



# SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

**FOCUS AREA PUBLIC WORKSHOP**

**Downtown Area Workshop # 2**

March 7, 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

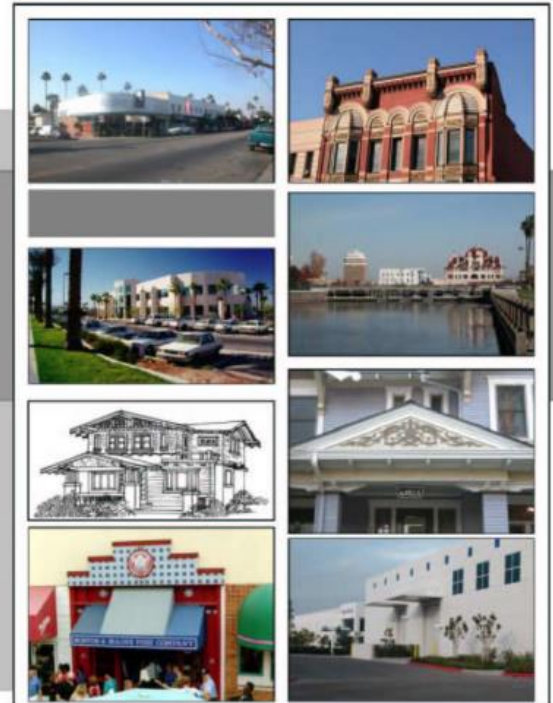
Division 5. Land Use/Development Procedures

Division 6. Subdivision Regulations

Division 7. Development Code Administration

Division 8. Glossary

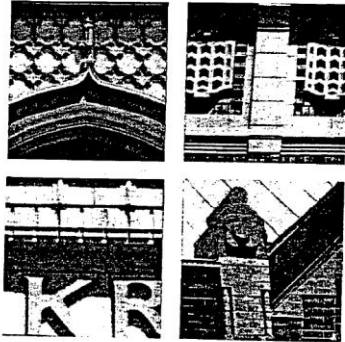
## STOCKTON CITYWIDE DESIGN GUIDELINES



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

# Zoning and Design Standards

## CENTRAL STOCKTON DESIGN GUIDELINES



Submitted by  
**HGHP**  
 Architecture+Planning+Urban  
 in association with  
 Haag Landscape Arch  
 Kellani Tom Design Ar  
 July 1992

## Downtown Stockton Management District Plan

*Prepared pursuant to the State of California  
 Property and Business Improvement Law of 1994  
 to create a management district in Downtown Stockton*

Prepared for the

Stockton  
 and  
 property and  
 by the  
 town Assoc  
 and  
 management  
 AL PLAN  
 arch 1997

## Downtown Stockton STRATEGIC ACTION PLAN



DOWNTOWN ACTION TEAM

AUGUST  
 2006

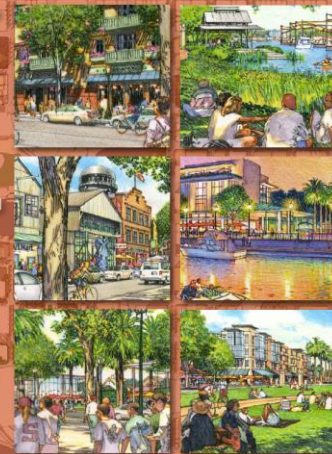
M G Moore Jacobus Gallman, Inc. | 800 West Avenue | Berkeley, California 94710 | 510-845-7549 | 510-845-8750 | www.mgiam.com

## CENTRAL STOCKTON PLAN



## Draft ReportText

Creating desirable  
 addresses  
 Living on the  
 water  
 Providing  
 recreation on the  
 water  
 Integrating cultural  
 and historic  
 resources  
 Expanding and  
 connecting open  
 spaces  
 Planning for a  
 mixed-mode, low  
 carbon future



