



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: March 3, 2009

SUBJECT: Community Development Department's Monthly Status Report

Report in Brief

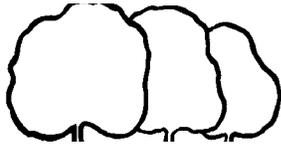
Attached is the Community Development Department's Monthly Status Report. The report highlights major development projects.

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Attachment



MILESTONE EVENTS

Casa del Sol Project	Bidding commenced for off-site public improvements managed by CDD.
CDBG-TANA project	Twelve bid packages for the TANA project were received.
Garage and Courts project	The Redevelopment Agency directed staff to consider to prepare technical studies necessary for acquisition of various downtown parcels.
Meritage Homes Design Review and Plan Check	Meritage Homes is in the final design review evaluation stage. Meritage Homes has also submitted their plans for plan check for 28 homes in the Heidrick Phase I subdivision in Spring Lake.

DETAILED PROJECT LISTING

Changes will be highlighted in bold

PLANNING

Project: Spring Lake

Phase: n/a

PM: Norris

Description: General 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 a projected build-out of about 11,270 people.

Status: Spring Lake All Meeting January 29, 2009: Update and Development Agreement and Conditions Review

At this time there is a significant amount of unfunded infrastructure remaining in the Spring Lake Specific Plan, the completion of which is ultimately necessary to move the plan forward to allow future development. Evaluation and investigation of various alternatives to come up with a solution that is equitable and achievable has been a key concern. A tremendous staff effort has been expended on this effort to date. At the Spring Lake all meeting of January 29, 2009, staff with the City attorney provided the group with an interpretation of a condition that is in the majority of the project conditions of approval that relate to the issuance of the 1000th building permit and completion of a portion of the widening of Pioneer Avenue. However, there was no consensus reached at this meeting. In fact, questions were raised as to whether staff should instead be re-evaluating the BUA Ordinance. At this time staff is considering priorities, options, and steps required for the suggestion actions. Moving forward is more difficult at this time, as general Planning and Administration funds for Spring Lake were expended on the efforts related to fee reductions. Funding the cost of any further efforts is part of the discussion.

School Evaluation and Needs Assessment

Future needs assessment and development of school sites in Spring Lake is a significant

Project: Spring Lake

component in future development of Spring Lake and the neighborhood concept. The City will be meeting with Woodland Joint Unified School District Representatives to discuss this issue.

Project Application Review (Norris/Hanson)

Three active applications to amend the Spring Lake Spring Lake Specific Plan land use have been received and are summarized below. These projects were reviewed by the Spring Lake City Council Land Use Subcommittee on January 15, 2009. At the meeting, the Subcommittee determined generally that the proposed applications had merit and therefore the applications will then proceed through the normal procedural steps. Determination of merit does not constitute approval, but similar to the Planning Commission petition process, Council subcommittee support for conceptual changes would open the door for continuing discussions and review. Results of the review efforts may or may not end in a positive recommendation depending on the outcomes of design and analytical evaluations. **Staff is evaluating various project priorities, process requirements and interviewing planning consultants should assistance with project management be required.**

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.

- R-15/R-3 Rezone: Project site: South of Marsten, west of Meikle extension, north of Banks; west of the southerly elementary school site. 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 Meikle and south of Banks.
- Project Unit 1A: Project site: South of Farmers Central Rd, west of Heidrick Ranch Phase I; east of the future Pioneer extension. A proposed downzone of the R-25 site to R-15, located south of Farmers Central and east of Pioneer. This application is in the early process of evaluation. A key issue revolves around the proposed downzoning and the effect on the City's Housing Element inventory and need to meet Regional Housing Needs numbers.
- Cal West Seeds Site: Project site: West of County Rd 101, north of Farmers Central future extension, east of Hwy 113. 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 CR 101. Total units proposed are 505.

In addition, staff has identified other aspects of the plan that may require re-evaluation including timing and location of:

- 2 acre commercial sites located adjacent to neighborhood parks;
- 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.

Project: Housing Element Update**Phase:** n/a**PM:** Sokolow

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.

