



The VOICE

Your independent news source

Greater Shasta County, CA

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Did you know...

- There were **16 new** single family home permits issued in the City of Redding in November 2020, for a total of **168** so far in 2020, and **one** Carr Fire single family rebuild permit issued in November 2020, for a total of **31** so far in 2020. There were **7** permit issued for new commercial buildings in November 2020, for a total of **34** so far in 2020.
- The City of Redding will be recruiting a new Director of Development Services after the first of the year (2021). The position has been vacant since late September 2020, when prior Director Larry Vaupel left to become the Tourism Director for the City of Bear Lake. In October 2020, the City made changes to the roles and responsibilities of the Development Services Department, assigning the Housing Division and Economic Development duties to the City Manager's office, and the Code Enforcement Division to the City Attorney's office. The new position and job description will be posted in January 2021.
- Redding Electric Utility (REU) celebrates its **99th birthday**, having been in operation since 1921, on December 21, 2020.

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Zoning Code For ADUs and Junior ADUs Updated To Comply With State Law

On December 15th, Redding City Council adopted an Ordinance that updates the zoning code to bring the City into compliance with State law pertaining to the construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Redding's prior Ordinance included a deed restriction requiring property owners to reside either in the main house or in the ADU, in an effort to keep single family neighborhoods in tact.

The updated Ordinance becomes "official" on January 15, 2021. These updates include:

- Allow ADUs and JADUs to be build concurrently with a single-family dwelling, opening areas where ADUs can be created to include all zoning districts that allow single-family and multi-family uses.
- Lot size—No minimum required.
- Lot coverage—Further clarification that lot coverage is not applicable.
- Minimum Unit Size—250 square feet, although smaller ADUs meeting the building code for efficiency units are allowed.
- Maximum Unit Size—JADU = 500 square feet; ADU = 1,000 square feet.
- Off-street Parking—One space for the ADU. Replacement of covered parking spaces is not required if an existing garage is converted to accommodate an ADU.
- Owner-occupied—Not required until January 1, 2025.
- Multi-Family Dwelling—Allow at least one ADU within the existing multi-family dwelling and number of units shall not exceed more than 25% of existing number of dwelling units; and allow a maximum of 2 detached ADUs with a maximum height of 16 feet and minimum side and rear yard setbacks of 4 feet.
- Use of ADU—Shall not be rented for term less than 30 days and shall not be operated as a short-term rental.
- Junior ADUs shall: 1) be located within the space of a proposed single-family dwelling, an existing single-family dwelling, or an existing accessory structure; 2) be limited to a maximum of 500 square feet; 3) have a separate entrance from the main entrance of the single-family dwelling; and 4) shall, at a minimum, include an efficiency kitchen.

There has been very high interest at the City's planning department in accessory dwelling units since these changes were first discussed at a public hearing last month. Currently, there is a huge demand for housing, particularly affordable housing, in Redding and California in general.

In Redding, for all of 2019, the total number of ADU applications and permits issued was 2. Since the announcement of the pending new zoning changes, 5 permits have already been issued and 8 others are in the plan check stage. In California, the number of ADU permits increased to 16,000 last year, compared to about 6,000 in 2018.

The City of Redding is also working with local architects to create plans that will be **pre-approved** by the building department to help save design costs for those who are interested in adding ADUs. It is anticipated that there will be 3 pre-approved architects plans to choose from by spring 2021.

County Again Tries Giving Big Raises This Time for All Department Heads (some elected)

The year 2020 has been economically devastating to the Shasta County area, at least for those living and working (or trying to work) here. However, it is becoming apparent that our local County government offices and employees are not suffering at all financially. In fact, huge raises are being handed out on a regular basis this year. There must be plenty of money to pay for all these raises...which are ***in addition*** to the already existing and agreed-upon bargaining unit contracts with built-in annual cost-of-living raises. The question is, ***where is all this extra money coming from***, particularly in the worst economy this County has seen since the great recession? Let's review the facts:

1) As we wrote in our October 2020 issue of "*The VOICE*," the Shasta County Sheriff's Association employees were given **10% raises** over the next 3 years along with added "merit pay." 2) As a result of those increases, the Sheriff's **Administrative** Association were given "compaction" raises totaling a whopping **27.5%**. Salary compaction refers to the condition where managerial/supervisory employees do not earn enough in relation to their subordinate employees.

3) And now, at the **December 15th County Supervisor Meeting**, item R-5 included yet another recommendation, that bears repeating in its entirety, to: "amend the Shasta County Salary Schedule for various Department Head, Assistant Department Head, and Deputy Department Head job classifications, including Elected Department Heads. The recommendations for the District Attorney and Sheriff-Coroner will re-align compaction rates that were impacted by recent salary inequity adjustments of subordinate job classifications. The recommendation for all other Elected Department Head salaries is a **15% adjustment**, with a recommendation that they be **re-evaluated in 2022**. The recommendation for re-evaluation of these job classifications in 2022 is the result of conducting a comprehensive salary review of all Elected Department Head job classifications. The recommended 15% salary adjustment will bring these Elected Department Heads closer to the findings of the comprehensive salary review but does not completely align the salary ranges with the findings. Recommendations for the identified appointed Department Heads, Assistant Department Heads, and Deputy Department Heads are based on a comprehensive salary review of the job classifications with consideration for maintaining the compaction between the Department Head and corresponding Assistant/Deputy Director job classifications." It was Supervisor Les Baugh who asked for this item to be brought up for discussion.

