



SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

FOCUS AREA PUBLIC WORKSHOP

Miracle Mile

March 16, 2023



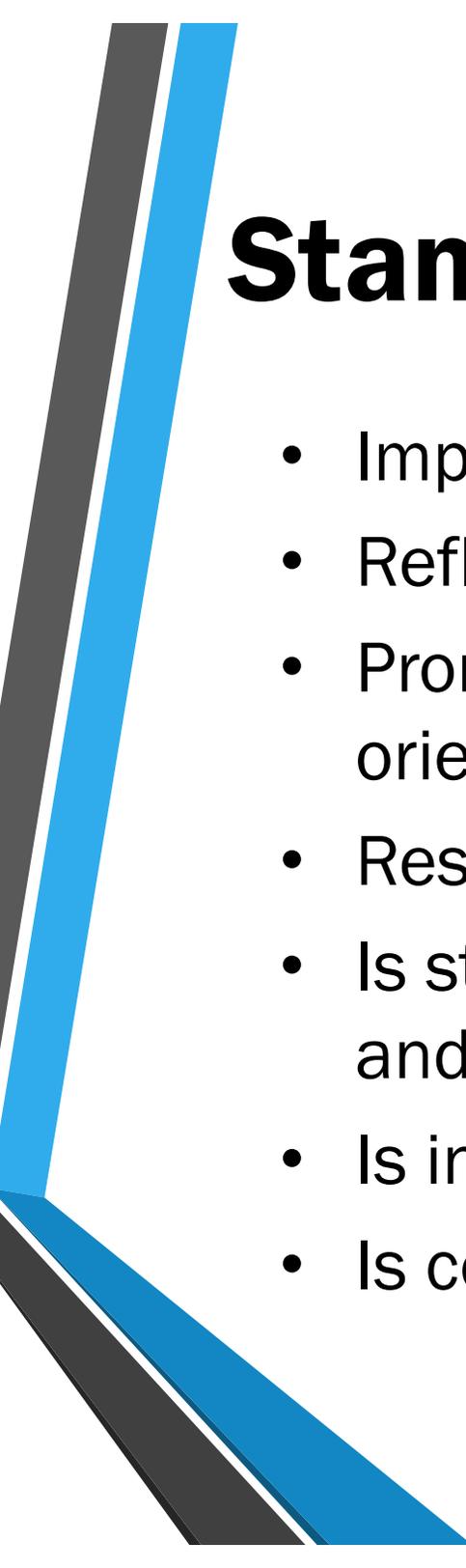
Objectives

- ✓ 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. Development Code and Design Guideline Overhauls
3. Housing Element update and Housing Action Plan (HAP)
4. Neighborhood Action Plans: Cabral/East Cabral, Little Manila/Gleason, and South Airport Way areas
5. Improvements to permitting software (Accela)



Standards Update Objectives

- Implements Envision 2040 General Plan,
- Reflects best practices for quality development,
- Promotes high-quality infill, mixed-use, and transit-oriented development,
- Responds to community concerns,
- Is streamlined and transparent in its administration and decision-making processes,
- Is intuitive and user-friendly, and
- Is consistent with State and Federal law.



