



SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

FOCUS AREA PUBLIC WORKSHOP

Downtown Area

April 25, 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

Design 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

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.

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>															

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

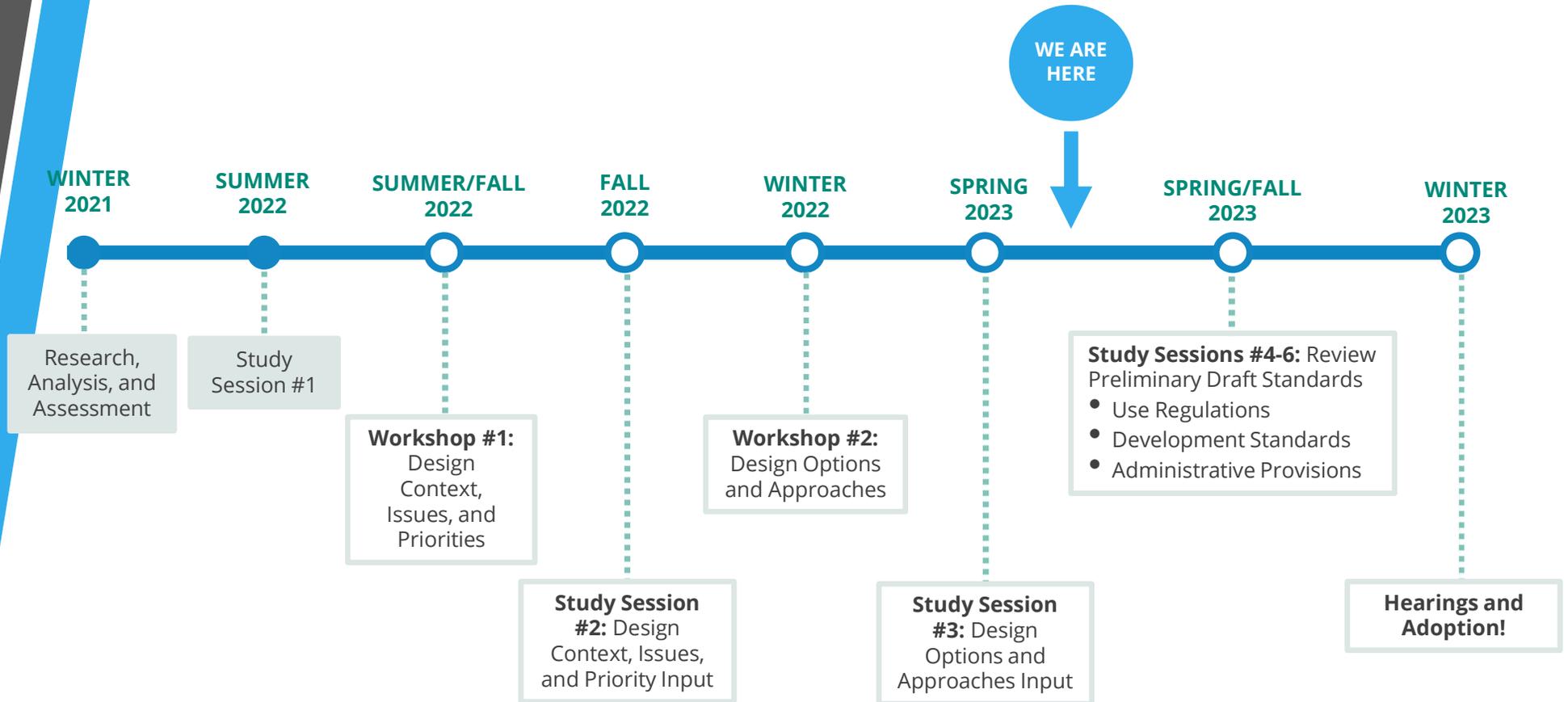
2 Regulate Free Market

- 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

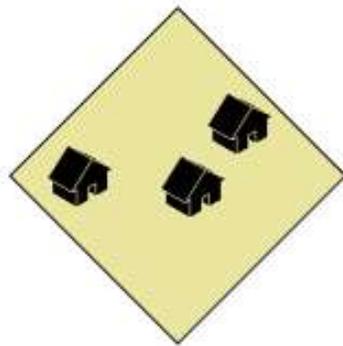
- Need clear, well-organized requirements and processes
- Expand 'by-right' uses
- Treat new construction and reuse of existing buildings differently
 - *Flexible standards*
 - *Parking requirements*
 - *Level of site improvements*
- Balance design requirements with development feasibility
- Increase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