Project: Housing Element Update

Status: **(No Change)** - City staff and Willdan have made additional changes to the draft Housing Element. City staff will be scheduling meetings with the Planning Commission Housing Subcommittee, City Council Affordable Housing Committee, and Legal Services of Northern California to review the draft Housing Element before processing it for adoption. After the series of meetings, staff plans to circulate the Draft Housing Element/Notice of Intent to Adopt a Negative Declaration/Notice of Public Hearing (for Planning Commission) and schedule a public hearing before the Planning Commission. The Planning Commission will be asked to make a recommendation on the draft Housing Element to the City Council.

REDEVELOPMENT

Project: Bush Street Plaza

Phase: Design Plans **PM:** Shallit

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

Status: Staff met with members of the Historic Downtown Business Association informally in November 2008. A community meeting attended by about 45 was held at the Elks Club on Jan. 8, 2009. The process to develop the Plaza Plan was discussed. **A meeting with a mini-stakeholders group was held February 6, 2009 to review the first draft of the plans.**

Project: Downtown Multi-plex Theater

Phase: Financing **PM:** Shallit

Description: Construction of a downtown 12-14-screen multi-screen theater on Main Street.

Status: Two or three developers are interested in developing the theater. **The New Market Tax Credits investment banker has received interest from Wachovia Bank and JP Morgan/Chase. This interest is based on the project proposed by the Wiseman Company.**

Project: Downtown Garage

Phase: Acquisition and Design **PM:** Shallit

Description: Construction of a 480-space parking garage structure downtown. The structure will likely be 4 or five stories with 35,000 s.f of retail/commercial space on the ground floor. The garage will support the needs of the Yolo County Courts expansion/consolidation and attract new development downtown.

Status: Staff has applied for a \$126,000 grant from the U.S. Economic Development Administration (EDA) to fund the design and preliminary engineering. The pre-application has been submitted. Mayor Davies, the Assistant City Manager, and Cynthia Shallit (Redevelopment Manager) were invited to go the EDA Seattle Regional Office and make a presentation about the project in November 2008. Staff has selected an appraiser to determine market value of the potential site and in January 2009 the Redevelopment Agency Board gave approval to start the acquisition process. **In February 2009, the Agency was formally invited to submit the final application.**

Project: Facade Grants**Phase:** n/a**PM:** Shallit**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 have recently showed interest again. They have requested an application. Staff is awaiting a completed application and three construction bids.

417 First Street (**No Change**) – 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 final design will be taken to the Historic Preservation Commission before construction begins. The applicant, City staff, and the architect met on Thursday, December 11th to review and discuss the design rendering. The applicant and architect are discussing changes to the preliminary design rendering.

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 has received a completed application and application fee. The applicant, City staff and the architect met on December 11, 2008 to review and discuss the design rendering. **Design plans were submitted to Planning on February 6, 2009.**

Project: Casa del Sol Mobile Home Park 621-709 East St.**Phase:** Construction**PM:** Shallit**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 (CB&T) loan of \$3.5 million. 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 AHP loan closed the week of December 9, 2008. A MPROP loan for \$2.1 million finally met all funding approvals and CHOC finished documents for escrow closing on January 12, 2009.

Concurrently, the CB&T along with HOME and Serna FWG will be ready to close on the remaining financing totaling \$8 million at the end of February 2009.

CHOC and City staff is planning a Groundbreaking Celebration. The City is managing the offsite improvements associated with this project (see next item below).

Project: Casa Del Sol Off-site Streetscape Improvements, CIP 06-05**Phase:** Design **PM:** Chavez (Engineering)**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. In January, the City received bidding approval from CalTrans. **The bid period commenced on January 30, 2009 and the City will open bids on Tuesday, March 3, 2009. The Agency is preparing to ask for Agency Board approval on Feb 17, 2009 to advance \$60,000 to allow the utility hook-ups to proceed in order to avoid loss of rents and the halt of construction on the community center. The Agency is currently waiting on a proposal from Tiechert construction to do the utility hook-ups. This would be a change order to Teichert's current contract with the City.**

Project: CDBG Administration**Phase:** n/a **PM:** Horne**Description:** Preparing documentation and project monitoring for CDBG funded activities. Also includes the community application process for funding.**Status:** A community application workshop was held on February 13, 2009. Applications were made available as of February 9, 2009. Applications were due February 27, 2009 by 5 p.m. No postmarks were accepted.

