



# SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

**FOCUS AREA PUBLIC WORKSHOP**

**Little Manila/Gleason Park #3**

February 15, 2024

# Objectives

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

# Zoning and Design Standards

## Little Manila/ Gleason Park Neighborhood Action Plan

for the City of Stockton  
Public Review Draft, October 2023



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

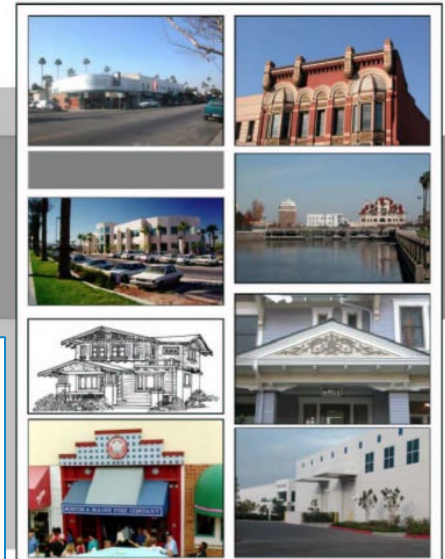
Division 5. Land Use/Development Procedures

Division 6. Subdivision Regulations

Division 7. Development Code Administration

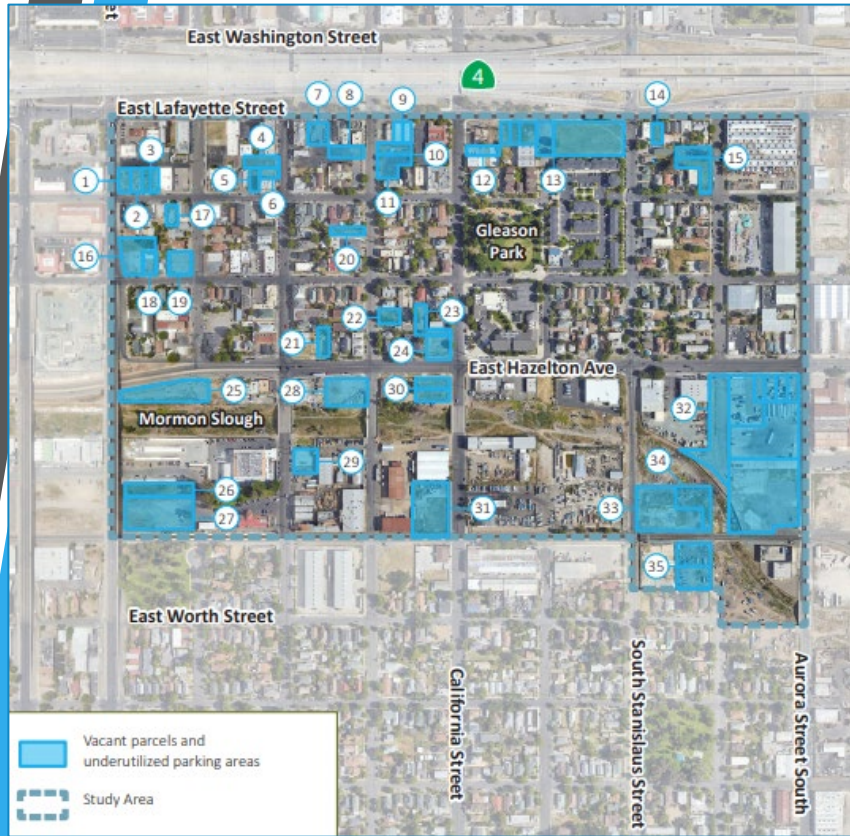
Division 8. Glossary

## STOCKTON CITYWIDE DESIGN GUIDELINES



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

# Neighborhood Action Plan



Site Number	Street Address	Most Feasible Housing Types
21	319 East Hazelton Avenue	I
22	518 South Sutter Street	I
23	539 South California Street	I
24	547 South California Street	C, F, G, H
25	Assessor's Parcel Number: 14907041	C, D, G
26	Assessor's Parcel Number: 14722011	F
27	Assessor's Parcel Number: 14722012	C, D
28	302 East Hazelton Avenue	E, H
29	702 South San Joaquin Street	E, H
30	432 East Hazelton Avenue & 701 South California Street	E, H
31	713 South California Street	G

