



The VOICE

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Did you know...

- There were **11** single family home permits issued in the City of Redding in July 2017, for a total of 72 so far in 2017. That is **9 more** than were issued in the first 7 months of 2016. There were **7** permits issued for commercial buildings in July 2017, for a total of 13 so far in 2017. That is **one more** than those issued for the first seven months of 2016.
- Brian Crane, Director of Public Works for the City of Redding, has been appointed as Interim Assistant City Manager as well, adding these duties to those already being performed.
- The City of Redding's Development Impact Fee Program Update continues moving forward. The Advisory Group (AG) reviewing and discussing potential changes to the program met twice in August, and will meet several times in September. Water, wastewater, fire, and traffic fees, as well as existing policies for the building and development process itself are under review. More meetings will take place in October, and a recommendation from the AG and appropriate City staffs will be brought forward for City Council consideration in November.

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Forum III Overview: Making the Process Easier in Shasta County

Shasta VOICES, together with the Shasta Builders Exchange, sponsored and hosted our **third** successful “Developing Our Economy Forum” for 2017 on August 9th entitled “Shasta County—Making the Process Easier.”

This highly productive Forum provided the opportunity for Shasta County officials to receive input and tackle opportunities to encourage building, promote economic growth, and generate additional revenues for County services. The room was packed, and those in attendance were very engaged in the interactive discussions.

Those officials in attendance from Shasta County to receive input, and answer questions were: Larry Lees (County Executive Officer), Rick Simon (Director of Resources Management), Kim Hunter (Planning Manager), Dale Fletcher (Assistance Director and Building Official), Pat Minturn (Director of Public Works), and Tom Schreiber (Information Technology). Also attending were County Supervisors David Kehoe and Steve Morgan.

Mary Machado conducted a Power Point presentation, providing an overview of how growth, driven by making the development process easier (with solutions to do so), drives additional revenues for the County. Not only are process changes coming, but suggestions to eliminate other hindrances to growth such as too many and too high fees, flexibility in the way fees are applied, and the addition of an ombudsman were embraced by County officials.

Questions, comments and suggestions from those in attendance were taken throughout the entire presentation.

Here is a summary of how the development and permit process is becoming easier in Shasta County, as well as suggestions from the Forum that are moving forward (page 2):

County Process changes are coming:

- **“Trakit”** Electronic Permitting—A web-based system is in process which replaces an antiquated system from the 1980’s and 90’s; target date for completion is **fall 2017**; staff will be able to handle applications over the counter; provides enhanced permit capability; can retrieve information from most County databases; contractors or individuals can establish accounts, check permit status, track workflow, see notes posted by reviewers, submit corrections or attachments; electronic inspections can be delivered by email; texts or email alerts for status of permits; access to customer information available at counter workstation.
- **Referral Agency Meetings**—Such meetings with County Planning, Building, Environmental Health, Public Works and Fire department personnel will be open to applicants to participate for the first time beginning this fall.
- **Unpermitted Structures**—If someone bought property with unpermitted “stuff”, you will now be able to find out when it was constructed and what the rules were at the time of the permits. If it met the rules at the time, the County will accept it. The County will not require something built in the 80’s to come up to current code.
- **Solar Roof and Ground Mounts**—County will limit aerial imagery search to only that solar mount, and that particular structure must be permitted; no special exception process needed. It is no longer required that any unpermitted structures seen via aerial imagery must be permitted before solar roof and ground mounts are allowed.

