



PLANNING COMMISSION
STUDY SESSION#3:
*Development Code and
Design Standard Overhauls*

Stockton Planning Commission
Agenda Item 8.1
March 9, 2023



Recommendation

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



Shape Stockton

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 analysis for the Cabral, Manila-Gleason, and South Airport Way neighborhoods
5. Improvements to permitting software (Accela)



Development Code/Standards

- Tonight is 3rd Study Session
- Various Materials included in staff report
- Martha Miller to Present Discussion



Project Recap and Design Approaches Community Input Summary

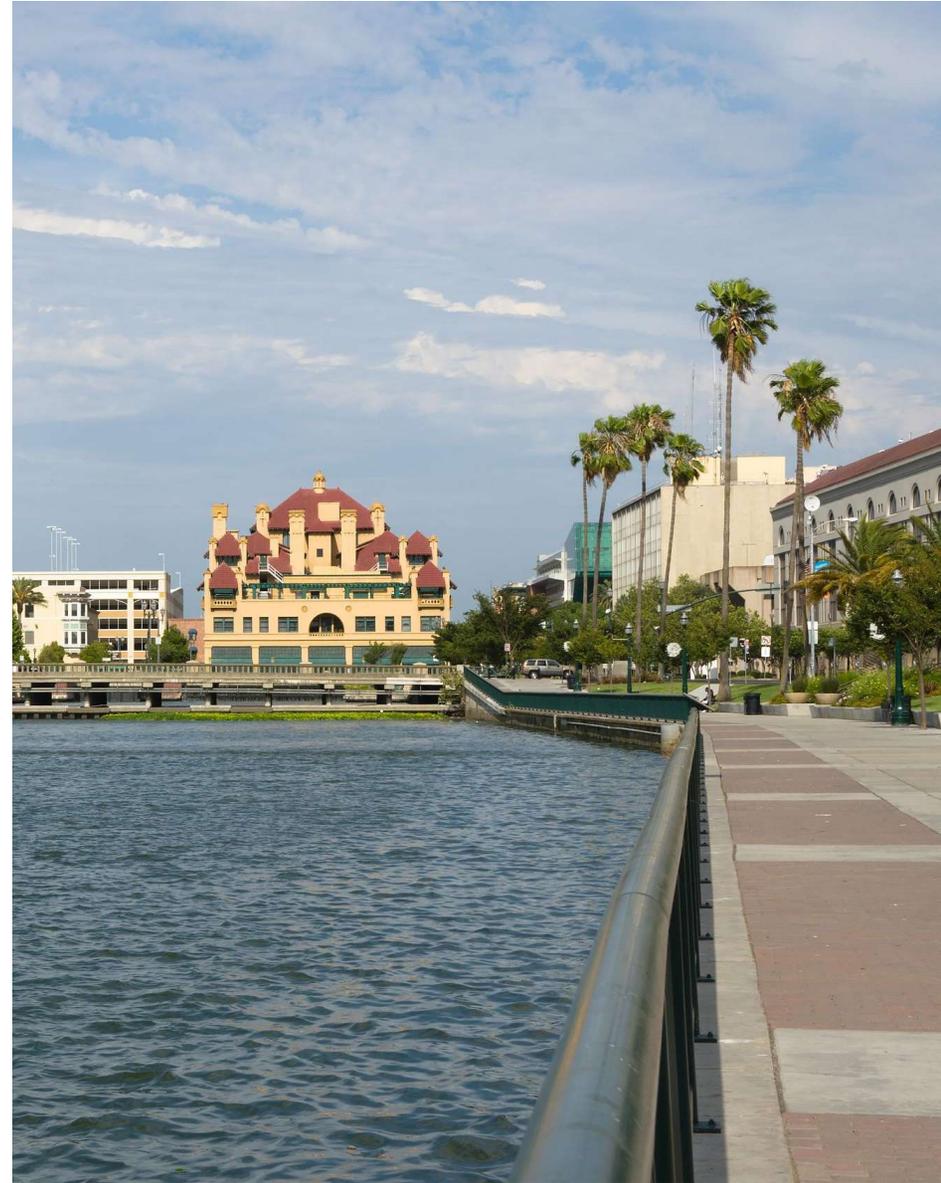
Stockton Development Code Overhaul + Design Standards

March 9, 2023

Project Overview

The Effort

Comprehensive update of the **Development Code** (Title 16 of the Municipal Code) and Citywide **Design Guidelines**, creating a concise and user-friendly set of regulations to implement Envision Stockton and promote quality development