A

High-Rise Residential

B

Mid-Rise Apartments

C

Low-Rise Apartments

D

Mixed-Use

E

Cottage Courts



# Neighborhood Action Plan

## Age

56% below the age of 34 in  
Little Manila/Gleason Park area

**VS**

53% below the age of 34 in Stockton



## Race/Ethnicity

- ▶ 77% Hispanic or Latino (of any race)
- ▶ 10% Asian
- ▶ 7% Native Hawaiian and Other Pacific Islander
- ▶ 4% White
- ▶ 2% Black or African American
- ▶ 1% American Indian and Alaska Native

## Housing Tenure

in Little Manila/Gleason Park area

96% Renters 4% Owners

**VS**

50% Renters 50% Owners  
in Stockton



## Average Household Size

3 persons per household in  
Little Manila/Gleason Park area

**VS**

3.2 persons per household  
in Stockton



## Overcrowded Housing

22% overcrowded housing units in  
Little Manila/Gleason Park area

**VS**

9% overcrowded housing units  
in Stockton



## Average Household Income

\$41,877 in Little Manila/Gleason Park

**VS**

\$78,712 in Stockton



## 2. Provide More Housing Choices

**Action 2.1 Commercial Neighborhood Rezoning.** Rezone properties currently zoned as Commercial General in the Little Manila/Gleason Park Study Area to Commercial Neighborhood and explore hybrid commercial industrial zoning regulations to encourage and support housing in transitioning industrial areas along Mormon Slough.

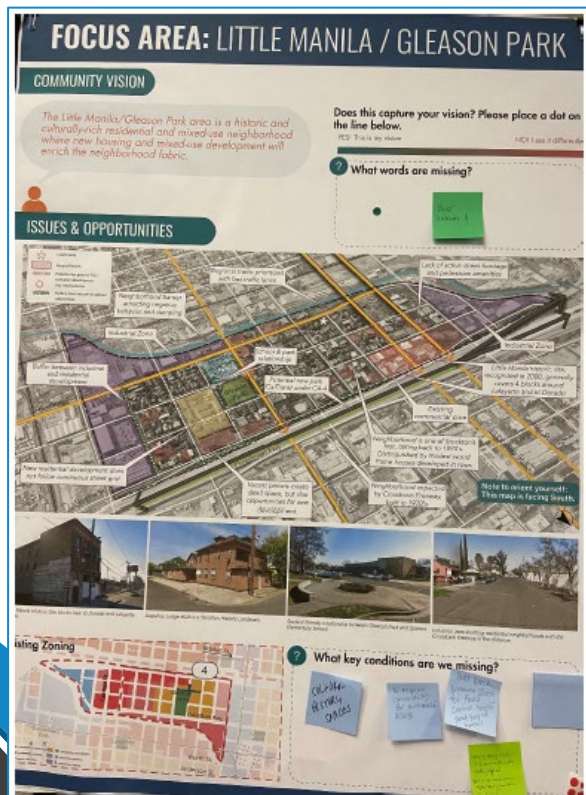
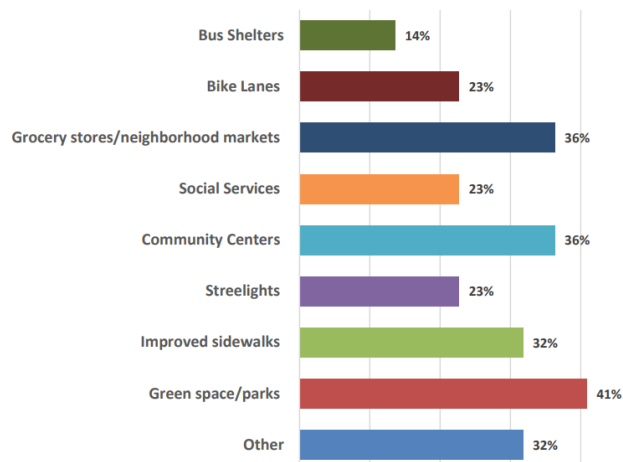
**Action 2.2 Housing for Large Households.** Encourage projects that provide large units (three bedrooms or more) to incentivize the creation of housing for large households.

