



SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

FOCUS AREA PUBLIC WORKSHOP #2
Magnolia Historic Area and Design Districts
February 20, 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

- Protection of Trees
- Contacts for rehabilitation resources
- Too much traffic
- Maintain a balance of preservation without making upgrades difficult to obtain
- Remove incompatible land uses and businesses from the area (i.e., no Gambling or Massage)

For Today's Workshop

- Magnolia Historic District (Zoning & Guidelines)
- Alpine Manor (Guidelines)
- Bours Park (Guidelines)
- Gleason Park (Guidelines)
- Midtown (Guidelines)
- Tuxedo Park (Guidelines)
- Victory Park (Guidelines)

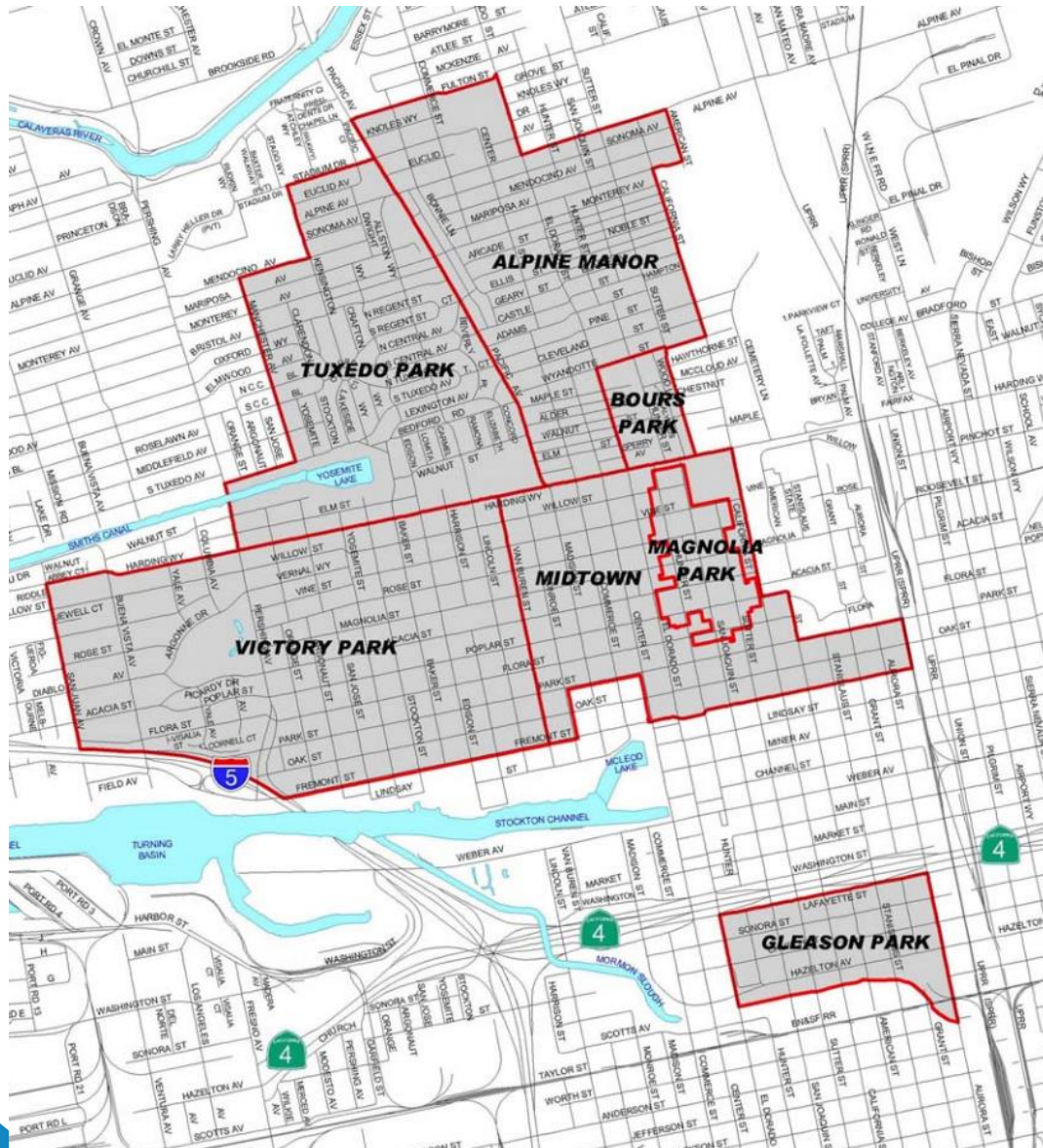
The map displays the following neighborhoods and parks in San Jose:

- Alpine Major**: Located in the north-central part of the city.
- Bours Park**: Located to the east of Alpine Major.
- Victory Park**: A large green area in the center-west.
- Midtown**: Located to the east of Victory Park.
- Magnolia Park**: Located to the east of Midtown.
- Channel Area**: A red-hatched area in the center, near the San Jose River.
- Downtown**: A red-hatched area in the center-east.
- Little Manila**: A red-hatched area in the center-east, near the downtown area.
- Gleason Park**: A red-hatched area in the center-east, near the downtown area.
- South Airport Corridor**: A red-hatched area in the south-east.

Other labeled areas include:

- Parks**: Lyons Golf Course, Van Buskirk Golf Course, Smith Park, Weston (Paul E.) Park, Van Buskirk Park, Middle Harbor Park, McKimley Park, Lanyon Park, Union Park, Stribling Park, County Fairgrounds, and various smaller parks like Louis Park, Lyons Park, and Van Buskirk Park.
- Highways**: Highway 5 (San Jose-San Francisco) and Highway 4 (San Jose-Santa Clara).
- Streets**: Numerous streets are labeled, including Main St, San Jose St, and various local roads.

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

- Keep overlay but shorten and reduce redundancy from updates land use standards.

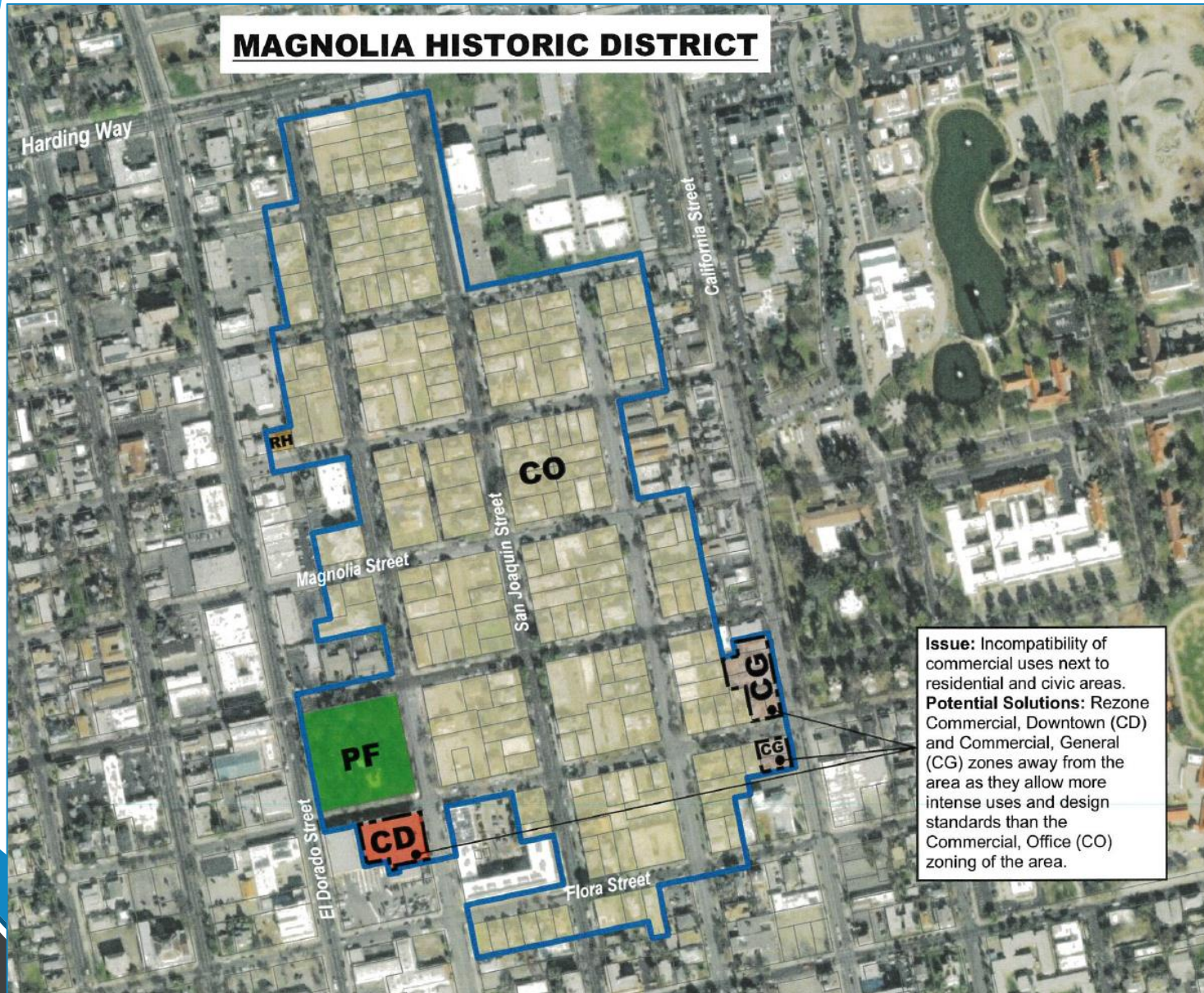
Rezone

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

Responses to Issues

Area	Solution
1	Rezone Commercial Downtown (CD) and Commercial General (CG) zones away from the area as they allow more intense uses and design standards than the High Density Residential (RH) zoning of the area.
2	Update Magnolia Overlay to streamline and align with Development Code updated standards.

Responses to Issues



New Standards

- Shorten existing overlay by removing items in the existing/proposed zoning code.
- This includes land uses and standards.
- The overlay will include references to new sections for specific items addressed (i.e., landscape, lighting, screening, and process)