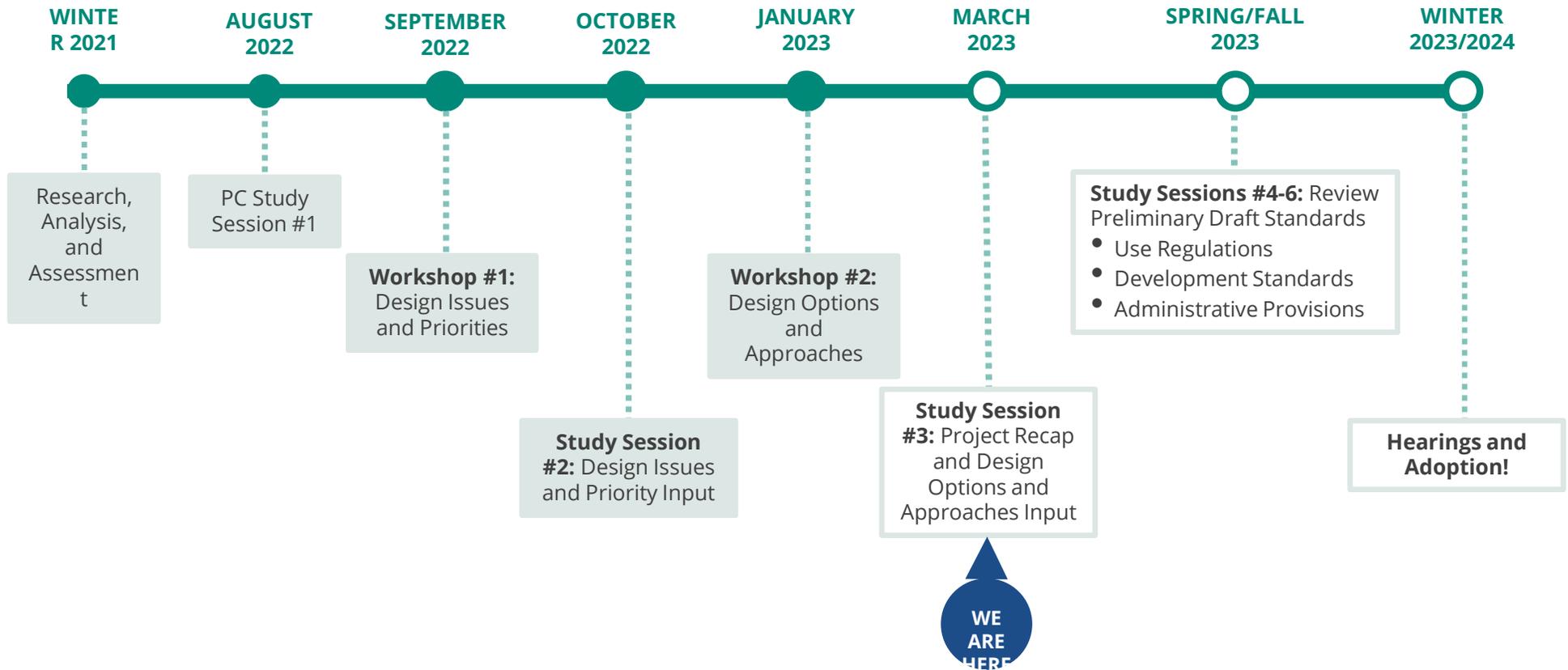


What are Development Codes + Design Standards?

- **Development codes** are the body of regulations that establish what can be built on a property, how it can be used, and what type of review process is required.
- **Design standards** establish rules for building and site design to ensure new development meets the desired character



Process



Recommendations Review



Code Usability

Make the Code Easier to Use and Understand

- Develop a new format and organization
- Simplify regulations and procedures
- Provide clear definitions and rules of measurement
- Use modern terms and constructions
- Utilize tables and cross-references

Design and Development Standards

Provide clear design standards to achieve high-quality design

- Recognize the different needs for new and infill development
- Tailor standards to reflect differences in areas
- Incorporate objective design standards
 - *Focus standards on key elements of form*
 - *Use design guidelines to express design goals*
- Encourage adaptive reuse
- Allow flexibility

Use Regulations

Use regulations detail the type of uses that are allowed in different areas of the City, the review process, and specific requirements for particular activities or uses.

