



# The VOICE

Your independent news source

Greater Shasta County, CA

Volume X, Issue XI

www.shastavoices.com

March 2017

### Did you know...

- There were **21** single family home permits issued in the City of Redding in February 2017. That is **17 more** than were issued in February 2016. There were no permits issued for commercial buildings in February 2017.
- City of Shasta Lake Council members voted at their March 21st Council meeting to put the following special tax measure relating to a business tax on commercial cannabis businesses operating in Shasta Lake before their voters on August 29, 2017: **Shall an ordinance be adopted imposing a cannabis business tax on cultivation up to \$26 per square foot, on manufacturing up to \$25 per square foot, and on other cannabis businesses up to 12% gross receipts to provide funding for local law enforcement and code enforcement within the City of Shasta Lake?** This will be a special election, with a cost of up to \$40,000 coming from the General Fund. The measure will require at least a 2/3 majority of the voters in order to take effect.

### Inside this issue:

Developing Our Economy Forum II	1
Parks, Trails, and Open Space Master Plan Update	2
Food Trucks Approved for Downtown Park	2
New State Housing Law Makes Accessory Dwellings Easier	3
City Adopts First Freeway Sign Provisions for Sign Ordinance	3
Updated News and Notes	4
Join Shasta VOICES	4

## Developing Our Economy Forum II

### “Redding Development Impact Fees”

#### The Community’s Perspective

### Wednesday, March 29, 2017, 5:30 pm

Shasta VOICES, together with the Shasta Builders Exchange and the Redding Chamber of Commerce, sponsored the first in a *series of forums* entitled “Developing Our Economy” on January 18th with panelists from the City of Redding.

We learned a great deal from the first forum with government panelists (see our January 2017 newsletter), and decided to follow it with a *community led forum, Forum II*. Presenters include Mary Machado and Joe Chimenti. Forum II is called “Redding Development impact Fees, The Community’s Perspective.”

*Mark your calendars-plan to participate in the discussion for Forum II:*

### Forum II

## Redding Development Impact Fees

### The Community’s Perspective



Presented by



Topics discussed:

- What are Impact Fees?
- What is their purpose?
- How are they calculated?
  - How much are they?
  - Who pays them?
- How do they “impact” economic development?
- What changes could be made to reduce costs & attract investment?

Questions will also be taken from the audience

**Wednesday, March 29, 2017**

5:30 to 7:30pm

Red Lion Hotel

1830 Hilltop Drive, Redding, CA

Open to public at no charge

## *Parks, Trails and Open Space Master Plan Update Looks Much Like Outdated Existing Plan*

On March 8, 2017, Redding's Community Services Advisory Committee (CSAC) was given their first look at a long-awaited draft update of the "Parks" Master Plan. Another meeting on March 22, 2017 added a draft "Trail Strategy." Although a community survey was conducted in 2015 to monitor community sentiment about parks, recreation and library services to determine priorities for funding in preparation for this update, the findings of the survey have not yet been considered in the update. Specifically, key findings in the survey were:

1. Overall, 60% gave favorable assessments of current parks, recreation programs, services, and facilities. Trail use was popular by foot and bicycle. ***About three-quarters of residents felt that trails should be a high priority for spending.***
2. For future spending, residents most wished to see ***improvements to existing park and recreation areas in already developed areas.***
3. Bike ridership could be increased by improving roads and safety. Over half of the respondents rarely or never bike.

The overviews provided at the March 8th CSAC meeting, and the March 22nd meeting, show very little variance to the existing plan, but do include updated inventory. However, some data has been changed appropriately:

The population figures, which were greatly over-projected in the existing plan, have been updated to show a current population in Redding of **90,230**, with a projected population of **95,991 in 2027**. The existing plan assumed a population of **96,769 by 2014**, and a population of **113,319 by 2020**. The forecast for future growth is now shown to increase by **0.4 percent annually** over the next ten years. The existing plan assumed a **40 percent** increase by **2020**. And, the number of persons in each household was reduced to 2.35, from 2.4 in the existing plan.

The update, as in the existing plan, still lists the parks "standard" at 10 acres of improved parkland per 1,000 people, the same figure that has been used since the 1970's. Much has changed since the 70's, which ought to be reflected in the update. And, the update still includes a desire to increase development impact fees for parks to the highest level possible that is legally defensible. Those impact fees **cannot** be used to maintain, operate or update existing parks—they can only be used to construct **new** parks. Funding sources for **trails** are listed as federal appropriations, state funds, grants, and private donations, and the update states that "funding is not the sole driver for trail construction."

