



SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

FOCUS AREA PUBLIC WORKSHOP
Magnolia Historic Area and Design Districts
April 26, 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	Minimum area and width for new parcels. For a minimum specific zoning district area size requirement, see Section 16.16.020 (Zoning districts established)																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	Number of dwellings permitted in a residential subdivision or in a multifamily residential project on an acre (net) of land.																

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

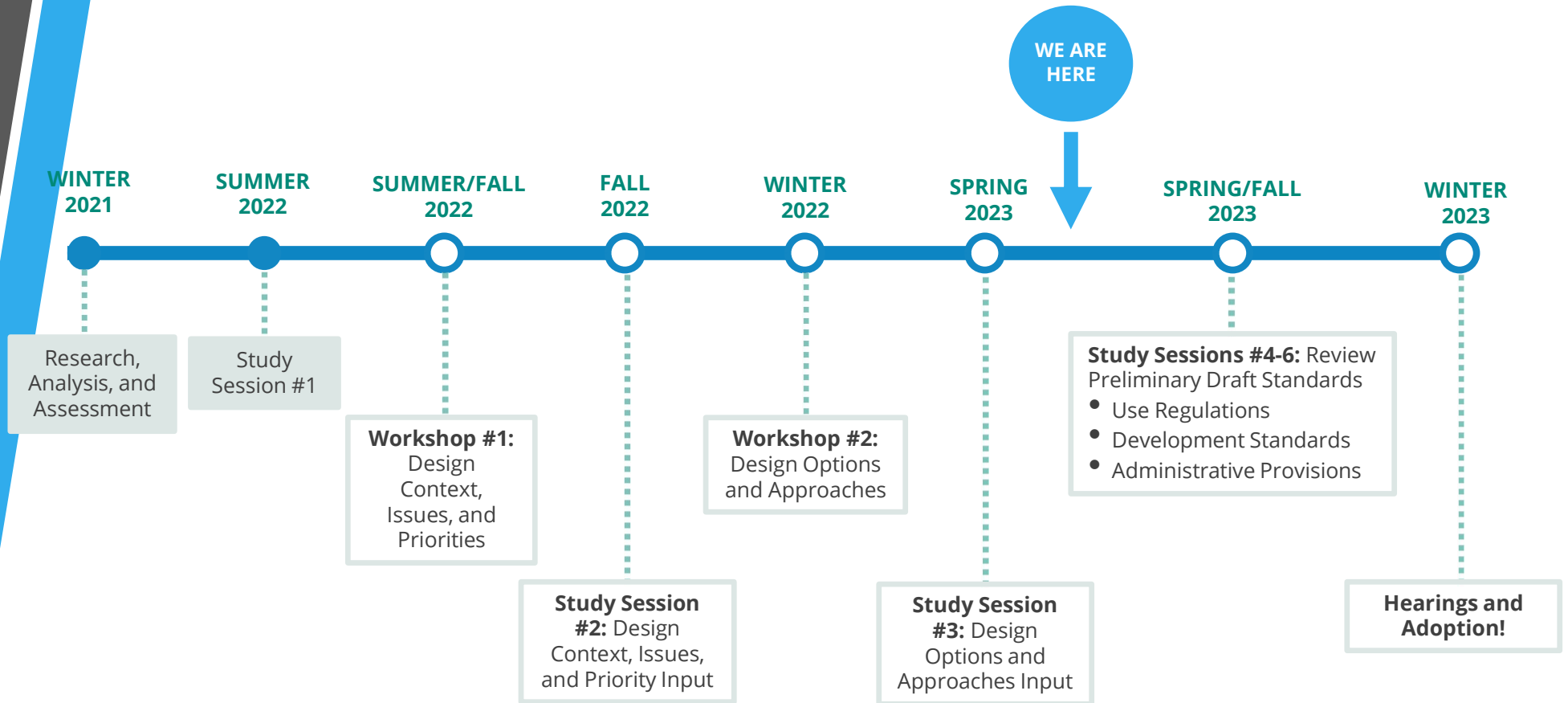
2 Regulate Free Market

- 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

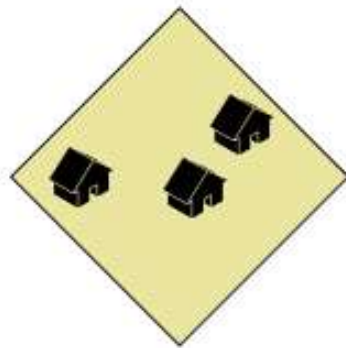


What are Focus Areas

- 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.

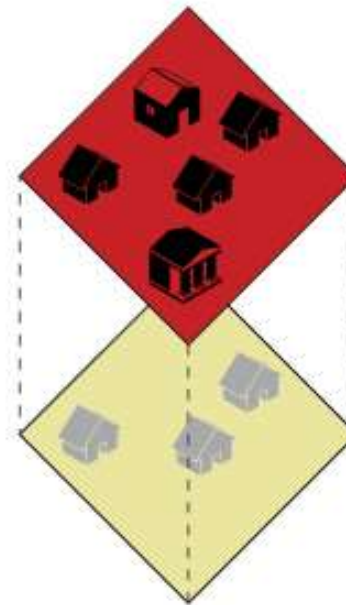
Focus Areas (Overlays and Districts)

