REDEVELOPMENT (CONT'D)

Construction on the first phase of the project started June 30, 2008. Bulldozers have cleared the site for the community center and spaces for the 30 new manufactured homes. Framing for the community center has begun. This phase of the project will cost \$5 million dollars and is included in the City's HUD 108 loan of \$1 million. The remaining lenders will close escrow at the end of October 2008 to provide the balance of funds needed.

CHOC and City staff are planning a Groundbreaking Celebration. The City is managing the offsite improvements associated with this project due to funding requirements (CIP # 06-05). We are currently applying for State approval to commence the construction phase (advertise, bidding, award, construction).

EAST STREET OFF-SITE STREETScape IMPROVEMENTS

Project Description:

Improvements to the east side of East Street between Oak and Gum streets near Casa del Sol. The project includes new curbs, gutters, sidewalks, a new bus turnout, and a bus enclosure.

It also includes landscaping, new street lighting, and fencing. The total project cost is estimated to be \$560,000.

Status:

City Council approved release of the bid documents on July 19, 2008. We are currently applying for State approval to commence the construction phase (advertise, bidding, award, construction).

Other Projects (No Change)

Redevelopment staff is looking at feasibility of other projects including a downtown multi-screen theater and East Street incubator project. Staff is seeking a \$3 million dollar grant from the U.S. Economic Development Administration to assist the projects. The pre-application has been submitted.

CDBG PROGRAM ADMINISTRATION

Program Description:

Preparing documentation and project monitoring for CDBG funded activities.

Status:

All projects have been entered into HUD's Integrated Disbursement & Information System (IDIS).

TANA/Hispanic Arts and Culture Center **(No Change)** — First CDBG payment reimbursement for architectural services has been completed. On July 10, 2008 an on-site meeting was held between the Housing Authority (project manager) and the

REDEVELOPMENT (CONT'D)

Engineering Division to discuss timing of the TANA project with the Lemen Realignment Project. The environmental has been prepared and has been released for comment. There has been difficulty incorporating both UCD and Federal construction requirements in the bid documents. The bid package is currently being reviewed by UCD's legal department. Bids are expected to be released as soon as possible. The subrecipient agreement has been amended to include the FY 09 grant amount; the total project cost is now \$342,875.

Summerhouse — 2007-2008 storage and safety project is now underway. The agreement has been amended. Original plans submitted to the building department required some changes for ADA parking. The subrecipient is currently working on revising those plans. Staff has informed the subrecipient that the deadline for completing this project is June 30, 2009.

Gibson Mansion –Three (3) bids were received; all over the \$20,000 grant amount. The County identified additional funds to complete the project and the construction contract was signed August 19, 2008. Completion was contractually required by September 20, 2008. After contract signing, the contractor has not been responsive. The contractor has been found and work began on the project October 20, 2008.

YCCC Project at 166 College – Has received approval from SHPO and their subrecipient agreement has been executed. YCCC requested a 2nd grant extension. It was agreed that they must execute a construction contract by September 2, 2008 and have construction completed by October 1, 2008 to maintain their funding. Construction contracts were submitted to the City on September 2, 2008 maintaining their grant funding. YCCC did meet their construction completion date of October 1, 2008. The HVAC project is complete with final payments made. The bathroom renovation is almost complete with the subrecipient withholding 10% of total project cost for 30 days.

SADVC Maxwell School Renovation –The project required additional SHPO consultation. SHPO is required to inform SADVC by Nov 21, 2008 of any changes to the scope of work. A walk-thru was conducted on Nov 4, 2008 with bids expected to be received by Nov 25th. If SHPO requires any changes, a change-order will be given to all bidding contractors and the bidding period will be extended.

YADHC Building Safety – Project includes repairing/replacing walkway and re-roofing at Yolo Adult Day Health Center (20 N Cottonwood). The Project site is in the floodplain. The eight (8) step process notices are complete and the report is being drafted.

YFSA Site Renovation – Project includes exterior painting, renovation of bathroom, security door and safety at Yolo Family Service Agency's offices at 455 First Street. The Project site is not in floodplain and the eight (8) step process not necessary. SHPO letter has been sent. A walk-thru for the parking lot portion of the project was conducted on Nov 5, 2008.

