



# SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

FOCUS AREA PUBLIC WORKSHOP

Channel Area

March 22, 2023



# Objectives

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

# Shape Stockton Efforts

1. Zoning Inconsistency Changes (Series and Phase efforts) *Mostly Completed 7/12/22*
2. Housing Element update and Housing Action Plan (HAP)
3. Neighborhood Action Plans: Cabral/East Cabral, Little Manila/Gleason Park, and South Airport Way areas
4. Improvements to permitting software (Accela)
5. Development Code and Design Guideline Overhauls (*adopted 2004*)



# Development Codes Decoded

Development codes answer the where, what, and how of land use:

## WHERE

*Where different uses are allowed*

## WHAT

*Standards for the siting and design of development*

## HOW

*Procedures for review and approval*

# Who uses the Code



**Residents-** building permits for home additions and other improvements (pools, fences, decks, ADUs, driveways).

**Businesses-** where a business can be placed and what is needed for operation to begin.

**Applicants-** Includes developers and nonprofits, for understanding how to build a new project (apartments, store, office, industrial).

**Design Professionals-** Clear rules in design how a building or area can be developed.

**Planning Staff/Officials-** How to regulate all of the above items and balance clarity with flexibility.

# 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

# Zoning and Design Standards

## Zoning Standards (Development Code)

- Regulates land use/businesses
- Regulates Design Intensity (Floor Area Ratio, density, height)
  - *consistent with the General Plan.*
- Regulates Physical Form (Site and Building)
- Includes *Overlays* for areas with Unique needs
- Direct and Straight Forward

## Design Standards (Topics such as..)

- Design theme, Architecture, Façade design, Landscaping, Signage, lighting, site amenities (benches, trash, etc..).
- Includes *Districts* for areas with Unique needs
- Provides options and examples for items not directly regulated by Zoning requirements.

# Zoning and Design Standards

## Zoning Standards

### RETAIL TRADE

	RE	RL	RM	RH	CO	CN	CG	CD	CL	CA	IL	IG	PT	PF	OS	
Agricultural chemical sales											A	L	P			16.36.080
Alcoholic beverage sales																
Bars and nightclubs—On-sale						C	C	C	C							16.80.270
Sale of alcohol—Off-sale						C	C	C	C				C	C		16.80.040

### 16.24.200 Table 2-3 Zoning District Development Standards.

TABLE 2-3.A  
ZONING DISTRICT DEVELOPMENT STANDARDS

Development Feature (See Division 8 for definition of each)	REQUIREMENT BY ZONING DISTRICT															MX, UC
	RE	RL	RM	RH	CO	CN	CG	CD	CL	CA	IL	IG	PT	PF	OS	
Minimum lot size	<i>Minimum area and width for new parcels. For a minimum specific zoning district area size requirement, see Section 16.16.020 (Zoning districts established)</i>															Per master development plan
Area	1 ac	5,000 sf	7,500 sf	7,500 sf	No minimum										5 acres	
Width	150 ft	50 ft		No minimum												
Density	<i>Number of dwellings permitted in a residential subdivision or in a multifamily residential project on an acre (net) of land.</i>															

## Design Standards

### COMMERCIAL DESIGN GUIDELINES

#### MIRACLE MILE DESIGN GUIDELINES

#### LANDSCAPING

The Miracle Mile District has limited opportunities for large landscaped areas because buildings are usually built to the property lines, thus covering most of the site. However, when opportunities do exist, landscaping is strongly encouraged.

A. The following are some options for existing buildings:

1. Planters under display windows and around outdoor dining areas
2. Window boxes
3. Potted plants near entries
4. Hanging baskets and sconces



Good examples of small planters adjacent to sidewalk.

- B. For new buildings, small landscaped areas or movable planters/containers are encouraged in front of the building adjacent to the sidewalk and near the main entrance.
- C. Buildings at corner locations should consider cutting back the corner of the building to provide outdoor plazas and landscaped open space.

# Limitations

## Development Codes Cannot:

### 1 Dictate Architectural Design

- Development Codes can improve physical character with respect to building envelope