Residents and government leaders alike have said they would prefer to see improvements to the **existing** parks and recreation areas before spending any more time and money developing new ones. They question the need to build more parks when the City isn't able to financially maintain the ones we already have and provide a more **safe environment** to those utilizing the park system.

It will probably be mid-summer before the final draft of the updated Parks, Trails, and Open Space Master Plan will be available for public review and comment. We will continue to monitor and provide information as it becomes available.

## *Food Trucks Approved for Downtown Park*

A "concession agreement" with local resident and high school coach, Todd Franklin, for a food truck court at Carnegie Park (the old Library Park) in downtown Redding was approved by a slim margin at the Redding City Council meeting on March 21st after nearly 2 hours of testimony and discussion. Council members Brent Weaver, Adam McElvain, and Francie Sullivan voted in favor of the agreement, and Julie Winter and Kristen Schreder voted against it after hearing from existing downtown businesses that were opposed to the agreement and wanted to have input before anything went forward.

The concession agreement includes the following conditions: **1)** Use of Carnegie Park for the purpose of a food truck court for three to seven food trucks; **2)** Compliance with all required permits and regulations including Shasta County Environmental Health, California Alcohol Beverage Control, and City of Redding codes; **3)** Maintenance of the park area including trash removal, landscape maintenance and portable restroom maintenance; **4)** Community groups will have access to the stage and the park in coordination with the Community Services Department; **5)** Monthly rent of \$850 in year one, to be reviewed prior to year two; **6)** A term of two years with two potential five-year extensions; **7)** Permission required by the City to make any improvements or modifications to the park; **8)** Insurance coverage per the City's Risk Manager; **9)** Termination for non-performance or violation of terms.

The planned start date for the food truck court is **June 1, 2017**. It will be operated year-round. Hours of operation are proposed to be 11 a.m. to 9 p.m. most days, but may change subject to demand and weather.

Other business owners in the immediate area expressed concerns about parking, issues associated with transients, having port-a-potties on site, a perceived unfair disadvantage to brick and mortar businesses having to pay much more to open and operate their businesses, and allowing this type of business on public property.

## *New State Housing Law Makes “Accessory Dwellings” Easier*

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” 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.

Both Shasta County and the City of Redding have existing regulations for second units (as do Anderson and Shasta Lake), which will now be called “accessory dwelling units.” By ordinance, each jurisdiction can regulate where these dwellings may be permitted and establish standards related to size, height, setbacks, parking, landscaping, architectural consistency with the primary residence, location on the lot, compliance with local building codes, requirements of the local water and sewer services provider where an onsite wastewater treatment system is being used, and other “standards” to protect the public health and safety. The existing ordinances for both the City of Redding and Shasta County are in the process of being amended to comply with the new law.

The ***County*** wants to regulate where they should permit accessory dwellings, and proposed three options according to a staff report presented to the County Supervisors on March 7th: 1) Residential areas served by public sewer and water; 2) Residential areas within established Rural Community Centers; 3) All residential zone districts that allow a one-family residence by right, whether or not they are established in a Rural Community Center, or serviced by public sewer and water. The existing ordinance allows a fully self-contained unit (a residence with living, sleeping, bathroom and kitchen facilities) only on property with at least twice the required minimum acreage. A draft amended ordinance is now being crafted for consideration by the County Planning Commission at a future meeting (date not yet established).

The ***Redding*** Planning Commission already approved an amended ordinance to the City Municipal Code Title 18, Zoning, regarding accessory dwelling units at their March 14th meeting. Changes include: 1) an increase in the maximum size of second units from 800 square feet, to a maximum of 1,000 square feet; 2) an allowance for tandem parking within an existing driveway, with new exemptions for parking requirements if the unit is located within 1/2 mile of public transit, located in a significant historical district, is part of an existing main dwelling unit, and when there is a car share vehicle within one block of the second unit. The amended ordinance will go to Redding City Council for approval in April.

## *City Adopts First Freeway Sign Provisions for Sign Ordinance*

On March 21st, Redding City Council unanimously approved amendments to the City’s sign ordinance for ***freeway sign provisions***. The most recent sign ordinance update prior to this was adopted in 1991. It did not include any provisions for freeway signage, therefore these signs were only permitted through a variance, planned development, or specific plan.

Taking into account the intent of the general plan goal and policy, staff prepared proposed amendments to the sign ordinance which would allow for a ***limited*** number of business and shopping centers in close proximity to freeways to request freeway-oriented signage.

