

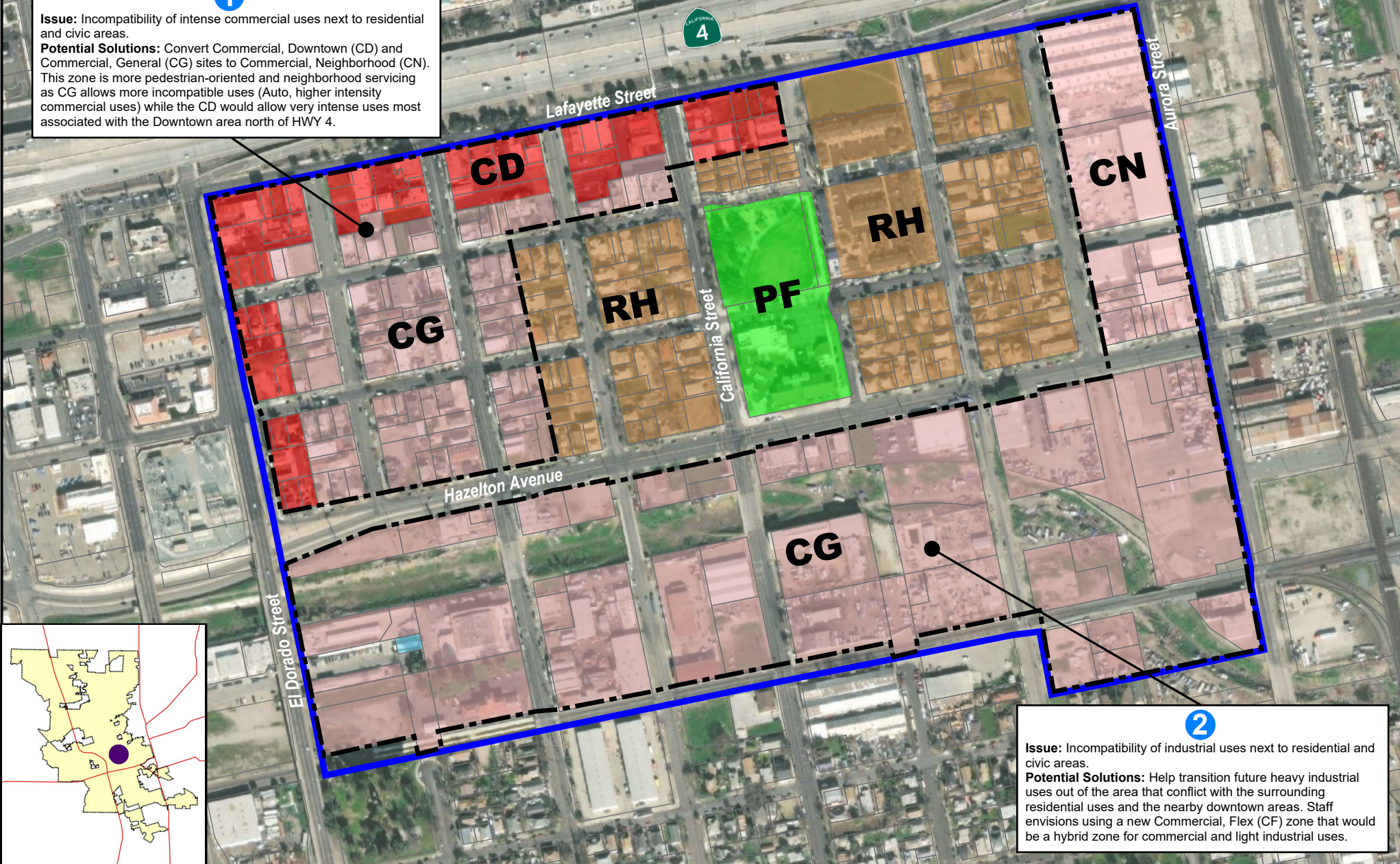
# LITTLE MANILA/ GLEASON PARK DISTRICT

1

**Issue:** Incompatibility of intense commercial uses next to residential and civic areas.

**Potential Solutions:** 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 intensity commercial uses) while the CD would allow very intense uses most associated with the Downtown area north of HWY 4.

4



2

**Issue:** Incompatibility of industrial uses next to residential and civic areas.

**Potential Solutions:** 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.

## Legend



Little Manila/Gleason Park District Boundary

Areas of Consideration



Commercial, Neighborhood Zone

Commercial, Downtown Zone



Commercial, General Zone

Residential, High Density Zone

## DISTRICT MAP & AERIAL PHOTO

### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Map created by: AKL

Map created on: February 15, 2024

Aerial Photo: Esri, Maxar, Earthstar Geographics, and the GIS User Community