- 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

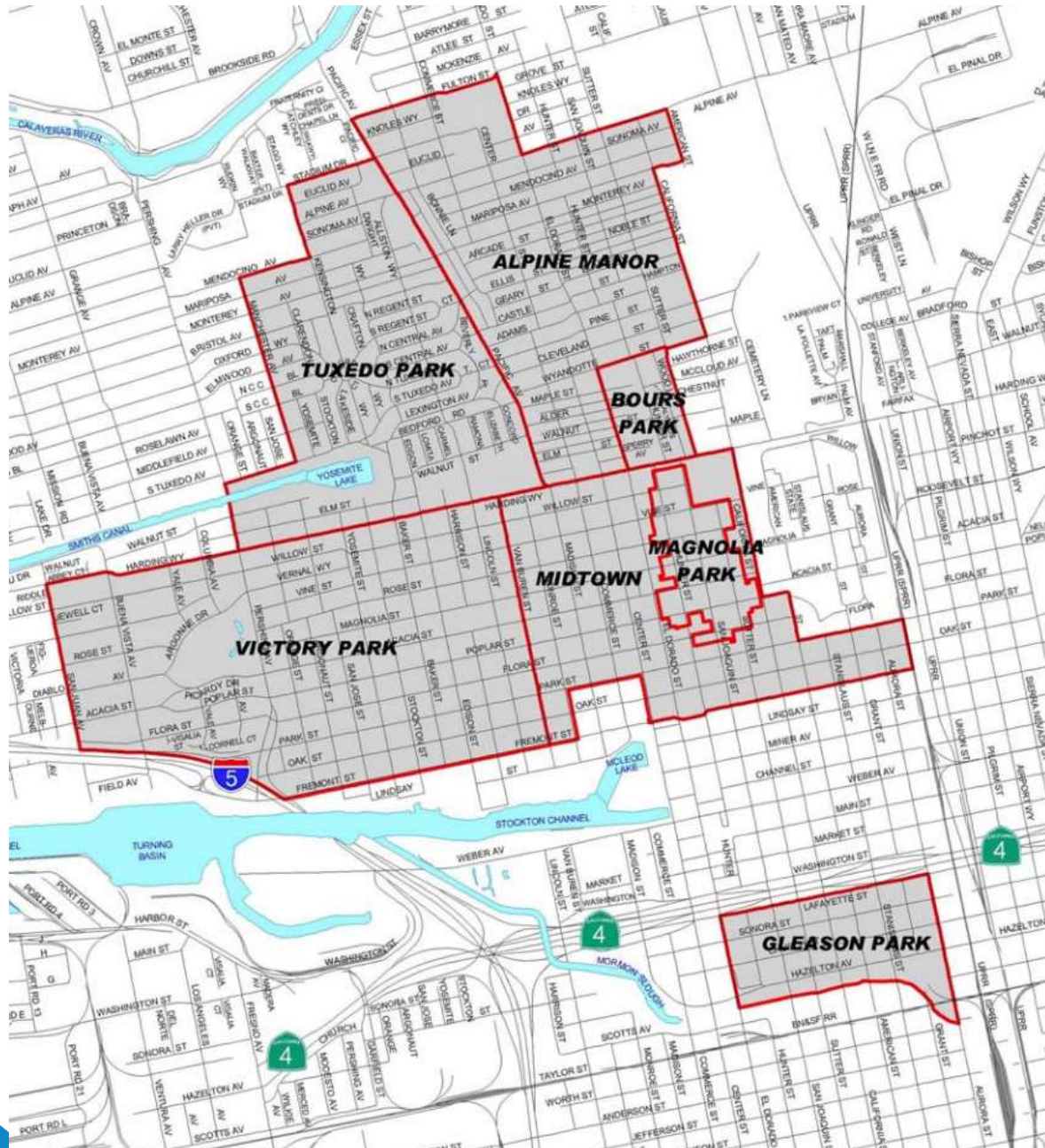


For Today's Workshop

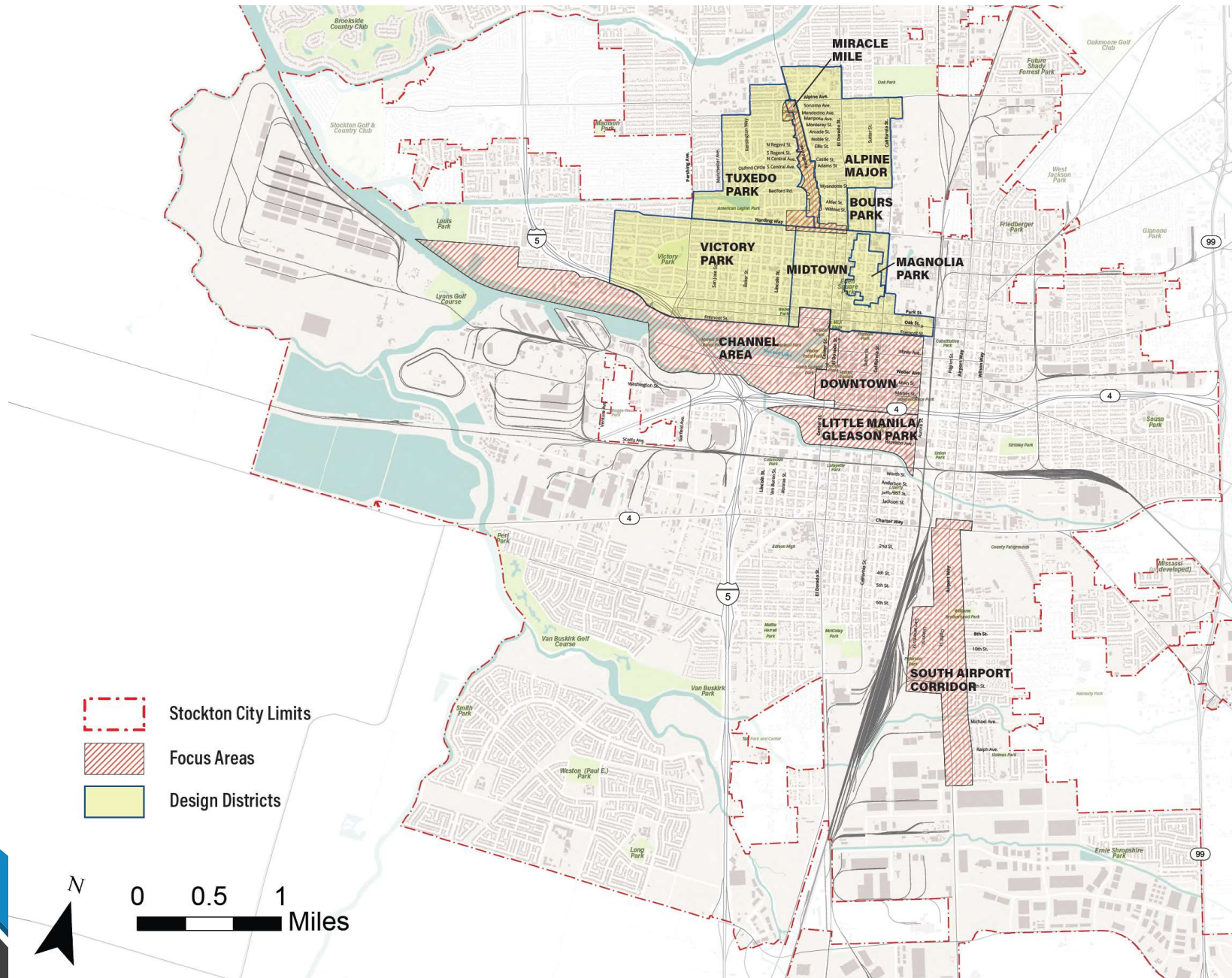
- Alpine Manor (Guidelines)
- Bours Park (Guidelines)
- Gleason Park (Guidelines)
- Magnolia Historic District (Zoning & Guidelines)
- Midtown (Guidelines)
- Tuxedo Park (Guidelines)
- Victory Park (Guidelines)

*Hereafter, “Districts”