TANA/Hispanic Arts and Culture Center (**No Change**) — Rehabilitation of a building for a Hispanic arts educational program. There was difficulty incorporating both UCD and Federal construction requirements in the bid documents, but the bid package has now been approved by UCD's legal department and released. Twelve bids were received January 20, 2009. The bids are currently under review.

Summerhouse (**No Change**) — 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 submitted plans, pictures, and other information to SHPO for review. Staff has informed the subrecipient that the deadline for completing this project is June 30, 2009.

Gibson Mansion – Addition of exterior lighting. 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 had not been responsive for a while. In addition, issues arose with SHPO. They requested more information and it was provided to them. The contractor was found and work began on the project October 20, 2008. **The project has since been completed; however the contractor has not yet submitted an invoice.**

SADVC Maxwell School Renovation – Construction of interior office space. Bids were received and a contractor has been chosen. **SHPO has approved the project. A pre-construction meeting was held February 5th. Construction is expected to start soon.**

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.

Project: CDBG Administration

The eight (8) step process is complete. SHPO has been noticed and the City is waiting approval. **The bid open date is now estimated for early March 2009.**

YFSA Site Renovation (**No Change**) – 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. A walk-thru for the parking lot portion of the project was conducted on Nov 5, 2008. The subrecipient has signed construction contracts with all its contractors. Installation of new floors and interior painting is complete. Exterior painting is expected to begin in mid-January and the parking lot improvements will start in April 2009.

St. John’s Emergency Generator (**No Change**) - Installation of an emergency generator at Stollwood Convalescent Hospital. OSHPD is currently reviewing the engineering plans for the generator and construction is expected to begin in 60 days.

Project: Neighborhood Stabilization Program (NSP)

Phase: n/a **PM:** Horne

Description: The city has received a preliminary award of approximately \$468,000 in NSP funds. The funds are meant to purchase, rehab or finance foreclosed homes in the community.

Status: The first public hearing was held December 16, 2008. A second public hearing was scheduled for January 20, 2009, however, at that time the State had not yet released the NOFA, therefore the public hearing was continued to February 17, 2009.

In order for the State to get its application approved by HUD and receive funding, the State was required to revise their methodology. With the new methodology in place, the City of Woodland will no longer be receiving NSP funds.

Project: Sale of Spring Lake Homes

Phase: n/a **PM:** McLeod

Description: RDA’s assistance with the sale of Spring Lake affordable homes.

Status: **Currently, there are seventeen (17) affordable units available that have been released. Eight (8) are in contract and staff is preparing loan documents. Staff did not close on any units in January 2009.**

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	6	4/15/09
KB Woodshire	3	05/09

An orientation was held on January 22, 2009. NeighborWorks is working with 21 active applicants. Additional marketing has been done in Woodland with a distribution of 1000 fliers to schools, churches and builders. **KB has been very cooperative in following their marketing requirements per the Inclusionary Agreement. As a result, letters that KB sent to a list of non-profits in the community is resulting in interested buyers.**

Project: Inclusionary Housing Program

Phase: Ongoing **PM:** McLeod

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 January 22, 2008 with 18 attendees. **Staff has also met with four (4) Spanish Speaking households as well on a one-on-one basis.** Staff will continue to hold these orientations monthly.

Project: Rochdale Grange

Phase: Plan Check **PM:** McLeod / Stillman

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 Spring Lake.

Status: 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. The project has been approved for almost five (5) million dollars of Tax Credits. The project also received an award of \$661,000 of Affordable Housing Program Funds from the Federal Home Loan Bank. Staff has been working closely with Reynen and Bardis, Neighborhood Partners and IndyMac bank to bridge any other funding gaps that might occur. In January 2009, the developers submitted their plans for review. **The project is out to bid with bids expected back on February 18, 2009. At that time staff will have a better idea on any remaining gap for this project. If a gap still does exist, staff will work closely with the Receiver for Reynen and Bardis as well as Indymac Bank to secure fee credits for the gap.**

BUILDING

Project: RITE AID Ashley and Main

Phase: Construction **PM:** Siegel & Hanson

Description: Rite Aid located at the southeast corner of Ashley and Main

Status: **(No Change)** - Slab has been poured.