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

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

User's Perspectives



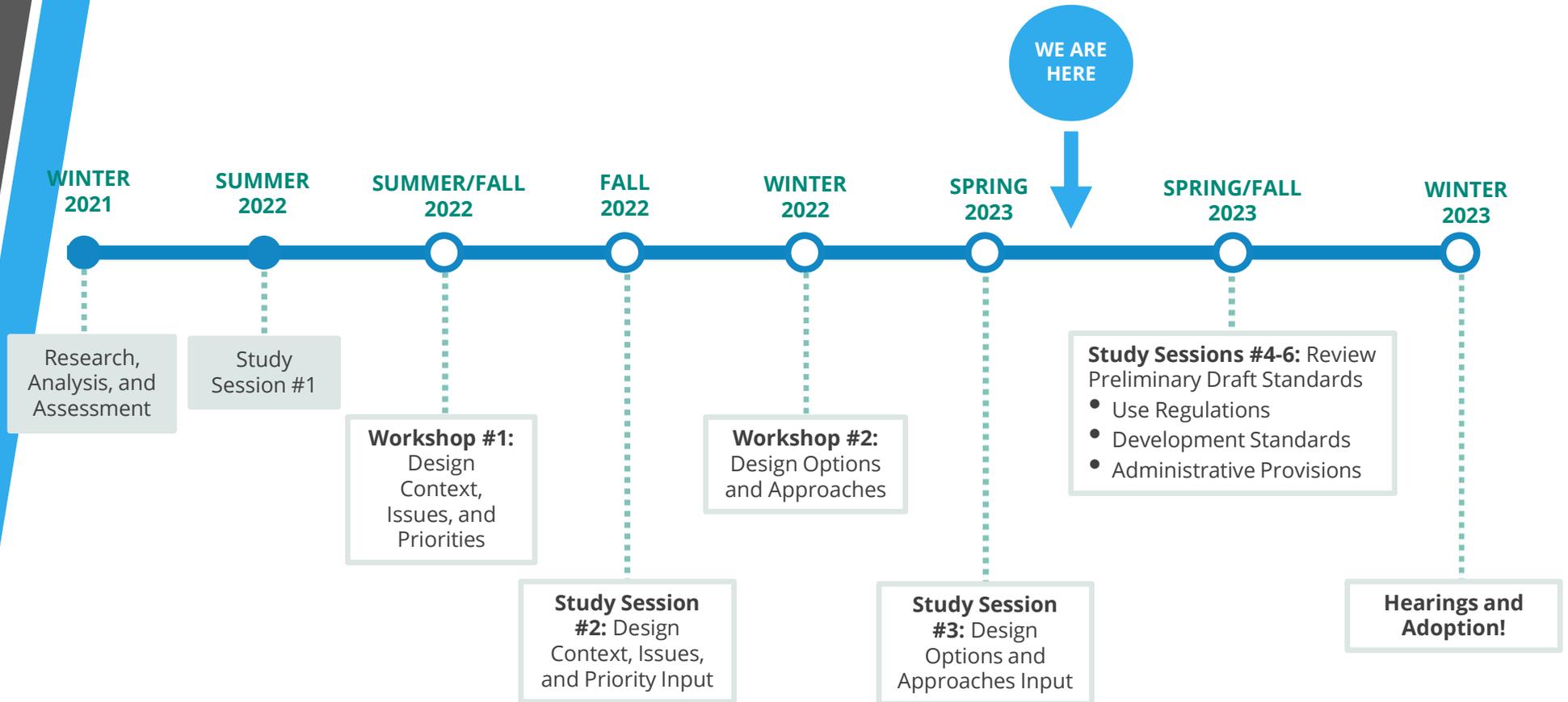
Applicants- Rules that the City follows, timeframe for decision making, types of relief that may be requested

Design Professionals- Clear rules; also, how much flexibility there is (waivers from fixed standards, design character, use lists, etc..)

Planning Staff and Officials- Flexibility to respond to community concerns, implement General Plan policies, reconcile competing priorities, protect community character and environmental resources

Residents & Business Owners- What can be built, how long will it take, process for community input, flexibility, getting a final answer