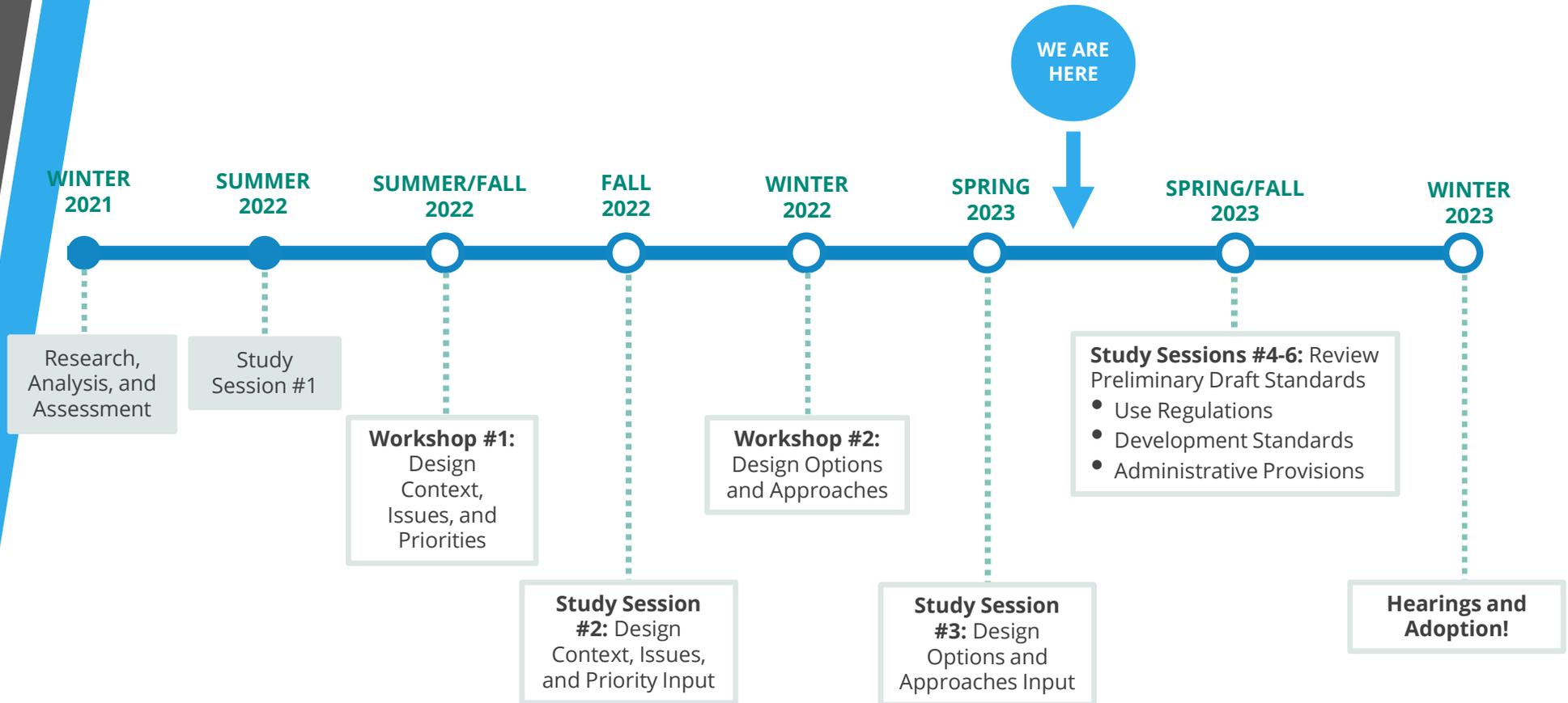
### 2 Regulate Free Market

- Cannot determine exact mix of tenants in private development
- Cannot create a market for development that does not otherwise exist

### 3 Establish Land Use Policy

- Development Codes are an implementation tool

# Process



# What We Heard

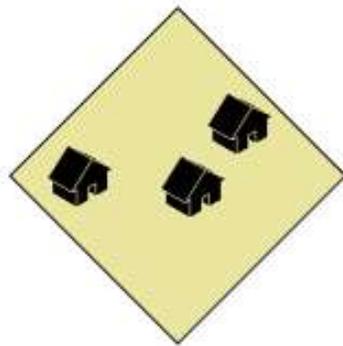
- Need clear, well-organized requirements and processes
- Expand 'by-right' uses
- Treat new construction and reuse of existing buildings differently
  - *Flexible standards*
  - *Parking requirements*
  - *Level of site improvements*
- Balance design requirements with development feasibility
- Increase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

# What are Focus Areas

- Areas of unique character with existing zoning and/or design standards.
- Channel Area, Downtown, Little Manila/Gleason Park, Magnolia and Design Districts, Miracle Mile, and South Airport Corridor.
- South Airport Corridor is the only new area.
- Each area will have its own Public Workshop.
- These areas will have zoning and design standards.

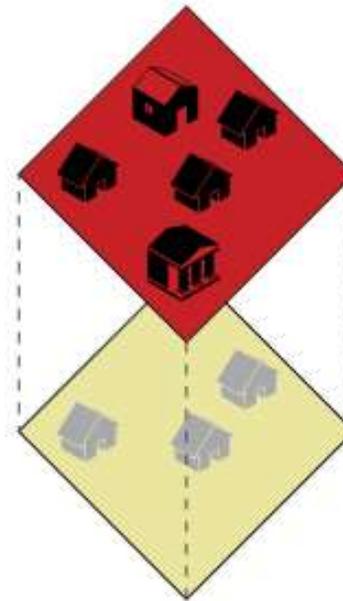
# Focus Areas (Overlays and Districts)

- Zoning Overlay (Municipal Code)
- Design District (Design Standards)