- Current use regulations are outdated, inflexible, and complex

Adopt a Use Classification System

- Group uses based on common functional or physical characteristics
- Broaden categories to allow future classification of unanticipated uses

Ensure All Districts Allow Appropriate Land Uses

- Consistent with General Plan direction and considering adaptability to contemporary use trends

Refine Standards for Specific Uses

Review Process

Review procedures can:

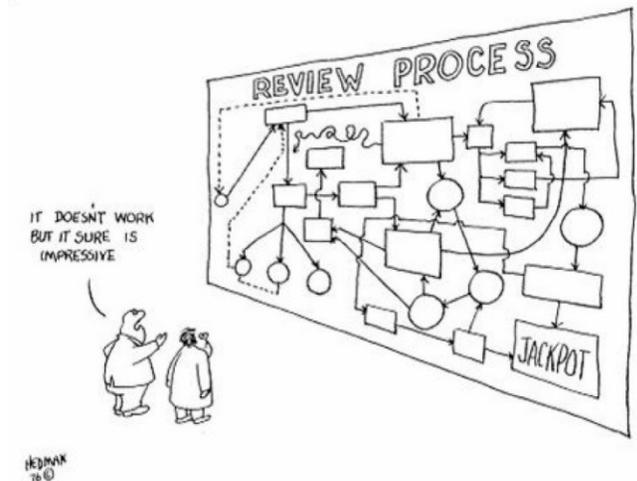
- Promote the type of development a community desires by providing a clear, predictable path to project approval

Review procedures should:

- Provide certainty in the review process
- Build in flexibility

Through the Update:

- Retain by-right uses
 - *Incorporate clear standards to ensure quality design and development*
- Clarify administrative procedures for all decisions

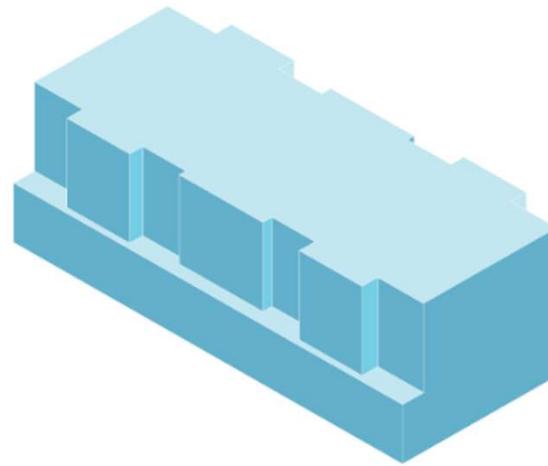


Workshop #1: Design Issues and Priorities

Design Standards

BULK & SIZE

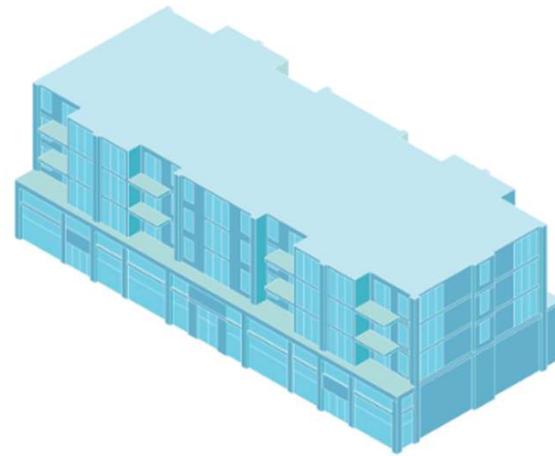
- Height
- Massing
- Setbacks
- Minimum Parcel Size
- Min/Max Density
- Floor Area Ratio (FAR)



Design Standards

QUALITY & APPEARANCE

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



Design Standards

FUNCTIONAL ASPECTS

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



Workshop #1 Objective

Get input on design preferences, priorities and concerns regarding:

Development Types

Residential

Commercial

Industrial

Focus Areas

Downtown

Miracle Mile

Channel Area

Gleason/Manila

South Airport

To inform approaches to development and design standards

Development Types

Examples of different types of development:

-  Residential
-  Commercial
-  Employment/Industrial

Which are appropriate in Stockton? Why or why not?



Residential

Low Density

- Small scale and unique character with generous open space, multiple units that fit in older residential areas
- Limited separation between units, dominating garages, "McMansions", visible utility wires

Medium Density

- Articulation, balconies, individual garages
- Outdated design, blocky or high density appearance

High Density

- Mixed use features, balconies, vibrant colors
- Too many windows, not enough balconies, not kid friendly

LOW DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



Commercial

Neighborhood Commercial

- Tree lined streets, diagonal parking, walkable, colorful facades, large sidewalks, seating areas, bike paths, active transportation features

Commercial Corridors

- Located near the street, landscaping, good design
- Parking in front, strip mall development, check cashing use

Commercial Centers

- Central, walkable corridor with access to multiple businesses
- Large parking areas separating businesses

NEIGHBORHOOD COMMERCIAL



COMMERCIAL CORRIDORS



COMMERCIAL CENTERS



Employment/Industrial

Service and Light Industrial

- Flexible, clean, discrete design
- Cheap, cookie-cutter

Office

- Clean and modern design and welcoming feeling
- Hidden, no discernable entrance

Logistics and Heavy Industrial

- Articulation and landscaping
- Lack of articulation, discernable entrance, landscaping

SERVICE AND LIGHT INDUSTRIAL



OFFICE



LOGISTICS AND HEAVY INDUSTRIAL



Focus Areas

Five focus areas:

- Downtown
- Miracle Mile
- Little Manila/Gleason Park
- Channel Area
- South Airport Corridor



What is your vision for these areas? What is supporting or distracting from that vision?

