



SHAPE STOCKTON

A CITYWIDE DEVELOPMENT CODE UPDATE

FOCUS AREA PUBLIC WORKSHOP

South Airport Way #3

March 20, 2024

Objectives

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

Zoning and Design Standards

South Airport Way Neighborhood Action Plan

for the City of Stockton
Public Review Draft, March 2024



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

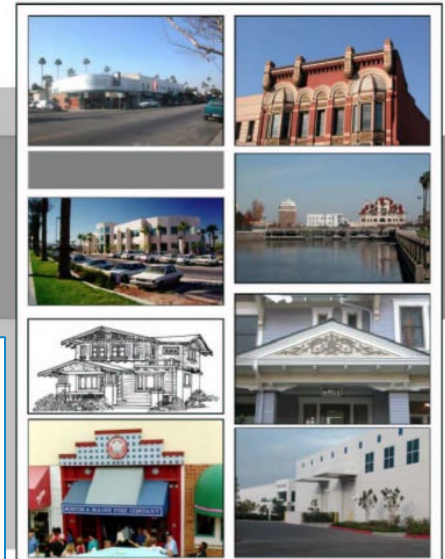
Division 5. Land Use/Development Procedures

Division 6. Subdivision Regulations

Division 7. Development Code Administration

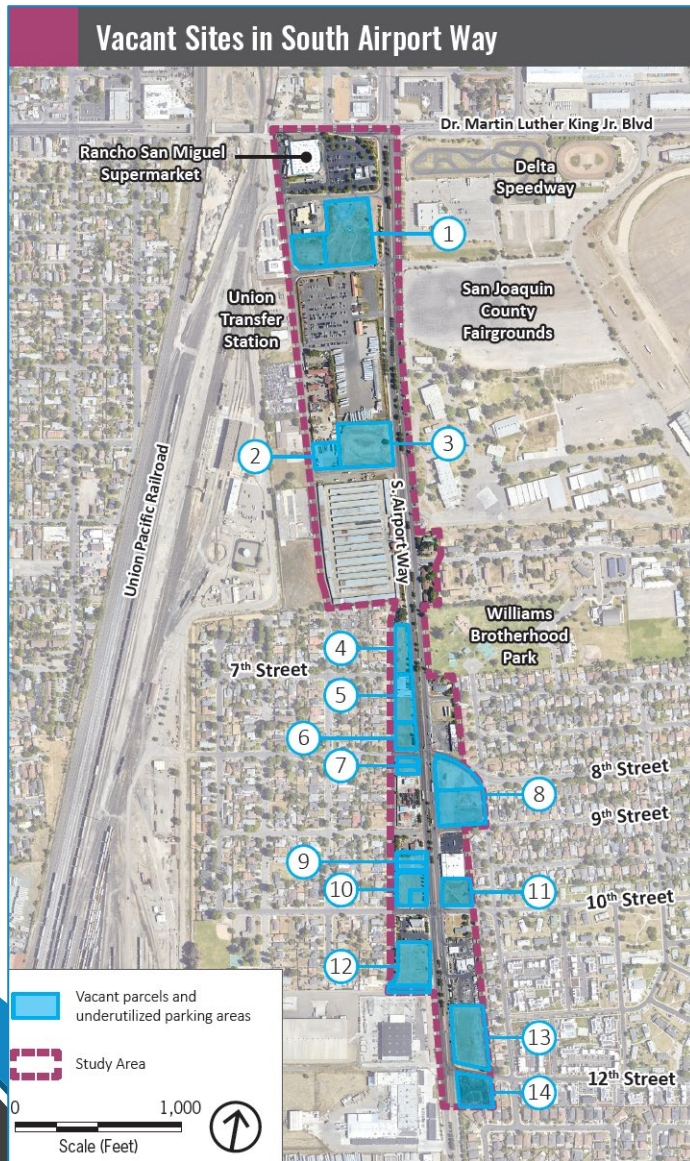
Division 8. Glossary

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		
1	1501 & 1516 South Union Street	C, D, G	A	High-Rise Residential
2	1121 Folsom Street	C, F, G	B	Mid-Rise Apartments
3	1795 South Airport Way	B, F	C	Low-Rise Apartments
4	2051 South Airport Way	F, G	D	Mixed-Use
5	2119 South Airport Way	F, G	E	Cottage Court
6	2135 South Airport Way	D, F, G	F	Townhomes
7	2211 & 2211 South Airport Way	G		
8	2244 & 2226 South Airport Way	C, D		
9	2333 & 2319 South Airport Way	I		
10	2361 & 2347 South Airport Way	E, F, H		
11	2348 South Airport Way	C, D		
12	2427 & 2427 South Airport Way	C, D, F		
13	2482 South Airport Way	C, F		
14	1402 Twelfth Street	C, F		

