



SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

FOCUS AREA PUBLIC WORKSHOP

Miracle Mile Workshop #s

March 4, 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 ⚠

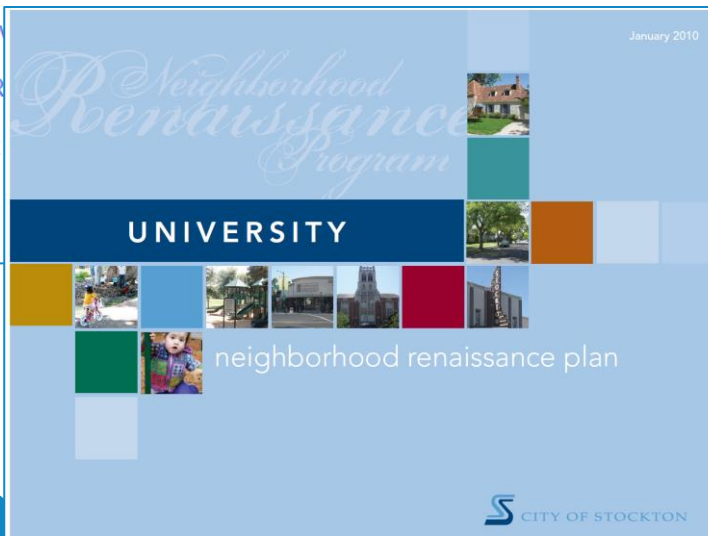
Division 4. Application Process

Division 5. Land Use/Development

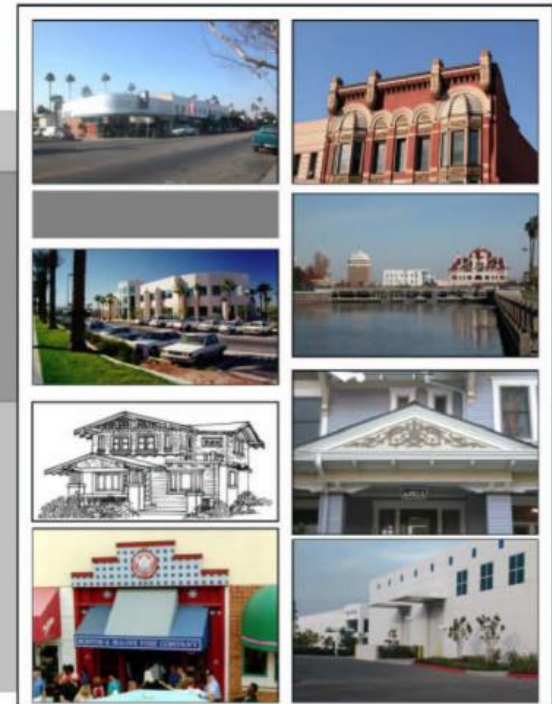
Division 6. Subdivision Regulations

Division 7. Development

Division 8. Glossary



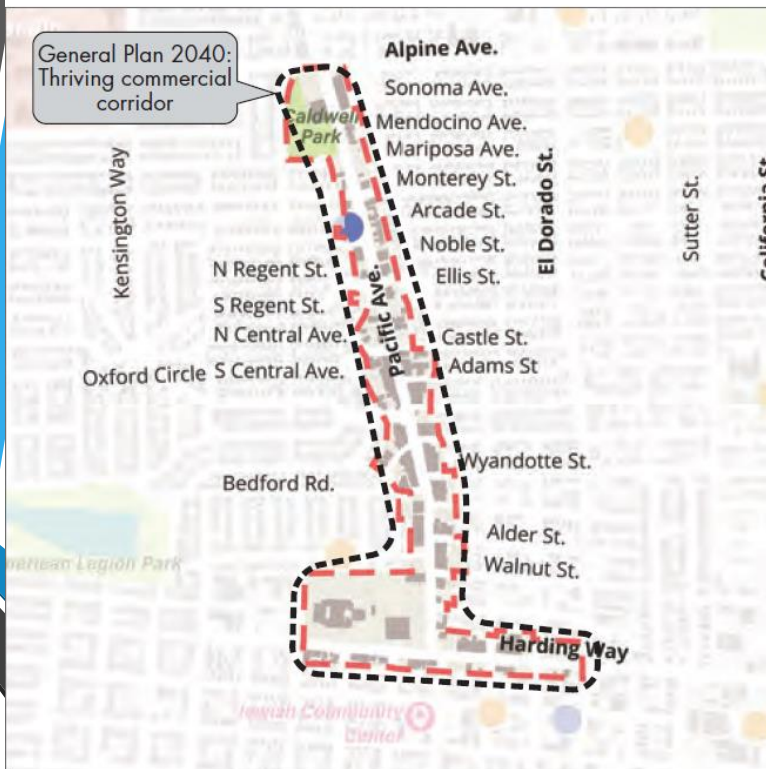
STOCKTON CITYWIDE DESIGN GUIDELINES



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

MIRACLE MILE TODAY + GENERAL PLAN 2040 VISION

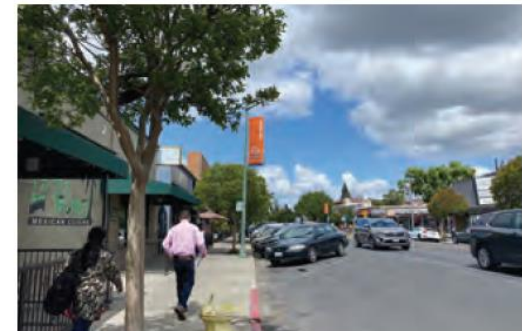
The Miracle Mile is a pedestrian-oriented commercial corridor within a residential neighborhood. Development along Pacific Avenue is defined by a consistent pattern of 1-2 story buildings built along an active street with sidewalks, landscaping, outdoor seating areas, and angled parking.