**Action 2.3 Multi-generational Housing.** Explore changes to City codes and regulations to support multi-generational housing.

# What We Heard (code related)

- Industrial land uses close to residential
- Place housing by transit
- Improve connectivity
- Support higher density and adaptive reuse
- Support the development of infill lots
- More in NAP appendix (Outreach Summary)

What could be added to improve the quality of life in your neighborhood?



# What We Heard

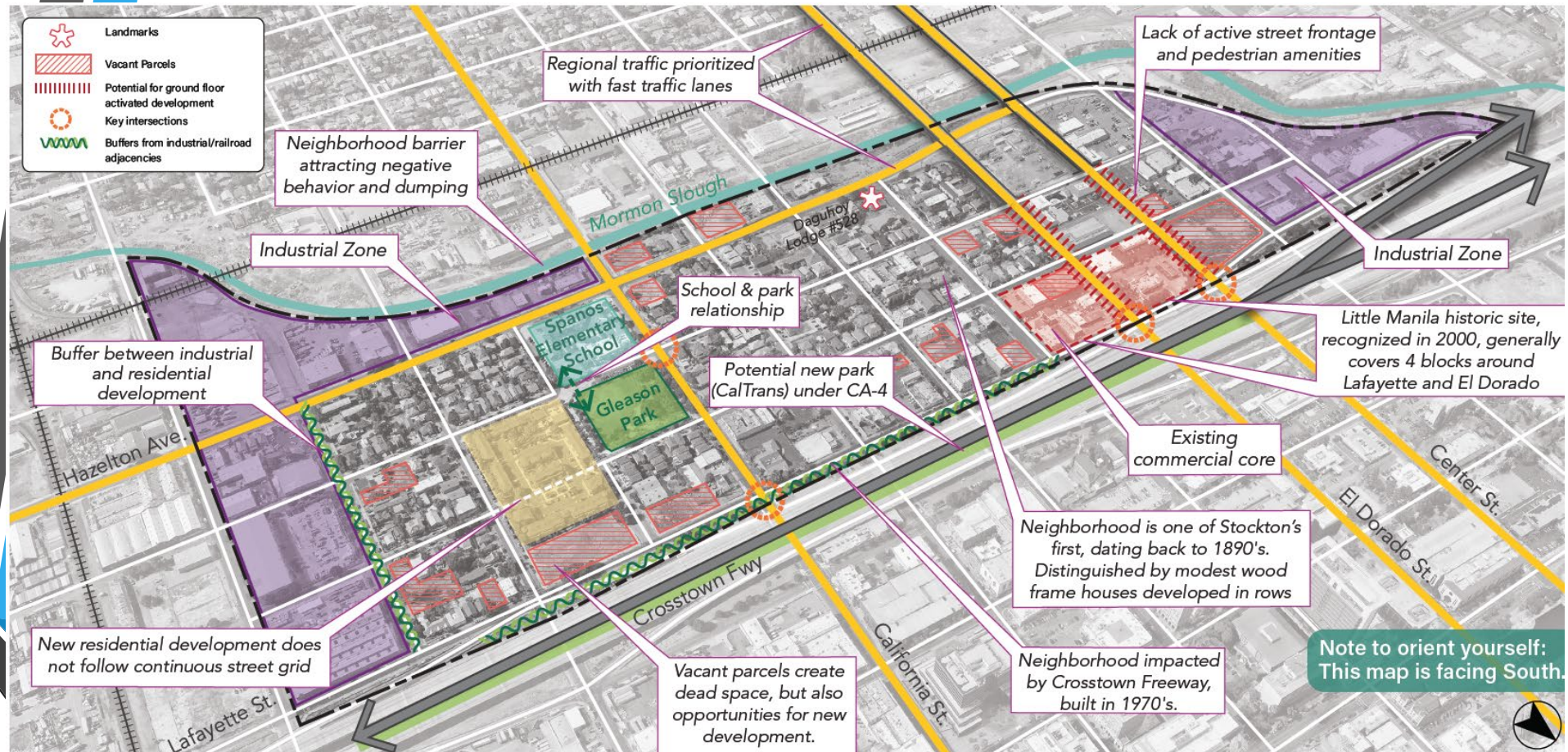
## Attachment A. Feedback on Draft Neighborhood Action Plans