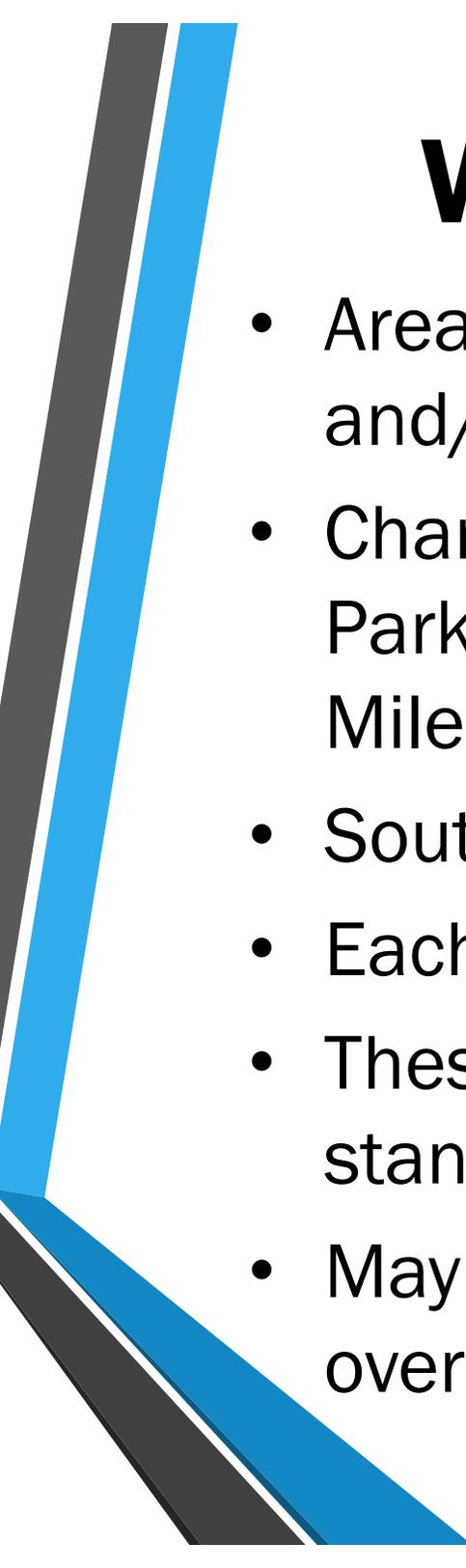
Process





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.
- May include Transit Oriented Development (TOD) overlays

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

Development Code (Zoning)

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	<i>Minimum area and width for new parcels. For a minimum specific zoning district area size requirement, see Section 16.16.020 (Zoning districts established)</i>															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	<i>Number of dwellings permitted in a residential subdivision or in a multifamily residential project on an acre (net) of land.</i>															

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.

Zoning and Design Standards

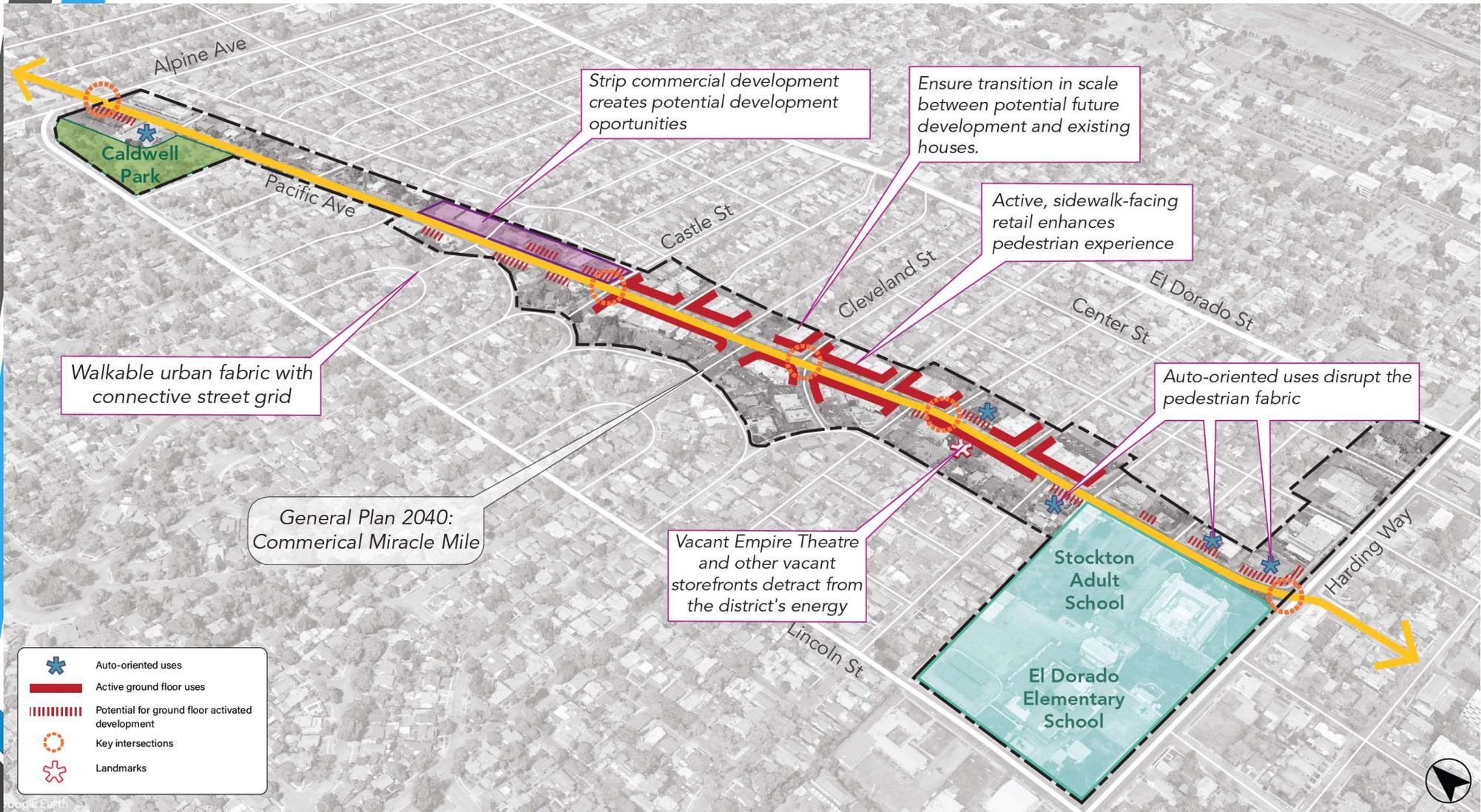
Development Code (Zoning)