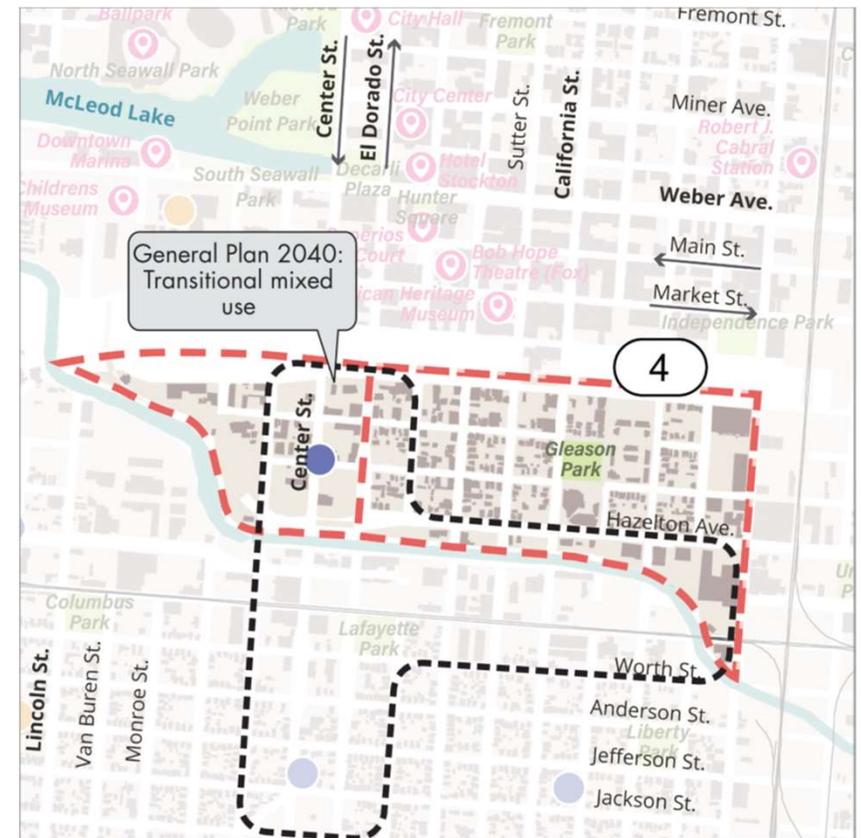
Miracle Mile

- Medium density, mixed-use area with thriving small businesses
- Bicycle and pedestrian friendly
- Detractors: speed of traffic, lack of lighting, vacant buildings, franchise development, drive-throughs, and lack of parklets and bike lanes