Subject to obtaining a use permit, freeway signs would be permitted on parcels located not more than 500 feet from a freeway travel lane with a single-tenant building of at least 100,000 square feet of enclosed retail floor area or which are part of a shopping center of at least 15 acres or 150,000 square feet of enclosed retail floor area.

To maintain rural character of the portions of State Highways 44 and 299 which function as a freeway, properties must be located within 1,000 feet of an Interstate 5 travel lane in order to request a use permit for a freeway sign.

Freeway signs would not be permitted to exceed a sign area of 400 square feet or a height of 60 feet. However, sign height may be increased to a maximum of 70 feet if the decision making body (usually the Planning Commission) finds that trees to be preserved obscure visibility of the sign from the freeway, or the elevation of the existing grade adjacent to the sign is below the elevation of a freeway travel lane located no greater than 500 feet from the sign, and the difference in grade cannot be resolved by moving the sign and that difference obscures visibility.

The Planning Commission held a public hearing on the ordinance on February 14th, and had recommended that City Council adopt the amendments to the sign ordinance.

## *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.

***City Sells Downtown Property***—On March 7, 2017, Redding City Council approved the sale of City owned property located at 1701 Pine Street to Hwa Mei Keller for \$300,000. The Redding Redevelopment Agency had acquired the property in 2004 with the intent to repurpose it, and subsequently entered into a Purchase and Sale Agreement with the Riverfront Playhouse. The Riverfront Playhouse intended to remodel or reconstruct the existing building at that time, which had housed Carl's Automotive and Tire, into a new playhouse. Unfortunately, they determined that it was infeasible to complete the project as planned, and, instead, purchased property at 1950 California Street. Because the Riverfront Playhouse did not complete the redevelopment project at 1701 Pine Street, and because the state eliminated Redevelopment Agencies, the former Carl's property ownership reverted back to the Successor Agency to Redevelopment, and the state now requires it to be sold. Proceeds from the sale, unfortunately, will be mostly kept by the state, with a small portion used to pay broker's fees and closing costs, and perhaps \$30,000 sent to the City of Redding. The new owner plans to construct a mixed-use development at this prime location in downtown Redding.

***Lassen Canyon Nursery Holds Off on Planned Expansion in Stillwater Park***—Lassen Canyon Nursery is an existing, long-standing successful Redding business, that grows berry packs and ships them to customers both in the United States and around the world. They were also the first company to purchase a lot in the Stillwater Business Park in 2015. That lot is 16.75 acres, and they paid \$840,000 to purchase it, and the phase one building plans have already been approved by the City of Redding. But Liz Elwood-Ponce, company Vice-President, has said that current market conditions in their industry are somewhat uncertain, and it makes a multi-million dollar investment at this time too risky. They are hopeful that economic conditions in their industry will improve so that they can eventually move forward with expansion at this location.

***RABA Purchase and Sale Agreement Put on 12-month Hold***—Redding City Council approved a Purchase and Sale Agreement on June 20, 2016 with the Redding Area Bus Authority (RABA) to sell two City-owned parking lots located at **1346 California Street and 1501 Shasta Street** for \$340,000 to facilitate the future expansion of RABA's Downtown Transit Center. The real estate transaction was supposed to close escrow by August 22, 2016, but that did not occur due to some sort of clerical error. An extension of the escrow closing date to November 30, 2016 was not approved by Redding City Council, leaving the status of these two lots unresolved, and the item came before the Redding City Council again on March 7, 2017. This time, Council ***declined*** to sell the two lots to RABA, and voted to delay any potential sale to RABA for 12 months. A majority of Council felt that it was important to wait until the completion of the Downtown Specific Plan, which is now underway. This may mean that the money from the grant received by RABA (\$340,000) to purchase the two lots will have to be returned.

Local advocates for the arts and historic preservation, who have been opposed to the sale of these lots which include the eventual demolition of the existing buildings that sit on the property (the old Bell Rooms), believe there is some momentum to revitalize the downtown area, which will be addressed in the Downtown Specific Plan discussions throughout 2017. Part of that discussion will include potential ideas for this particular downtown corner. City staff has indicated, however, that if RABA cannot complete this acquisition, any interested buyer would have to pay about \$530,000 to cover all of RABA's expenses so far at this location.

***Join Shasta VOICES today.***

**We depend on membership and other contributions.**

If you are viewing this issue of "***THE VOICE***" on our website, click on the ***membership tab*** for information and to download a membership application or contributor form. Or, you can obtain more information by going to our website, **[www.shastavoices.com](http://www.shastavoices.com)**, or calling **(530) 222-5251**.

Mary B. Machado, Executive Director