- 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.

For Today's Workshop





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

- Small Scale
- Walkable and Safe
- Business Friendly
- 2010 Neighborhood Renaissance Plan Recommendations

Issues

- Fast-moving cars/ protection for pedestrians
- More Parking Options
- Homelessness

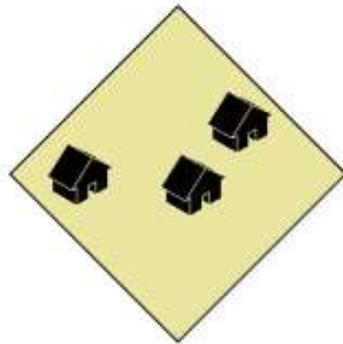
Zoning and Land Uses



-  COMMERCIAL AUTO DISTRICT (CA)
-  DOWNTOWN COMMERCIAL (CD)
-  GENERAL COMMERCIAL (CG)
-  LARGE SCALE COMMERCIAL (CL)
-  NEIGHBORHOOD COMMERCIAL (CN)
-  OFFICE COMMERCIAL(CO)
-  GENERAL INDUSTRIAL(IG)
-  LIMITED INDUSTRIAL (IL)
-  PORT (PT)
-  LOW DENSITY RESIDENTIAL (RL/P)
-  MEDIUM DENSITY RESIDENTIAL (RM/P)
-  HIGH DENSITY RESIDENTIAL (RH/P)
-  MIXED USE (MX)
-  OPEN SPACE (OS)
-  PUBLIC FACILITIES (PF)
-  UNIVERSITY/COLLEGE (UC)

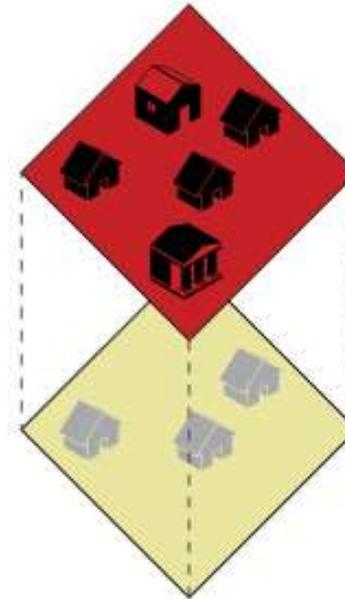
Zoning and Land Uses

- New Zoning Overlay
- Updated Design District



BASE ZONING

- ✓ Single-family home
- Coffee Shop
- Credit Union



OVERLAY (*additional allowable uses*)

- ✓ Single-family home
- ✓ Coffee Shop
- ✓ Credit Union



Zoning and Land Uses



Zoning and Land Uses

Desired Uses/Businesses

- Retail, office, and personal/business services (hair, financial)
 - other like massage or tattoo?
- Residential and/or mixed-uses
 - direct access to Pacific ave?
- By-Right uses with standards desired.
- Entertainment Uses (wine, event space, other?)
- Flexibility in leasing/sub-leasing
- Nighttime activities? Bars, clubs, event space, etc..?

