

**DEVELOPMENT SERVICES DEPARTMENT**

- BUILDING
- GIS
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- PERMIT CENTER
- PLANNING

**TRANSPORTATION AND ENGINEERING DEPARTMENT**

- AIRPORTS
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- STREETS
- TRAFFIC OPERATIONS

The Latest Developments is a publication of the City of Redding Development Services and Transportation and Engineering Departments.

For contact information, please refer to the end of this newsletter.

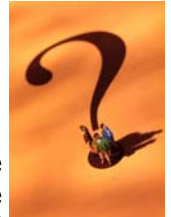
# THE LATEST DEVELOPMENTS



Issue 10

October 27, 2006

## MESSAGE FROM THE DEVELOPMENT SERVICES DIRECTOR



I am often asked, "What is the Development Services Department and what do you do there?" Since there has been a lot of recent discussion in the community about land use and growth issues, I thought this would be a good time to answer some of these questions. Over the next several months, the Development Services Department will share with you a bit of what we do and, more importantly, why we do it. This

month, we will start with the Planning Division (see page 4). In the future, we will touch on the Building and Code Enforcement, Land Development Engineering, GIS, and Permit Center Divisions. We hope you find these articles informative and, as always, *thank you* for helping us make Redding a great place to live and work!

## WHAT DOES THE DEVELOPMENT SERVICES DEPARTMENT DO?

The Development Services Department provides management and coordination of development activity in Redding. This is accomplished on several fronts by the five Divisions within the Department, all of which work together to provide assistance and direction throughout the entire development process. The five Divisions include:

- **Building and Code Enforcement.** Reviews and approves building permits for new development and ensures that compliance is met with building, health and safety, and property maintenance codes.
- **Geographic Information Systems (GIS).** Develops and maintains a variety of mapping and data resources, including the City's General Plan and zoning maps, utility mapping, floodplain mapping, etc.
- **Land Development Engineering.** Is responsible for the review and approval of grading and utility improvement plans.
- **Permit Center.** Provides general information and assistance with questions pertaining to planning, building, fire, and encroachment permits.
- **Planning.** Provides information to the general public and development community regarding the City's General Plan, Zoning Ordinance, and other development codes; approves minor development projects; and makes recommendations to the Planning Commission and City Council on large development proposals.

These services are necessary to help Redding grow consistent with the direction established by the community and as reflected in the City's General Plan. By working closely with our customers, each member of the Development Services Department is committed to helping make Redding an attractive and safe community.

**Building Division** — <http://www.ci.redding.ca.us/devserv/building/index.html>

### Building permits finalized during the last four weeks:

Structure	Number of Units	Valuation
Single-family	35	\$ 6,532,924
Multi-family	0	0
Commercial	12	5,359,577
Remodel, repair, & additions	142	2,269,866
<b>Total</b>	<b>189</b>	<b>\$14,162,367</b>

**153 permits were applied for from September 15, 2006, to October 15, 2006.**

### Building permits issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	18	\$ 3,727,695
Multi-family	2	186,658
Commercial	15	3,643,899
Remodel, repair, & additions	141	2,229,882
<b>Total</b>	<b>176</b>	<b>\$9,788,134</b>

## New Employee in the Building Division



**Kim Hein  
Plans Examiner**

I grew up in Fair Oaks, just outside Sacramento. I went to Cal Poly, San Luis Obispo, and was fortunate to study abroad for one year in Munich, Germany. I graduated from Cal Poly in 2001 with a Mechanical Engineering degree.

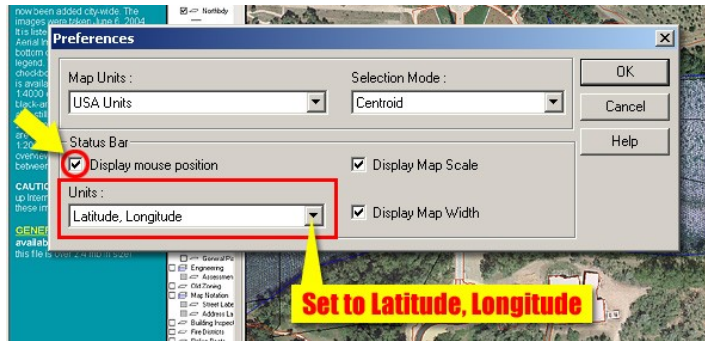
In 2001, I met my husband on an alumni ski trip to Whistler where, over a few months, he convinced me that Redding was "Heaven on Earth." I quickly moved to Redding and discovered the Civil Engineering world. I received my Civil Professional Engineering License this year and now am very excited to be working for the City of Redding Building Division as a Plans Examiner. My hobbies include snowboarding, wakeboarding, camping, traveling, and spending time with friends and family. Please stop by and say Hi.