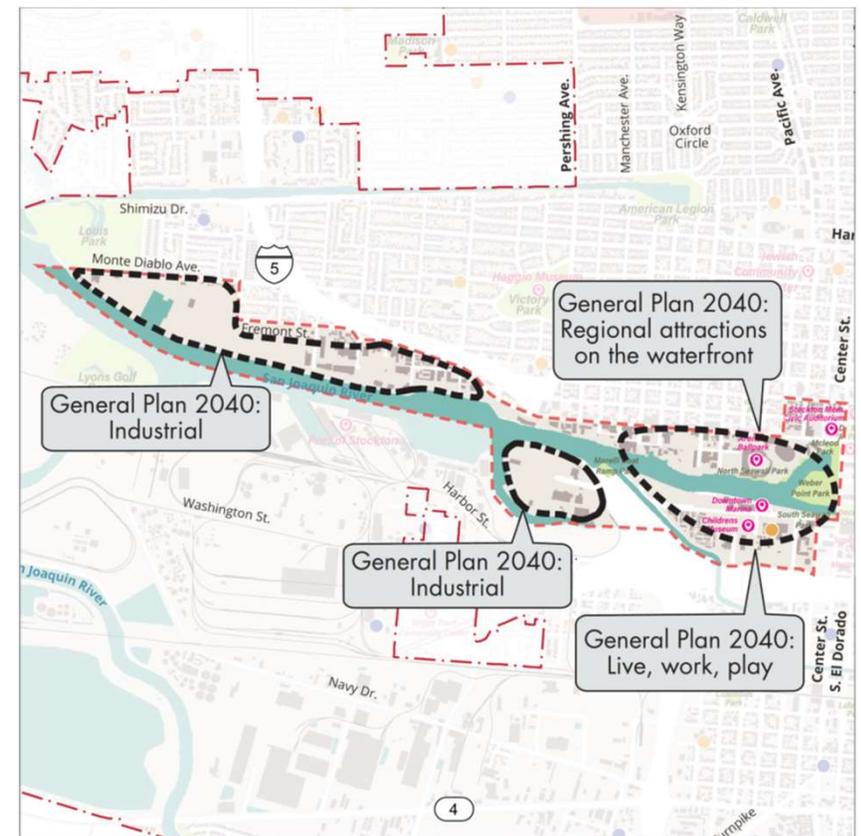
Little Manila/Gleason Park

- Keep the look and feel of the community with more mixed-use and affordable and market rate housing
- Streetscape improvements, including lighting, landscaping, maintenance, and other neighborhood beautification efforts are needed
- Detractors: homeless encampments, garbage



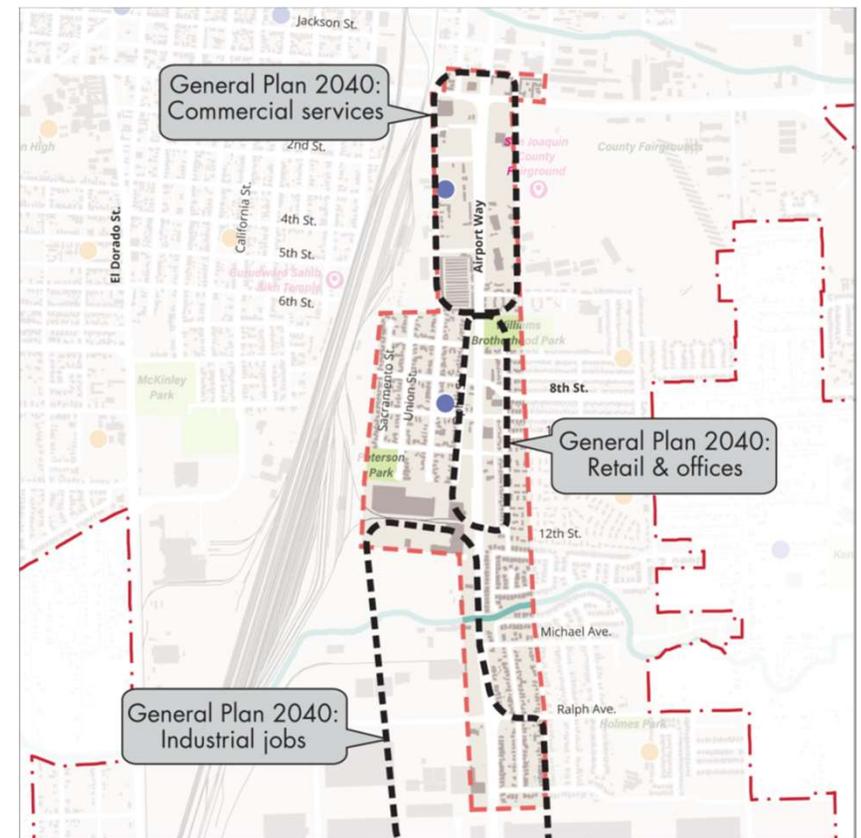
Channel Area

- Vibrant, mixed use area with high density residential, green space, water activities, bike paths linking Louis Park and the Boat Ramp Park
- Family friendly entertainment, shopping, and other activities for young professionals
- Detractors: Freeway traffic, dilapidated and vacant buildings, homelessness, lack of lighting, and brownfields



South Airport Corridor

- Public transit served area with a wide variety of uses, including industrial, large and small scale retail, medical services, senior and other housing, and community amenities, especially those for youth
- Detractor: lack of development



Workshop #2: Design Approaches

Workshop #2 Objective

Get input on approaches to addressing design for citywide and neighborhood development:

Development Types

Residential

Commercial

Industrial

Focus Areas

Downtown

Miracle Mile

Channel Area

Gleason/Manila

South Airport

To inform approaches to development and design standards

Development Types

Design preferences for different types of development:

-  Residential
-  Commercial
-  Employment/Industrial

What should the design standards address?