Project: Gateway Subdivision

Phase: Construction **PM:** Luevano

Description: Gateway Subdivision has over 20 stores at various stages of construction

Status: The following, lists the main projects built or under construction:

1. The Best Buy Tenant Improvement – Drywall completed on 1-13-09; **Advanced Structural Technologies has indicated that they will be submitting the steel racking plans soon.**
2. In-N-Out Restaurant— Slab has been poured.
3. Pet Extreme tenant improvement plans at Gateway Center— **Approved; deferred trusses submitted and approved 1/20/09.**
4. Famous Footwear Tenant Improvement – Drywall work has been completed.

Project: Gateway Subdivision
 5. Michaels
 6. Shops 3 and 4 – Frame completed on 1-13-09

Project: Capital Hotel 601 Main Street
Phase: Construction **PM:** Luevano / Stillman
Description: The capital hotel is a three story addition/remodel of an historic building.
Status: (No Change) - Completion of Drywall. Work proceeding on restaurant.

Project: Morgan Building /Former Senior Center
Phase: Construction–Phase I **PM:** Essenwanger/Luevano, & Hanson
Description: The interior court yard is being converted to an open story entry building. A tenant improvement for the remaining building will be submitted for plan review. Phase II Building Shell Structural Alteration Plans were received on 1/28/09 and sent to Wildan for structural plan check and Pat Greene will meet with Building Division on Friday 2/6/09 to assist him with his questions on the upcoming initial Tenant Improvement Plan submittal. The civil plans were submitted on 2/3/09 and Building Division civil plans comments were e-mailed to the civil engineer and Monley Cronin on 2/5/09.
Status: (No Change) - The foundation work is complete. The walls are under construction.

Project: 210 Lincoln
Phase: Construction **PM:** Siegel
Description: This structure was put up on blocks and work on the site was initiated prior to approval of the plan.
Status: (No Change) - The foundation work is complete. The owner contacted the Building Division. A contractor has been hired to finish the foundation and lower the building. Work is scheduled to begin soon.

Project: Plan Review
Phase: n/a **PM:** Essenwanger, Hanson
Description: Projects currently being plan checked in CDD's Building Inspection division.
Status: The following *large scale* projects are currently in plan review:

1. The Best Buy Tenant Improvement—**under construction--awaiting Steel Racking plans deferred plan submittal from Advanced Structural Technologies.**
2. Comfort Suites hotel on Freeway Drive—**Submitted revisions and response to 2ND plan check comments in for review. On-site civil plans approved by Wildan.**
3. **Rochdale Grange Apartments—initial building plans submitted in review**
4. **CHW Healthcare West, Burns Building OSHPD-3 Clinic Remodel—awaiting response to initial comments.**
5. **Pet Extreme tenant improvement plans at Gateway Center— Approved;**

Project: Plan Review**deferred trusses submitted and approved 1/20/09.**

6. Famous Footwear Tenant Improvement at Gateway Center—Approved.
7. Morgan Building major addition & remodel of old Senior Center—Foundation only permit approved December 10, 2008. Remainder of the structural shell addition pending response to 1st plan check comments. **On-site civil plans submitted and initial Building Division comments sent.**
8. New City Park—Meikle Avenue—**Awaiting response to initial plan review comments.**
9. **New K's Inc. Carwash at 22 Kentucky Avenue—Initial plans submitted and in review.**
10. **Meritage Homes, Heidrick Ranch three Master Plans—Initial plans submitted and in review.**

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

1. In-N-Out Burger Civil Grading Only Permit
2. Pet Extreme at the Gateway Center for a building shell.

Project: Code Enforcement**Phase:** n/a**PM:** Dennis, Robinson**Description:** Major code enforcement efforts.

