

DEVELOPMENT SERVICES DEPARTMENT

- BUILDING
- GIS
- LAND DEVELOPMENT
- PERMIT CENTER
- PLANNING

TRANSPORTATION AND ENGINEERING DEPARTMENT

- AIRPORTS
- ENGINEERING CAPITAL
- RABA
- STREETS
- TRAFFIC OPERATIONS

Did you know . . .

At 450 miles long and 50 miles wide, the Great Central Valley is about the size of Great Britain.

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 1

January 18, 2008

CODE ENFORCEMENT DIVISION

The Code Enforcement section of Development Services had another very active and successful year in 2007. Community needs and limited resources dictated that Code Enforcement continue to find versatile and innovative ways to support and protect city neighborhoods and businesses. As always, the goal of the Code Enforcement section is to address blighting conditions early and prevent the deterioration of neighborhoods that can occur if problems are not addressed. In 2007, a significant portion of the Code Enforcement section's work involved addressing the occupancy of dwellings without electrical utilities. Our program to address this safety issue is designed to educate about the potential danger and, when needed, assist the persons affected with finding other living arrangements until their power is restored.

One effort where compliance was particularly successful in 2007 (90% voluntary compliance) was in the area of zoning violations. Typical violations included:

- Encroachments in front-yard setbacks
- Unpermitted outdoor sales
- Garage sales
- Commercial-vehicle storage
- Unpermitted open-space use
- Animal-keeping
- Illegal fence construction
- Sign compliance

In addition, Code Enforcement regularly investigated complaints about substandard housing conditions, property maintenance violations, and illegal uses occurring on residential properties. Of course, the Code Enforcement team also handled traditional code enforcement concerns involving property blight. The most commonly reported violations involved:

- Substandard conditions involving roofs, failing foundations and floor support systems, and faulty plumbing/electrical/mechanical systems
- Illegal garage conversions and building occupancies
- Unsanitary and/or hazardous living conditions
- Construction without required permits
- Poor landscape maintenance
- Sewage spills
- Dangerous or abandoned buildings

To address violations, a simple first notice is issued to the property owner or tenants of a property to encourage correction of the violation. Enforcement case investigation and resolution may require extensive follow-up, and to accommodate this, property owners are afforded time frames ranging from 30 to 90 days in which to correct most violations.

(Continued on page 2)

21ST ANNUAL STATE OF THE CITY

Luncheon

Monday, February 4, 2008
Redding Convention Center
11:30 a.m., Luncheon at Noon, Limited Seating
\$30 per person—Balcony Seating
Table of eight—\$300—Convention Center Main Floor

Cascade Theatre

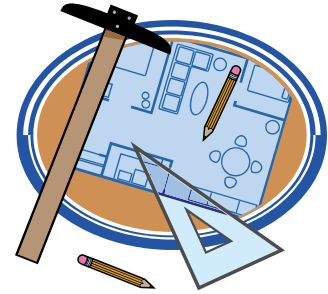
State of the City presented to the public,
5:30 p.m. *No charge.*

Deadline for registration is Mon., Jan. 28, 2008.
Mail check to G.R.C.C., 747 Auditorium Drive,
Redding, CA 96001 or fax to 530-225-4398

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	11	\$ 1,292,900
Commercial	3	513,155
Remodel, repair, & additions	128	2,935,597
Total	142	\$4,741,652



199 permits were applied for from Dec. 15, 2007, to Jan. 15, 2008

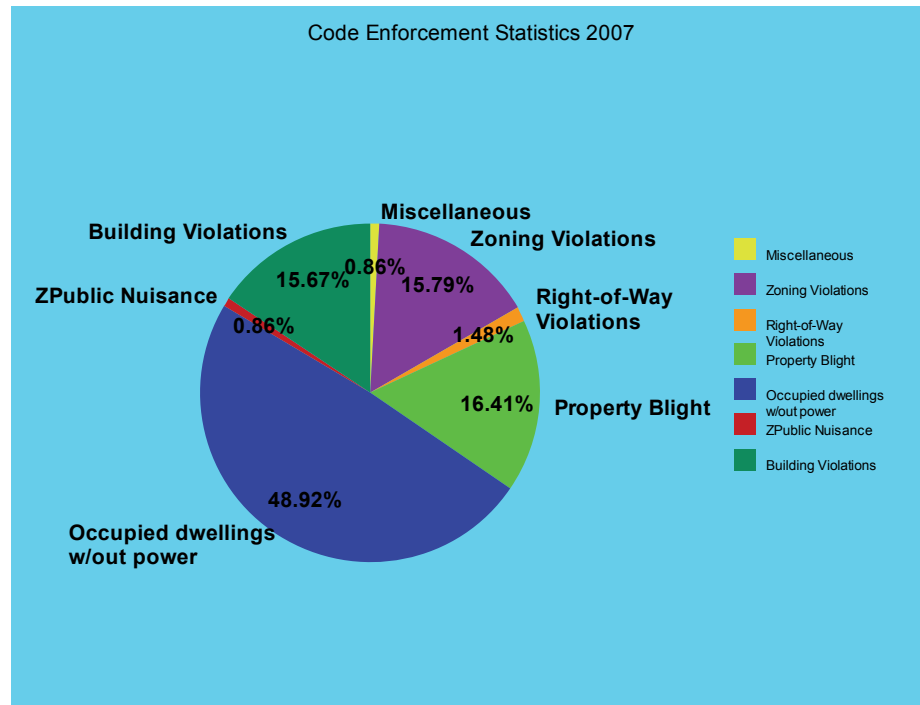
Building permits issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	6	\$ 910,077
Commercial	2	574,817
Remodel, repair, & additions	50	1,052,260
Total	58	2,537,154