BUILDING TYPE: RESIDENTIAL

DESIGN PREFERENCES

WHAT WE HEARD:

LOW DENSITY

- Small scale and unique character
- Generous open space and separation
- Housing for various income levels
- Multiple units that fit in older residential areas
- Garages should not dominate

MEDIUM DENSITY

- Articulation
- Balconies
- Secure parking
- Reflect residential character

HIGH DENSITY

- Mixed use features
- Balconies
- Family-friendly
- Colorful

OPTION TO CONSIDER

Establish standards to address key elements of design:

LOW DENSITY



MEDIUM DENSITY



HIGH DENSITY



A OPEN SPACE

- Setbacks
- Balconies

B ENGAGING GROUND LEVEL

- Prominent entrances
- Building orientation
- Garage location and design
- Ground floor mixed-use

C BUILDING DESIGN

- Building offsets and details
- Window trim
- Varied roof line

D LANDSCAPING

- On-site
- Street frontage

WHAT DO YOU THINK?

Are there other elements of design that the standards should address?



SUPPORT FOR:

- Open space
- Variety of housing, including ADUs, low-income, supportive and transitional, and employee housing
- Adaptive reuse of historic structures
- Flexibility, particularly for density and required setbacks near commercial areas

BUILDING TYPE: COMMERCIAL

DESIGN PREFERENCES

WHAT WE HEARD:

NEIGHBORHOOD COMMERCIAL

- Walkable environment
- Colorful facades
- Opportunities to enjoy the outside
- Active transportation features

COMMERCIAL CORRIDORS

- Move parking to the rear
- Landscaping
- Good design

COMMERCIAL CENTERS

- Central corridor to access multiple stores
- Walkable style
- Areas to enjoy the outdoors

OPTION TO CONSIDER

Establish standards to address key elements of design:

NEIGHBORHOOD COMMERCIAL



A ENGAGING GROUND LEVEL

- Prominent entrances
- Building orientation
- Ground floor transparency
- Outdoor seating areas
- Common plazas

B BUILDING DESIGN

- Building location near street or walkways
- Building offsets and detailing
- Varied roof line

C LANDSCAPING

- On-site
- Street frontage

D COMPLETE STREETS

- Ample sidewalks and walkways
- Bike facilities
- Transit

COMMERCIAL CORRIDORS



COMMERCIAL CENTERS



WHAT DO YOU THINK?

Are there other elements of design that the standards should address?



SUPPORT FOR:

- Walkable environments
- Move parking to rear
- Reduced parking minimums
- Improve parking areas
- Motorcycle parking
- Transparency/windows
- City-funded and promotes art
- Visible shipping containers
- Reduced setbacks

BUILDING TYPE: COMMERCIAL

DESIGN PREFERENCES

WHAT WE HEARD:

NEIGHBORHOOD COMMERCIAL

- Walkable environment
- Colorful facades
- Opportunities to enjoy the outside
- Active transportation features

COMMERCIAL CORRIDORS

- Move parking to the rear
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OPTION TO CONSIDER

Establish standards to address key elements of design:

NEIGHBORHOOD COMMERCIAL



COMMERCIAL CORRIDORS



COMMERCIAL CENTERS



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C LANDSCAPING

- On-site
- Street frontage

D COMPLETE STREETS

- Ample sidewalks and walkways
- Bike facilities
- Transit

WHAT DO YOU THINK?

Are there other elements of design that the standards should address?



SUPPORT FOR:

- Limit warehouse development
- Sidewalks
- Employee eating areas
- On-site drainage

Focus Areas

Five focus areas:

- Downtown
- Miracle Mile
- Little Manila/Gleason Park
- Channel Area
- South Airport Corridor



What is your vision for these areas? What is supporting or distracting from that vision?

FOCUS AREA: MIRACLE MILE

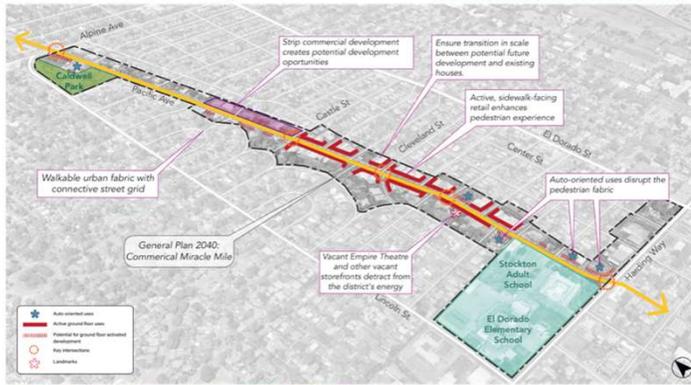
COMMUNITY VISION

Miracle Mile is a vibrant corridor with thriving small businesses and outdoor seating. There is a mix of existing storefronts and new buildings with ground-level retail and housing above. Pacific Avenue is safe and attractive for pedestrians, and goes through the heart of a walkable neighborhood.