## BASE ZONING

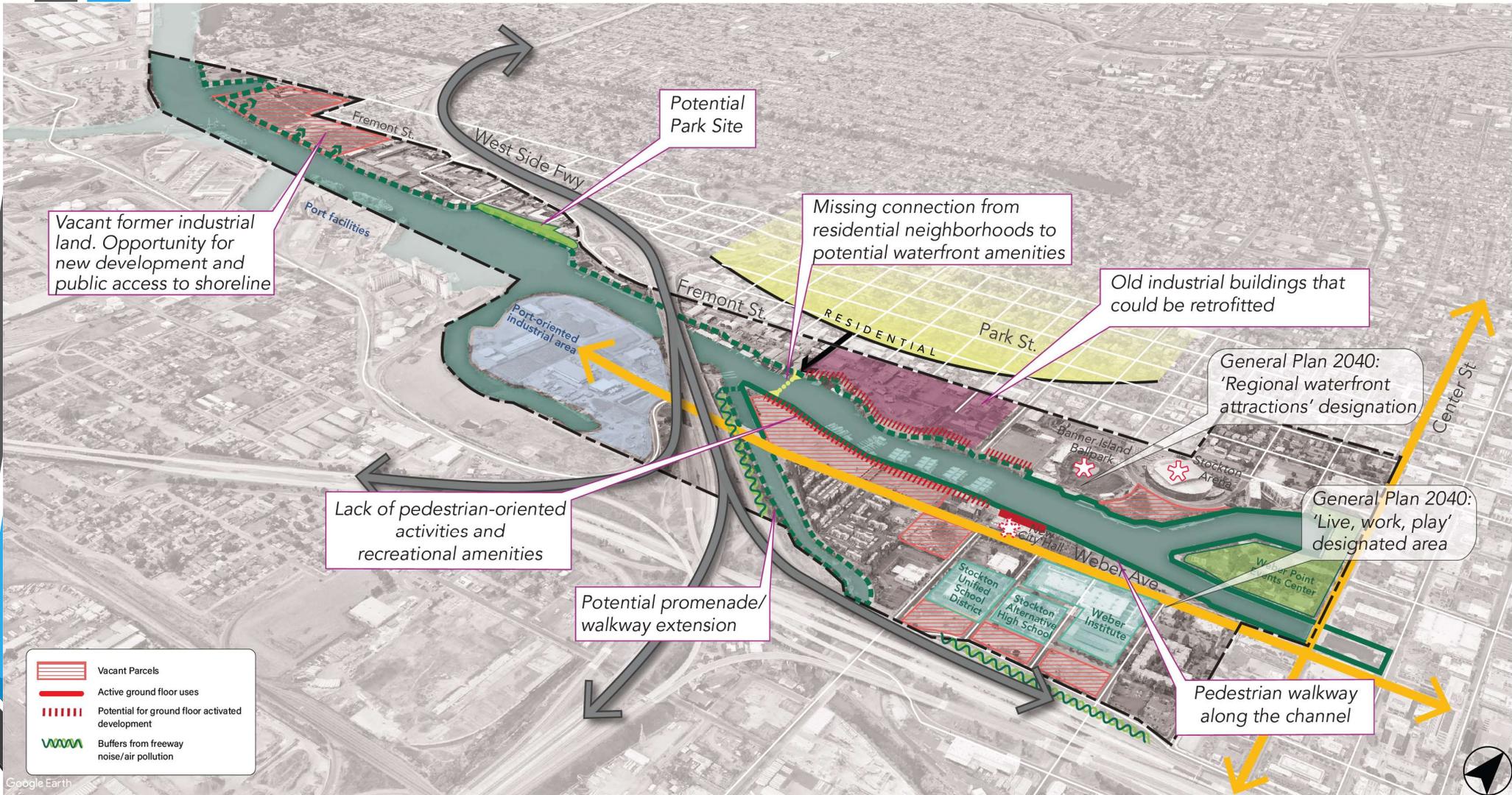
- ✓ Single-family home
- Coffee Shop
- Credit Union



## OVERLAY (*additional allowable uses*)

- ✓ Single-family home
- ✓ Coffee Shop
- ✓ Credit Union

# For Today's Workshop



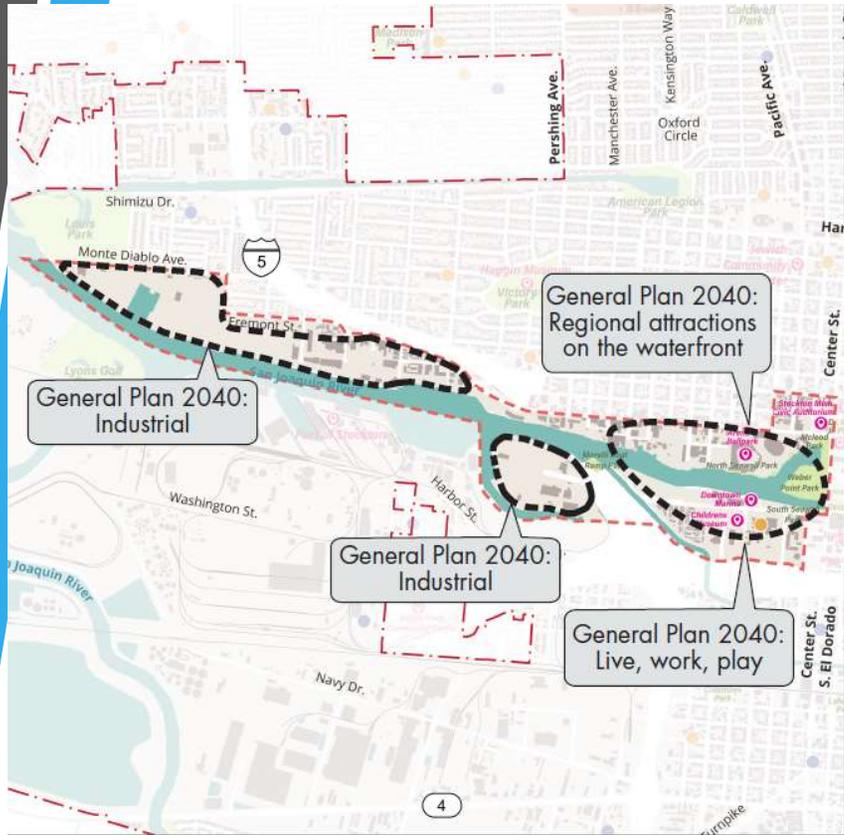


# For Today's Workshop

Feedback on the following:

- Themes or Issues
- Zoning and Land Uses (businesses)
- Physical Form
- Process (entitlements, permits, licensing)

# Channel Area



*Waterfront industrial building with distinct character.*



*New ballpark and arena located at N Van Buren and W Fremont St*



*The Channel Area is home to a diversity of maritime and light industrial businesses.*



*The Stockton Marina on the south side of the channel is surrounded by large areas of undeveloped land.*

# Themes and Issues

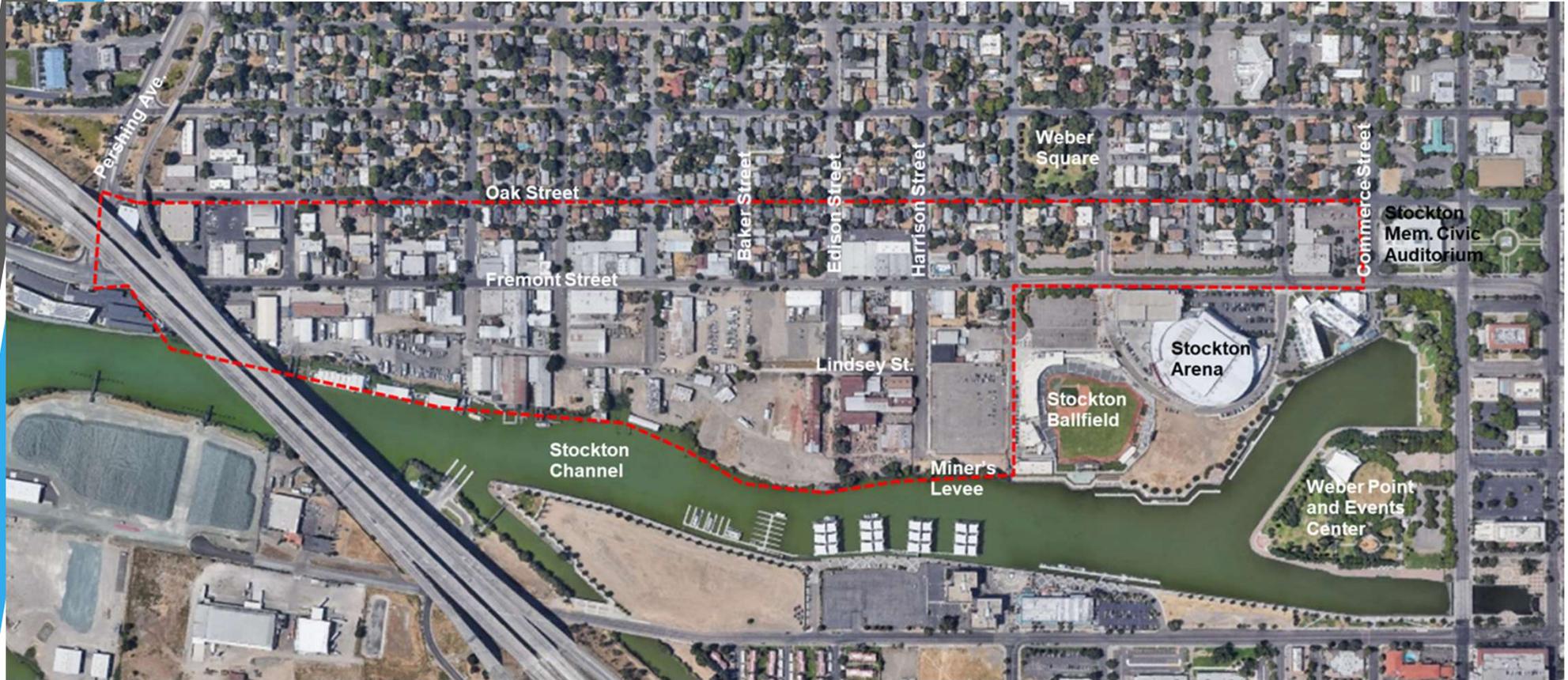
## Themes

- Support Entertainment Uses (sports and marina)
- Family Friendly
- Denser and walkable
- Different than the downtown business district