Outdoor seating and diagonal on-street parking



Typical commercial development on Miracle Mile is comprised of one to two stories buildings



Northern segment of Pacific Avenue - with small offices in single story residential style houses along a tree-lined street.

Empire Theatre

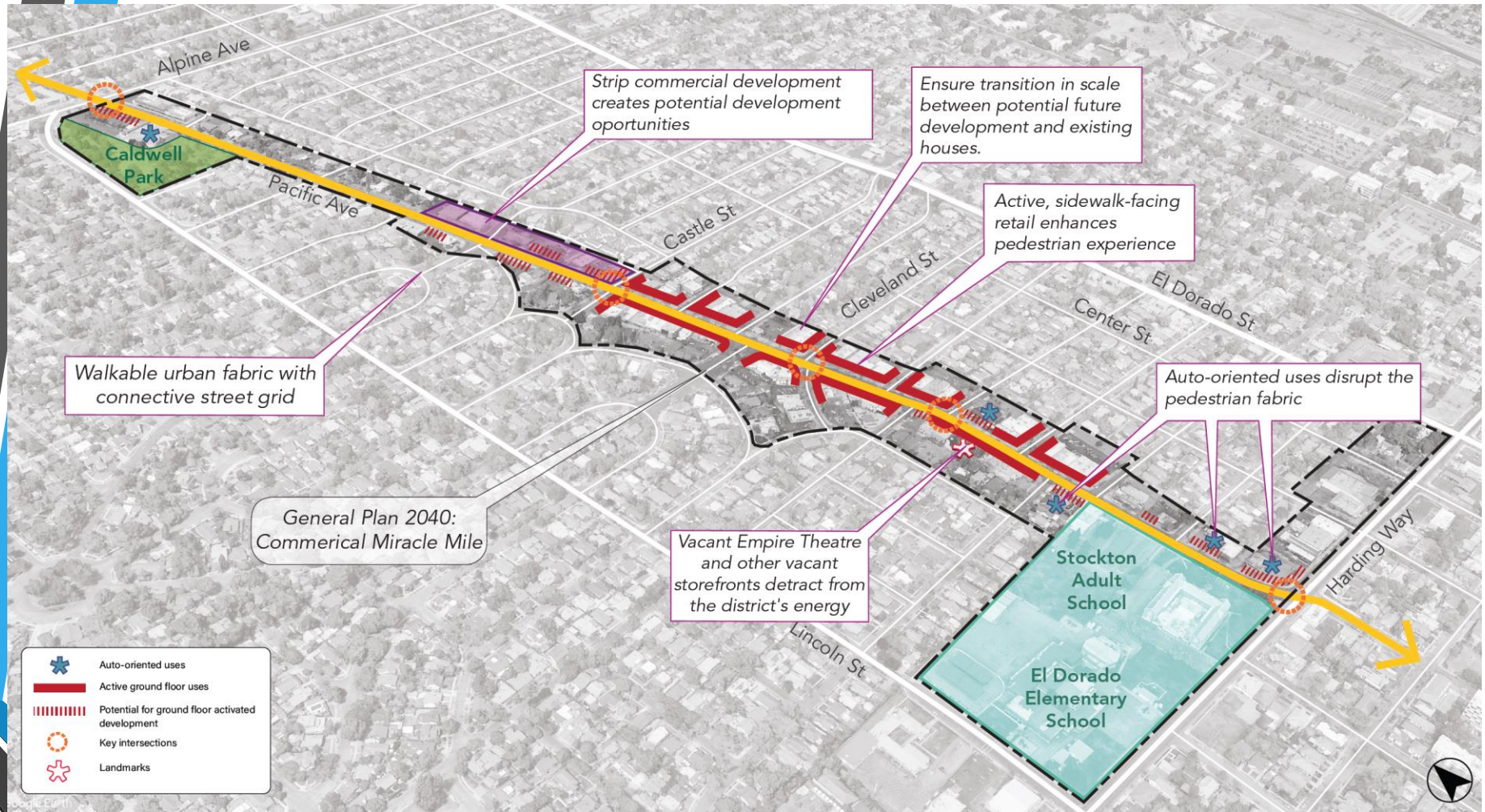
What We Heard (code related)

- Medium-density, mixed-use area with thriving small businesses.
- Bicycle and pedestrian-friendly with lower traffic speeds.
- Lack of lighting, vacant buildings, franchise development, drive-throughs, and lack of parklets and bike lanes.
- The MMID zoning ad-hoc group prepared an analysis of other items needed for the corridor.