Does this capture your vision? Please place a dot on the line below.
 YES! This is my vision
 NO! I see it differently

? What words are missing?

ISSUES & OPPORTUNITIES



? What key conditions are we missing?

FOCUS AREA: MIRACLE MILE

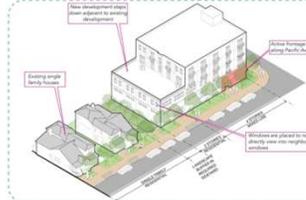
DESIGN CONSIDERATIONS AND APPROACHES

For each of the ideas below, please let us know if you like it (a green dot) or if you don't (a red one). Share your thoughts by writing notes on the board.

1 New buildings enhance the pedestrian experience by addressing the sidewalk and providing elements of visual interest (entrances, windows, building variations).



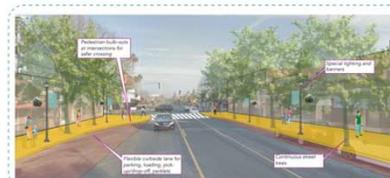
2 New buildings step down adjacent to existing houses, place windows so as to maintain privacy, and buffer neighboring houses from parking, loading, storage and trash enclosures.



3 Green street frontage and deeper setbacks at the district's southern gateway.



4 Streetscape improvements emphasize traffic calming, safe pedestrian crossings, and identity (paving, tree planting, lighting, art).



HIGHLIGHT NEED FOR:

- Traffic calming
- Bicycle parking
- Rezoning particular locations

DESIGN IDEAS

1. New buildings enhance pedestrian experience by addressing the sidewalk
2. New buildings step down to adjacent houses
3. Green street frontage and setbacks at southern gateway
4. Streetscape improvements emphasize traffic calming and identify

FOCUS AREA: LITTLE MANILA / GLEASON PARK

COMMUNITY VISION

The Little Manila/Gleason Park area is a historic and culturally-rich residential and mixed-use neighborhood where new housing and mixed-use development will enrich the neighborhood fabric.

Does this capture your vision? Please place a dot on the line below.

YES! This is my vision NO! I see it differently

? What words are missing?

ISSUES & OPPORTUNITIES



FOCUS AREA: LITTLE MANILA / GLEASON PARK

DESIGN CONSIDERATIONS AND APPROACHES

For each of the ideas below, please let us know if you like it (a green dot) or if you don't (a red one). Share your thoughts by writing notes on the board.

1 Nurture neighborhood commercial district on San Joaquin Street, building on existing commercial buildings & uses, and supporting cultural and historic character.



2 Ensure that infill development complements existing scale and grain. This includes maintaining rhythm, proportion, setbacks, and building orientation to street.



3 Provide transitions, such as landscaped buffer areas, between residential neighborhoods and adjoining industrial



4 Set development back from Mormon Slough to provide area for potential future enhancements and public access.



HIGHLIGHT NEED FOR:

- Bury Highway 4
- Cultural historic spaces
- Multimodal connectivity
- Mormon slough setback
- Address homeless

DESIGN IDEAS

1. Nurture neighborhood commercial areas and support cultural and historic character
2. Ensure infill development complements existing scale
3. Provide transitions between residential and industrial
4. Setback development from Mormon Slough to provide area for future enhancements

FOCUS AREA: CHANNEL AREA

COMMUNITY VISION

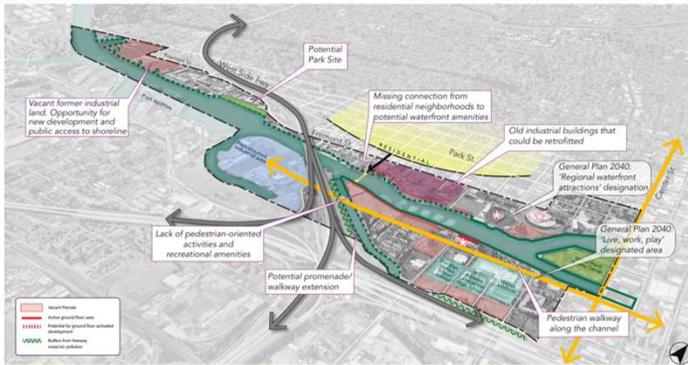
The Channel Area is envisioned as a vibrant, mixed-use area that preserves and enhances the maritime character and is a place to enjoy the water. The area features housing and mixed-use development, entertainment, and public waterfront promenade linking Downtown with Louis Park.

Does this capture your vision? Please place a dot on the line below.