Existing Districts



Proposed Districts





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

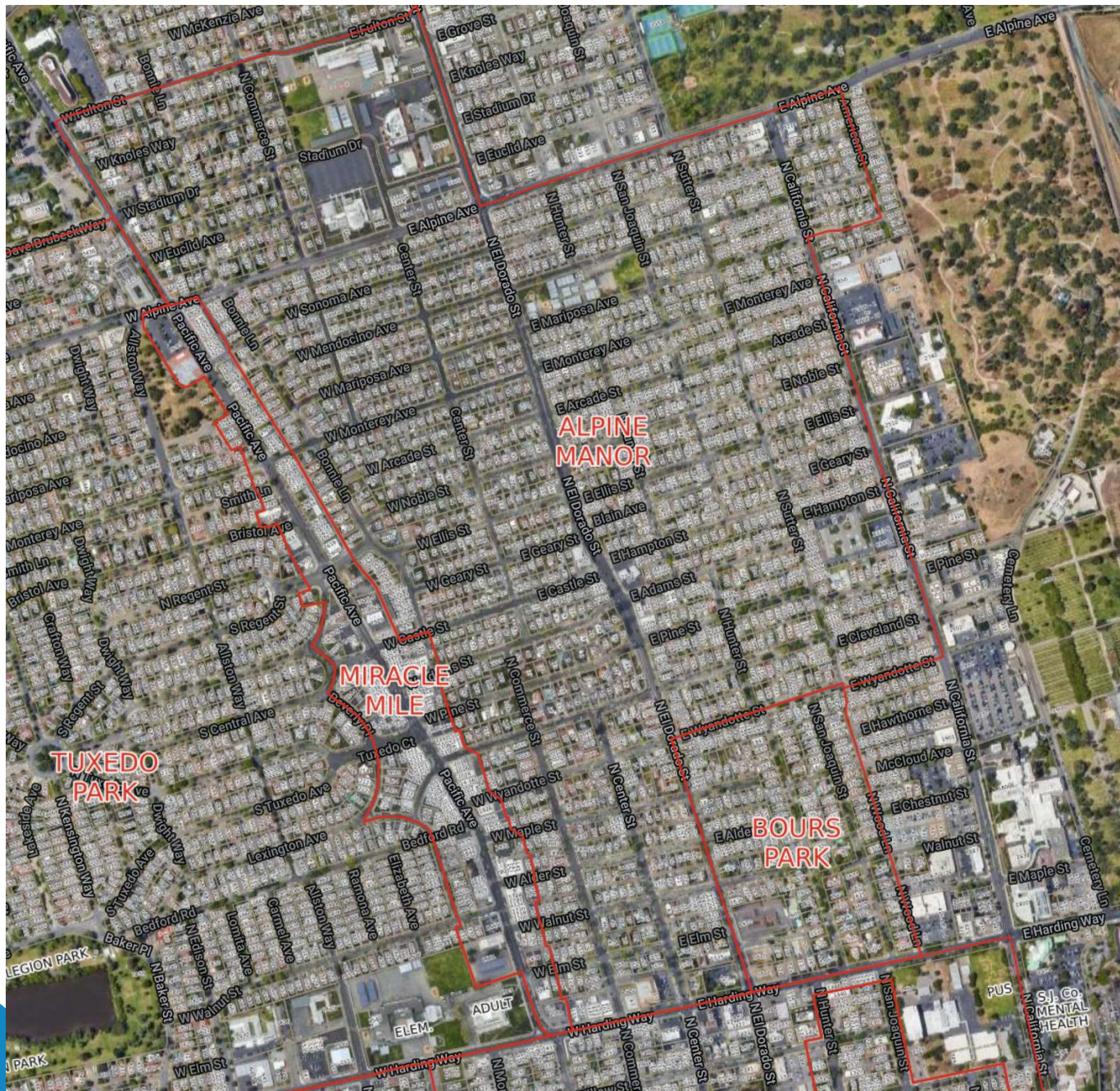
Themes

- Maintain historical and architectural features
- Balance existing homes and surrounding urban uses
- Allow a variety of land use (businesses) in addition to residential use

Issues

- Underutilized buildings
- Homelessness and Crime
- Cost of review and maintenance of historic buildings