**GIS Division** — <http://www.ci.redding.ca.us/devserv/gis/index.html>

## Viewing Latitude/Longitude in MapGuide

One of the many requests that the GIS Division gets each month is to find out the latitude and longitude for a specific location or facility. The latitude/longitude (Lat/Lon) of a location or facility is commonly required for State or Federal government reporting. Lat/Lons can also be used for recreational GPS and in-car navigation systems. These coordinates can also be passed to web-based routing applications for directions or used in mapping applications like Google Earth.

The GIS Division has made Lat/Lon information available to City staff and the public since 1998 through our MapGuide Interactive City Map. In order to view Lat/Lon information, open MapGuide Interactive City Map. With your mouse cursor over the map window, right click and choose "Preferences"; in the Preferences dialog box, make sure that the "Display Mouse Position" box is checked; then click in the box under "Units" and change to "Latitude, Longitude"; now click "OK" to accept the change. Now, as you move your mouse cursor around the Map window, you should be



able to view the Lat/Lon information on the left end of the Status Bar below the Map window. Simply zoom in on your area of interest, turn on the aerial imagery if desired, and then hold the mouse steady over your point and view the Lat/Lon in the lower-left corner.

The Lat/Lon information is in Decimal Degrees. Most web-based mapping sites accept coordinates as Decimal Degrees, although some GPS equipment requires the Lat/Lon in Degrees/Minutes/Seconds (D/M/S). If you need to convert the Lat/Lon from Decimal Degrees to Degrees/Minutes/Seconds, we have a step-by-step example on the GIS Division website: [http://www.ci.redding.ca.us/devserv/gis/viewing\\_latlon.html](http://www.ci.redding.ca.us/devserv/gis/viewing_latlon.html).

**Planning Division** — <http://www.ci.redding.ca.us/devserv/planning/index.html>

## Board of Administrative Review

### At its meeting on September 27, the Board

Continued Parcel Map Application PM-11-06 to the meeting of October 11, 2006.

### At its meeting on October 11, the Board

**Approved** Parcel Map PM-11-06, by Erick Carlson, to divide 1.92 acres to create three 0.86-, 0.61-, and 0.45-acre parcels on property located on the west side of Hemlock Street, approximately one-tenth of a mile north of its intersection with Hemlock Court.

### At its meeting on October 25, the Board

**Continued** to the meeting of November 8, 2006, Dean Kassebaum's appeal of Condition 8 of Site Development Permit SDP-D-23-06, requiring construction of a bus turnout and passenger-waiting area, in relation to commercial development of a vacant parcel, including one 6,775-square-foot retail building with a drive-through coffee restaurant and one 7,400-square-foot retail building, on property located at 1230 Churn Creek Road.

## Planning Commission

### At its meeting on September 26, the Planning Commission

**Adopted the Mitigated Negative Declaration and approved** Use Permit UP-2-06 and Grading Permit GP-39-06, granting the Sacramento Watersheds Action Group permission to perform creek restoration and fishery-enhancement activities along the Middle Fork Sulphur Creek from the west side of Market Street/State Route 273, upstream to the Union Pacific Railroad tracks, and the East Fork Sulphur Creek from its confluence with the Middle Fork Sulphur Creek, upstream to the Union Pacific Railroad tracks.

**Denied** Variance Application V-1-06, by Panda Restaurant Group, Inc., and Superior Electrical Advertising, Inc., for a variance to exceed the maximum 20-square-foot sign-area limitation for two proposed drive-through menu board signs for the Panda Express fast-food restaurant, for a total of two 23.63-square-foot menu board signs, on property located at 966 Dana Drive

**Adopted Resolution** determining that a proposal by Shasta Enterprises for two 96-foot-high residential condominium towers containing 164 dwelling units at 2110,

2150, and 2188 Bechelli Lane and 462 and 476 Redcliff Drive is incompatible with the City's General Plan (Applications GPA-2-06, RZ-6-06, S-9-06, and PD-5-06). The resolution also recommends that the City Council initiate a review of General Plan policies related to building height, residential and commercial growth, transportation, and other City growth-related policies.

### At its meeting on October 24, the Planning Commission

**Approved** Variance V-2-06, granting Brenton and Julie Clements permission to to construct a swimming pool five feet from the property line within the street side-yard setback area along Uranium Court and within five feet of a residential patio cover, on property located at 288 Aquamarine Way.

**Continued to the meeting of November 14, 2006,** a Recommendation to the City Council for consideration of amendments to Chapter 16.12 (Grading Ordinance) of the Redding Municipal Code, concerning the criteria for compliance with grading standards and erosion- and sediment-control measures required during and after grading.