YES! This is my vision NO! I see it differently

? What words are missing?

ISSUES & OPPORTUNITIES



Waterfront buildings reflect the area's industrial legacy. The ballpark and arena anchor the Channel Area but have not resulted in special activities. The Channel Area is home to a diversity of maritime and light industrial businesses. The Dockton Marina, on the south side of the Channel, is flanked by large industrial sites.



? What key conditions are we missing?

FOCUS AREA: CHANNEL AREA

DESIGN CONSIDERATIONS AND APPROACHES

For each of the ideas below, please let us know if you like it (a green dot) or if you don't (a red one). Share your thoughts by writing notes on the board.

1 Enable mixed-use development in the Inner Channel Area including residential with ground-floor commercial, light industrial uses, and adaptive reuse of existing buildings.



2 Ensure that new buildings are oriented to the waterfront and to waterfront public space, with entrances, landscape elements, and active uses.



3 Ensure that new buildings, in their shape and size, complement the industrial and maritime context, and step down toward the shoreline to ensure views, sunlight, and a human scale.



4 In the western Channel Area, provide public access to and along the Channel, aligned to connect with neighborhood streets.



5 Expand public access and public space along the Channel by requiring setbacks and public access improvements as part of future development.



HIGHLIGHT NEED FOR:

- Maintain maritime design
- Flood control
- Address development on both sides
- Enforce idling limitations
- Bike and ebike requirements

DESIGN IDEAS

1. Enable mixed-use development, light industrial uses, and adaptive reuse
2. Orient new buildings to the waterfront
3. Ensure new buildings complement the industrial and maritime context and step down toward shoreline
4. Provide public access to and along the Channel
5. Require setbacks and public access along Channel with future development

FOCUS AREA: SOUTH AIRPORT CORRIDOR

COMMUNITY VISION

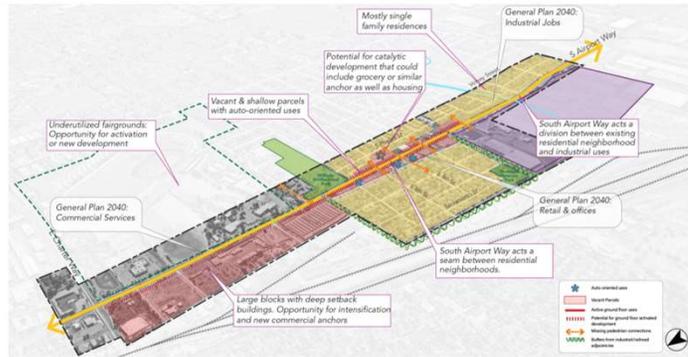
The South Airport Corridor connects Downtown with the Airport and is home to a concentration of businesses and jobs. At the same time, South Airport is an attractive, pedestrian-friendly commercial spine for strong residential neighborhoods on both sides.

Does this capture your vision? Please place a dot on the line below.

YES! This is my vision NO! I see it differently

? What words are missing?

ISSUES & OPPORTUNITIES



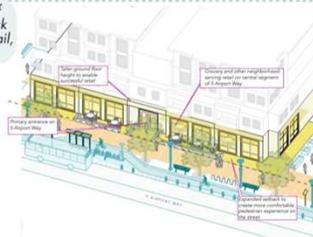
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FOCUS AREA: SOUTH AIRPORT CORRIDOR

DESIGN CONSIDERATIONS AND APPROACHES

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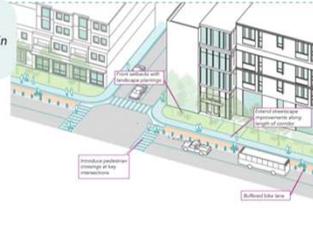
1 Ensure that new development along the central segment of Airport Way is sidewalk-facing, with a comfortable setback from the street, ground-floor height that suits successful retail, and ground-floor transparency.



2 Enable mixed-use development on large sites at the north end of the district, creating new residential opportunities.



3 Create a safe, attractive multimodal corridor. This should include setbacks and landscape along the northern and southern segments, and enriched pedestrian environment in the central segment.



HIGHLIGHT NEED FOR:

- Green innovation
- Road improvement completion
- Residential development
- Retail, grocery stores
- Regulation of industrial nuisances

DESIGN IDEAS

- New development in central section addresses the sidewalk with active frontages
- Enable mixed-use at the north end, creating new residential opportunities
- Create a safe, attractive multimodal corridor with setbacks and landscaping

Next Steps

Draft Development and Design Standards – Spring/Fall 2023

View project information, submit comments, and stay up-to-date on upcoming events at stocktonca.gov/ShapeStockton