What We Heard (code related)

- Small-scale retail and mixed-use housing preferred.
- Emphasis on Pedestrian Safety, Access, and building design.
- Maintenance and security issues.
- MMID authority.
- Homelessness.

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 currently proposed.
- Comments presented seem more practical on a citywide level (zoning table and standards)
- Design Guidelines will still retain the District and be updated.

Rezone

- Rezones would reduce code complexity for the area as all commercials would implement the same vision for neighborhood service commercials.

Responses to Issues

For Code

- Carry over some land use requests into the code (Division 2) and design (Division 3).
- Update Design Guidelines to reflect details on the area.
- Exploring retail size and “chain” suggestions.

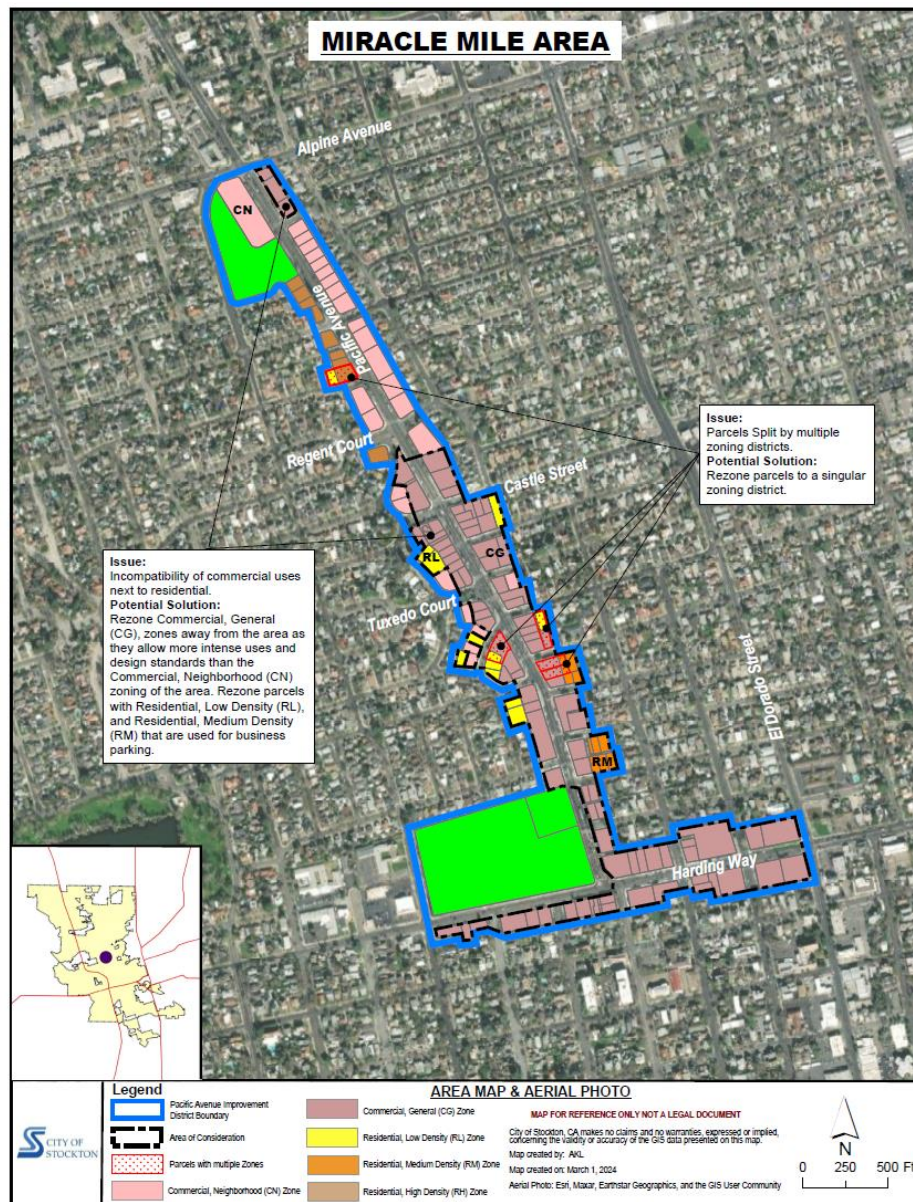
Items Not for Code

- Street design and use of state money.
- Maintenance and security issues.
- MMID authority.
- Homelessness.

Responses to Issues

Area	Solution
1	Convert 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).
2	This includes split zones and commercial parking lots with residential zoning.