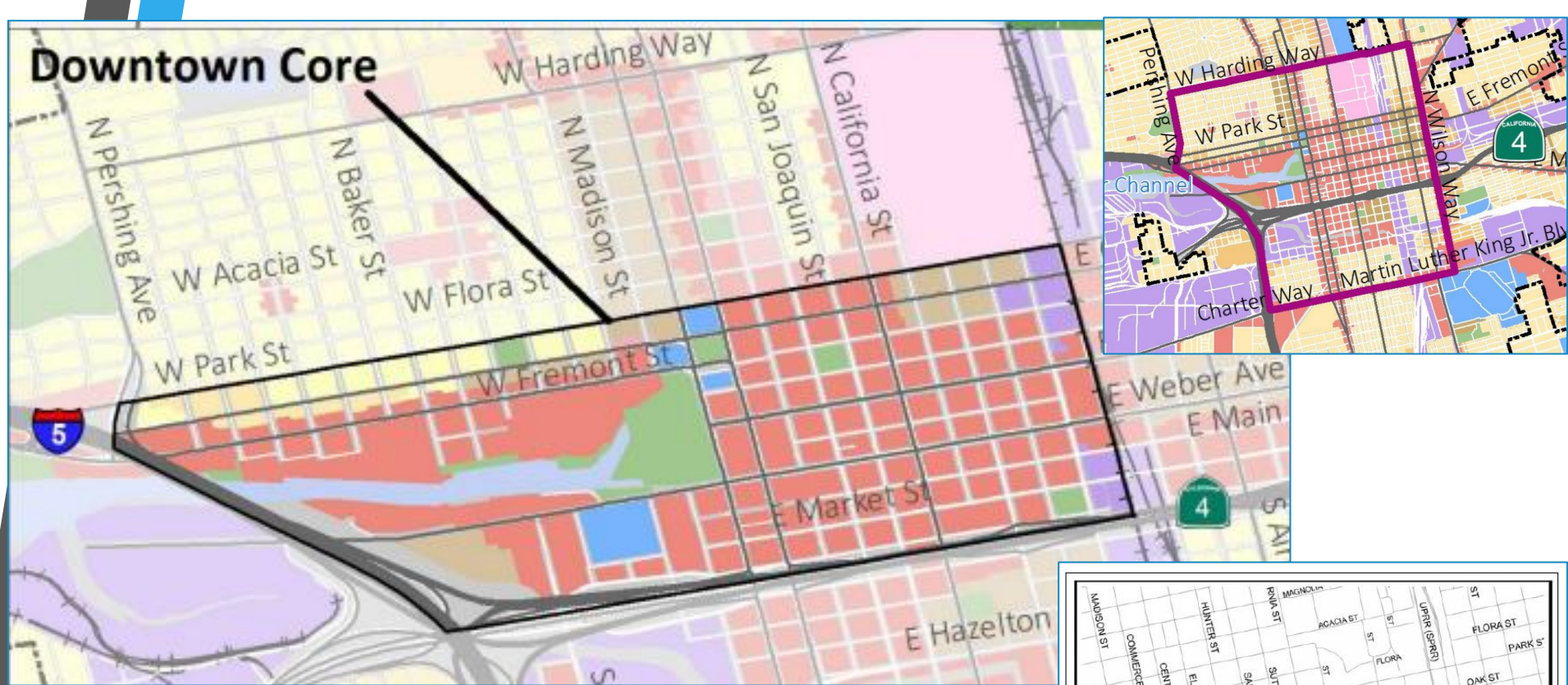
prepared by  
 City of Stockton  
 Redevelopment Department  
 with assistance by  
 RACESTOCK, A. Piazza & Company  
 Jonathan Cohen and Associates, LLP  
 Chris Grubbs

## Stockton Waterfront and Fremont Park Neighborhoods Master Plan

10-26-09 draft report



## Downtown Core



# Current Requirements

5. **CD (Commercial, Downtown) District.** The CD zoning district is applied to the downtown commercial core areas of the City. The intent of the CD zoning district is to encourage a mixture of high intensity uses to create a lively, pedestrian-friendly environment, with high visual quality. Appropriate uses include large scale commercial offices and office support uses, high-density residential development, tourist and lodging oriented uses, and governmental facilities. The CD zoning district is consistent with the Commercial land use designation of the General Plan.



# What We Heard

- High densities and intense urban uses.
- Need for high-quality and pedestrian-oriented design.
- Increased Maintenance and Security.
- Reuse of Old Buildings.
- Improved Infrastructure.
- Flexible standards.

## Focus Area: Downtown

Participants were asked to comment on the vision for the area, as well as existing key conditions. Participants highlighted the need for art, flood control, and district divisions. One comment pointed out that street bulb-outs are hazardous for bicycle riders.

Four design ideas for the area were presented. The ideas and comments, if any, are listed below.

1. Craft development standards to enhance the desired character of different areas within the Downtown.

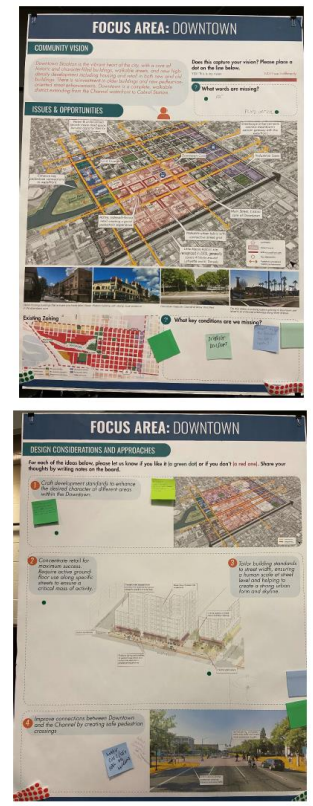
- Remove language about celebrating the corner downtown or provide more clarity on alternatives for projects that aren't corner facing
- De-channelize Center and El Dorado to reduce speed and prioritize commercial activity in Midtown

2. Concentrate retail for maximum success. Require active groundfloor use along specific streets to ensure a critical mass of activity.

3. Tailor building standards to street width, ensuring a human scale at street level and helping to create a strong urban form and skyline.