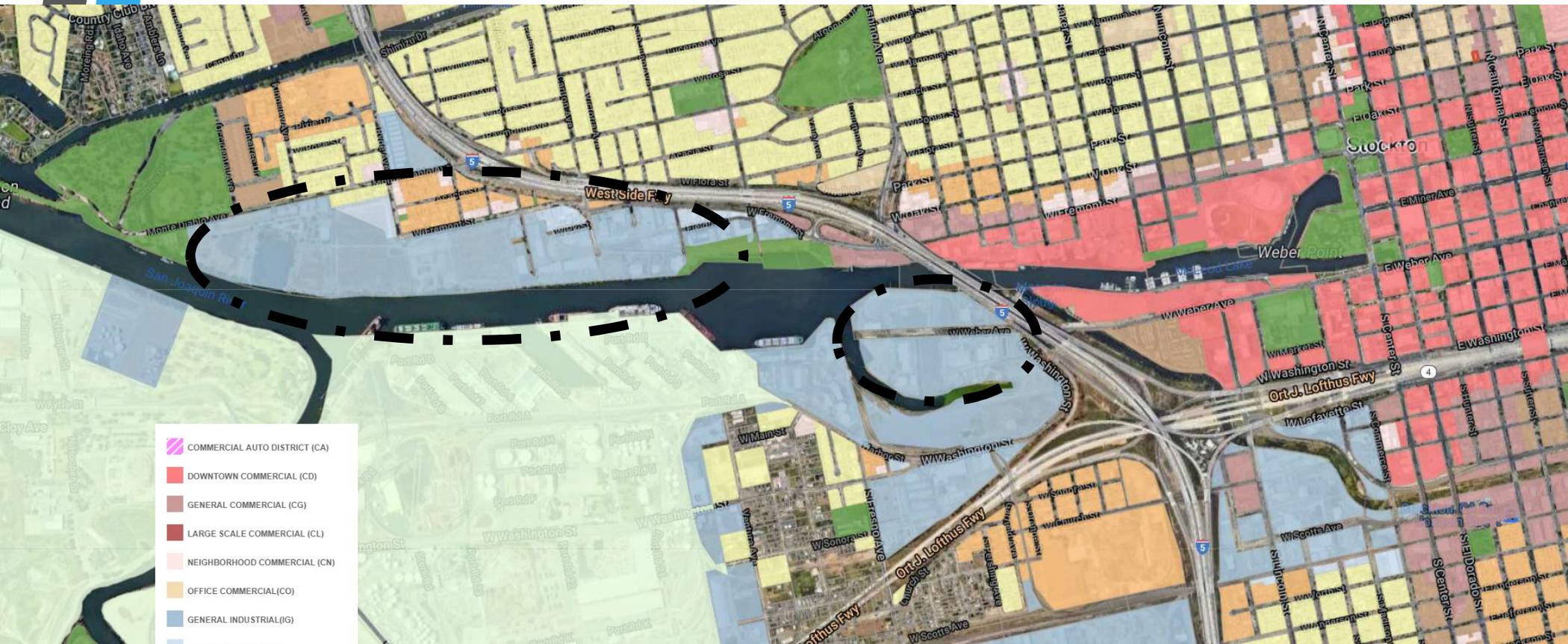
## Issues

- Environmental Issues (remediation, flooding)
- New Infrastructure
- Existing Market constraints
- Refinement of themes
  - Recreation vs functional vs hybrid
  - North/South Shore vs. Remaining Area

# North Shore



# Remaining Channel Area



- COMMERCIAL AUTO DISTRICT (CA)
- DOWNTOWN COMMERCIAL (CD)
- GENERAL COMMERCIAL (CG)
- LARGE SCALE COMMERCIAL (CL)
- NEIGHBORHOOD COMMERCIAL (CN)
- OFFICE COMMERCIAL (CO)
- GENERAL INDUSTRIAL (IG)
- LIMITED INDUSTRIAL (IL)
- PORT (PT)
- LOW DENSITY RESIDENTIAL (RL/P)
- MEDIUM DENSITY RESIDENTIAL (RM/P)
- HIGH DENSITY RESIDENTIAL (RH/P)
- MIXED USE (MX)
- OPEN SPACE (OS)
- PUBLIC FACILITIES (PF)
- UNIVERSITY/COLLEGE (UC)



# Zoning and Land Uses

# Zoning and Land Uses

## Desired Uses/Businesses

- Maintain marina and existing businesses
- Retail, office, and Housing and/or mixed-uses
- By-Right uses with standards desired.
- Entertainment Uses (wine, event space, other?)
- Flexibility in leasing/sub-leasing
- Nighttime activities? Bars, clubs, event space, etc..?

## Unwanted Uses/Businesses

- Heavy Industrial uses on the North and South Shore
  - What about the other Channel areas?
- Other??

# Physical Form

## BULK & SIZE

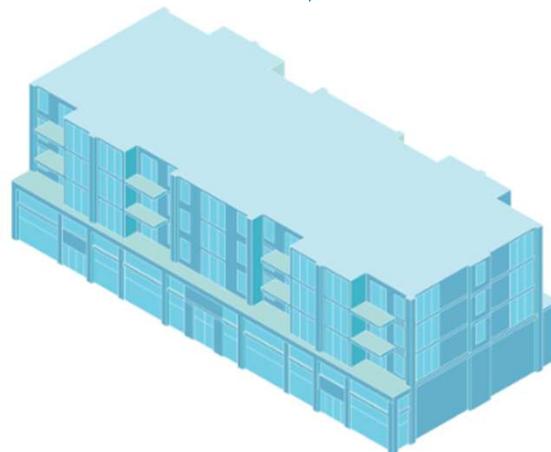
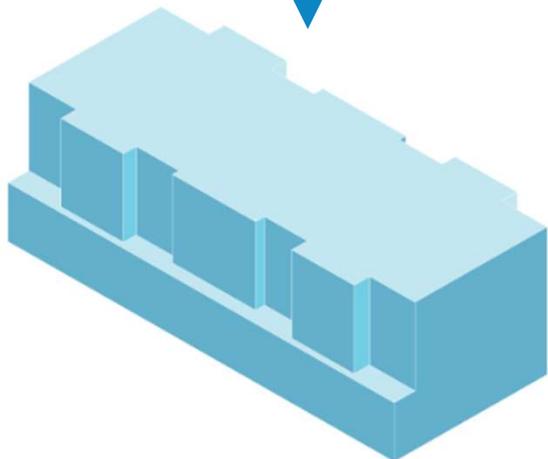
- Height
- Massing
- Setbacks
- Minimum Parcel Size
- Min/Max Density
- Floor Area Ratio (FAR)

