



SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

FOCUS AREA PUBLIC WORKSHOP #2

Channel Area

February 13, 2024

Objectives

- ✓ Receive presentation
- ✓ Ask questions on any of the subject material
- ✓ Provide feedback and/or recommendations

Zoning and Design Standards

Stockton, California Municipal Code, Charter, and Civil Service Rules

Title 16 DEVELOPMENT CODE

Alert: This item has been affected by: [Ordinance 2023-01-10-1203](#), [Ordinance 2023-01-10-1601](#), [Ordinance 2023-01-24-1601](#). Visit the [CodeAlert](#) page for more information on pending legislation.

[Expand List](#)

Division 1. Purpose and Applicability of Development Code

Division 2. Zoning Districts, Allowable Land Uses, and Zone-Specific Standards ⚠

Division 3. Site Planning and General Development Regulations ⚠

Division 4. Application Process

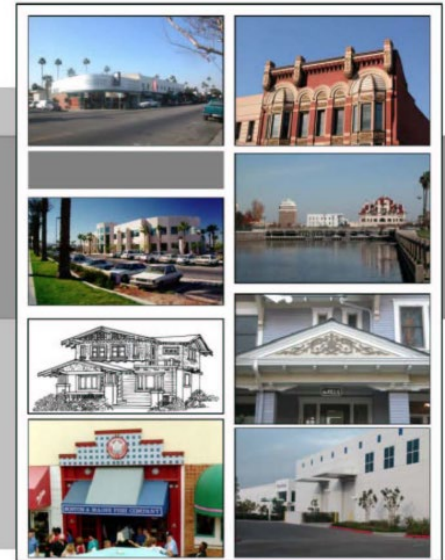
Division 5. Land Use/Development Procedures