REDEVELOPMENT (CONT'D)

St. John's Emergency Generator- Installation of an emergency generator at Stollwood Convalescent Hospital. The new generator will separate the emergency power of Stollwood Convalescent Hospital from St. John's Retirement Village's emergency power. OSHPAD approval is required. An engineering firm has been selected for the design of the generator.

HOUSING REHABILITATION PROGRAM

Four loan applications have been approved by the Loan Committee this year—one for \$31,390, one for \$42,906, one for \$47,627, and one for \$72,549. The last one was approved for a female-head of household of two senior adults; one is disabled. Staff has also prepared a new Housing Rehabilitation tri-fold marketing brochure. On June 25, 2008, staff submitted an application to CalHOME for Housing Rehabilitation funds for 2008-2009 (\$300,000) and First-Time Homebuyer Funds (\$600,000). The City did not receive the grant funds.

HOUSING MONITORING (No Change)

The Greens Apartments wants to negotiate new terms for their elderly parking agreement and are now considering purchasing adjacent lots to provide the number of parking spaces required by code and therefore terminate the agreement. The owner has been told that staff's concern is where the seniors and families live in accordance with the proposed new parking lot. The owner of the Greens Apartment requested approval from the Planning Division of the proposed new parking lot to satisfy his parking requirement. Paul Hanson, CDD Planner, explained to the owner that the proposed lot was not adjacent to the parcels requiring the parking and would therefore not satisfy the parking requirements. The property owner has not responded to staff comments.

SALE OF SPRING LAKE HOMES

Project Description:

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

Status:

Currently, there are ten (10) affordable units available. Fifteen (15) are in contract and staff is preparing loan documents. Staff closed four (4) units in October 2008.

Developer	Unsold Units	Final Affordable Expiration Date
Centex Coventry	6	12/15/08
KB Woodshire	4	05/15/09

REDEVELOPMENT (CONT'D)

KB Homes held a lottery in mid-October 2008 where they released six (6) new units. Two of the homes have already gone into contract. Approximately ten (10) families attended the October 2008 orientation and ten (10) are registered for the November 19, 2008 orientation.

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 was held on November 19, 2008. Staff will continue to hold these orientations monthly.

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: (No Change)

This project has been delayed because permanent financing was not secured in time to meet the requirements of the HOME application. As a result, the City will be unable to apply for HOME funds until this project has been completed. It is likely that only the 2009 application round will be missed and that the City can apply for HOME funds again in 2010. Staff is awaiting word from the Tax Credit Allocation Committee as to whether or not it was awarded tax credits. Staff is also coordinating with HCD the final few items needed to get approval to disburse the HOME Funds.

555 Matmor/Wasatch

Project Description:

This is a new acquisition /rehabilitation project of a 192 unit apartment complex. This project has continued to be a draw on City resources due to the numerous police calls it generates. Staff is working closely with an affordable housing developer to purchase and rehabilitate the complex and lower the number of police calls to the site.

Status: (No Change)

The developers and RDA staff are making every effort to secure Housing Authority project-based Section 8 vouchers for this project. It is anticipated that this project might be done with little or no City subsidy. Staff is working with the developer to try to secure a purchase and sale agreement from the current owner.

BUILDING INSPECTION

RITE AID Ashley and Main

Project Description:

Rite Aid located at the southeast corner of Ashley and Main.

Status: (No Significant Change)

Permit has been issued and grading has started.

210 LINCOLN (this is the house that has been on blocks for over two years)

Project Description:

This structure was put up on blocks and work on the site was initiated prior to approval of the plan. The work was stopped and the house has been sitting for two (2) years.

Status: (No Change)

The foundation work is complete. The Building Division is monitoring the site work on a daily basis.