Neighborhood Action Plan

Age

62% below the age of 34 in South Airport Way area

VS

53% below the age of 34 in Stockton



Race/Ethnicity

- ▶ 79% Hispanic or Latino (of any race)
- ▶ 15% Black or African American
- ▶ 3% Asian
- ▶ 2% White
- ▶ 1% Two or more races



Housing Tenure

in South Airport Way area

59% Renters 41% Owners

VS

50% Renters 50% Owners in Stockton



Average Household Size

4 persons per household in South Airport Way area

VS

3.2 persons per household in Stockton



Overcrowded Housing

16% overcrowded housing units in South Airport Way area

VS

9% overcrowded housing units in Stockton



Average Household Income

\$40,379 in South Airport Way area

VS

\$78,712 in Stockton



2. Provide More Housing Choices

Action 2.1 Housing for Large Households. Encourage projects that provide large units (three bedrooms or more) to incentivize the creation of housing for large households.

Action 2.2 Multi-Generational Housing. Explore changes to City codes and regulations to support multi-generational housing.

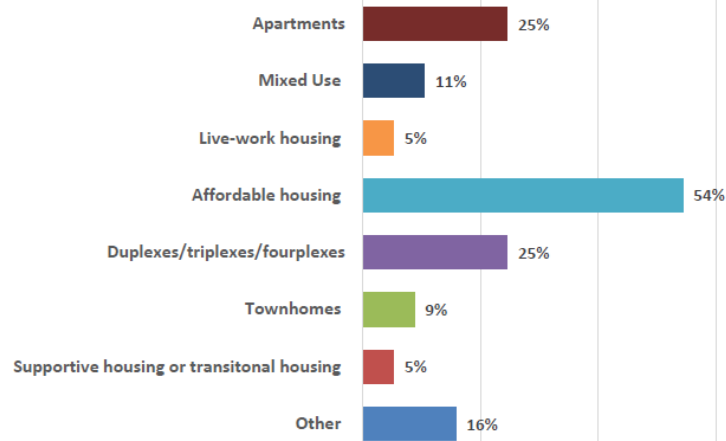
Action 2.3 Homeownership Education. Collaborate with local community organizations to distribute materials and conduct educational efforts centered on homeownership education in the Study Area.

Action 2.4 Downpayment Assistance. Work with San Joaquin County to conduct targeted outreach on the San Joaquin County Gap Loan Program to renters in the Study Area to provide down-payment assistance to interested and eligible lower-income, first-time homebuyers.

What We Heard (code related)

- Place housing by transit and Improve pedestrian/bike connectivity
- Connection with Fair Grounds site/project
- Support higher-density and market-rate housing
- Support the development of infill lots
- Increase services and resources to the community (childcare, employment, job training)
- More in NAP appendix

What type of housing would you like to see built in your neighborhood?