## QUALITY & APPEARANCE

- Articulation
- Blank Walls
- Building Materials
- Roof Lines
- Amount of Windows

## FUNCTIONAL ASPECTS

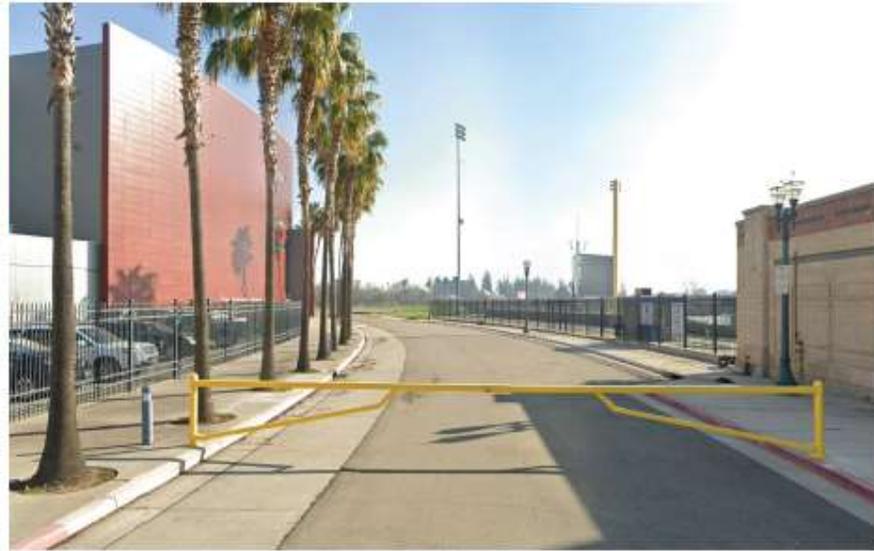
- Entrances
- Parking
- Landscaping
- Lighting
- Relation to other buildings



# Channel Area- Existing



*Waterfront buildings reflect the area's industrial legacy.*



*The ballpark and arena anchor the Channel Area but have not resulted in spinoff activities.*

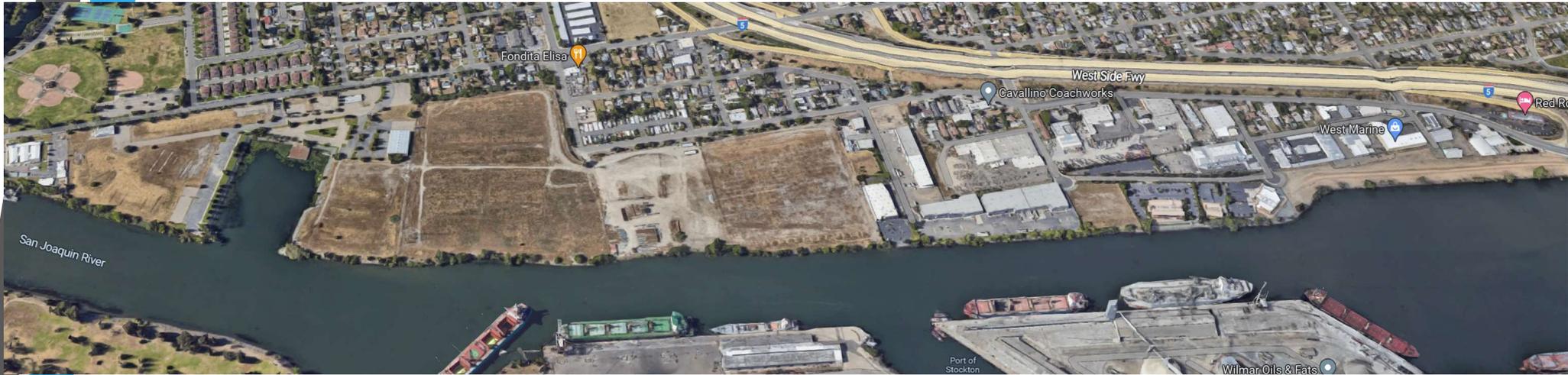


*The Channel Area is home to a diversity of maritime and light industrial businesses.*



*The Stockton Marina, on the south side of the Channel, is flanked by large undeveloped sites.*