Division 6. Subdivision Regulations

Division 7. Development Code Administration

Division 8. Glossary

STOCKTON CITYWIDE DESIGN GUIDELINES



APPROVED BY CITY COUNCIL RESOLUTION 04-0213
MARCH 30, 2004

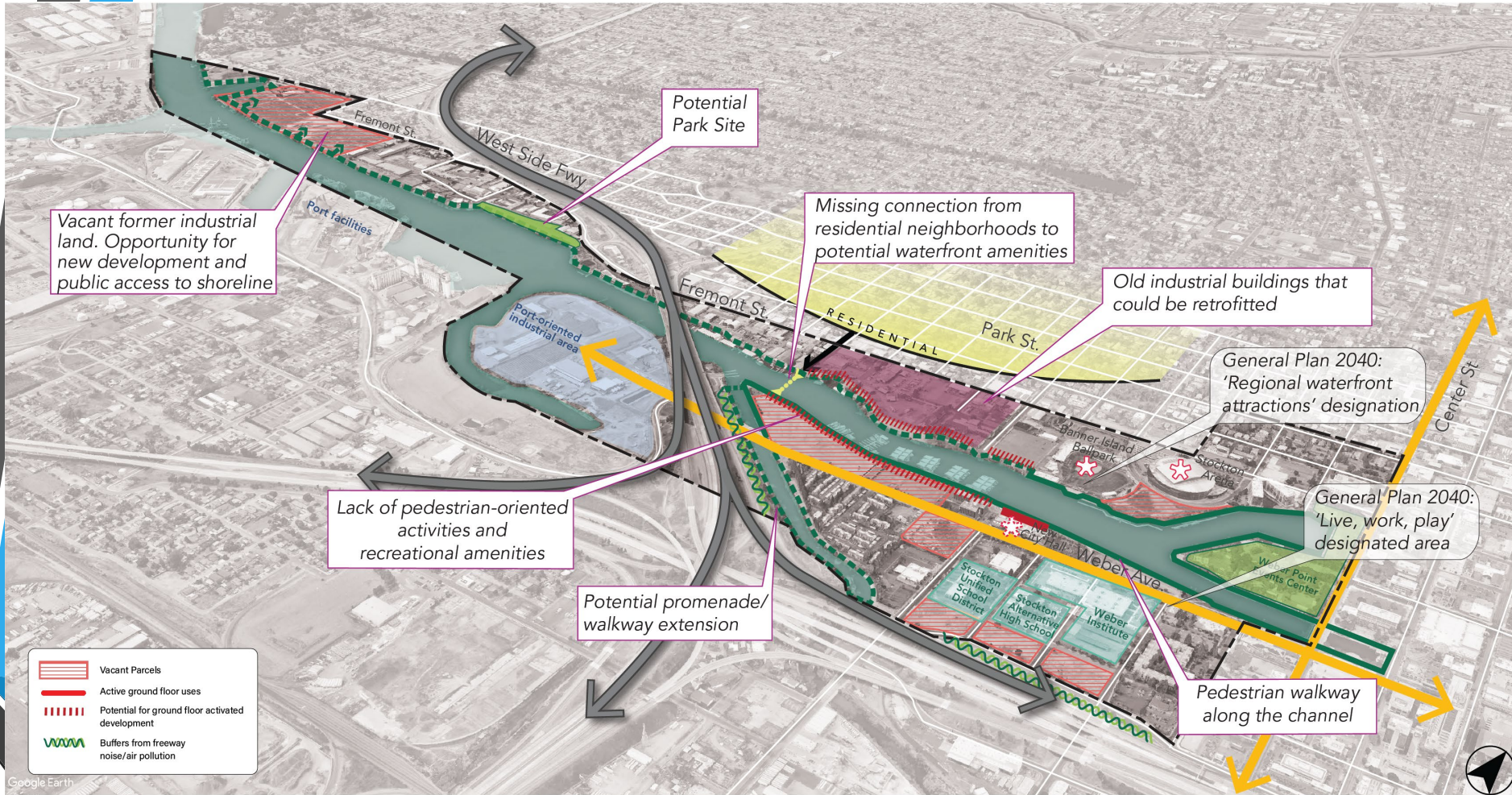
What We Heard

- Need clear, well-organized requirements and processes
- Expand 'by-right' uses
- Treat new construction and reuse of existing buildings differently
 - *Flexible standards*
 - *Parking requirements*
 - *Level of site improvements*
- Balance design requirements with development feasibility
- Increase communication across city departments

What We Heard (Continued)

- Concerns for heavy industrial compatibility with surrounding northern residential uses and Port uses south of the Channel.
- Money for infrastructure
- Environmental Remediation
- Concerns about residential along the Channel.
- Looks into maritime law and requirements for use of the Channel.
- Plan to help facilitate better access (bike and pedestrian) in the area.

What we Heard (Continued)



For Today's Workshop

Feedback on the following:

- Discuss Options to Address Issues
- Any remaining issues?

Responses to Issues

New Standards

- Keep overlay to add specific uses and standards
- Remove the *use permit* requirement for everything
- Look to create additional “sub” areas

Rezone

- Rezone properties to address certain issues raised
- Rezones will work in conjunction with overlay
- Rezones would reduce code complexity as underlaying zones would not conflict with Overlay.

Responses to Issues

Area	Solution
1	Help transition future heavy industrial uses out of the channel that conflict with the surrounding residential uses and possible maritime and entertainment uses in the nearby downtown areas. Staff envisions using a new Commercial Flex (CF) zone that would be a hybrid zone for commercial and light industrial uses.
2	Remove developed uses not near the waterfront from the Channel Overlay Boundary. Possible rezones to align current uses with new zoning designations (i.e., existing housing zoned industrial).
3	Keep sub-areas to maintain maritime uses in the Commercial Downtown (CD) zones.

CHANNEL DISTRICT

2

Issue: Existing small lot homes next to light industrial uses and other properties not near the water's edge.
Potential Solutions: Remove developed uses not near the waterfront from the Channel Overlay Boundary. Possible rezones to align current uses with new zoning designations (i.e., existing housing zoned industrial).

1

Issue: Industrial uses near Residential uses.
Potential Solutions: Help transition future heavy industrial uses out of the channel that conflict with the surrounding residential uses and possible maritime and entertainment uses in the nearby downtown areas. Staff envisions using a new Commercial Flex (CF) zone that would be a hybrid zone for commercial and light industrial uses.

3

Issue: Keep sub-areas to maintain maritime uses in the Commercial Downtown (CD) zones.
Potential Solutions: Keep sub-areas to maintain maritime uses in the Commercial Downtown (CD) zones.



Legend

- Channel District Boundary
- Zoning Designation

DISTRICT MAP & AERIAL PHOTO

- Areas of consideration
- Areas to remove from boundary

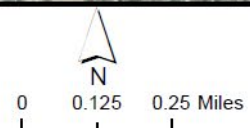
MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Map created by: AL

Map created on: February 13, 2024

Aerial Photo: Esri, Maxar, Earthstar Geographics, and the GIS User Community



New Standards

- Keep “sub” areas and possibly expand to areas west of Interstate 5
- Maintain marina and existing light industrial businesses.
- Encourage retail, office, Housing, and/or mixed-uses
- Remove mandatory use permit requirement
- Standards could refine access design and requirements.
- Aspects take from existing plans and programs for the area to define waterfront access.

North Shore “Sub” Area



Channel Area Connections



Rezones

- Amend the boundary of the Channel Overlay to remove properties not adjacent to the water line.
- Rezone existing residential uses from industrial to some sort of residential zone.
- Rezone industrial uses west of Interstate 5 (I5) to a new Commercial Flex (CF) zone that allows commercial and light industrial uses.
 - Could include a new “sub” area if existing uses do not fully align with the new CF zone.

Proposed Rezone Areas



Proposed Rezone Areas



Proposed Rezone Areas



Summary

- Anything to add?
- Next Steps
 - Refine Public Review Draft
 - Public Hearings for Adoption
 - Rezones could occur after



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