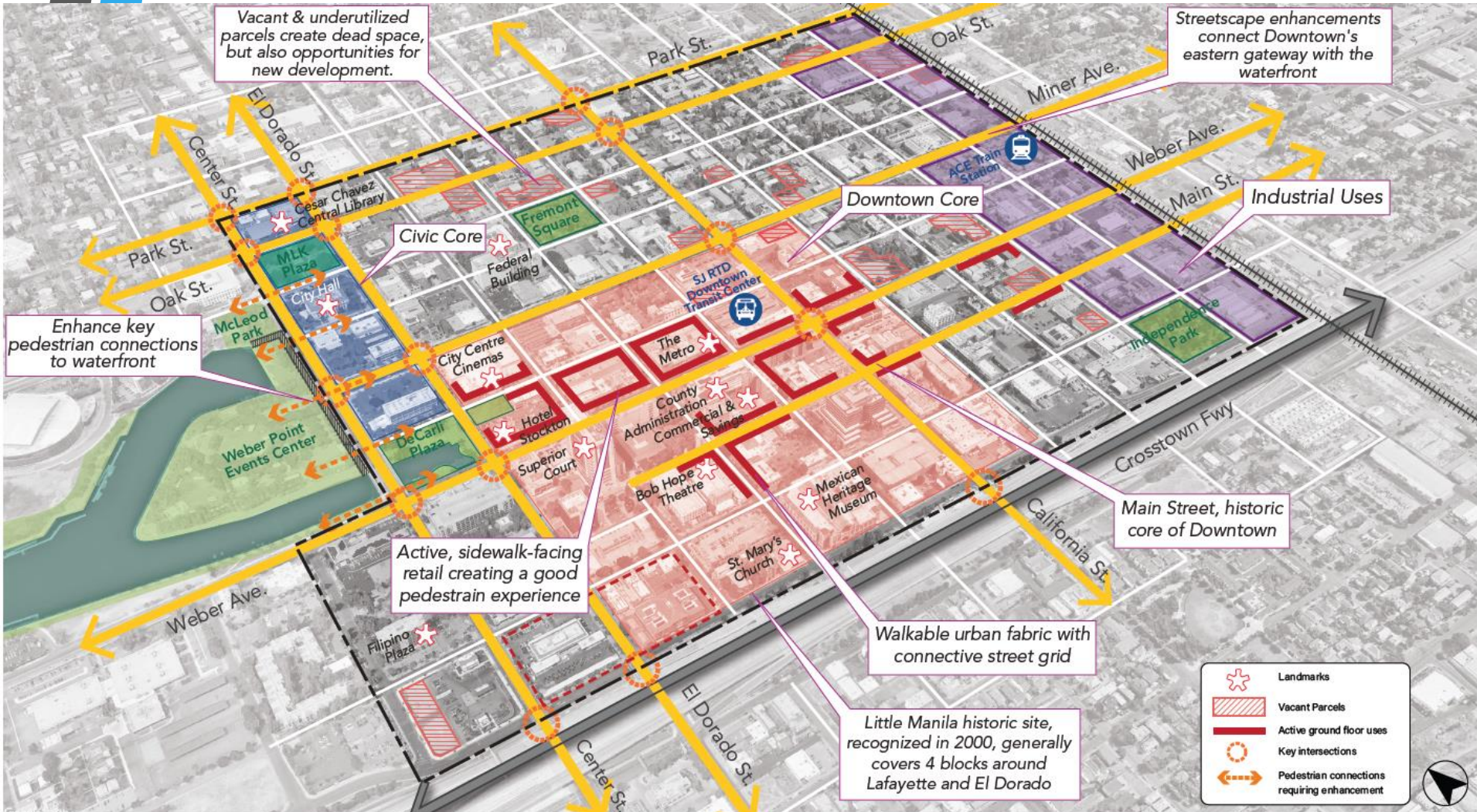
4. Improve connections between Downtown and the Channel by creating safe pedestrian crossings.