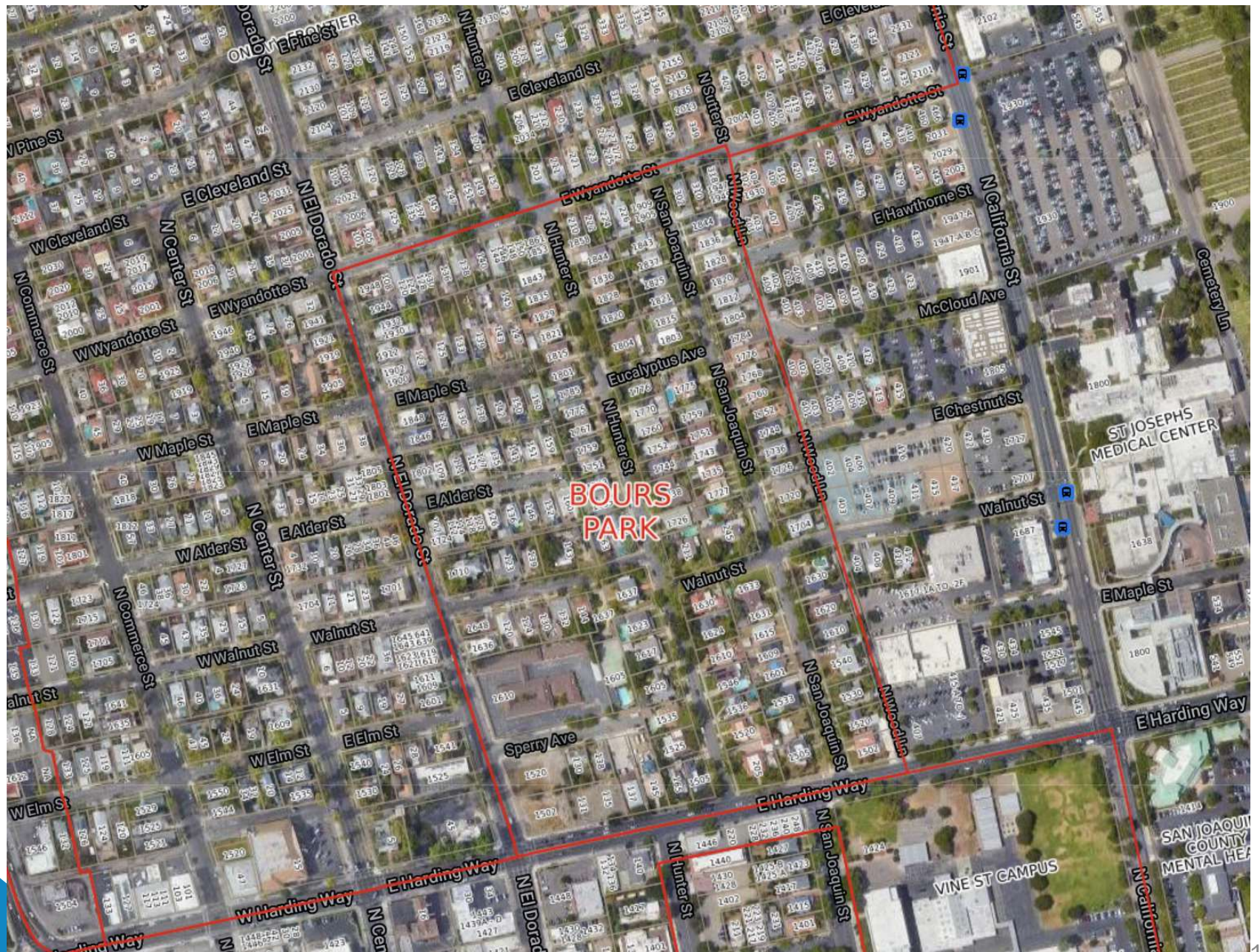
District- Alpine Manor



District- Alpine Manor



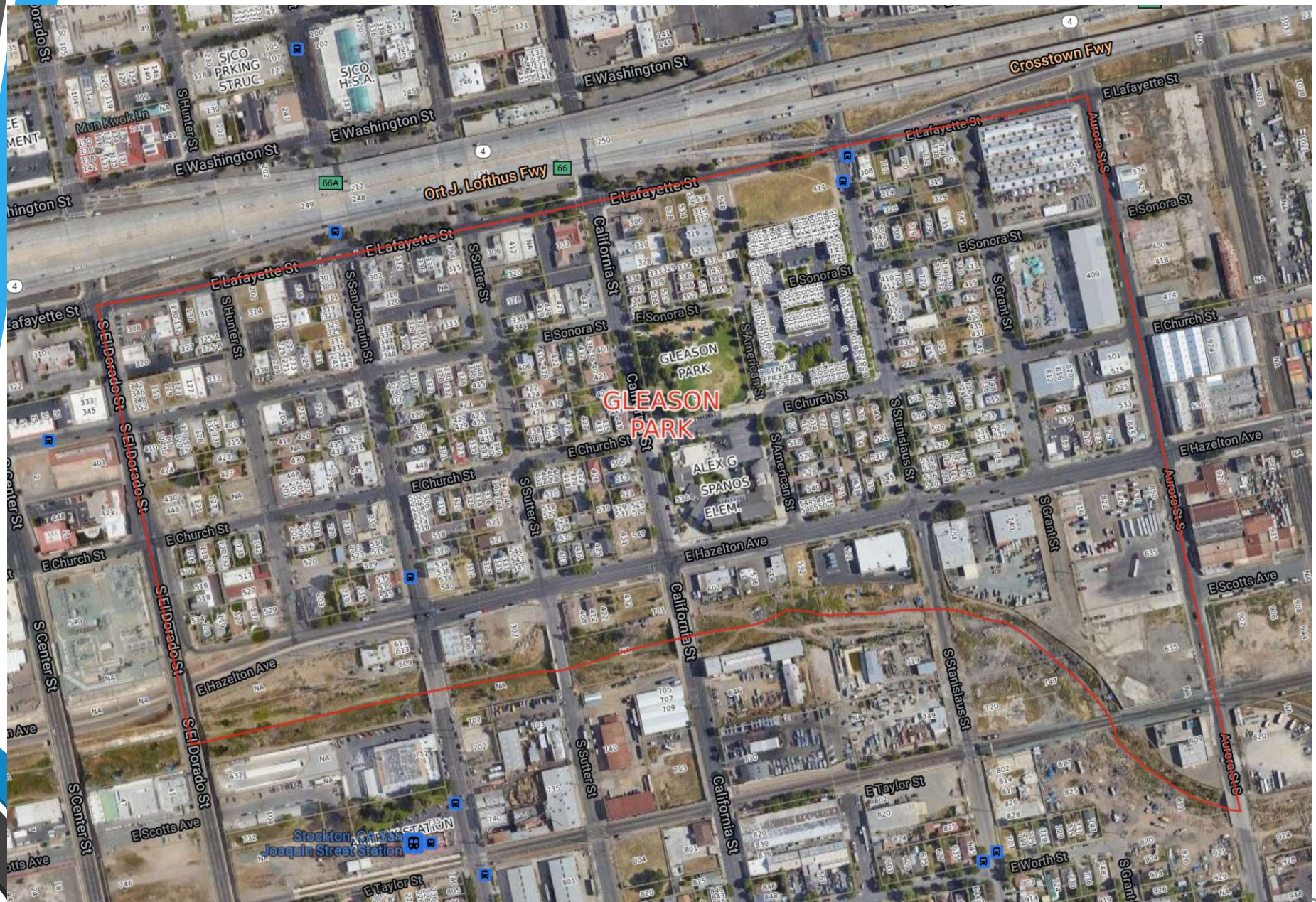
District- Bours



District- Bours



District- Gleason Park



District- Gleason Park



Photos provided by Leslie Crow, Historian



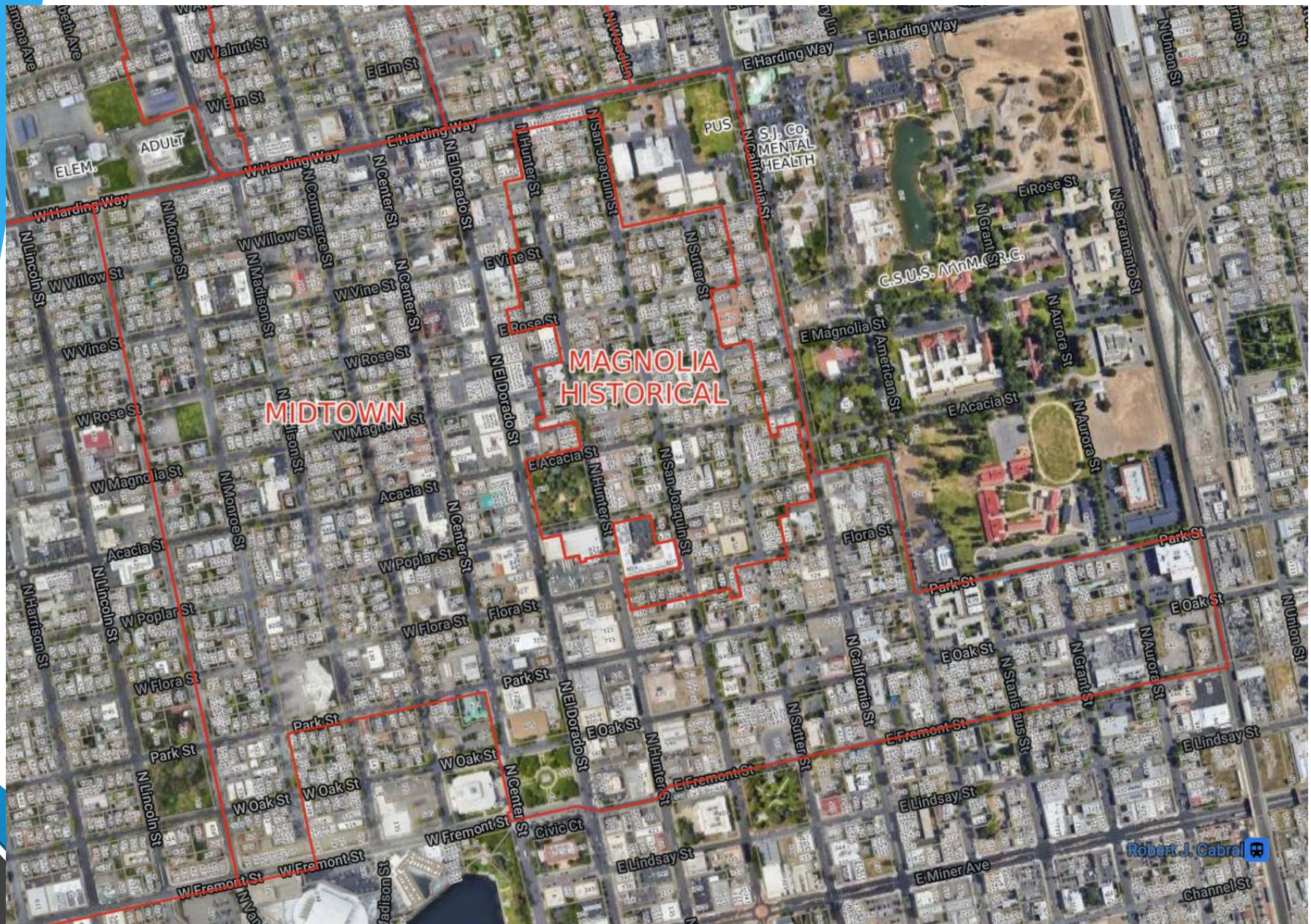
District- Magnolia



District- Magnolia



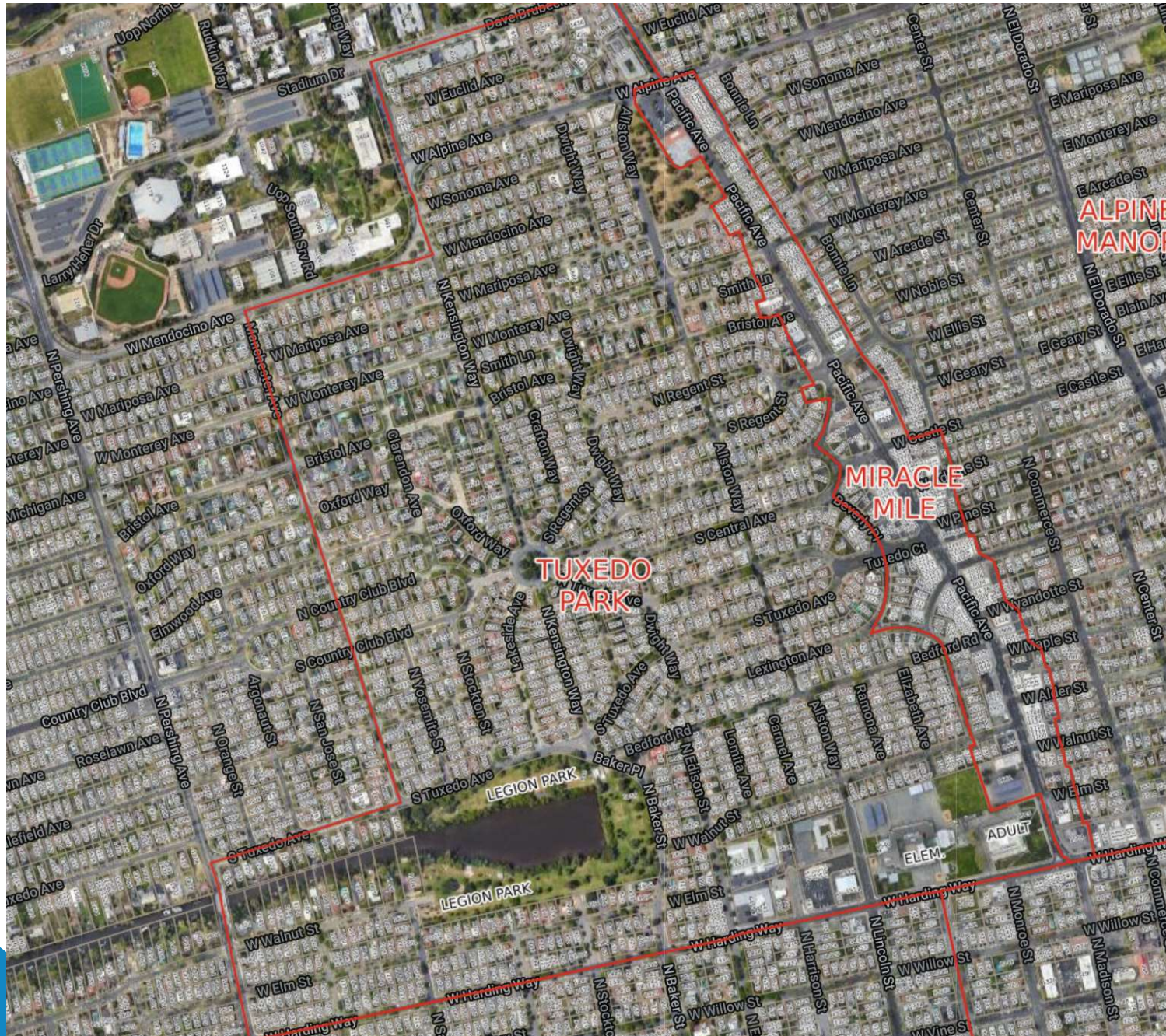
District- Midtown



District- Midtown



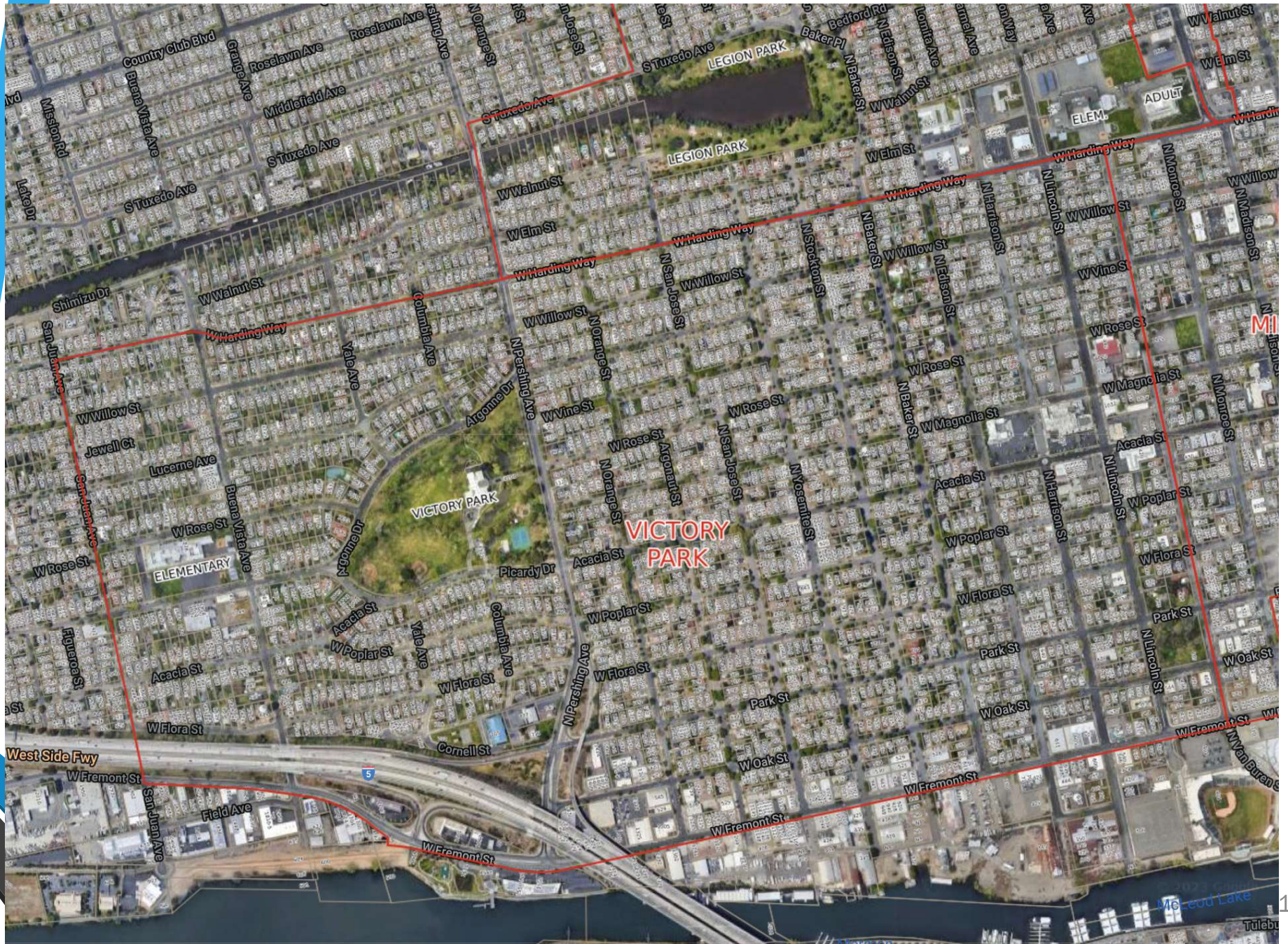