What We Heard

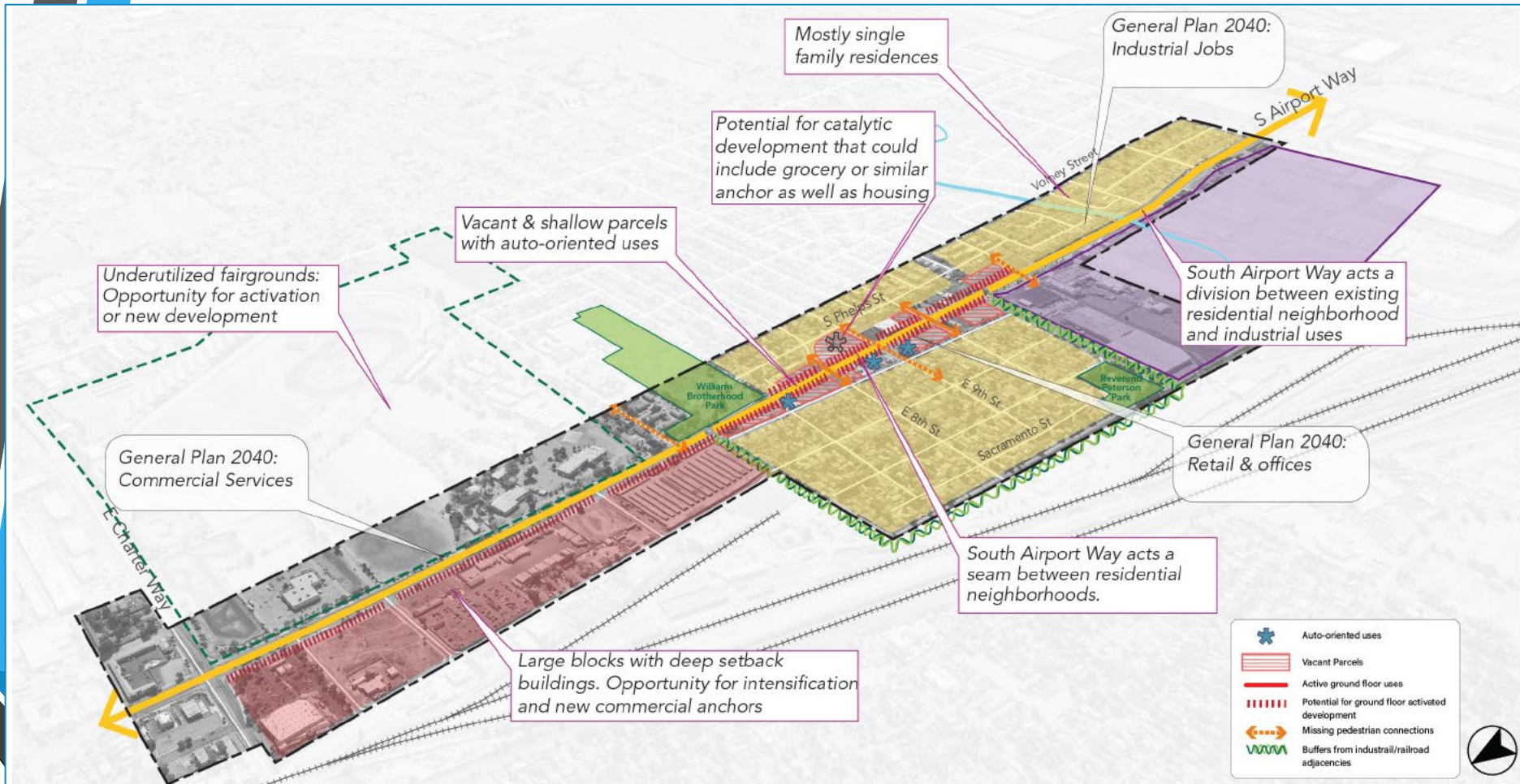
Attachment B. Feedback from Stakeholder Meetings

Notes from Stakeholder Meetings held from July 2022 to September 2022

Study Area	Notes
South Airport Way	Support infill development with wrap around services. South Airport way needs more multifamily housing and commercial development to support housing. There is a need for housing for families, such as duplexes, triplexes, apartments with two or more bedrooms. Faith based housing development could also be looked into.
	Support the development of mixed-use housing, but the South Airport Way study area needs services and commercial uses built first. The parks are also underutilized. There is a need for thriving businesses, parks, outdoor open space, and grocery stores in this neighborhood.
	There are absentee owners that change the dynamic of the neighborhood. Engage the landowners in the neighborhoods to ask them why they are not developing the sites.
	Access to fresh foods is a need for the South Airport Way neighborhood. This area is a food desert. Need to have access to grocery stores and other amenities. Some areas have a liquor store instead of a grocery store.
	Lots along South Airport Way might have environmental contamination issues which is a barrier to development since it is expensive to clean up the site. For example, the site located at the southeast corner of Ophir Street and 8 th Street has environmental issues. The lot adjacent to Rancho San Miguel is also contaminated. In the South Airport Way study area the City could help housing developers by showing the environmental issues in this area.
	Cost of materials and labor is a barrier to housing development. The cost has gone down recently, but it is still expensive.
	Educate landowners and homeowners about accessory dwelling units and junior dwelling units.
	Acknowledge the County fairgrounds When talking with people about the South Airport Way study area. Talk with Will to understand if there is an opportunity for improving connectivity between the County fairgrounds and the South Airport Way study area. Reinvent South Stockton Coalition is also working with the Fairview Terrace neighborhood, one of the strategies they came up for this neighborhood is a community land trust. The 8 th Street and South Airport Way project is a catalyst project for this neighborhood, it is very important to move this project along as much as possible.



