

# COMMUNITY DEVELOPMENT MONTHLY STATUS REPORT MAJOR PROJECT SUMMARY February 5, 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 quasipublic 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 continued to meet with Spring Lake Developers to discuss 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 continued 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.

# <u>GIBSON – OGDEN RESIDENTIAL REZONE AND PLAN AMENDMENT</u> 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 is working with Russell Ranch. 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 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.

# 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 have recently been concluded between the City and the developer. The matter is anticipated to go before the Planning Commission on February 21, 2008 for review and recommendation to the City Council. The City Council will review the recommendations and make a final determination concerning the project on March 18, 2008.

# **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. 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.

# 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. Applicant will be submitting revised plans for review and approval by the Historic Preservation and Planning Commissions as well as the City Council.

# 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 incorporated in the project 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 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 applicant on June 22, 2007 requesting revisions to the original proposal. The applicant has resubmitted revised plans for staff review. Staff comments to be forwarded to applicant.

#### **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 13<sup>th</sup>, 2007. Taking that input into account, staff prepared the environmental documents and ordinance text changes which were reviewed by the Planning Commission. The

# PLANNING (CONT'D)

Planning Commission recommendation for support of the proposed standards revisions are anticipated to go to the City Council in February 2008 for final action.

#### 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. Work is ongoing on the update. 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.

#### Status: (No Change)

Three new members have been appointed to the Commission and there is a 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:

Staff prepared a loan agreement for \$10,000 to assist the developers with revising the architectural design. We are awaiting final response from the applicants.

#### **FAÇADE GRANTS**

# **Project Description:**

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

#### Status:

A new application for 416-418 First Street was submitted. Two sign conversion projects were completed: Main Street Motors Auto Repair at 454 College Street and the Cookie Company at 710 Main 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:

CHOC is seeking replacement funding for the previous commitment from HUD of \$3.5 million. Staff is preparing an analysis for Council of different options, including costs and risks, of proceeding with this project or proposing a different development for this site.

#### CDBG PROGRAM ADMINISTRATION

#### **Project Description:**

Preparing documentation and project monitoring for CDBG funded activities.

#### Status:

Maxwell School new bathroom project — Subrecipient selected a contractor and work is expected to start soon.

# REDEVELOPMENT (CONT'D)

Woodland Youth Services bathroom renovation project — Subrecipient selected a contractor at the maximum bid the maximum grant amount of \$40,000.

TANA/Hispanic Arts and Culture Center — The project architect decided to include installation of fire sprinklers and has submitted all plans and specifications to the UCD

Office of Architects and Engineers is reviewing the plans. Plans are expected to by submit to the City by approximately Jan. 31, 2008. In addition, UCD executed the professional services contract with the project architect.

Summerhouse — 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. They have not started the 2007-08 funded projects for refurbishing the deck.

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

Staff announced availability of funding for '08-'09. Staff also sent letters and e-mails to interested parties. An application workshop is scheduled for January 23, 2007 at 3:00 pm in City Hall.

#### HOUSING REHABILITATION PROGRAM

Requests for bids were issued and construction estimates were received for two projects: Martinez (\$31,390) and Hodges (\$42, 906). Staff has also prepared new Housing Rehabilitation tri-fold marketing brochure.

#### **HOUSING MONITORING**

Noticed Sycamore Point about upcoming on-site monitoring and prepared all forms and instructions necessary.

#### SALE OF SPRING LAKE HOMES

#### **Project Description:**

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

#### Status:

Prepared flier in Spanish and sent to different organizations specifically involved with the Spanish –speaking community.

# FIRST TIME HOMEBUYER FUNDS

#### **Project Description:**

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

# REDEVELOPMENT (CONT'D)

#### Status:

The first loan was made using the CalHOME grant. The City received notice that its grant application for \$800,000 in HOME funds was approved. Funds should be available for loan by March 2008.

#### **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:

A lottery was held for 18 KB Homes on January 12, 2008. Four homes were sold. Staff will continue to look for more eligible buyers.

#### 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 (No Change):

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

# **COST**CO

# **Project Description:**

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

#### Status:

**Grand opening is scheduled for February 22, 2008**. The plan is to open the fuel station on February 21, 2008 and have an opening party on that evening. The event is open to the public, but no sales will be made.

# **TARGET**

#### **Project Description:**

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

# Building Inspection (CONT'D)

#### Status:

The project permit has been issued. The construction has started. The slab is complete and the concrete tilt-up walls have been poured. Shelving racks and fixtures are scheduled for May 8, 2008 and Grand Opening is scheduled for July 18, 2008.

# FREE Contractor Training

Training for contractors and the general public on the new 2007 California Building Code that was held this past December received a lot of requests for other training. In response, the City of Woodland, Yolo County, City of Winters, and the City of Davis Building Divisions have organized two new training classes for contractors and homeowners to be held at the Woodland Community Center. The two classes will be held on:

March 13, 2008 between 8:00 am to 12 noon, Contractor Training in the New 2007 California Electric Code, and

**March 27, 2008** between 8:00 am to 12 noon, Contractor Training in the New 2007 California **Plumbing and Mechanical** Code

The events will be offered for up to 100 participants for each class. Each participant receives a certificate of completion. Again we need to thank the staff of the Community Center in making these events successful.

# **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 is 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: (No Change)

Odor and traffic studies underway.

# **Development Engineering** (CONT'D)

# Gibson & Ogden

# **Project Description:**

90 units +/- Residential Sub division

# Status: (No Change)

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: (No Change)

Completed conditions scheduled for Planning Commission approval.

#### **Parkside**

# **Project Description:**

Residential Subdivision on Prudler-Sievers Property

#### Status:

Plans are currently in review. The project needs an Improvement Agreement, a Reimbursement Agreement, 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 quasipublic 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: (No Significant Change)**

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