PLAN REVIEW: CURRENT PROJECTS

Project Description:

The following *large scale* projects are currently in plan review:

1. The Best Buy Tenant Improvement.
2. Comfort Suites hotel on Freeway Drive—2nd plan review is in progress.
3. In-N-Out Restaurant— plans have been resubmitted
4. CHW Healthcare West, Burns Building OSHPD-3 Clinic Remodel

5. Pet Extreme Shell Building at Gateway Center
6. Famous Footwear Tenant Improvement at Gateway Center

The following *large scale* projects were reviewed and issued a building permit in October 2008:

1. Burlington Coat Factory
2. Michael's Store Tenant Improvement
3. New Carl's Jr. Restaurant.
4. Rite Aid at Sixth and Main.
5. Chapa De Indian Health OSHPD-3 Clinic Remodel
6. Woodland Joint Unified School District Tenant Improvement, 435 6th Street

CODE ENFORCEMENT

Project Description:

The Following properties have violations that have been declared public nuisances by the Nuisance Abatement Board:

1. 38 Sunrise Street

BUILDING INSPECTION (CONT'D)

2. 908 El Dorado Drive
3. 116 Wisconsin Avenue
4. 648 Denise Drive

Currently bids are being accepted and abatement warrants are being drafted in order to abate these public nuisances.

Status: (No Change)

429 West Street - The property owner has received a demolition permit and the house has been removed.

ENGINEERING

PARKSIDE

Project Description:

Residential Subdivision on Prudler Sievers Property.

Status:

The Developer has notified staff that they are not proceeding with the project. Staff has brought the site into SWPPP compliance for the winter.

SPRING LAKE IMPLEMENTATION

Project Description:

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Status:

Staff is working on acceptance of improvements for KB and Centex homes subdivisions. In some cases staff will be requesting reduced warranty lengths, due to the length of time improvements have been constructed.

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:

The Project is ready for construction.

ENGINEERING (CONT'D)

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:

An encroachment permit has been issued. Construction is underway.

Dumars Rebuild

Project Description:

Site construction and frontage improvements at 203 East Street; for the replacement of commercial landscaping business.

Status:

Site plan review has been completed. Staff had a follow up meeting with the applicant. Staff is reviewing the SWPPP and coordinating with the Lemen Avenue realignment Capital Project.

Rochdale Grange

Project Description:

Affordable multi family project within Spring Lake.

Status: (No Change)

Staff is working with the applicant to define public improvements.

School Site

Project Description:

Elementary School within Spring Lake.

Status: (No Change)

Staff is working with the applicant to define public improvements.

Gibson & Ogden

Project Description:

Residential Subdivision in the Southeast area.

Status: (No Change)

Public Improvement plans have been submitted. The first plan check is underway. Applicant has also requested abandonment of PUE.

Merrit Murphy

Project Description:

Residential Subdivision in the Spring Lake Area.

ENGINEERING (CONT'D)

Status:

Public Improvement plans have been completed. Staff is awaiting completion of landscape revisions. Developer will place project on hold pending changes to Spring Lake financing rules.

Standard Specification Update (No Change)

Project Description:

Updating Engineering Standard Specifications to reflect current desires and practices.

Status:

Staff is identifying areas for revision.

Capital Improvement Project Execution (No Change)

Engineering staff is managing/designing 24 projects (aggregate \$20± million), indirectly involved in 25 PW managed CIPs (aggregate \$13± million), and assisting with CIPs managed by Parks and Finance (IS) Departments. For detailed summary of all Capital projects, please see the separate document "Monthly Capital Project Status Report."

Major Development Project Inspection (No Change)

- Springlake TOC Villages \1A, 2, & 3 (KB Homes) – punch lists have been issued, inspecting for final acceptance.
- Springlake TOC Village 4 (Centex) – greenbelt construction underway.
- Gateway – punch lists issued, inspecting for final acceptance.
- Rite Aid Site at Main & 6th – no activity since on-site grading; construction starting soon.
- Rite Aid Site at Ashley & Main – grading of the site has begun.
- Parkside – Storm Water permit follow-up to prevent off-site erosion.
- Beeghly Ranch 1 & 2 – punch lists items are completed; final acceptance pending.

Encroachment Permit Inspection (No Change)

168 Permits have been issued so far this year. Two (2) permits are active from 2007, 110 permits have been closed, and 51 permits (issued 2008) are active.