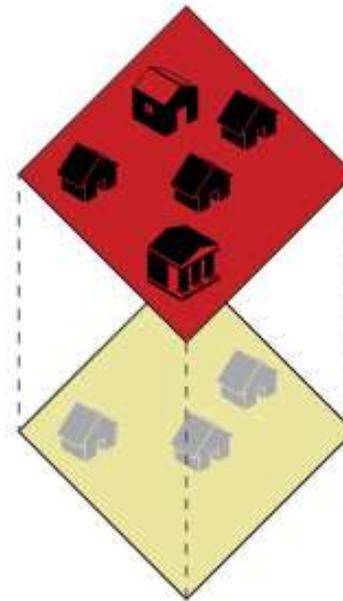
Focus Areas (Overlays and Districts)

- 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

Feedback on the following:

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



Themes and Issues

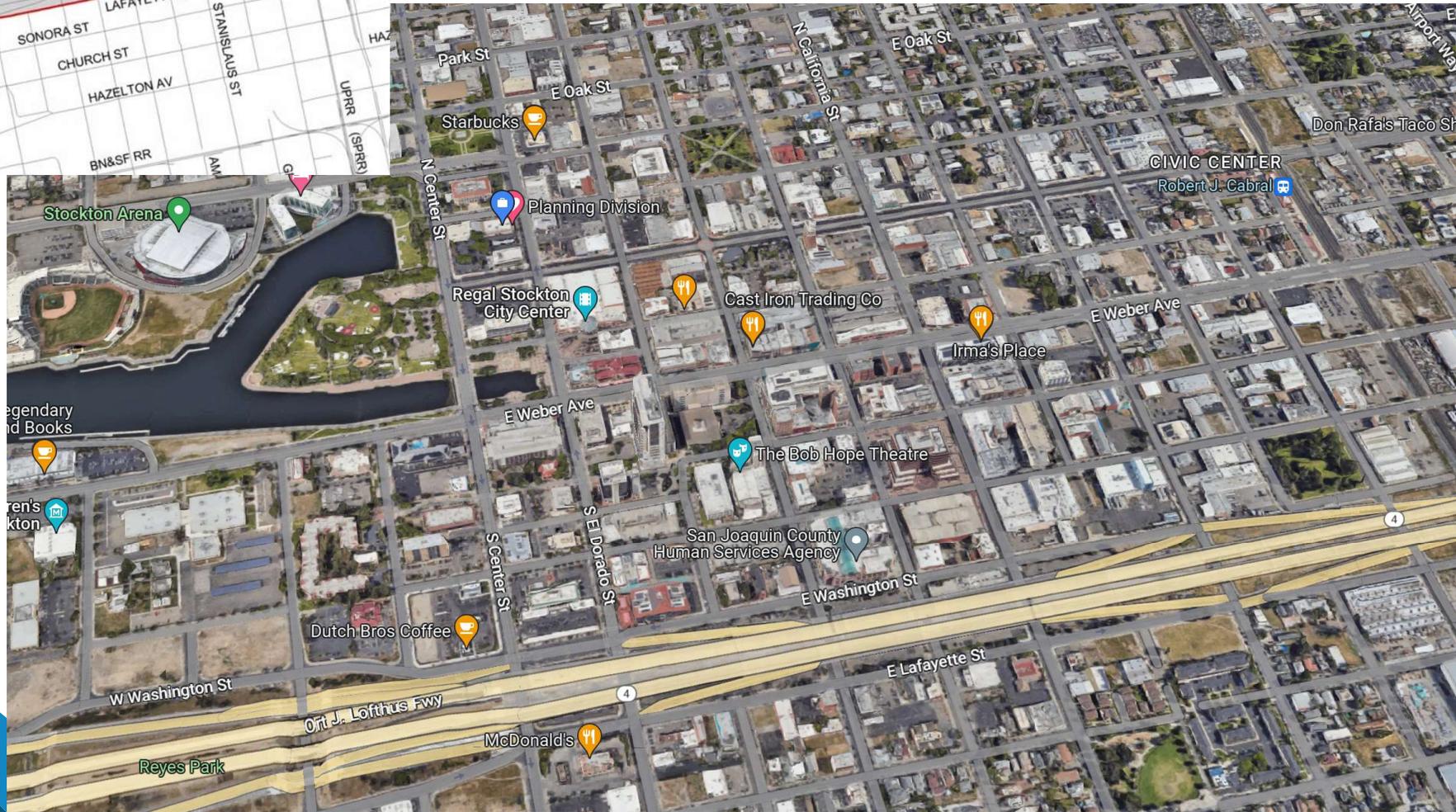
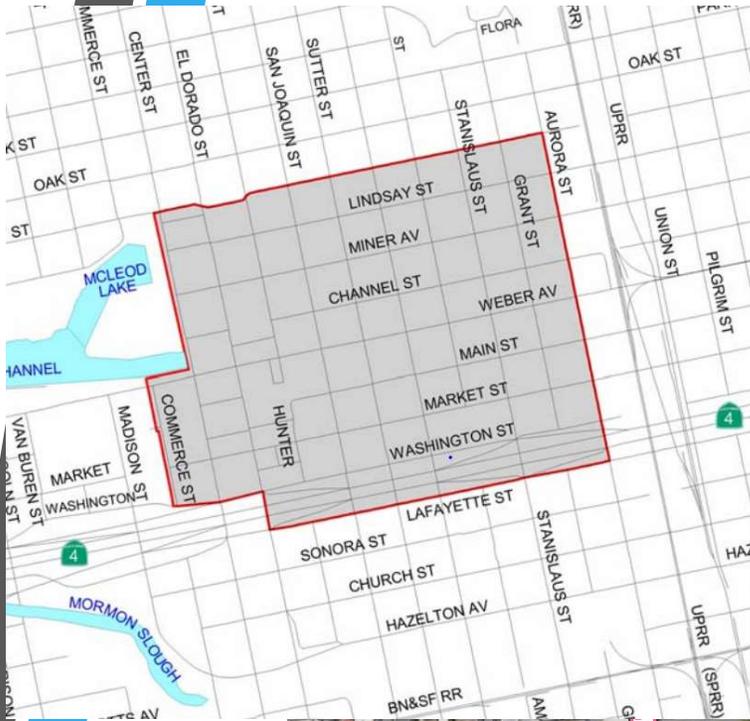
Themes

- Support Entertainment Uses (sports and marina)
- Pedestrian Friendly
- Denser and walkable

Issues

- Underutilized buildings (HAP process).
- Homelessness and Crime
- New Infrastructure
- Existing Market constraints

Downtown- Existing



Downtown Historically



Past Efforts

- Multiple market studies.
- Draft and approve master plans.
- Marina and Channel Area plan.
- Specialty reports and plans (i.e., RTD)
- Existing Design District