(Continued from page 1)

Should they fail to do so, an administrative citation can be issued for continuing violations. When compliance is not achieved, cases can be referred to the City's Administrative Hearings Board.

The success of the Code Enforcement section, in effectively working with property owners to help protect our neighborhoods, is easily measured. In 2007 the Code Enforcement section responded to 1,621 violations, and of these, only 8 cases were required to be referred to the Hearings Board for additional action. The following pie chart identifies the various enforcement areas, along with the number of cases processed in 2007.



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

Projects Currently Bidding

INSTALLATION OF 115KV BREAKERS AT AIRPORT AND EAST REDDING SUBSTATIONS

BS 4107 (Job No. 9295-13 and 9295-34)

Engineer's Estimate: \$909,000

Engineer: Brian King @ (530) 339-7325

Closes: January 17, 2008

Plans & Specs: \$100

Addendum 1: January 9, 2008

PARTIAL OFFICE REMODEL PROJECT AT THE CITY OF REDDING CIVIC CENTER

BS 4097 (Job No. 2503-01)

Engineer's Estimate: \$128,000

Engineer: Brian King @ (530) 339-7325

Closes: January 17, 2008

Plans & Specs: No Charge



Bid Results

SOUTH BONNYVIEW ROAD WIDENING PROJECT

BS 4063 (Job No. 2220)

Engineer's Estimate: 13,200,000

Engineer: Chuck Aukland @ (530) 245-7156

Apparent Low Bidder:

Tullis, Inc. @ \$11,483,412

Second Low Bidder:

JF Shea @ \$11,994,461.63

Third Low Bidder:

Axner Excavating @ \$12,593,036.05

RMU MICROWAVE RADIO NETWORK INSTALLATION

BS 4076 (Job. No. 2300)

Engineer's Estimate: \$100,000

Engineer: Jeff Tedder @ (530) 225-4421

Apparent Low Bidder:

Infused Technology @ \$80,500

Second Low Bidder:

Valley Industrial Communications @ \$195,500

2007 SIDEWALK REPAIR PROJECT

BS 4080 (Job No. 2297)

Engineer's Estimate: \$130,000

Engineer: Dennis Russo @ (530) 245-7154

Apparent Low Bidder:

Frank Medina @ \$98,385.50

Second Low Bidder:

Robert Frank Construction @ \$113,343

Third Low Bidder:

Ron Hale Construction @ \$124,302



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Visit the City's Website
ci.redding.ca.us



City of Redding
 777 Cypress Avenue
 Redding, CA 96001

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

Board of Administrative Review

At its meeting on January 2, the Board

Approved Site Development Permit Application SDP-25-07, granting John D. Hoepfner, permission to establish a bar in an existing building on property located at 1729 California Street in a "CBD-SP" Central Business District with Downtown Specific Plan Overlay District.

Approved Parcel Map Application PM-11-07 and Site Development Permit Application SDP-26-07, granting Frank Wilson permission to divide 53 acres into three lots and construct a recreational-vehicle storage and ministorage facility on the eastern side of the

property. The property is located at 8100 Airport Road in an "RS-2" Residential Single Family District.

At its meeting on January 16, the Board

Approved Site Development Permit Application SDP-20-07, granting Steven Woods, permission to construct a 5,923-square-foot market/convenience store with an associated fuel island on property located at 1292 College View Drive in a "GC" General Commercial District.



Planning Commission

There were no Planning Commission meetings held in December or on January 8

Contact Information

Development Services Department

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GIS	Jim Coats	225-4468	coats@ci.redding.ca.us
Land Development	Marty Wayne	225-4374	mwayne@ci.redding.ca.us
Planning	Douglas DeMallie	225-4028	demallie@ci.redding.ca.us
Permit Center	Wayne Gungl	225-4018	wgungl@ci.redding.ca.us

Transportation and Engineering Department

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RABA	Sue Hanson	245-7116	shanson@ci.redding.ca.us
Streets	Dave Rader	224-6077	drader@ci.redding.ca.us
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