Responses to Issues



Rezones

Convert existing CG, CO, and other zones to a Commercial Neighborhood (CN) zone to remove the possibility of incompatible land uses next to residential.



Proposed Rezone Areas



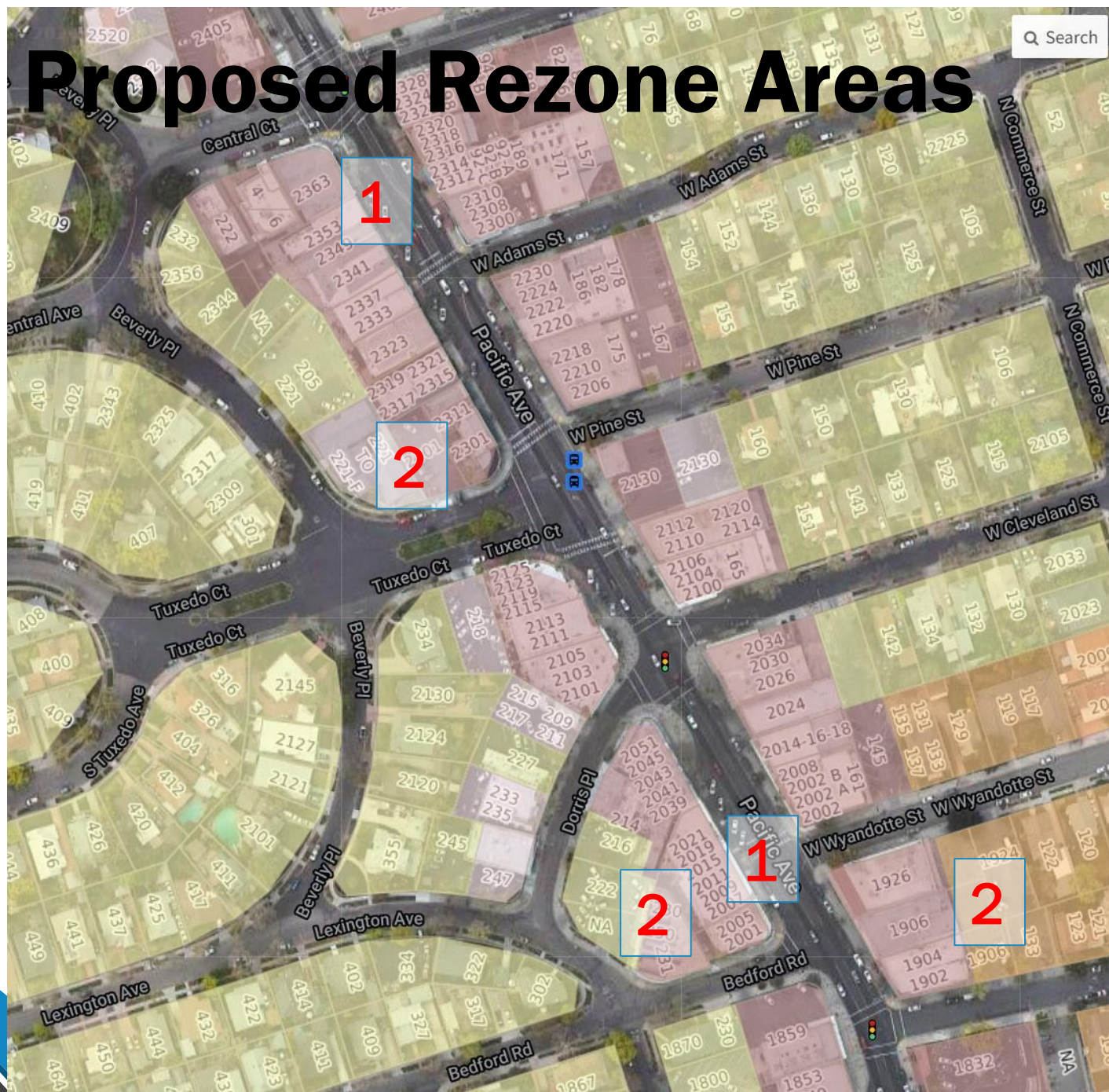
Proposed Rezone Areas



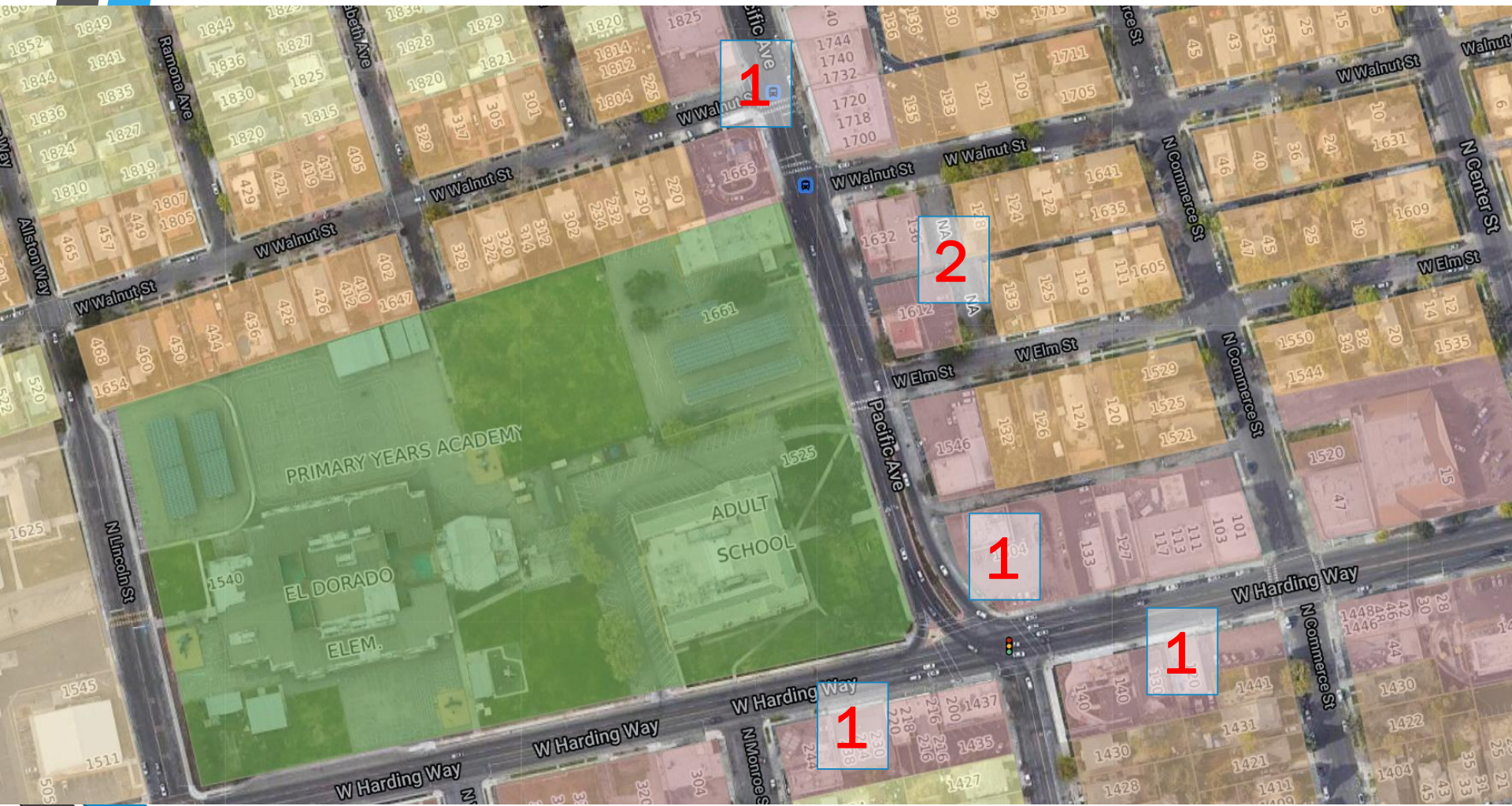
Proposed Rezone Areas



Proposed Rezone Areas



Proposed Rezone Areas



Citywide Zoning Standards

Taller ground-floor height provides flexibility of use and creates good building form