Zoning and Land Uses



Zoning and Land Uses



Zoning and Land Uses

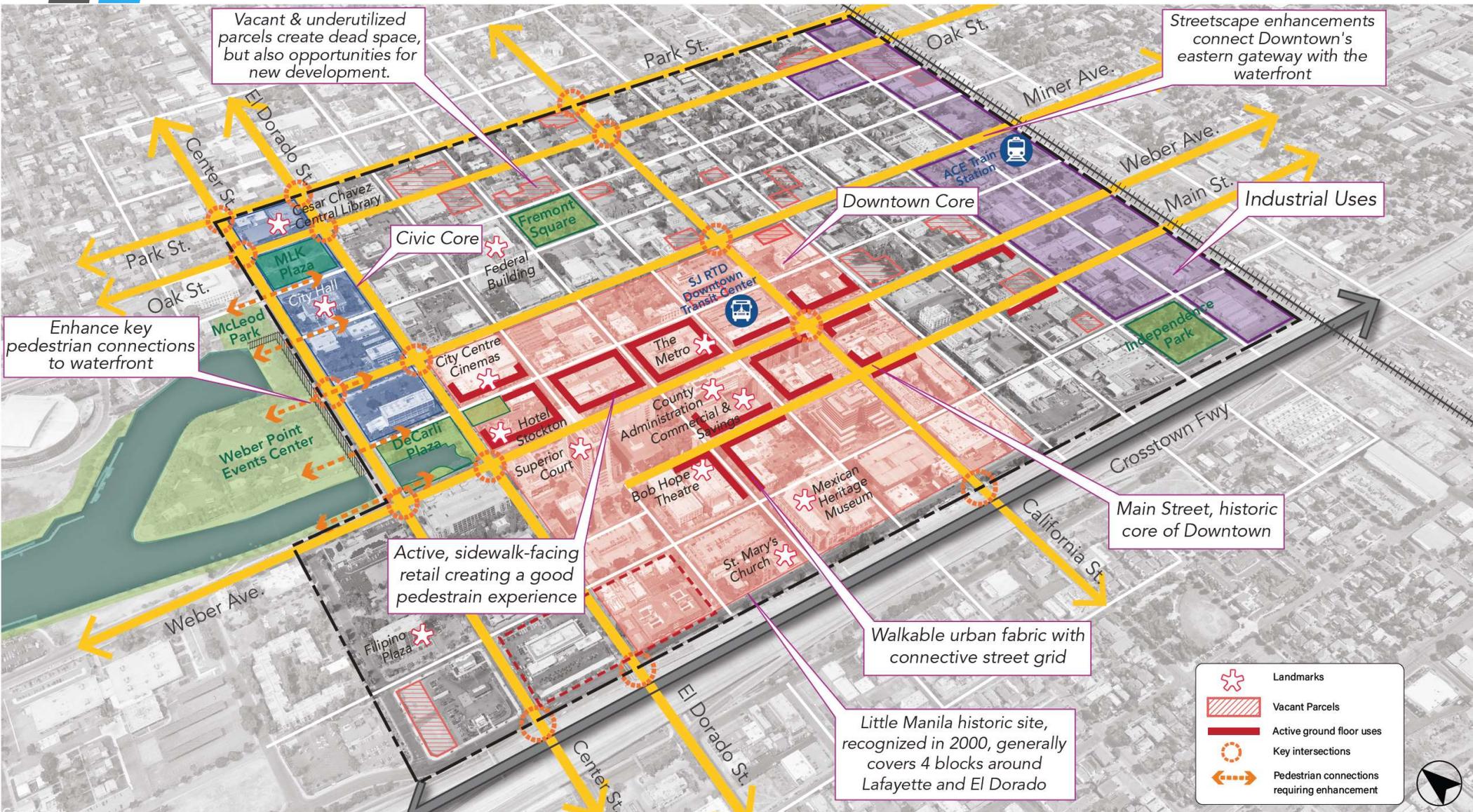
Desired Uses/Businesses

- Maintain marina and encourage entertainment uses near arena.
- Retail, office, and Housing and/or mixed-uses
- By-Right uses with standards desired.
- Entertainment Uses (wine, event space, other?)
- Nighttime activities? Bars, clubs, event space, etc..?

Unwanted Uses/Businesses

- Industrial uses
- Auto-Oriented Uses
- Low intense uses and densities
- Other??