Here is another fact: There is no "fiscal impact" detailed in the staff report, but rather ***this*** inadequate statement to explain where the money is coming from: "The affected departments will review their current Fiscal Year Adopted Budgets and **submit a budget amendment if needed**. The affected departments will include appropriate funding in future requested budgets."

What? Sorry, but that "funding explanation" should not be acceptable by any of the Supervisors. They should demand that staff show not only the Supervisors but also the general public exactly how these increases will affect each of those budgets in dollars rather than percentages, and explain exactly where the money to pay for those raises is coming from, and do it **before** any salary increases are considered for approval.

But beyond the issue of granting such large raises during this particular devastating year, which not so incidentally are for the **public safety** departments, this community was led to believe that **there was not enough money** to pay for public safety services and, therefore, just 9 months ago, was asked to approve a 1% Countywide specific sales tax increase for this purpose. That sales tax measure (Measure A) failed by a very large margin.

Shasta VOICES "voiced" all of the above concerns directly to some of the Supervisors before the meeting. The good news is that there was a lengthy discussion on this item during the actual meeting. Supervisor Joe Chimenti asked good questions about where the money was coming from (among other pointed questions)...and the answer was from the **General Fund**, but staff was not able to provide the details. He tried to separate some of the issues and vote on others, but his motion to do so failed. All of the Supervisors except for Baugh did not feel that this is the right time to be talking about raises. In the end, **the entire item failed** and none of it was approved...but it may be brought back in 2021 again for consideration.

City Applies for \$1.2 million Grant to Add Denver Air Service

The City of Redding is applying for a grant in the amount of \$1.2 million to provide revenue guarantee funds to add Denver International Airport in Denver, Colorado, roundtrip air service for the Redding market with United Airlines.

A strong show of local support is an important part of the grant application. The City is seeking this support from local, state, and federal elected representatives, Redding's local businesses, the Shasta County Economic Development Corporation, and leaders of neighboring communities. Mead & Hunt, Inc. is being hired to prepare and submit the grant application.

Mead & Hunt, Inc. is the air service consultant with whom Redding was successful in securing a similar grant in 2005. They also were contracted with Redding in 2008 to secure service to Los Angeles, and in 2015 for marketing the existing San Francisco destination with the assistance of Shasta Cascade Wonderland.

Several recent meetings with United Airlines and Sky West Airlines, United's contracted air carrier, have been "fruitful" resulting in the proposed partnership for the service to Denver, Colorado. Stay tuned!

River's Edge Academy Approved at Shasta County Juvenile Rehabilitation Facility

On December 8th, the Shasta County Supervisors approved the establishment of a juvenile camp at the existing Juvenile Rehabilitation Facility on Radio Lane in Redding, which has a section with a 30-bed capacity that can be converted into an in-custody camp treatment program to be known as the ***River's Edge Academy***.

River's Edge Academy will serve 14 to 17 year old male and female youth who are moderate to high risk to reoffend and in need of residential treatment. It will provide local treatment options for youth and offers a safe and effective alternative to short-term residential treatment programs (which replaced the state group home system). These treatment options will allow youth to remain in their community and stay connected to their pro-social and family support systems. It will allow youth to continue to receive educational services and support from their local schools.

The existing 30-bed facility will be transformed from a custodial setting to resemble aspects of a treatment program, while maintaining compliance with state rules and regulations. A mental health clinician will be on site serving youth and families in the program along with extensive cognitive behavioral and substance use disorder treatment.

It is anticipated that River's Edge Academy will serve 10-15 youth at a time, who progress through the program in 6 to 12 months.

Shasta County's Probation Department requested this change. Designating the Academy as a juvenile camp will make the County eligible to receive funding from the State through the "Enhancing Law Enforcement Activities Subaccount Revenue Fund." The amount of funding received by the County is calculated on the average daily population of the juvenile camp from the previous fiscal year, which is estimated to be at least \$250,000 annually.

Additionally, the Supervisors approved an agreement with GEO Reentry Services, LLC in the amount of \$484,500 (\$161,500 per fiscal year) to provide evidence-based interventions and programming in the River's Edge Academy through June 30, 2020 with two automatic one-year renewals. These costs are included in the Probation Department's fiscal year 2020-21 adopted budget, and will be included in future years.

Emergency Housing Appendix Halts Micro-Shelters

On August 25th, the City of Redding's Planning Commissioners recommended approval of an amendment to Title 18, Zoning, of the Redding Municipal Code (RMC) to create a new land use category called ***Micro-shelter Supportive Communities (MSCs)*** and regulate the use in various zoning districts throughout the City.