Unwanted Uses/Businesses

- ??

Physical Form

BULK & SIZE

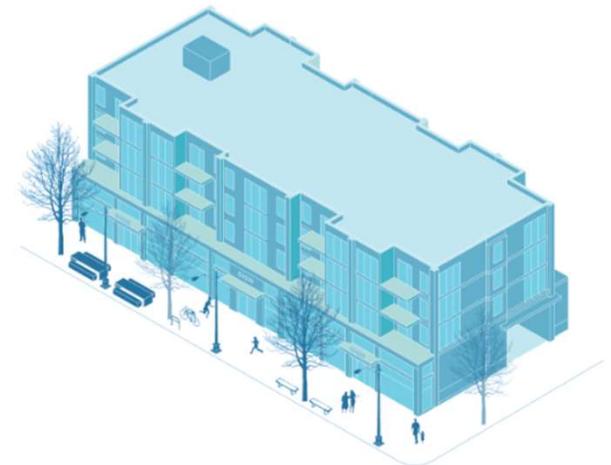
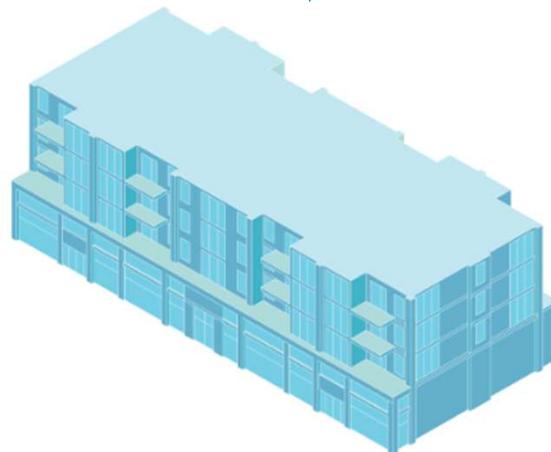
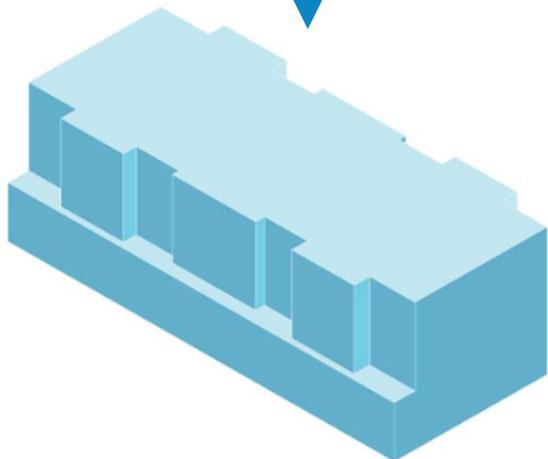
- Height
- Massing
- Setbacks
- Minimum Parcel Size
- Min/Max Density
- Floor Area Ratio (FAR)

QUALITY & APPEARANCE

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

FUNCTIONAL ASPECTS

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



Residential

LOW DENSITY RESIDENTIAL



Residential

MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



Commercial

NEIGHBORHOOD COMMERCIAL



COMMERCIAL CORRIDORS



COMMERCIAL CENTERS



Miracle Mile

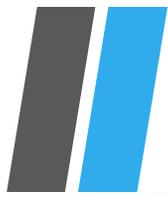
MIRACLE MILE TODAY + GENERAL PLAN 2040 VISION

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.



Empire Theatre





Miracle Mile



Sidewalk-facing retail and cafe seating create an active pedestrian experience along Pacific Avenue.



One- and two-story buildings that face the sidewalk are typical along Miracle Mile.



Auto-oriented uses currently provide a poor gateway to the corridor from downtown.