### Feedback on Neighborhood Action Plans from Outreach Events held from June 2023 to July 2023

Study Area	Notes
Little Manila/ Gleason Park	Industrial zone is too close to residential areas. Considerable actions will need to be considered to reduce environmental hazards from industrial buildings. This area of Stockton is already heavily impacted by pollution indicated by CalEnviroScreen. Future housing should accommodate low-income communities as this neighborhood is heavily impacted by poverty. Large housing units that are expensive should not be considered.
	Place new housing by transit.
	Improve connectivity underneath the Crosstown Freeway (Highway 4).
	Be aware of what health risks are posed by building housing near the Crosstown Freeway (Highway 4). Reference the California Environmental Quality Act.
	The area next to Gleason Park is a good place to increase the density allowed for new housing development.
	New housing should help mitigate impacts from poor air quality.
	Consider partnering with Caltrans.
	Highlight environmental justice in the plans.
	Support adaptive reuse.
	Support urban greening.
	Consider urban greening to avoid more "concrete jungles" and to prevent heat islands.
	Provide for community healing around the impacts from the Crosstown Freeway (Highway 4).
	Activate vacant spaces. Make it easy for people and organizations to activate these unused spaces.
	Crosswalks and other road paint is deteriorating. Consider actions to repaint and improve them.
	Solve air quality and health problems.
	Mormon slough + carbon sequestration opportunity?



# 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 proposed.
- Staff will continue to look for ways to implement the area's Action Plan.

## Rezone

- Rezone properties to address certain issues raised
- Rezones would reduce code complexity