The amendment defines MSCs as, "A residential facility operated by a provider which provides temporary accommodations in micro-shelters (non-buildings), not to exceed three hundred (300) days in any twelve-month period, for homeless individuals and families. For purpose of this definition, a "provider" shall mean an organization which provides or contracts with recognized community organizations to provide emergency or temporary shelter and which may also provide meals, counseling, and other services, as well as common areas for residents of the facility. A "micro-shelter" shall mean a shelter that is not constructed as a residential living unit per the California Residential Building Code." Examples include recreational vehicles, tiny homes, Calistoga huts, travel trailers, yurts, etc.

The Planning Commissioners felt that the proposed amendment meets the desire of the City Council to create a low cost option to address the issue of homelessness while protecting neighboring property owners from potential negative impacts.

However, on December 15th, rather than considering approval of the above recommended Micro-Shelter Supportive Communities new land use category, Redding City Council learned from City Manager Barry Tippin that an Appendix (known as Appendix O) to the California Building Code has recently been added. This appendix is entitled "***Emergency Housing***" and addresses the creation and use of temporary housing to provide opportunities for the unhoused to obtain shelter, as long as the local jurisdiction declares a "Shelter Crisis."

Appendix O defines types of emergency housing including tents, membrane structures, emergency sleeping cabins, and transportable housing units. For each type of housing, certain criteria must be met including duration of use, provision of utilities and adherence to various codes. Therefore, the proposed Planning Commission amendment for micro-shelters needs to be reviewed and revised.

So now, the Council must decide whether or not to declare a shelter crisis and how long it would last, determine what kind of housing would be allowed, whether a permit is required, how many people can live there, where the emergency shelter can be located, and how long people can stay there. Council generally said they prefer to start small, maybe allowing only one type of housing, and learn how to be successful before moving forward with a larger plan.

City staff will now work on a shelter crisis declaration and housing unit proposals, and bring it back to Council for consideration at a future Council meeting.

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.

New Redding Mayor for 2021—At its December 1, 2020 Council Meeting, newly elected City Council member Mark Mezzano and re-elected member Julie Winter were sworn in to serve four year terms. Once officially seated, the Council members voted to have Vice-Mayor Erin Resner serve as Mayor for 2021. Council member Kristen Schreder will serve as Vice-Mayor, and Mark Mezzano will serve as Mayor Pro-Tem.

Foundation Poured for New Downtown Redding Parking Garage—The foundation footings were being poured on December 10th for the Block 7 parking garage in Downtown Redding, about one year after the old California Street parking garage was demolished at this site. Currently, the garage is scheduled for completion in the 3rd quarter of 2021. When completed, this will add 398 parking spaces for the Downtown area.



Downtown Street Circulation Almost Complete—Installation of the asphalt has begun along Market street between Tehama and Butte Streets in the Pine and Market Street Alley. The remaining street pavers are being installed along Yuba, Butte and Market Streets. The Downtown Street Circulation Project is set for completion this month.

Downtown Market Center Update—Market Center, the four-story mixed-use building located at 1551 Market Street where the old Dicker's building once was, is in the final stages completion. The building includes 81 affordable housing units in the form of one, two and three-bedroom units. Occupancy of these units begins this month. There is an underground parking garage with 95 spaces (to support the residents and general public) and an additional 18 on-site parking spaces. There will be seven retail units on the bottom floor available for lease.

Levenson Property on Oasis Road Taken Over by Lender—In 2018, Don Levenson obtained a loan on the 149 acres of property that he and his family owned at the corner of Oasis Road and Twin View Blvd. in Redding. He had been trying for many years to get Costco Wholesale to relocate its Dana Drive store to the Oasis Road site, but Costco was unable to reach a deal with the Levenson's, and has recently purchased another Redding property for relocation of their current store at South Bonnyview and Bechelli Lane. The vacant Oasis property had been owned by the Levenson family for decades, but it went into loan default in 2019, and the finance company took ownership of it on November 16, 2020. **Enact Partners** of Carlsbad, California, took the property back through the foreclosure process. There is still a valid use permit for the former Costco site on the Oasis Road property, and Enact Partners may opt to implement the permit if they so choose. Currently, they are in the process of having a market study completed, and do not have any plans as of this writing.

Shasta Lake Council To Consider Windsor Estates Phase III—The Shasta Lake City Council will conduct a public hearing on January 5, 2021 to consider approval of Windsor Estates Phase III by Cornerstone Development, Inc. to subdivide 52 acres of undeveloped land into 80 lots in order to construct single-family homes that will range from 1530 square feet to 1724 square feet. The project is proposed to be constructed in three phases. The time frame for new home construction will depend on market demands, but could start in the spring of 2021. The main access to the subdivision would be from Pine Grove Avenue. The project site is located on the south side of Pine Grove Avenue, generally west of Cascade Boulevard and east of Coeur D'Alene Avenue. Cornerstone Development started building Windsor Estates in 1996 on Autumn Harvest Way. Today, the subdivision has more than 400 homes.

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