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Forum III Overview (Continued from page 1)

Suggestions from those doing business, or desiring to do business with the County, for future implementation:

- ***Make It Easier to Find Information***—Create links on home page to County Municipal and Zoning Codes; clarify services that fall under Resource Management Department on home page; keep building and development impact fees updated with correct information that does not conflict with the Department of Public Works (as it does today).
- ***Ombudsman Concept***—Explore adding such a person, or group of persons, perhaps as an outside contract to the County, to assist customers in getting through the permitting process successfully. A partnership of organizations focused on growing the local economy could assist with financial support to supplement any County-provided support.
- ***Update Fee Programs***—One major hindrance to growth is ***excessive cumulative fees***, particularly with the current market conditions; for a typical 1,800 square foot single-family home, for example, the building and impact fees total over \$45,000.00; planning fees for a use permit are over \$5,000.00 for a major project (plus hourly rate), and \$4,784 for a minor permit; rezone fees start at about \$10,000.00 for both major and minor rezone requests; land divisions for fewer than 4 lots start at \$9,598.00, and for 5 lots or more at \$18,297 plus \$100 per lot; property line adjustment fees are \$2,286.00. It was suggested that there ought to be more ***flexibility*** with the fees and the way they are applied. Additional categories and further breakdowns by size could also greatly reduce multiple fees, particularly for minor permits.
- ***Provide Access to High-speed Wireless Internet Service***—One solution to bringing high-speed internet service to unserved areas in Shasta County is to add a “Small Internet Antenna Systems” Ordinance to Chapter 17.88 of the zoning code. Such an Ordinance would allow permitting such antenna systems with an approved building permit where users have no broadband internet services, with an approved ***Administrative Permit***. Current regulations call for a use permit (\$5,064.00), 6 months to process the application, and a one-time zoning change fee (\$10,274.00), and requires a California Environmental Quality Act (CEQA) review (both cost and time prohibitive, inhibits growth, service is necessary for any business today).
- ***Develop and Market a List of Potential Development Areas***—In collaboration with local realtors, identify areas where growth can occur. Work closely with the local Economic Development Corporation (EDC) to market these properties.
- ***Reduce Fair Share Percentage of Infrastructure Costs to New Growth***—Instead of charging growth 100% for improvements, ***change the policy*** to 50% (or some other reduction) with the remainder coming from grants or other available funding. Perhaps a qualified person could be hired (or reassigned) to search for and apply for grants on a regular basis.
- ***Private/Public Partnerships***—If you don’t have the resources needed, partner with those who do!

Shasta VOICES will regularly monitor the progress made towards all of these upcoming changes and suggestions for change as our next step. Before the end of 2017, we plan to hold ***Forum IV*** together with the Shasta Builders Exchange, to report on that progress, not only in Shasta County, but also in the City of Redding, which was the subject of Forums I and II earlier this year.

Stay tuned!

City Manager Proposes Out-of-Box Policy Change: Transfer Community Clean-up to Solid Waste Division

City of Redding Manager Barry Tippin gained Council approval on August 2nd to formalize a concept he has suggested that would transfer the overall responsibility for trash related clean up of public property, and shopping cart collection and impoundment to the Solid Waste Division of the Public Works Department.

With the increase in the number of encampments and increase in shopping cart theft in the area, an alternative was developed by Mt. Tippin to provide a more effective and efficient process:

- Shift the City ***program responsibility and funding*** for daily trash-related clean-up largely to the Solid Waste Utility. A significant portion of the trash being collected and disposed of by the City has likely been generated by Solid Waste Utility customers, which provides an appropriate linkage between the funding sources and the required work. This Utility also has a role in recently imposed State regulatory responsibilities with regard to trash-related water quality and environmental stewardship. They currently provide funding for this activity—Manager Tippin’s proposal would formalize that practice and increase its reach.
- The Redding Police Department will continue to play a major role in the clean-up activity, as police protection is needed in many areas, but the financial responsibility can be changed.
- The proposal would ***modify the functional and financial responsibilities of community clean up***. The total fiscal impact of the concept is not yet known, and will depend on the final policies approved by City Council at a future meeting. Should Council approve shifting financial responsibility but leave the current service levels in tact, costs could increase for the Solid Waste Utility and reduce for the General Fund. The level of fund transfer would likely be between \$100,000 and \$300,000.