- Make Civic/City Hall into museums



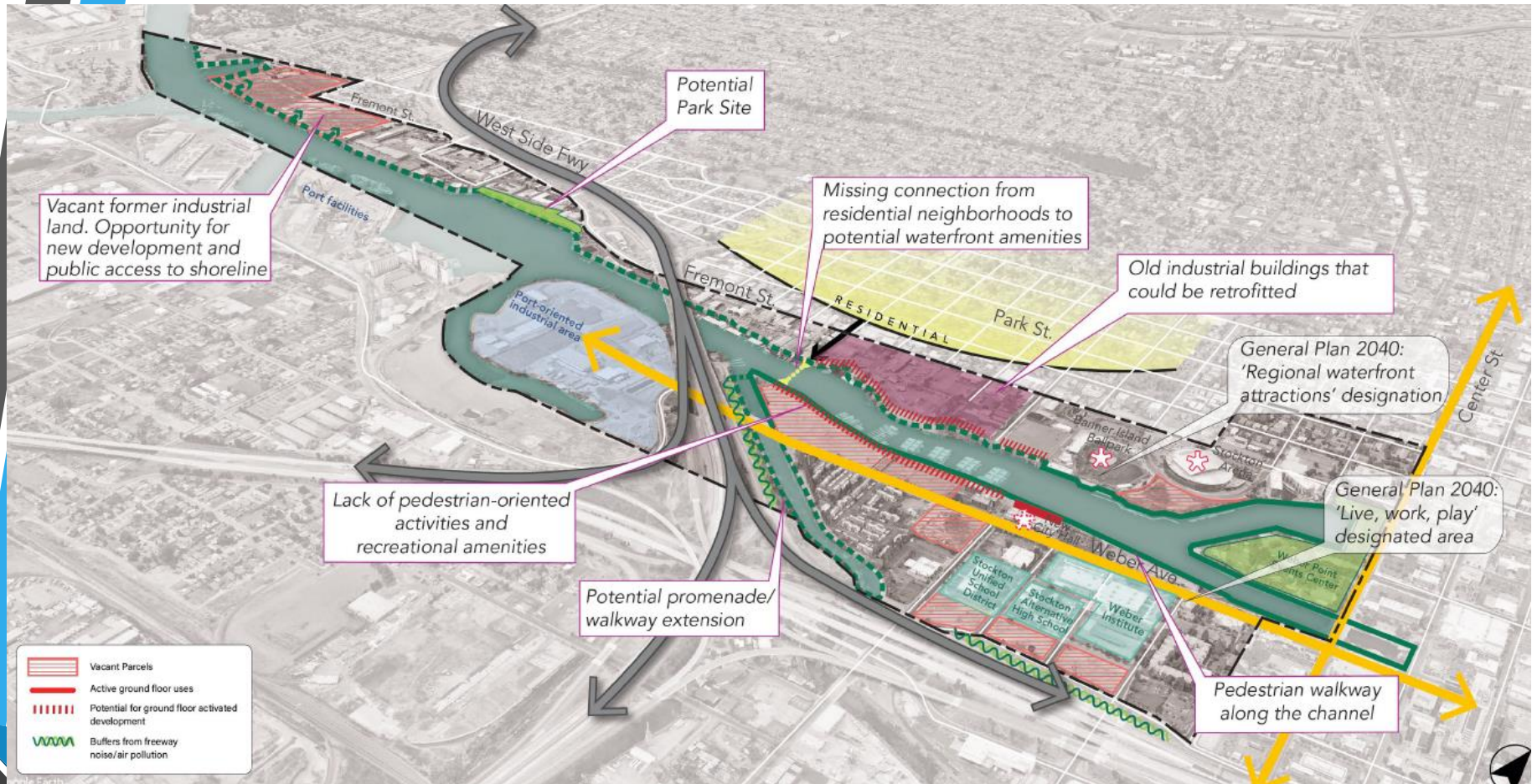


# What we Heard (Continued)





# 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

- No new standards specific to the area are currently proposed.
- The City will update its Commercial Downtown (CD) zoning for new businesses (land uses) and design standards.
- Design Guidelines will still retain the District and be updated.

## Rezone

















- Restrict CD zoning to within the Downtown Core as the General Plan defines.
- Staff looking into further placing the CD zones into areas for
  - 1) *the central business area, and*
  - 2) *the Channel- Overlay (“marina”) area*
- CD Zoned property in the Downtown Core but not these areas would be shifted to Commercial Neighborhood (CN) to buffer surrounding low-medium density neighborhoods.



# Responses to Issues

Area	Solution
1	Commercial Downtown (CD) zones are restricted to Downtown Core as defined by the General Plan. Staff looking into further placing the CD zones into areas subareas for 1) central business area, and 2) channel overlay.
2	Update CD zoning standards and the Design Guidelines to clarify downtown allowable uses and design.





# Rezones

-  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)











**Legend**

-  Downtown Core Boundary
-  Potential Downtown District Boundaries
-  Potential Robert J. Cabral Transit Oriented Design (TOD) Area
-  Proposed Adjusted Channel Overlay District Boundaries

**AREA MAP & AERIAL PHOTO**

-  Areas of Consideration
-  Commercial, Downtown (CD) Zone
-  Commercial, General (CG) Zone
-  Commercial, Neighborhood (CN)
-  Industrial, Limited (LI) Zone
-  Public Facilities (PF) Zone

**1**

**Potential Entertainment District**

**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.

**Inside the Core District**

-Rezone the existing Commercial, Downtown (CD) zones that are not located in the Entertainment District or the proposed Business District to Commercial, Neighborhood (CN).  
-Keep zoning in the Downtown Core that is not CD as a Buffer for 1 and 2.