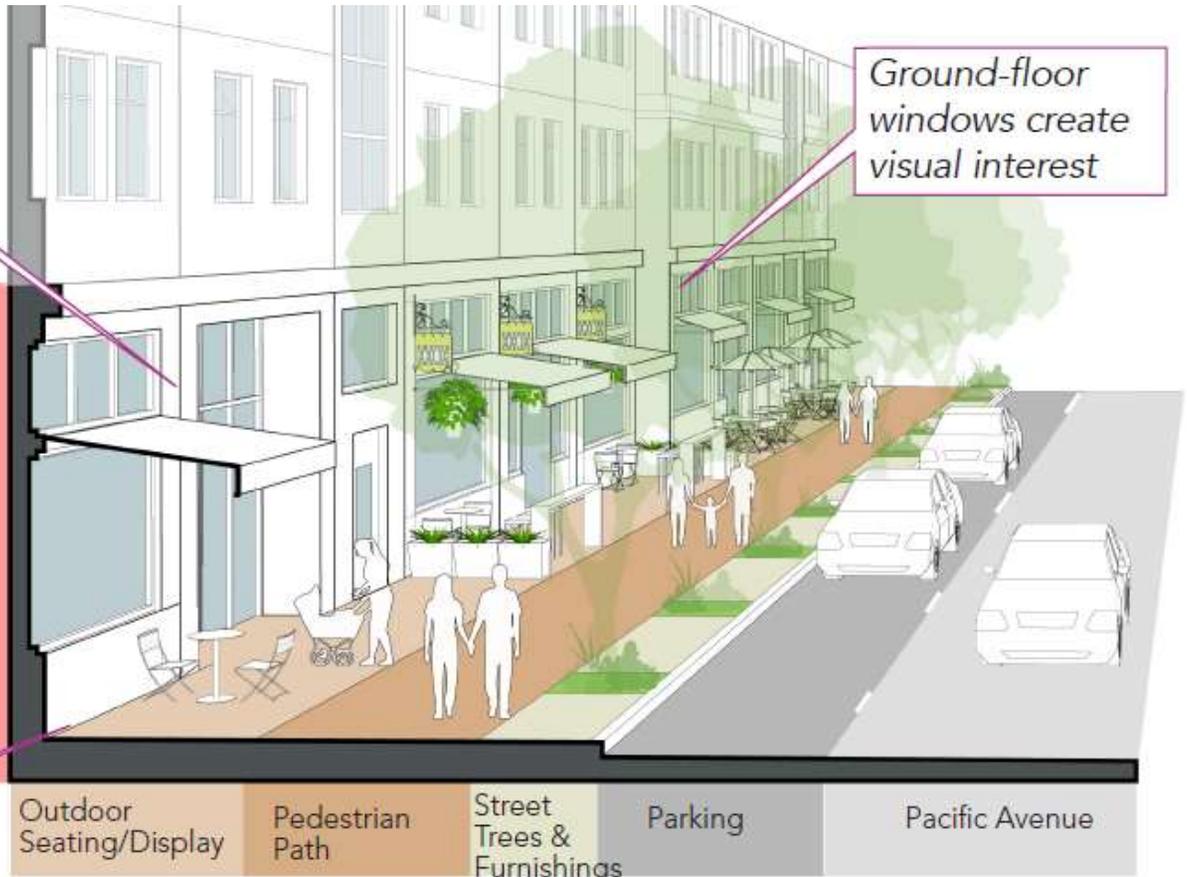
The old Empire Theatre and adjacent storefronts are currently vacant and in need of revitalization.