Downtown



Physical Form

BULK & SIZE

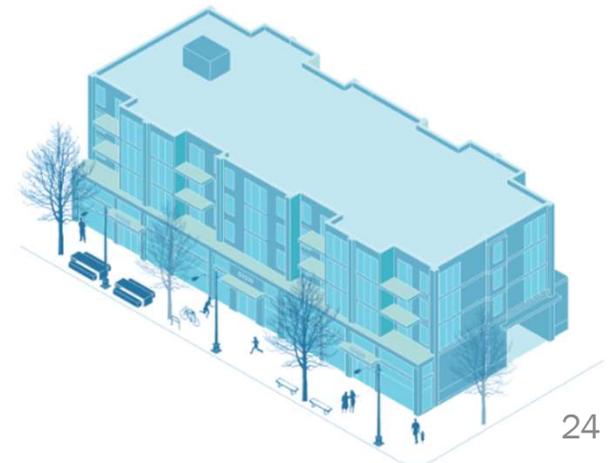
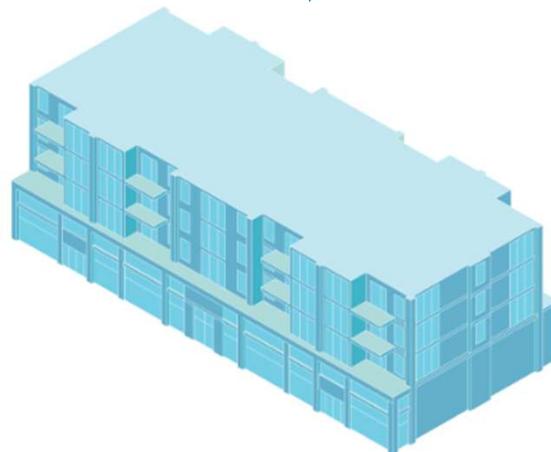
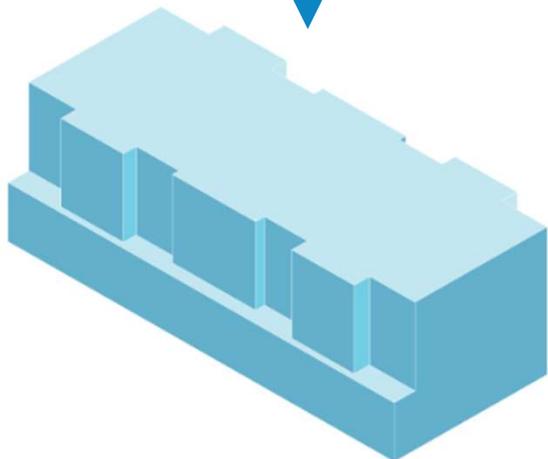
- Height
- Massing
- Setbacks
- Minimum Parcel Size
- Min/Max Density
- Floor Area Ratio (FAR)

QUALITY & APPEARANCE

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

FUNCTIONAL ASPECTS

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



Downtown Existing Examples



The Hotel Stockton at the corner of Weber and El Dorado.



New streetscape on Miner Avenue



Main Street, with buildings built close to the street-with little landscaping-is typical of streets in the downtown core.



Recent mid-rise residential development on E Oak St

Downtown Existing Examples



Open areas at corners provide downtown spaces for gathering.



Well-designed, durable street furniture complements the architectural style of the building.



Ground floor frontages should provide for active retail space and pedestrian-orientation.



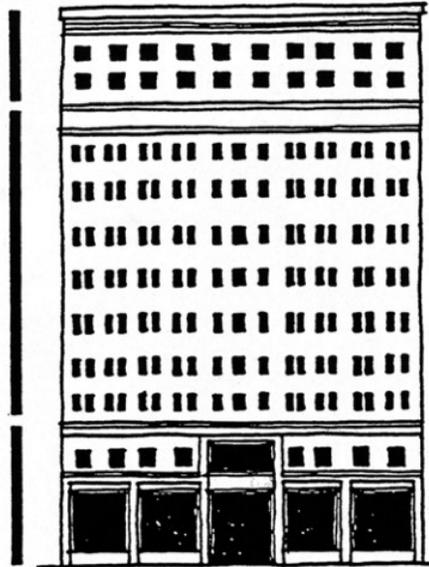
The provision of usable open space in the downtown is strongly encouraged.