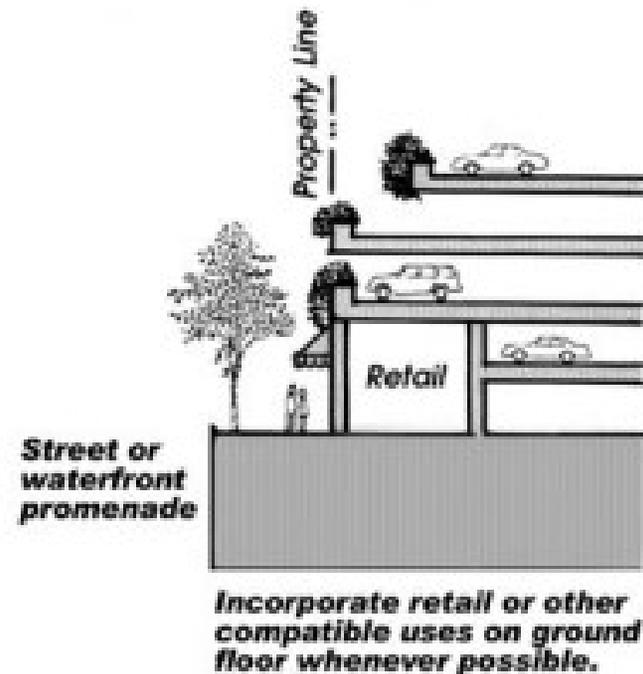
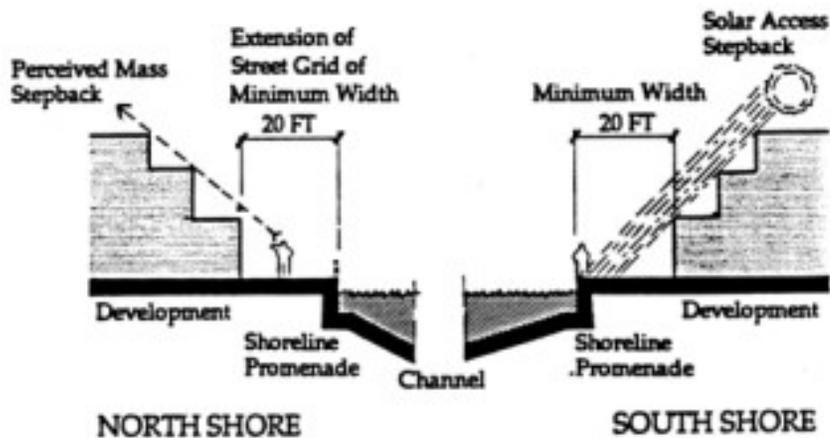
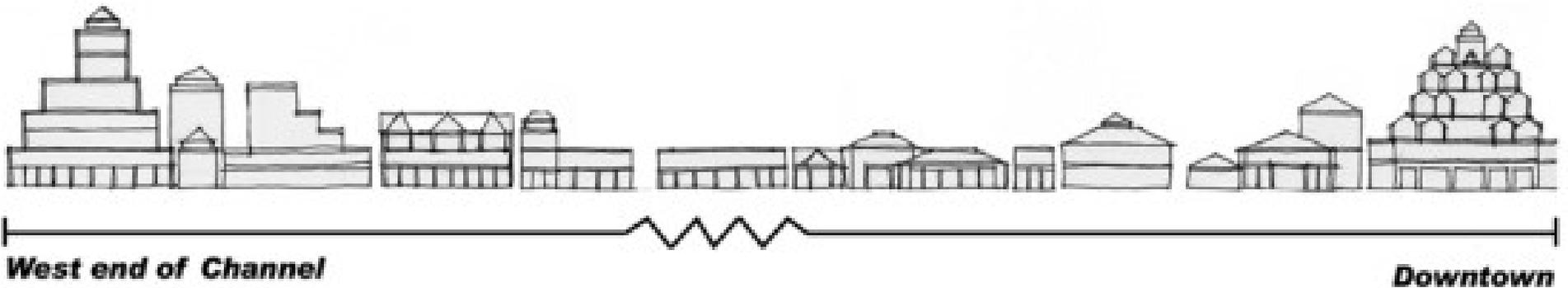
# Channel Area- Existing