# Action Proposed (Code Related)

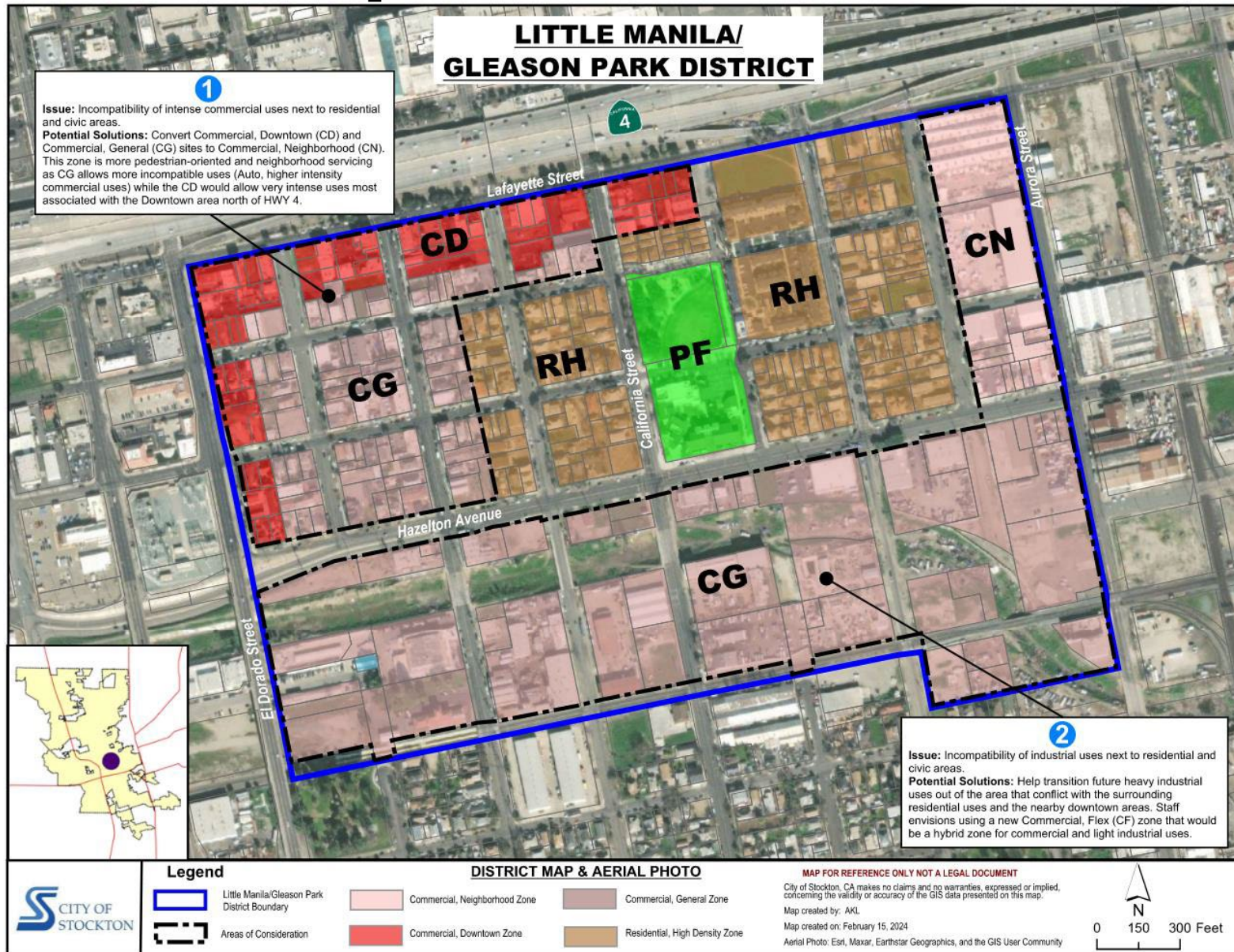
- Look to extend permit approval times (1.3)
- City initiated rezoning (2.1)



# Responses to Issues

Area	Solution
1	Convert Commercial-Downtown (CD) and Commercial General (CG) sites to Commercial-Neighborhood (CN). This zone is more pedestrian-oriented and neighborhood servicing as CG allows more incompatible uses (Auto, higher intense commercial uses) while the CD would allow very intense use most associated with the Downtown area north of Hwy 4.
2	Help transition future heavy industrial uses out of the area that conflict with the surrounding residential uses and the nearby downtown areas. Staff envisions using a new Commercial Flex (CF) zone that would be a hybrid zone for commercial and light industrial uses.