District- Tuxedo



District- Tuxedo



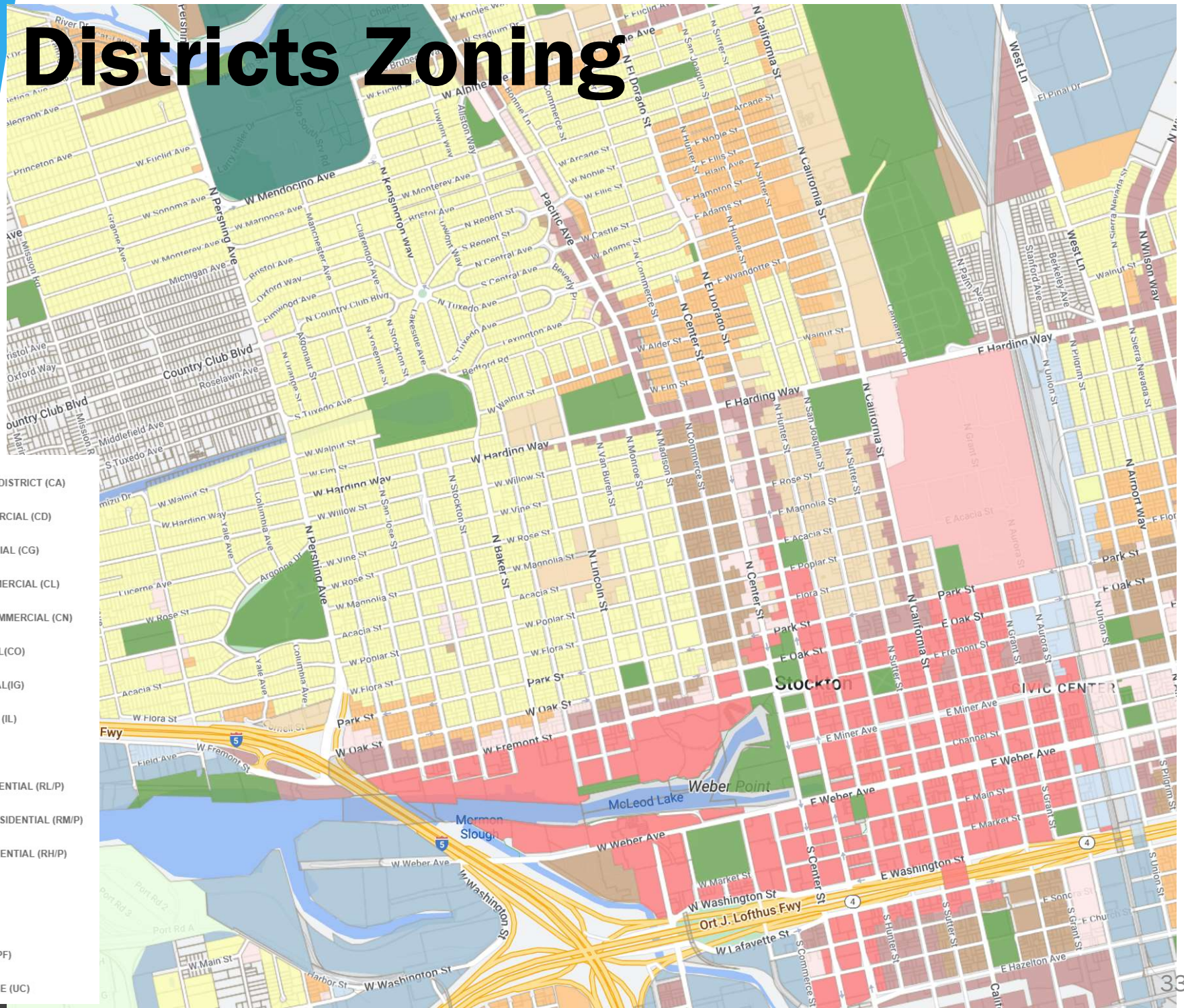
District- Victory



District- Victory



Districts Zoning





Zoning and Land Uses

Desired Uses/Businesses

- Design Review is more of an issue than allowable business use
- Supportive Retail, office, and Housing and/or mixed-uses
- By-Right uses with standards desired.

Unwanted Uses/Businesses

- Redevelopment that removed historic buildings
- Auto-Oriented Uses