Draft policies and procedures for this out-of-the box concept will be brought back to City Council in September for further discussion and approval. This concept received nothing but high praise and support by the community at the August 2nd meeting.

Accessory Dwelling Units Zone Amendment Recommended by Shasta County Planning Commission

New legislation became effective January 1, 2017 called the “***New State Housing Law***” which requires cities and counties to approve a type of second residence called an “accessory dwelling unit” in single-family and multiple-family residential zones. As a way to address the statewide housing crisis, the new law addresses barriers to ***make it easier for owners to construct smaller accessory dwellings on existing residential properties***, taking advantage of existing infrastructure and services, reducing the cost associated with new land purchase and development, and accommodating the needs and desires of extended families and seniors who want to age in place.

The New State Housing Law makes it clear that ***accessory dwellings that comply with state and local standards will not be considered to exceed the allowable density in the General Plan and Zoning***. Therefore, local jurisdictions would be obliged to support accessory dwellings in all residential districts without locally adopted standards and limitations. In response, the Shasta County Planning Commission at their August 10th meeting, approved Zone Amendment 17-002 (Accessory Dwelling Units, or ADU’s).



The adopted Zone Amendment provides additional housing options without substantially changing the use, appearance, or character of the neighborhood and complies with the California Government Code, as well as the provisions of Shasta County General Plan Land Use. It also complies with the County’s Housing Elements that encourage a variety of housing opportunities for all income levels.

The proposed Ordinance is a total of 4 pages long, but some of the general provisions that will apply to ADU’s include:

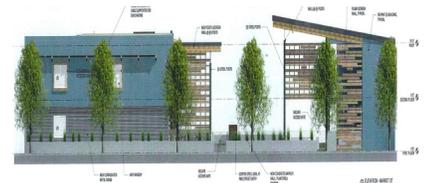
- No more than one ADU per legal lot.
- An existing guest house, senior citizen residence, servant’s quarters, family care residence, or an existing one-family residence may be converted to or replaced by an ADU.
- An ADU cannot be sold separately from the one family residence on the same lot but may be rented, provided the rental term is longer than 30 consecutive days.
- Public facility impact fees for an ADU will be calculated at the same rate as one unit in a multi-family residential development.
- The living space shall not exceed 1,200 square feet or 50 percent of the one-family residence (whichever is less) - where 50 percent of the living space of the one-family residence is less than 640 square feet, the living space of the ADU may be up to 640 square feet.
- An ADU shall be a permitted use on any lot that is served by public water and sewer system, or on a lot that is one (1) gross acre or more when it is demonstrated that development standards can be met.
- An attached garage of up to 600 square feet is allowed with an ADU.
- Off-street parking must be one additional parking space for a studio or one-bedroom unit, and two additional spaces for a unit with two or more bedrooms.

A public hearing for adoption of the Ordinance at the County Supervisors meeting on August 22nd was ***continued*** to September 19th, in response to requests for clarification on the relationship between state law requiring approval of ADU’s in residential zones, and private covenant codes and regulations (CC&R’s) prohibiting second units in some developments.

“The Lofts” Project Site Development Permit Approved Former Americana Lodge to Become Apartments

On August 10th, the Redding Board of Administrative Review (BAR) unanimously approved the site development permit application requested by Hignell Incorporated to convert the existing Americana Lodge residential hotel in Downtown Redding to a 44-unit multiple-family residential apartment project called “The Lofts.” The project could start this year.

Hignell Incorporated has extended escrow to mid-September to purchase the property located between Market Street and Pine Street. The BAR approval, which is a great step forward, is to rehabilitate the buildings and the site for student and other affordable housing for Downtown Redding. The project will consist of 24 one-bedroom and 20 studio apartment units (one being the manager’s unit) and will include a minimum of 4 affordable housing rental units. The redevelopment will include converting the existing 56 rooms into the 44 apartment units that will include full kitchen facilities.