Ground-floor windows create visual interest

Ground Floor Retail

Buildings directly line the sidewalk, supporting pedestrian activity

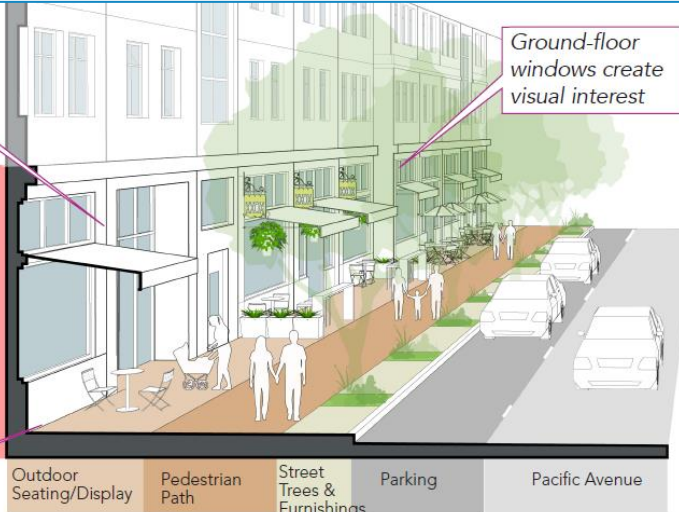
Outdoor Seating/Display

Pedestrian Path

Street Trees & Furnishings

Parking

Pacific Avenue

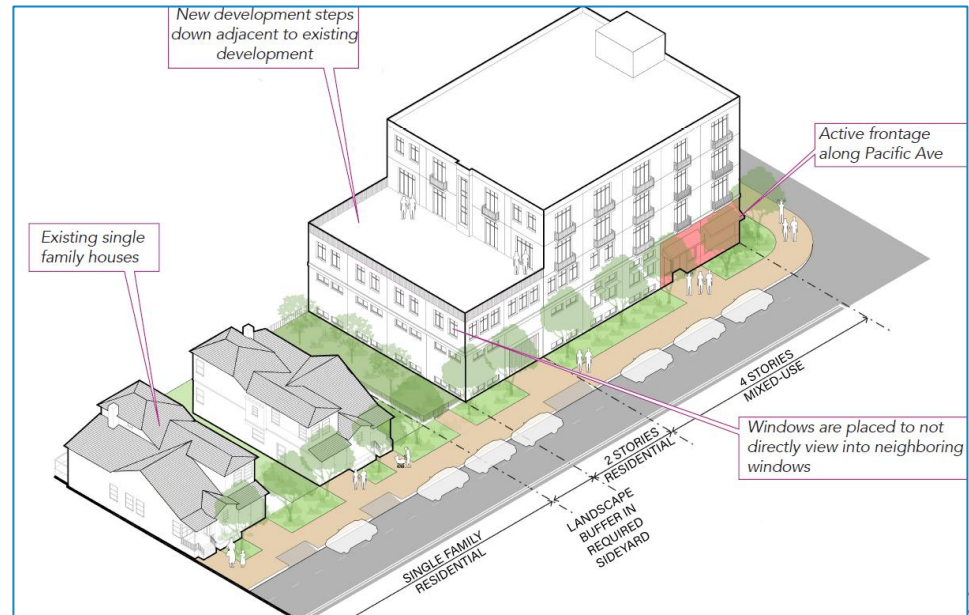