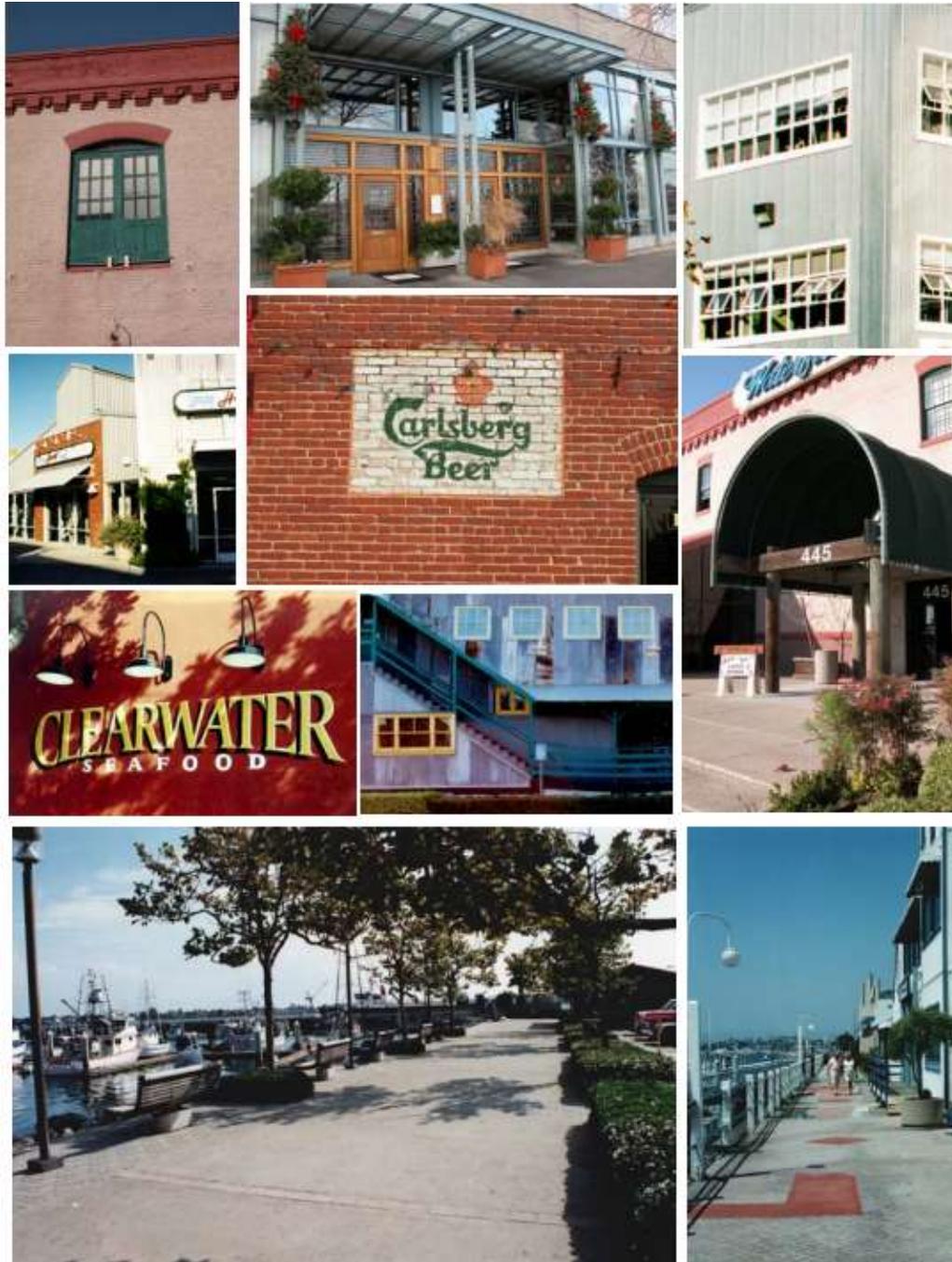
# Channel Area Existing Examples



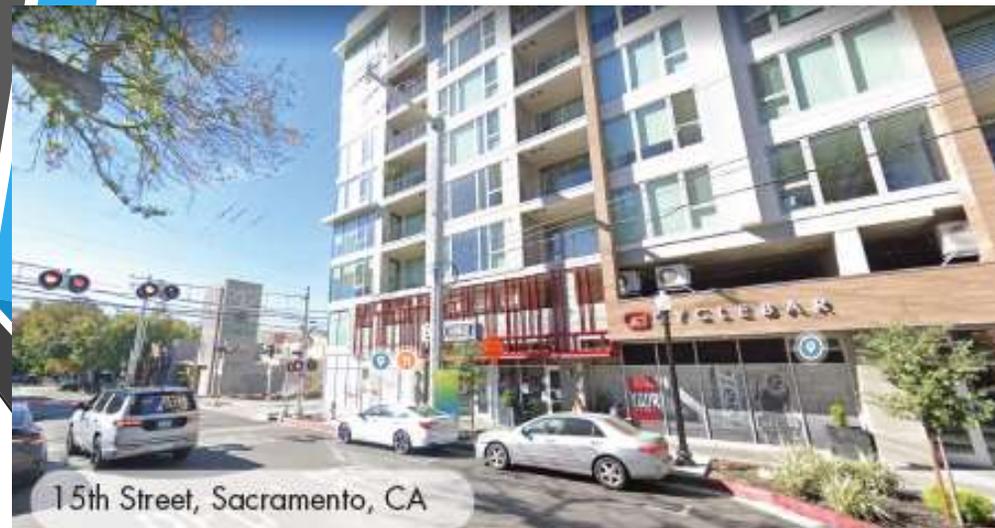
# Channel Area Existing Examples



# Channel Area Existing Examples



# Channel Area New Examples



# Residential

## MEDIUM DENSITY RESIDENTIAL



## HIGH DENSITY RESIDENTIAL



# Commercial

## NEIGHBORHOOD COMMERCIAL



## COMMERCIAL CORRIDORS



## COMMERCIAL CENTERS



# Channel Area Connection Examples



# Physical Form

## Building Design

- Buildings oriented to the waterfront
- Architecture (new/reuse) reflects historic and maritime use of the area
- Enhanced connectivity to surrounding areas
- Transitions to adjacent development (ex. Upper step backs adjacent to housing)

## Site Layout and Improvements

- Pedestrian Oriented
- Site amenities (seating, open area, lighting, and landscaping)
- Safe with focus on security in design

# Process

- Modify existing use permit requirement for all businesses.
- Streamline high-quality development.
- Explore enforcement options for:
  - Homelessness
  - Vacant Properties
  - Blighted buildings
- Increase coordination with other City efforts (Public Works, Economic Development)

# Summary

- Anything to add?
- Next Steps
  - Further refine comments
  - Draft code
  - Circulate for public comment



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