Downtown Existing Examples

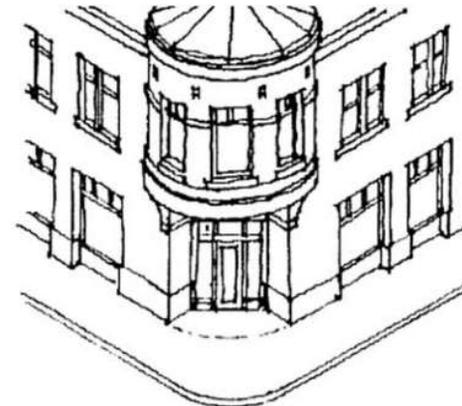
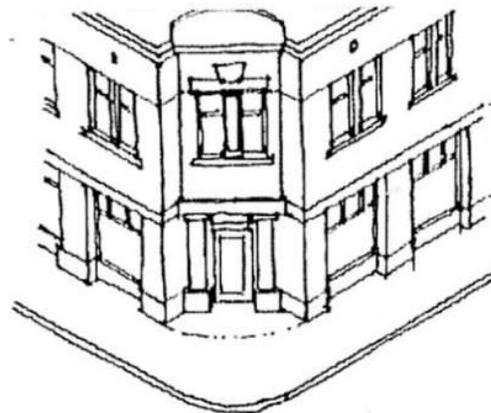
TOP
Roof
Cornice
Capital Story
Distinctive top: e.g.,
Dome, Cupola

MID SECTION
Fascia
Transom
Mezzanine
Floors above Street
Level

BASE
Base Story
Store Front
Pedestal



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



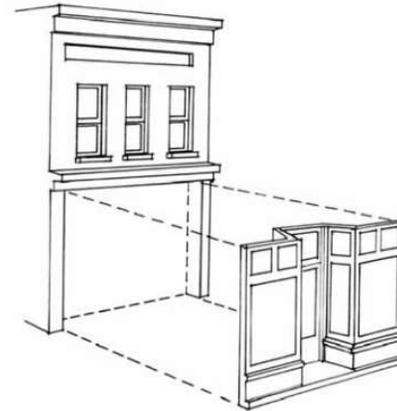
Use of architectural features is encouraged to accent building entrances at street corners.

- 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.

Downtown Existing Examples



Use awnings to add interest, color, and protection from the elements. These awnings fit well within the building's window and door openings.



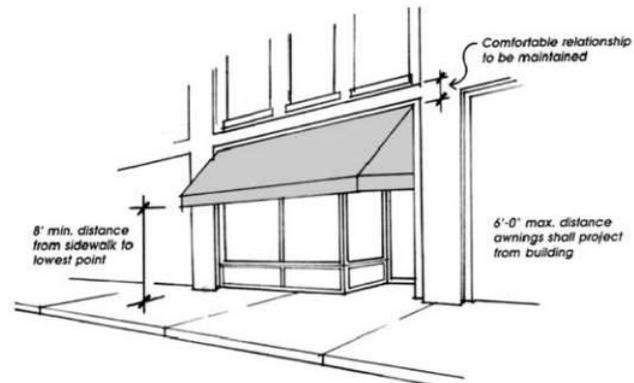
New storefront should maintain same proportions as the original.



Encouraged addition.



Discouraged addition.



Appropriate awning placement.