New development steps down adjacent to existing development

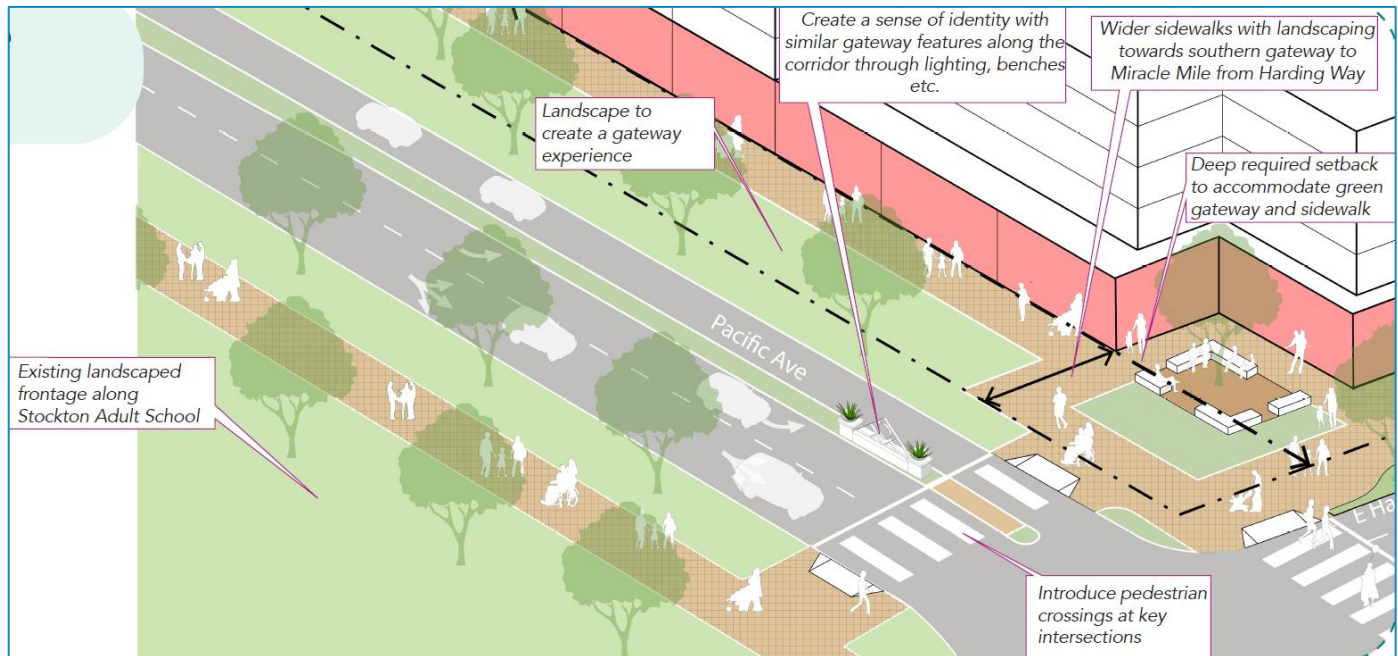
Existing single family houses

Active frontage along Pacific Ave

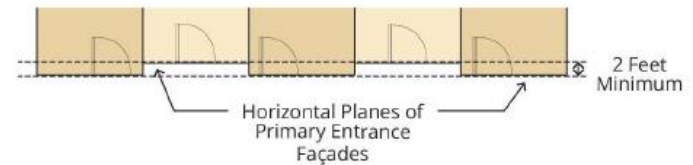
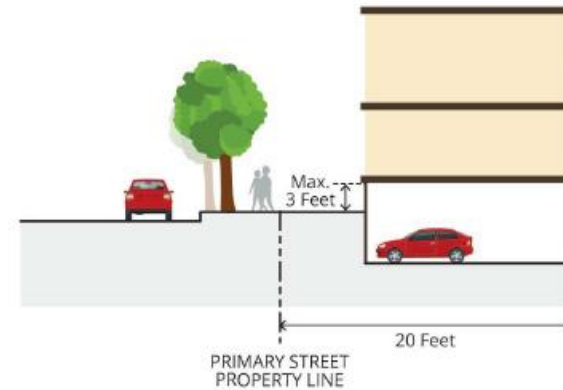
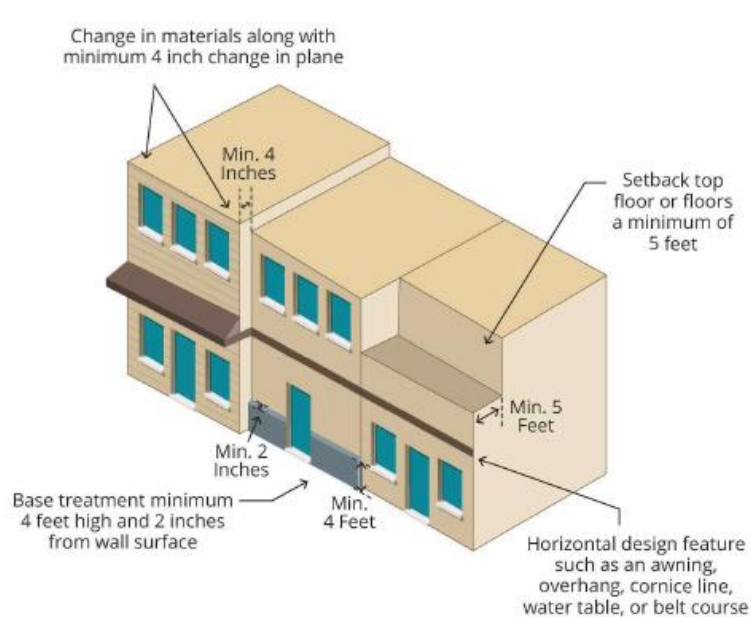
Windows are placed to not directly view into neighboring windows