Status: The following properties which had been declared public nuisances by the Nuisance Abatement board **were served with inspection warrants and the nuisance(s) abated:**

- 908 El Dorado Drive
- 116 Wisconsin Avenue
- 648 Denise Drive

ENGINEERING**Project: Spring Lake Implementation****Phase:** n/a**PM:** Pollard

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 to accommodate approximately 11,270 residents.

Status: **(No Change)** - Staff is working on proposed plan amendments. Also, staff is starting to analyze methods and opportunities to modify the plan and proceed with the second release/further phases of development.

Project: Centex/Beeghly**Phase:****PM:** Pollard, Weichel**Description:** Residential Subdivision on Beeghly Ranch Property.

Project:	Centex/Beeghly	
Status:	Staff is working on some potential changes to the Development Agreements for Centex homes and DR Horton as it relates to the Development of the Beeghly Ranch Land. Staff is in the process of drafting a proposal for multiple changes. Temporary emergency access for Centex/Beeghly is complete. Staff is also working on property acquisition and Quiet title action.	

Project:	Rochdale Grange	
Phase:	Plan Check	PM: Weichel
Description:	Affordable multi family project within Spring Lake.	
Status:	(No Change) - Staff is working on plan checking Civil improvements	

Project:	School Site	
Phase:	Pre-Engineering	PM: Houck
Description:	Elementary School within Spring Lake.	
Status:	(No Change) - Staff is waiting for scheduled submission for site development.	

Project:	School Site/R-15 Public Improvements	
Phase:	Plan Check	PM: Fong
Description:	Improvements to Serve a Multi Family site and an Elementary School within Spring Lake.	
Status:	(No Change) - Staff is working with the applicant to set up accounts for the plan check of improvements to serve both projects within the Russel Ranch Area.	

Project:	Gibson & Ogden	
Phase:	Plan Check	PM: Houck
Description:	Residential Subdivision in the Southeast area.	
Status:	(No Change) Public Improvement plans have been submitted. Awaiting second submittal of plans pending resolution of PUE property rights issues.	

Project:	Standard Specification Update	
Phase:	n/a	PM: Fong
Description:	Updating Engineering Standard Specifications to reflect current desires and practices.	
Status:	(No Change) Staff is identifying areas for revision.	

Project:	Park N2	
Phase:	Plan Check	PM: Fong
Description:	First neighborhood park in Spring Lake and associated greenbelt improvements	

Project: Park N2
Status: (No Change) - Staff has completed plan check of the park and is working with the consultant on scope adjustments for associated greenbelt improvements.

Project: Rice Mill/Technology Park
Phase: n/a **PM:** Houck
Description: Re-use of Rice Mills on East Street to create a Technology Park.
Status: Project review has been completed. Project is scheduled for a Planning Commission hearing 2/17.

Project: Capital Saloon
Phase: n/a **PM:** Weichel
Description: Outside eating area
Status: Processing a permit for fencing an outside eating area in front of the building.

Project: Capital Projects
Phase: Pre-Design, Design, Bidding, Construction **PM:** Karoly, Heath, Burnham, Ayon, Chavez, Camacho, Meyer, Wurzel
Description: Capital Projects
Status: (No Change) - Capital Improvement Project Execution - Engineering staff is managing/designing 26 projects (aggregate \$25± million), indirectly involved in 28 PW managed CIPs (aggregate \$18± 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."

Project: Development Projects Under Construction
Phase: Construction, Warranty **PM:** Heath
Description: Development Projects Under Construction
Status:

- Spring Lake TOC Villages 1A/B, 2, & 3 (KB Homes) – in warranty.
- Spring Lake TOC Village 4 (Centex) – in warranty.
- Heritage Village Affordables – in warranty.
- Gateway – in warranty.
- Rite Aid Site at Main & 6th – no activity.
- Rite Aid Site at Ashley & Main – site improvements underway.
- Parkside – Storm Water permit follow-up to prevent off-site erosion.
- Beeghly Ranch 1 & 2 – in warranty.

Encroachment Permit Inspection – 185 Permits issued in 2008, 18 permits have been issued in 2009 and 29 permits remain active. One permit is active from 2007.