Downtown Recent Examples



Residential

MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



Commercial

NEIGHBORHOOD COMMERCIAL



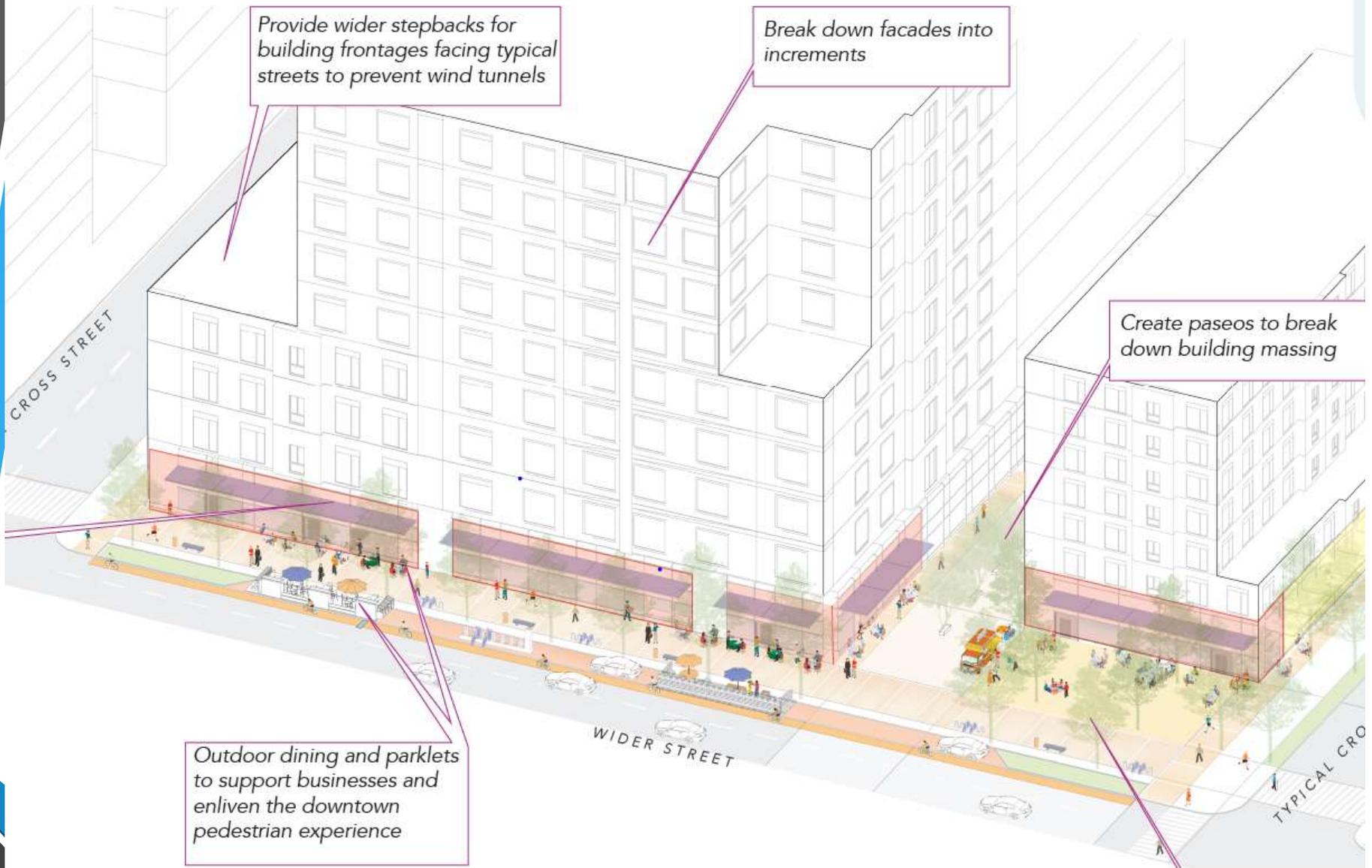
COMMERCIAL CORRIDORS



COMMERCIAL CENTERS



Downtown



Physical Form

Building Design

- Buildings oriented to the street and public spaces.
- Architecture (new/reuse) reflects historic areas.
- Enhanced connectivity to surrounding areas.
- Modern design inclusion and best practices.
- Design to reflect existing markets (i.e., 4/5 over 1 design, and low/mid rise)

Site Layout and Improvements

- Pedestrian Oriented.
- Site amenities (seating, open area, lighting, and landscaping)
- Safe with a focus on security in design.
- Design to integrate parking lots.

Process

- Streamline high-quality development.
- Explore enforcement options for:
 - Homelessness
 - Vacant Properties/Blighted buildings
- Increase coordination with other City efforts (Public Works, Economic Development)
- Explore the use of consultants to expedite project review downtown.

Summary

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



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