**3**

**Potential Robert J. Cabral Station Transit Oriented Development (TOD) Area**

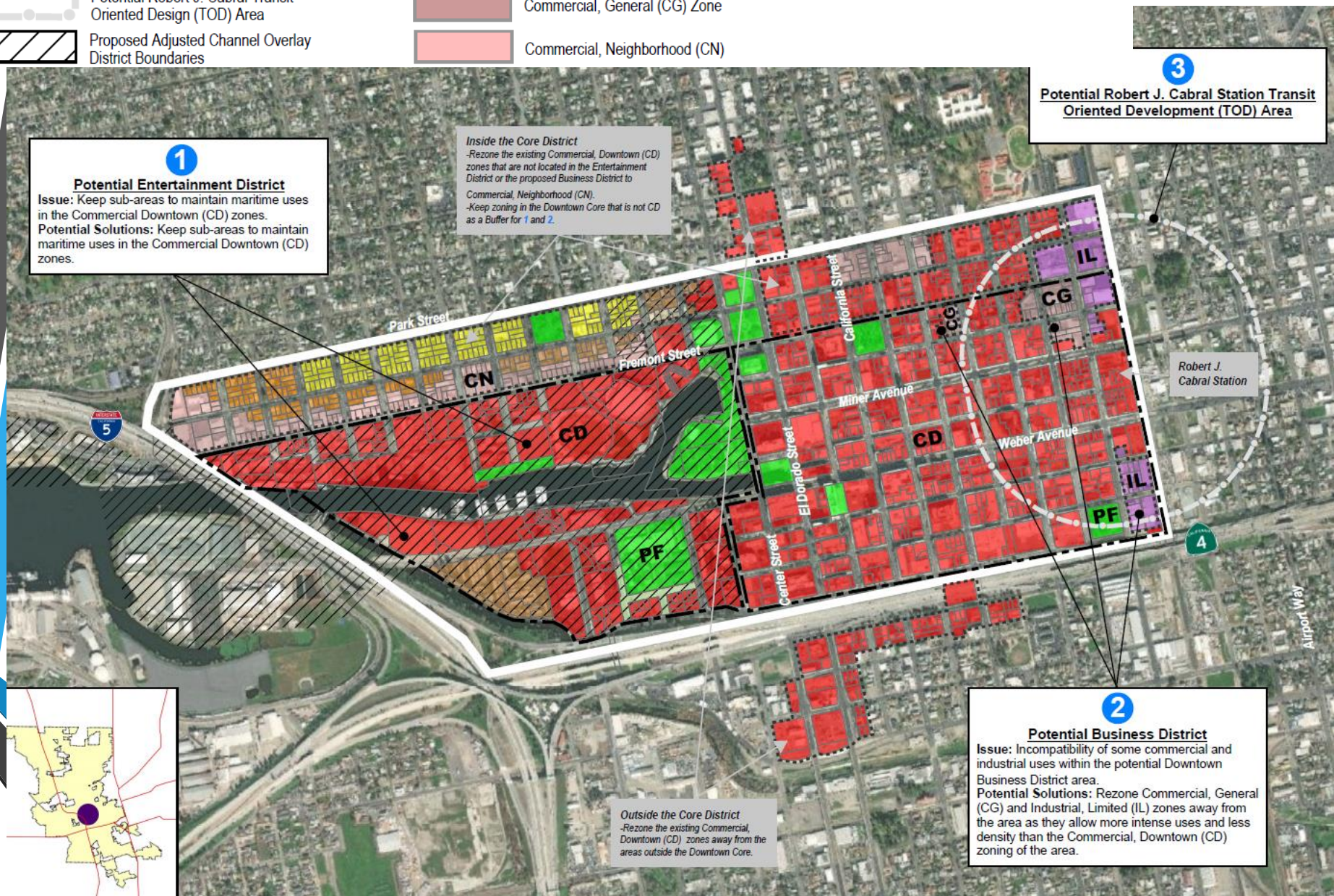
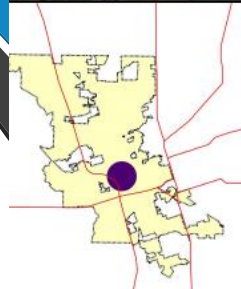
**2**

**Potential Business District**

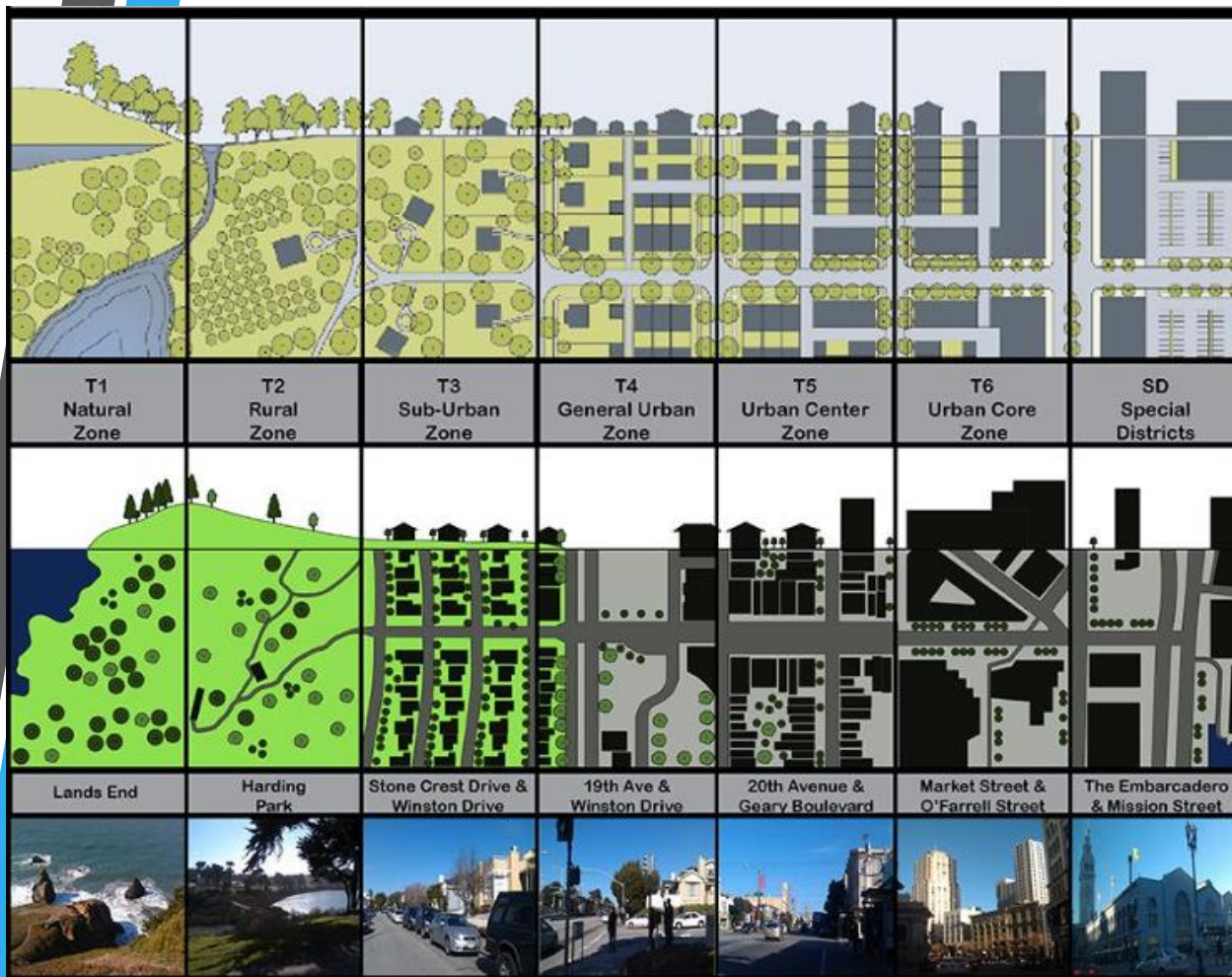
**Issue:** Incompatibility of some commercial and industrial uses within the potential Downtown Business District area.  
**Potential Solutions:** Rezone Commercial, General (CG) and Industrial, Limited (IL) zones away from the area as they allow more intense uses and less density than the Commercial, Downtown (CD) zoning of the area.