# Responses to Issues

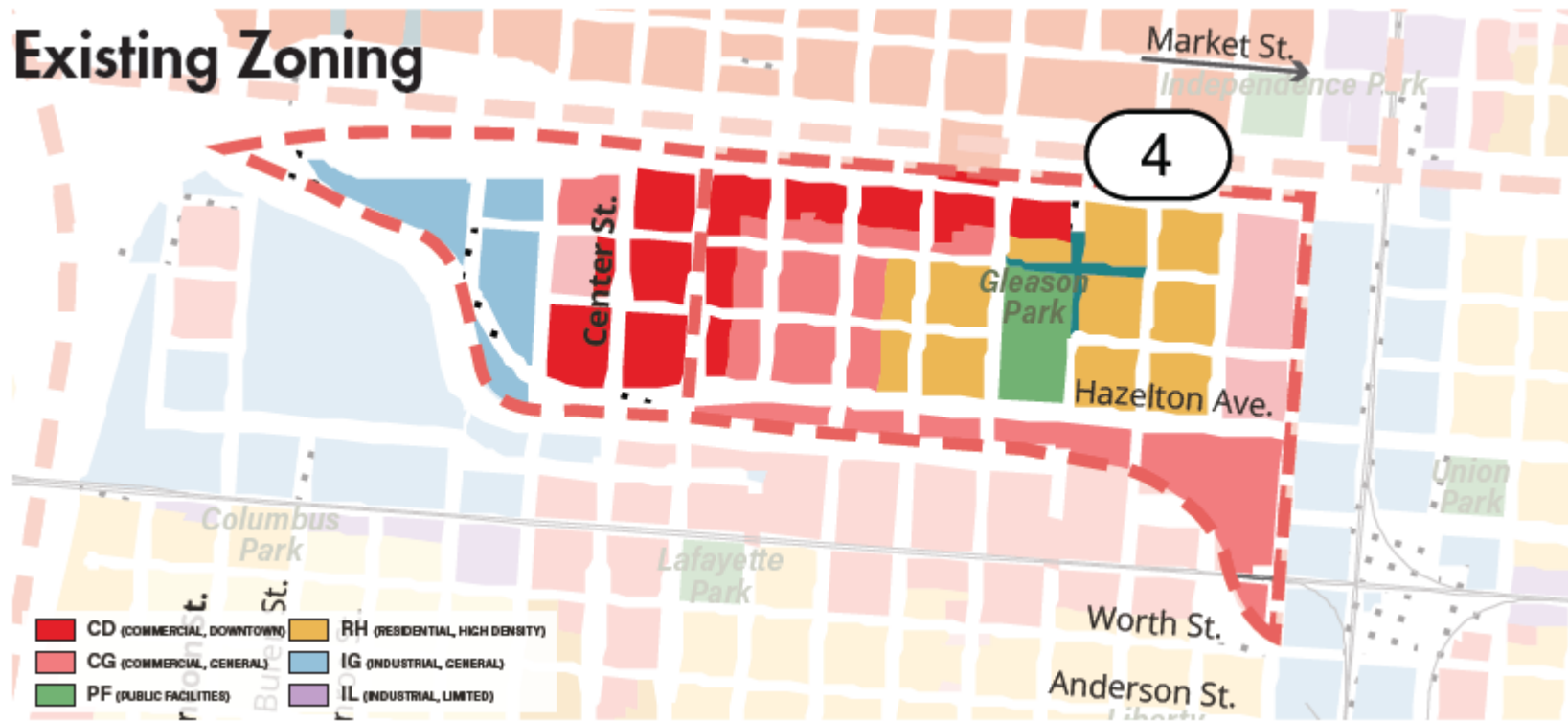


# Rezones

- Rezone industrial uses to a new Commercial Flex (CF) zone that allows commercial and light industrial uses.
- Convert existing CG and CD zones to a Commercial Neighborhood zone to remove the possibility of incompatible land uses next to residential.



# Existing Zoning



Little Manila Historic Site blocks near El Dorado and Lafayette streets.



Daguhoy Lodge #528 is a Stockton Historic Landmark.