Existing Magnolia Overlay

Land Uses	Permit Requirement	Specific Use Standards
Residential Uses		
Caretaker and employee housing	A	
Duplexes	A	
Family care homes, 6 or fewer clients	P	
Family care homes, 7 or more clients	A	
Multifamily dwellings	A	16.80.220
Senior residential projects	A	16.80.220
Single-family dwellings	P	
Townhouses	A	
Triplexes	A	
Fourplexes	A	
Nonresidential Uses		
Artisan shops	A	
Art galleries	A	
Auto/vehicle services—Parking facilities, public	C	
Banks and financial services	A	
Bed and breakfast inns	A	16.80.090

Existing Magnolia Overlay

**TABLE 2-5
DEVELOPMENT STANDARDS IN THE
MAGNOLIA HISTORIC DISTRICT**

Development Feature	Requirement in the –MH Overlay District
Minimum lot size	5,000 sq. ft.
Minimum lot area per dwelling unit	2,500 sq. ft.
Maximum density	29 dwelling units per net acre
Setbacks	
Front	10 ft.
Side	5 ft.
Rear	10 ft.
Site coverage—Maximum allowed	75%
Height limit	45 ft.

Existing Magnolia Overlay

D. Permit Requirements.

1. **Land Use Permits.** Development and new land uses within the -MHD overlay district shall obtain the land use permits required in Table 2-4.
2. **Home Occupations.** Home occupations in compliance with the requirements of Section [16.80.160](#) (Home occupations) shall be allowed with a home occupation permit in compliance with Chapter [16.132](#) (Home Occupation Permits).
3. **Certificates of Appropriateness.** Any new construction or changes to the exterior of a structure or its grounds, as defined, shall require a certificate of appropriateness, in compliance with Section [16.220.060](#) (Certificates of appropriateness). All new construction and exterior alterations are required to conform to the historical design and character of the existing structure and/or the district.

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.



Summary

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



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