**Outside the Core District**

-Rezone the existing Commercial, Downtown (CD) zones away from the areas outside the Downtown Core.









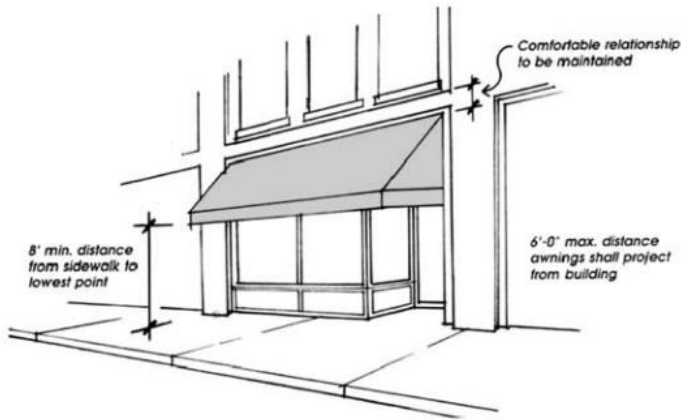








# Downtown Design Guidelines



*Appropriate awning placement*



*Well-defined entrance to a Stockton building.*

- Accented by architectural elements, such as columns, overhanging roofs, canopies, or awnings;
- Marked or accented by a change in the roofline or change in the roof type.



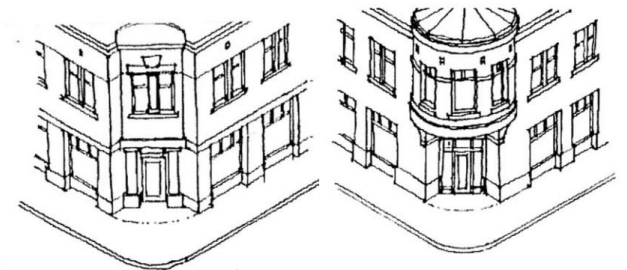
*Storefront entries should be identified by unique architectural details.*

1. Large display windows should encompass a minimum of 60 percent of the storefront surface area. A lesser percentage may be allowed for office-type uses, but blank, windowless walls are strongly discouraged.



*Storefront widths should be based on a consistent module of approximately 30 feet.*

3. Special architectural features such as gables, towers, turrets, or similar elements should be used to accent buildings at street corners, at the terminus of a street corridor, alley, or pedestrian way.



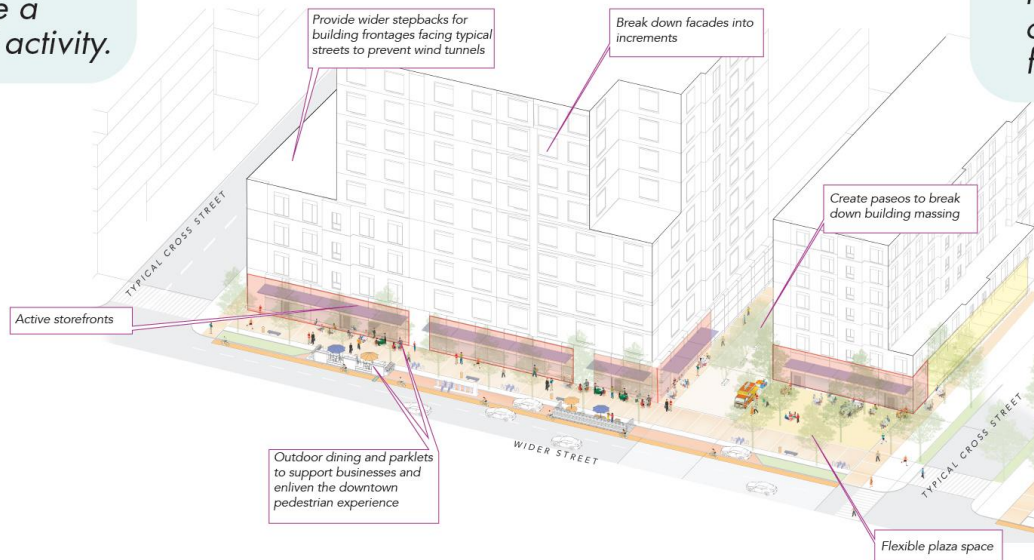
*Use of architectural features is encouraged to accent building entrances at street corners.*