Miracle Mile

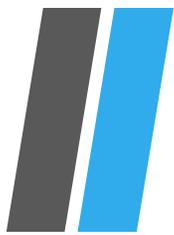
Taller ground-floor height provides flexibility of use and creates good building form

Ground-floor windows create visual interest

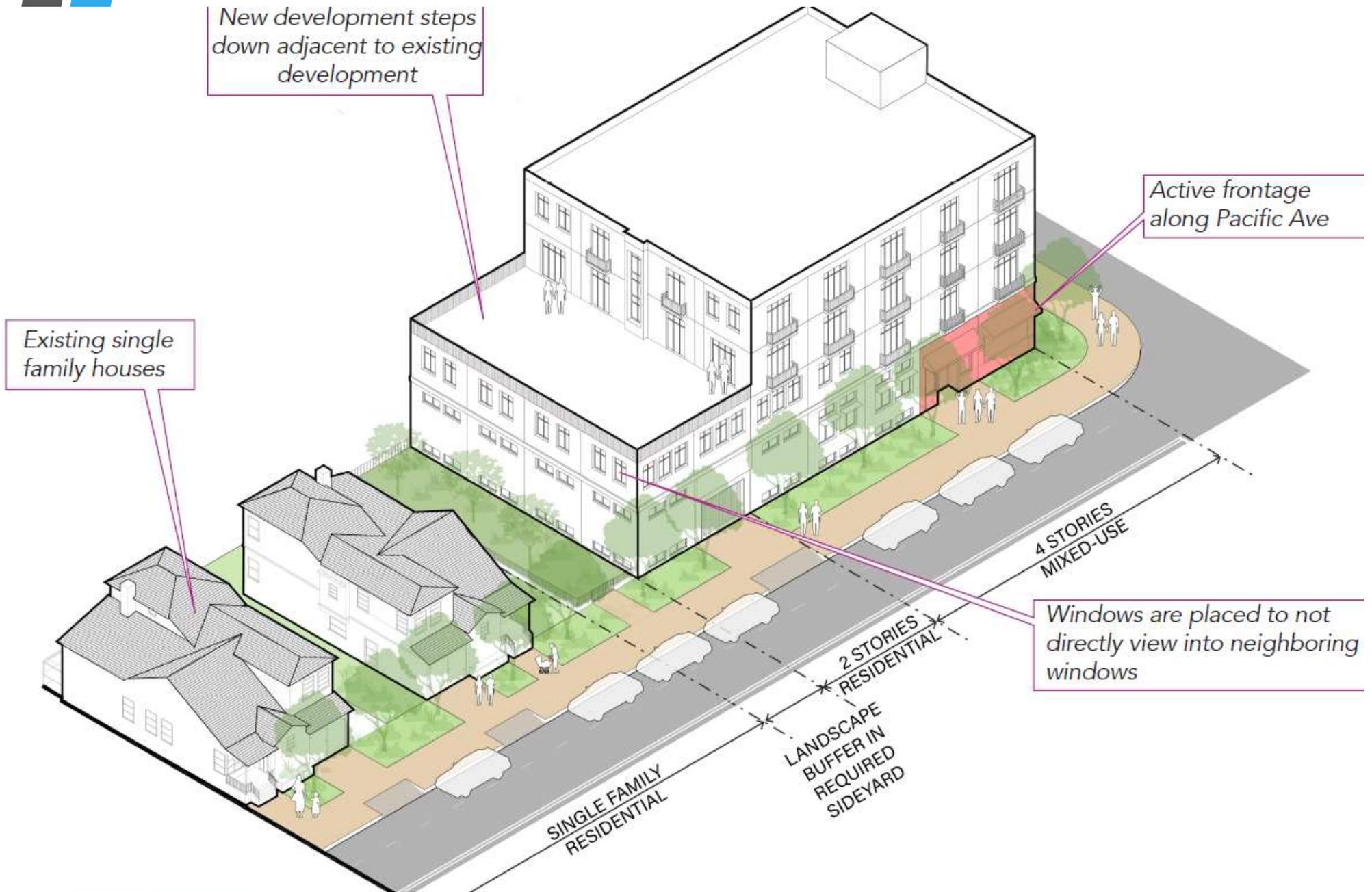
Ground Floor Retail



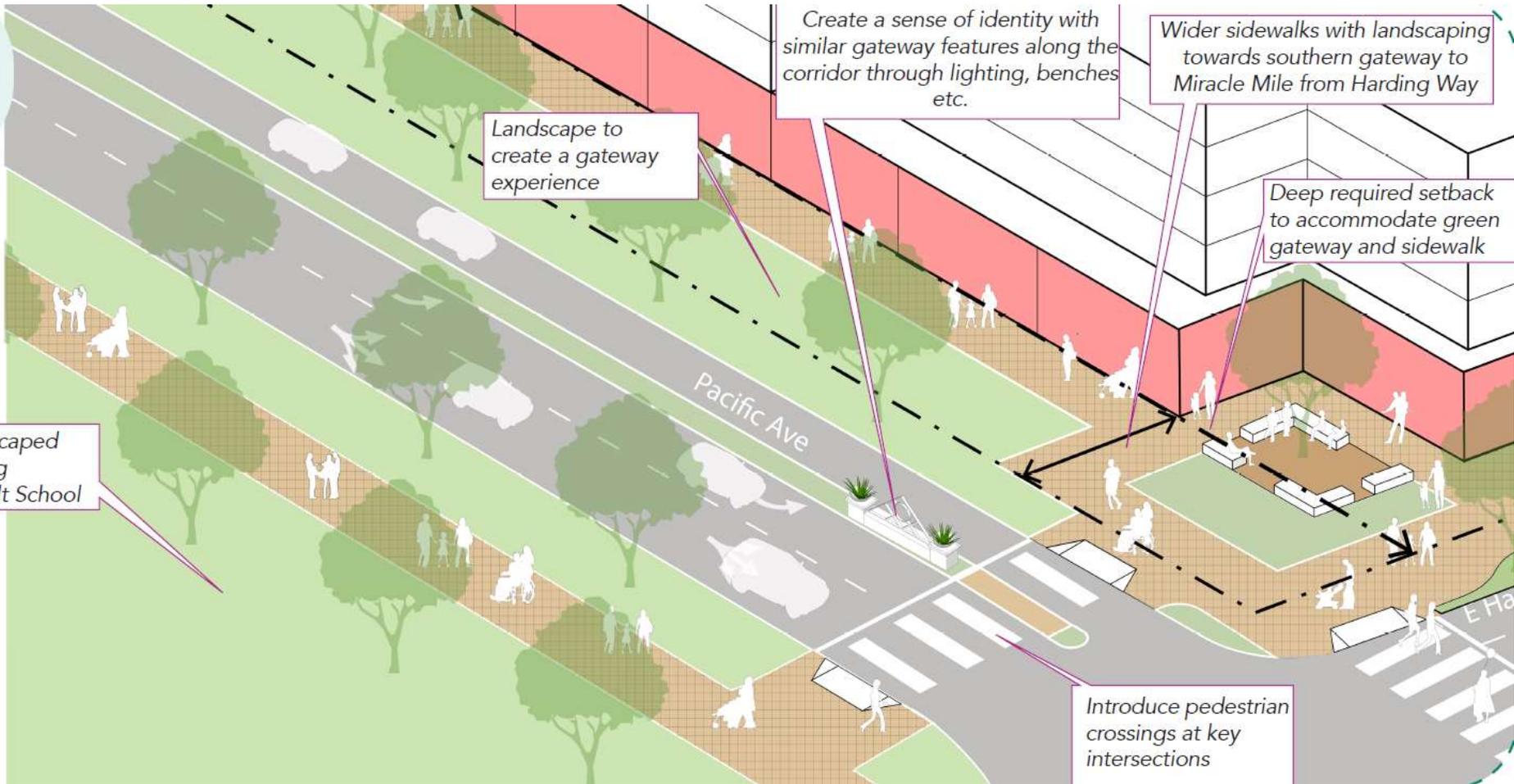
Buildings directly line the sidewalk, supporting pedestrian activity



Miracle Mile



Miracle Mile



Miracle Mile





Physical Form

Building Design

- Focus on renovations, additions, and infill development
- Façade and building frontage enhancements
- Transitions to adjacent development (ex. Upper step backs adjacent to housing)
- Smaller setback at street frontage, deeper at key areas

Site Layout and Improvements

- Site amenities (seating, open area, lighting, and landscaping)
- Explore street/building interaction for outdoor dining and pedestrian areas



Process

- Minimize the number of City reviews for new businesses (licensing and use permits).
- Streamline high-quality development.
- Explore enforcement options for:
 - Homelessness
 - Vacant Properties
 - Blighted buildings
 - MMID involvement due to City staff shortages
- 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



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