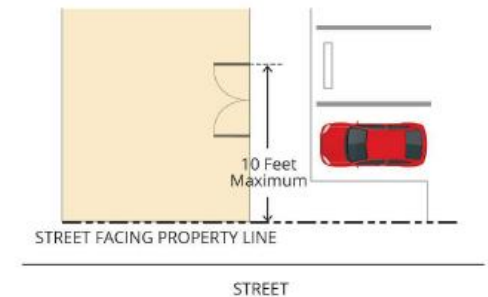
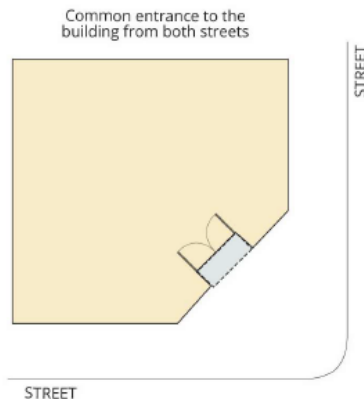
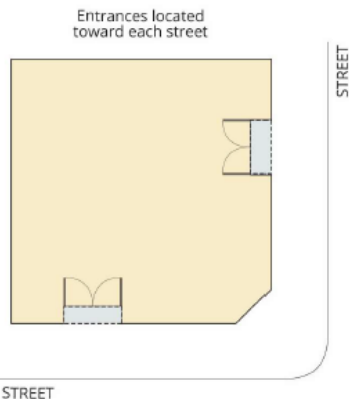
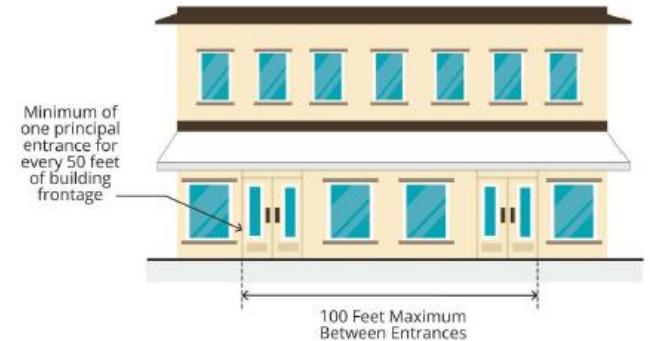
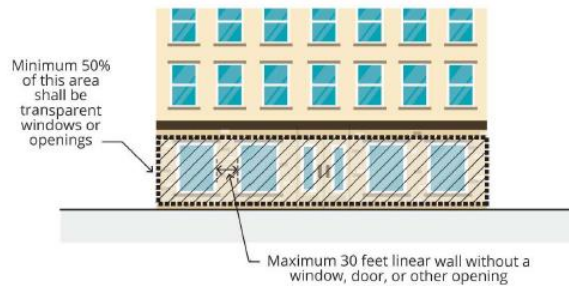
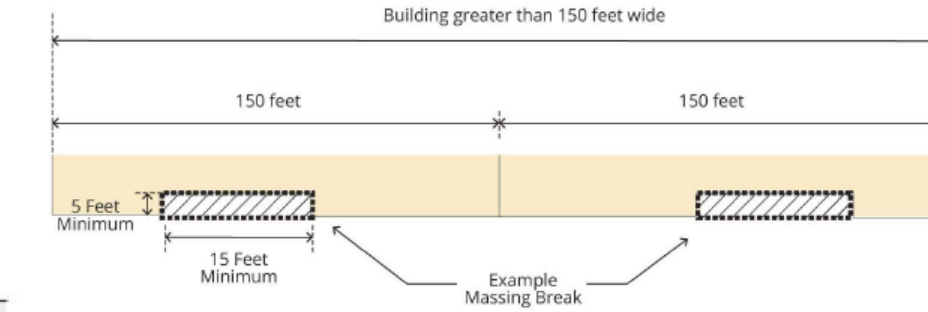
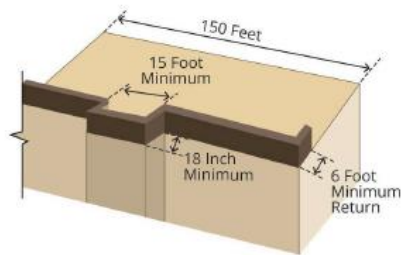
Citywide Zoning Standards