# Citywide Zoning Standards

- 2** Concentrate retail for maximum success. Require active ground-floor use along specific streets to ensure a critical mass of activity.

- 3** Tailor building standards to street width, ensuring a human scale at street level and helping to create a strong urban form and skyline.



# Proposed Citywide Zoning Standards

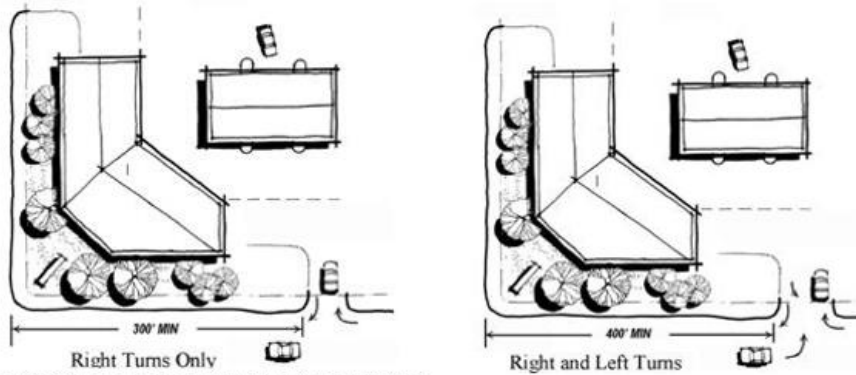


FIGURE 16.19.030.C.3.B: DRIVEWAY DISTANCE FROM INTERSECTION

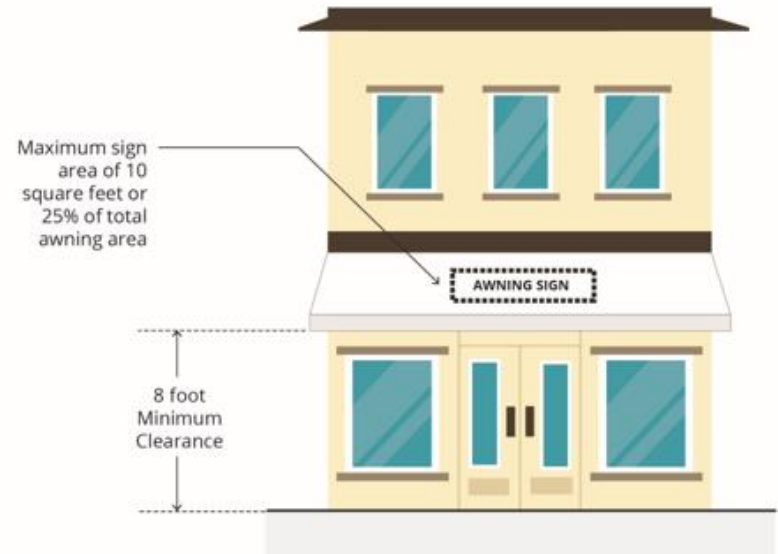


FIGURE 16.27.090.A: AWNING SIGNS

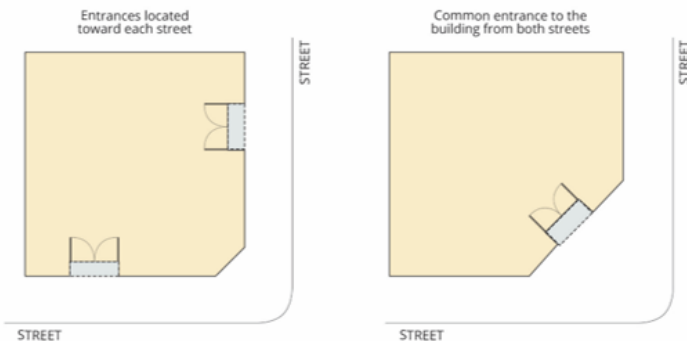
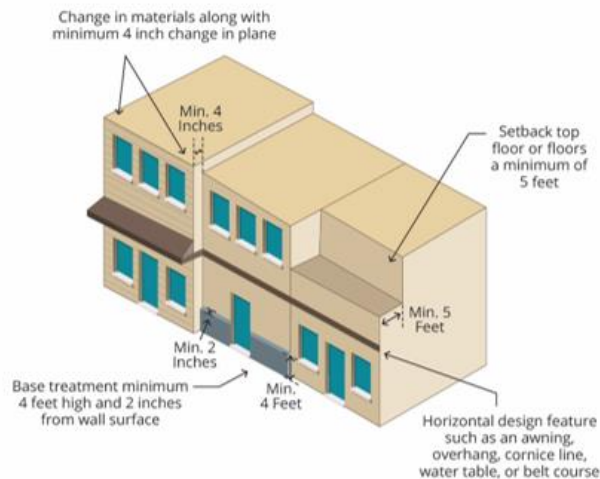