- Other??

Physical Form

BULK & SIZE

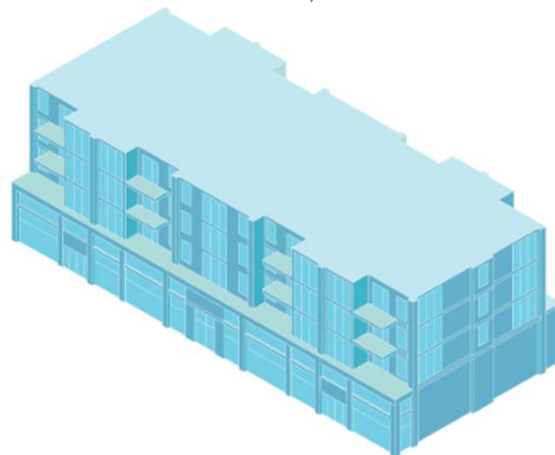
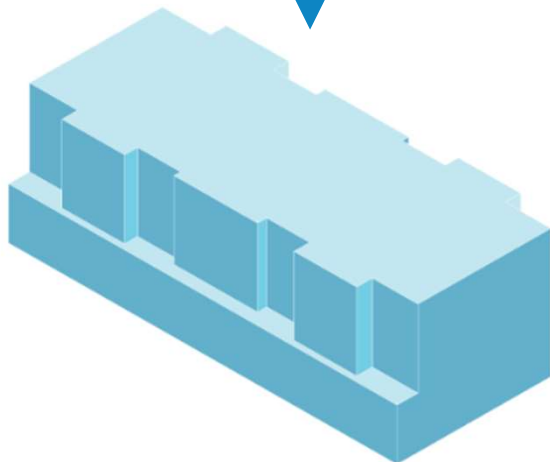
- Height
- Massing
- Setbacks
- Minimum Parcel Size
- Min/Max Density
- Floor Area Ratio (FAR)

QUALITY & APPEARANCE

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

FUNCTIONAL ASPECTS

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



Examples



Residential

MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



Commercial

NEIGHBORHOOD COMMERCIAL



COMMERCIAL CORRIDORS



COMMERCIAL CENTERS



Physical Form

Building Design

- Remodeling should adhere to Federal and State standards for preserving historic buildings.
- Architecture (new/reuse) reflects historic areas.
- Enhanced connectivity to surrounding areas.
- The Scale of new buildings should be comparable to the surrounding structures and homes.

Site Layout and Improvements

- Pedestrian Oriented.
- Site amenities (seating, open area, lighting, and landscaping)
- Safe with a focus on security in design.
- Less visibly/emphasis on 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)



Summary

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



Please sign up for future updates on our email
subscription list,
“Shape Stockton,” offered through Ask Stockton.



Visit: www.stocktonca.gov/ShapeStockton
Email: Shapestockton@stocktonca.gov
Call: (209) 937-7220