## What is Planning?

Planning, also called urban planning, is a dynamic profession that works to improve the welfare of people and their communities by providing policy makers and citizens with the tools they need to create convenient, equitable, healthful, efficient, and attractive places for present and future generations. Community planning enables civic leaders, business owners, and citizens to play a meaningful role in building a community that will enrich people's lives and meet their goals for a sound economic future. Planning activities can and do occur at the local, regional, State, and Federal levels.

### WHY DO WE NEED TO PLAN FOR COMMUNITY GROWTH?

Successful urban planning considers the community's character, or "sense of place," its local identity, respect for natural and historic heritage, and an understanding of the opportunities and limitations; for example, flood zones or traffic issues that affect the growth of the community. Planning helps provide the foundation for balancing these considerations to create a community that offers better choices for where and how people live.

### WHAT DO PLANNERS DO?

Planning is done in many arenas and involves professionals who are urban planners by education, as well as those who are professionally certified by the American Institute of Certified Planners (AICP). Planning is a highly collaborative field, and planners spend much of their time working with citizens, engineers, architects, property owners, and policy makers on individual projects. A planner's day may start with a meeting to discuss the broad implications of a change in the General Plan or a discussion about the specifics of a particular development project.

*(Continued on page 6)*

## Engineering Division — <http://www.ci.redding.ca.us/devserv/eng/index.html>

### Bid Results

#### **NORTH MARKET STREET LANDSCAPE**

BS 3969 (Job No. 9498)

Engineer's Estimate: \$771,000

Engineer: Jeff Tedder @ (530) 225-4421

\*Addendum #1: 9/27/06

\*Addendum #2: 9/28/06

\*Addendum #3: 10/4/06

\*Addendum #4: 10/5/06

#### **Apparent Low Bidder:**

Hemington Landscaping @ \$1,019,221

#### **Second Low Bidder:**

Guiton & Sons @ \$1,372,474.55

#### **TEST WELL NO. EW-23**

BS 3977 (Job No. 2286)

Engineer's Estimate: \$62,200

Engineer: Corri Zimmerman @ (530) 245-7120

#### **One Bidder:**

Nor Cal Pump & Well Service @ \$60,500

#### **TEST WELL NO. EW-25**

BS 3973 (Job No. 2285-30)

Engineer's Estimate: \$62,200

Engineer: Corri Zimmerman @ (530) 245-7120

#### **Apparent Low Bidder:**

Nor Cal Pump & Well Service @ \$62,000

#### **Second Low Bidder:**

Maggiora Bros. Drilling @ \$66,400

### Foothill Reservoir Replacement — Construction Update

Work on the 2.4-million-dollar contract to construct a new Foothill Reservoir continues. With the concrete pad construction complete in late July, CB&I (tank contractor) mobilized and began constructing the tank floor on July 24. The photos show the two existing 1.5-million-gallon (MG) reinforced concrete tanks that were demolished and the newly constructed 4-MG welded steel tank. CB&I's four-person crew completed steel work last week. The photo shows the seams of the sheet steel, which are 8 feet by 40 feet. With steel work complete, site grading (Stewart Engineering & Lecky Land Clearing) has resumed. Major work ahead will be

painting of the tank, completion of the 18- and 24-inch waterline tie-ins, and new landscaping of the park. The existing topsoil was stockpiled and is being reused. The project is about 65 percent complete, with completion expected by next spring.

It is estimated that 2,600 tons of concrete were recycled into aggregate, and 100 tons of steel were also recycled from the existing two concrete tanks. The removal and recycle work was done by Lecky Land Clearing.

**Before**



**After**



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[Ci.redding.ca.us](http://Ci.redding.ca.us)



City of Redding  
777 Cypress Avenue  
Redding, CA 96001

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The planner's role is to help frame the "big picture" issues and to relate individual projects to adopted planning goals and guidelines to achieve a final project that meets the needs of the community. This might include addressing site or building design, environmental considerations, support for the local economy, or equitable access for all members of the community. Planners working with the community help all of us meet the challenges of growth and change.

**WHAT DOES THE CITY'S PLANNING DIVISION DO?**

Redding's planning services are administered by a team of planners, technicians, and clerical staff. The Planning

Division has primary responsibility for zoning and land use permits as well as long-range planning, such as development of the City's General Plan. It also provides local administration of State and Federal development and environmental review laws. Other essential functions are to provide the public with information and guidance concerning General Plan policies, zoning district regulations, floodplain boundaries, statistics on growth and development, property information, and other services relevant to land use and the orderly development of the community. If you would like more information about the City's Planning Division, please contact Planning Manager Doug DeMallie at 225-4028.

**Contact Information**

**Development Services Department**

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Permit Center	Wayne Gungl	225-4018	wgungl@ci.redding.ca.us

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