FIGURE 16.21.050.C.2.B: GROUND FLOOR NONRESIDENTIAL USES, CORNER BUILDINGS ENTRANCE DESIGN

# Downtown Efforts

## Cabral/ East Cabral Station Area Neighborhood Action Plan

for the City of Stockton  
Public Review Draft, March 2022



	Housing Type	Height and Density <sup>1</sup>	Parking Arrangement
1	High-Rise Apartments <i>MFR<sup>2</sup></i>	7 stories or higher 16 – 108.8 DU/Ac.	Ground-floor or multi-story podium
2	Mid-Rise Apartments <i>MFR</i>	4 to 6 stories 16 – 108.8 DU/Ac.	Ground-floor podium
3	Low-Rise Apartments <i>MFR</i>	2 to 3 stories 13.2 – 72 DU/Ac.	Surface
4	Mixed-Use <i>Special</i>	3 stories or higher 13.2 – 108.8 DU/Ac.	Ground-floor podium or surface
5	Cottage Courts <i>MUR</i>	1 to 3 stories 13.2 – 72 DU/Ac.	Surface
6	Multiplexes <i>MUR</i>	2 to 4 stories 13.2 – 72 DU/Ac.	Tuck under or surface
7	Triplexes and Duplexes	2 to 3 stories 3 units max (triplex) 2 units max (duplex)	Tuck under or surface
8	Townhomes <i>MUR</i>	2 to 3 stories 13.2 – 72 DU/Ac.	Tuck under or surface
9	Live-Work <i>Special</i>	2 to 3 stories 13.2 – 72 DU/Ac.	Tuck under or surface

### Miner + Stanislaus



744 East Miner Avenue  
APN(s): 13929011

**Vacancy Status:**  
Beas Auto Sales

**Adjacent Uses:**  
**South** – Channel & Community Medical Centers; Silvercrest Apartments (Low-Income)  
**North** – Vacant commercial; DGS affordable housing site  
**East** – Auto sales lot; Omax Auto Sales; vacant auto repair  
**West** – Community Medical Center; auto sales lot

#### Acreage:

# of Parcels – 0.57

Parcel – 0.57

Full Site – 0.57 (possible opportunities to combine with adjacent sites)

#### Density/Yield:

Min. Density – 20

Max. Density – 136

Max. Yield – 77

#### Census/HUD Variables:

Median Gross Rent – \$526/month

Median Home Value – N/A

Percent Low/Mod – 94.04%

Opportunity Score – High Segregation & Poverty

R/ECAP – Yes

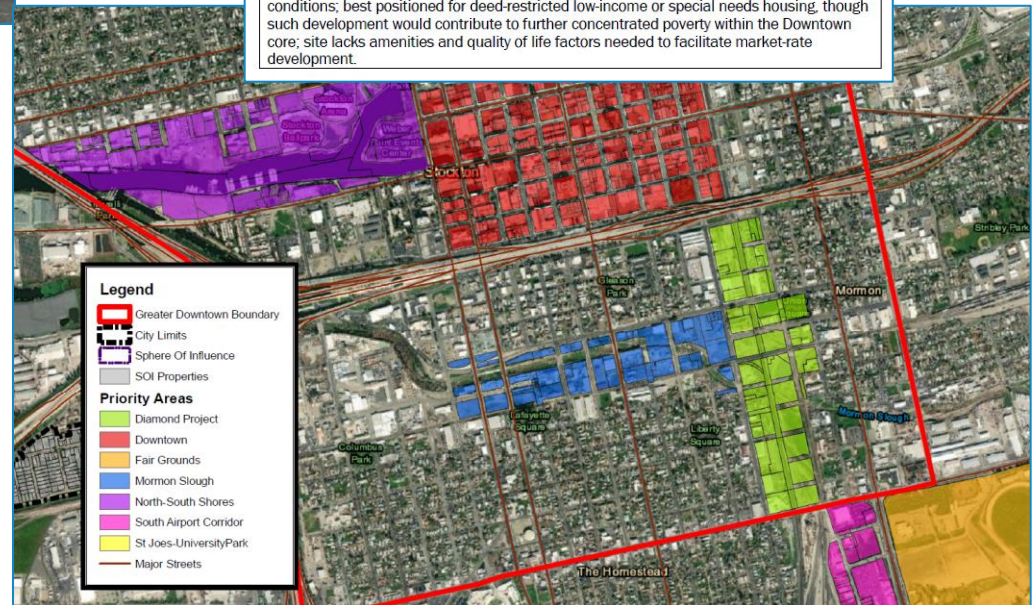
#### Market Orientation:

**Best Fit Use** – Deed restricted low-income or special needs housing

**Likely Achievable Density** – Unknown

**Site Constraints** – Unknown

**Market Considerations** – Site is unlikely to be developable with market-rate housing in the near to medium term as units would be largely unmarketable under current market conditions; best positioned for deed-restricted low-income or special needs housing, though such development would contribute to further concentrated poverty within the Downtown core; site lacks amenities and quality of life factors needed to facilitate market-rate development.





# Summary

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



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