Other improvements to the site include removing the Market Street driveway to create an outdoor gathering space and covered patio area, a refurbished courtyard area, and new landscape and parking lot improvements.

Updated News and Notes

Shasta VOICES is continuing to monitor and follow many issues of interest to our supporters and the community. As part of our efforts to keep you updated and informed, here is a brief update of some of these issues.

Dignity Health Wellness Center Project Delayed—In January 2017, Dignity Health North State, the parent company of Mercy Medical Center in Redding, **submitted applications** to the City of Redding for their proposed plans to build a 129,600 square-foot **\$50 million wellness center** on 12.5 acres at the southwest corner of Cypress Avenue and Hartnell Avenue, just south of the Cypress Avenue Bridge. Dignity purchased the property on August 25, 2016.



At the August 22, 2017 Redding Planning Commission meeting and public hearing for the project, the Commissioners were poised to recommend to City Council approval of the use permit, parcel map application, general plan amendment, rezoning application, and adoption of the mitigated negative declaration prepared for the project. But, on August 21st, the last day of the required 30-day public comment period for the Initial (environmental) Study ahead of the meeting, a 14-page letter was received from attorneys Adams Broadwell Joseph & Cardozo representing “Redding Residents for Responsible Development,” including IBEW Local 340, Plumbers & Steamfitters Local 228, and Sheet Metal Workers Local 104. They “ask” for a full environmental impact report to be prepared before approval.

The Initial (environmental) Study was prepared for the project on July 20, 2017, and City staff prepared a Mitigated Negative Declaration (MND). It certainly appears that **this project will actually improve the existing environment**, especially with the addition of 13 mitigation measures as part of the MND. A notice of the environmental documents was sent to surrounding property owners and local agencies for review. Those documents conclude that the project **does not have** the potential to significantly affect the environment. Nonetheless, staff must respond to the comments received in this letter submitted at the last possible moment in the process. The Redding Planning Department will update the MND after fully reviewing the letter’s comments and produce an updated version, which will then have a 30-day review process. Therefore, the public hearing was delayed and continued to a future undetermined date.

The wellness “campus” project will create **120 to 180 local high-paying jobs** with \$9 million to \$14 million in annual salaries, provide the City with over \$3 million in building and impact fees, and create construction and related jobs.

Palm Communities Low-income Housing Project Completed— A 55 unit multi-family low income housing project, approved by Redding City Council originally on April 16, 2013, with a ground-breaking ceremony on January 21, 2016, has now been completed. The \$18 million dollar development called **The Woodlands** (Palm Communities), via an agreement with PC Redding Apartments LP, leases property (ground lease) located at 2950 Polk Street, which is owned by the City of Redding as Successor Housing Agency, for \$1 per year for a period of 60 years. The gated community consists of one, two and three bedroom units that are garden-style walk-up units, with about 8 units in each building. The development also has on-site management— PC Redding Apartments LP, in partnership with Northern Valley Catholic Social Services, provides a host of living skill/training opportunities for tenants of 19 units reserved for special-needs households. The City of Redding has committed \$1.75 million in federal HOME Investment Partnership Program funding, and Shasta County has committed \$1.8 million to the project. The completed units are now **100 percent occupied**. A Grand Opening will be held in October.

Salt Creek Heights Subdivision Update— After a public hearing at the August 22, 2017 Redding Planning Commission Meeting, the Commissioners voted to **approve an amendment application** by Sierra Pacific Industries to the Planned Development of Salt Creek Heights.

The **273 acre project** site is located north of State Highway 299/Eureka Way, west of Buenaventura Blvd., and southeast of Salt Creek. The style and layout of homes has been amended. The subdivision was originally entitled for 440 total units, 192 of which are multiple family, 96 garden court homes and 96 apartment units. The approved amendment replaced the 96 garden court homes with 124 attached single-family homes and reduced the apartment unit count from 96 to 68.

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