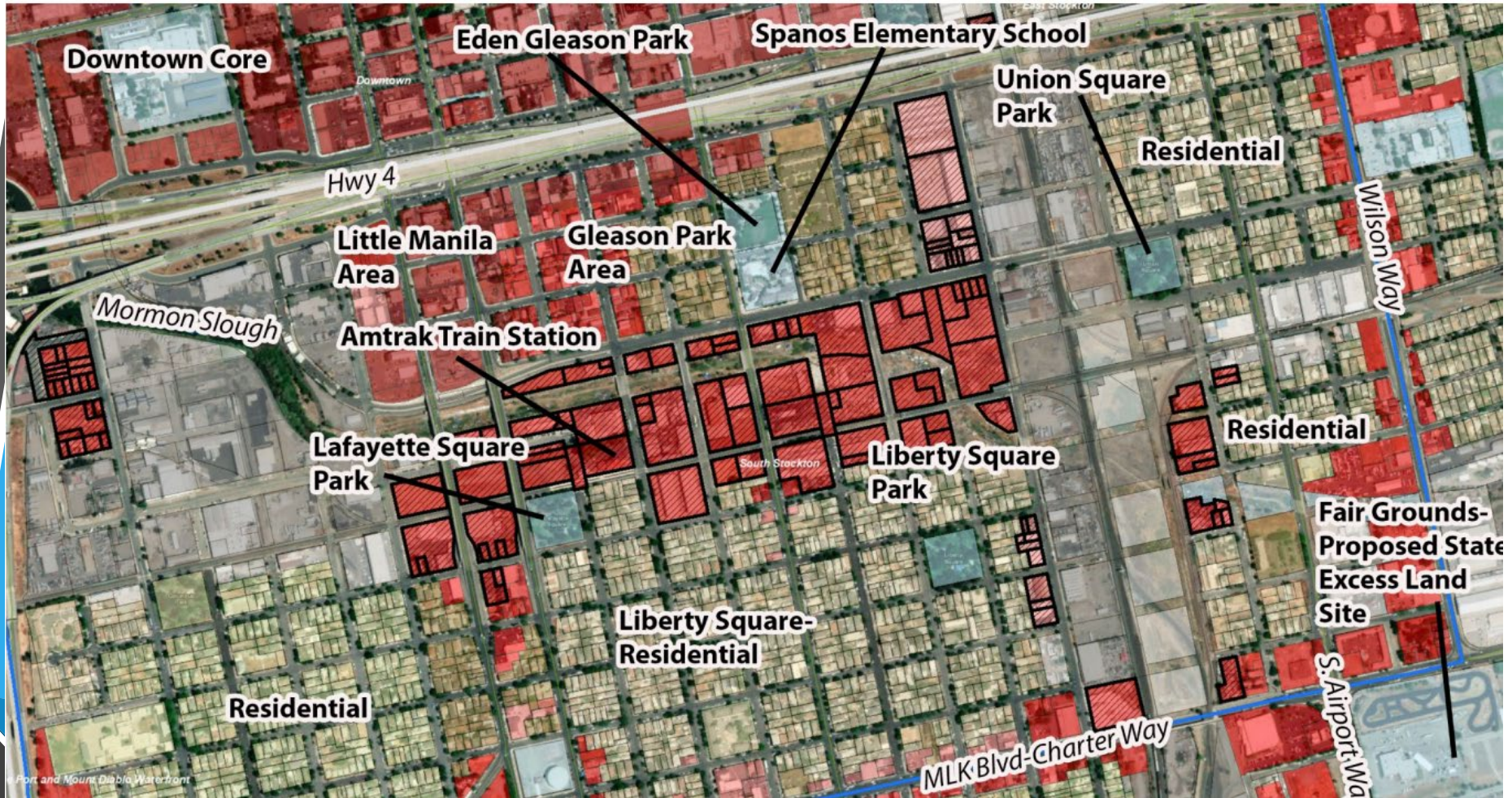
Student friendly relationship between Gleason Park and Spanos Elementary School.



Industrial uses abutting residential neighborhoods with the Crosstown Freeway in the distance.



# Past Rezones





# Proposed Rezone Areas





# Proposed Rezone Areas





# Proposed Rezone Areas



# Summary

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



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