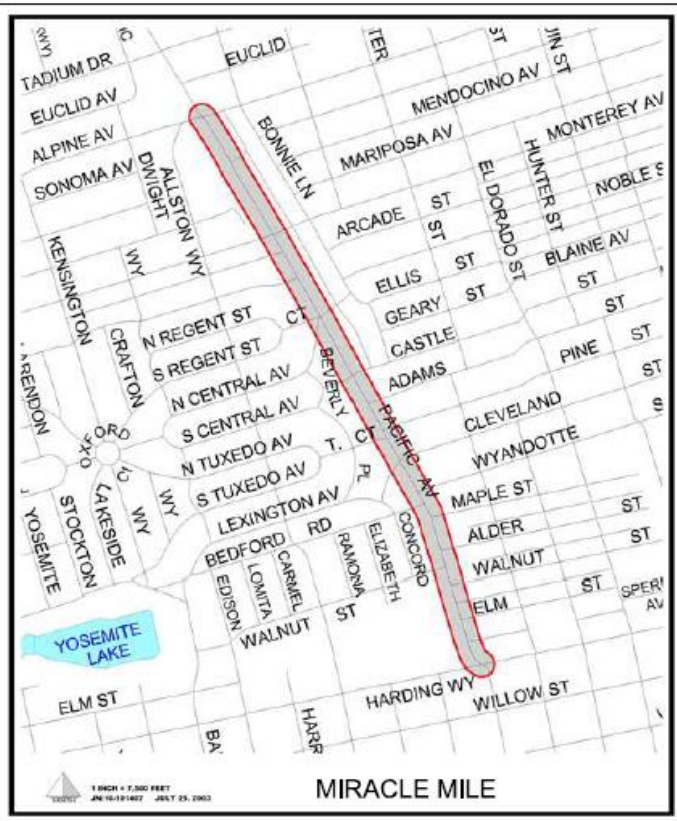
Citywide Zoning Standards



Citywide Zoning Standards



Citywide Design Guideline



ARCHITECTURAL FORM AND DETAILING

4.05.060

Issues

The architectural design of a structure must consider many variables from the functional use of the building, to its aesthetic design, to its “fit” within the context of existing development. The main issues related to architectural design in the Miracle Mile area include:



Typical scale of Miracle Mile buildings.

- Ensuring that the mass and scale of the building fits within the context of surrounding development and does not sharply contrast with or dominate other development in the area.
- Ensuring that the building is well designed by including the appropriate level of design detail on all facades, avoiding blank/uninteresting facades, and providing for the proper screening of equipment and trash enclosures areas.
- Ensuring a harmonious relationship between new and remodeled buildings and the Miracle Mile’s overall design framework.
- Ensuring that buildings maintain a “small town” pedestrian scale and orientation at the ground floor level.



Good examples of small planters adjacent to sidewalk.

Summary

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



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