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.

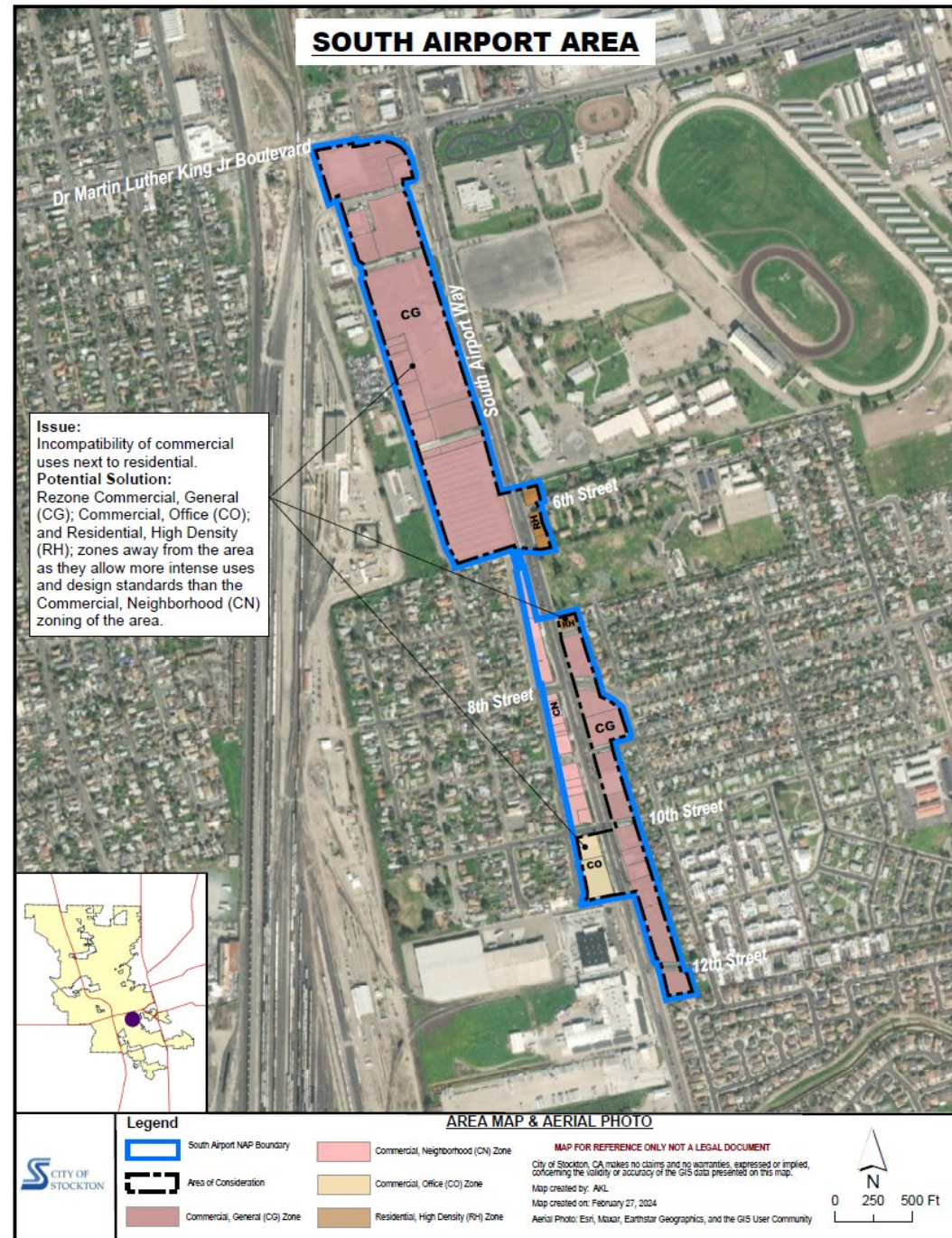
Rezone

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

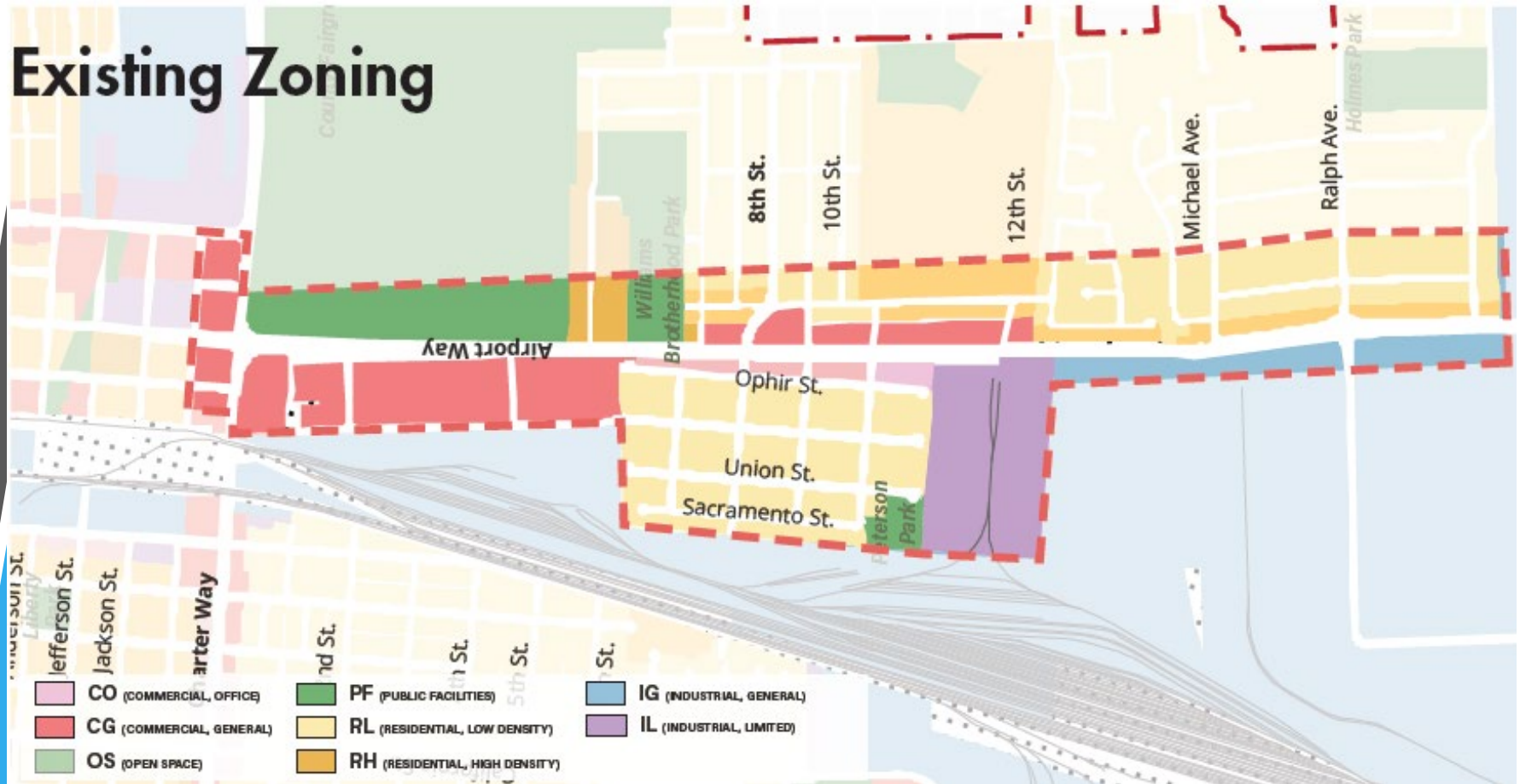
Responses to Issues

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).

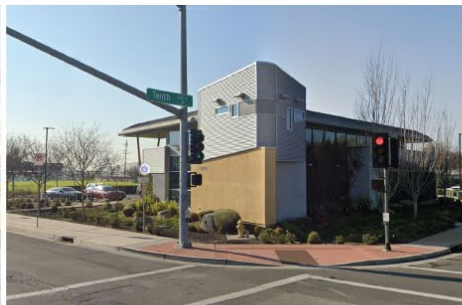
Responses to Issues



Existing Zoning



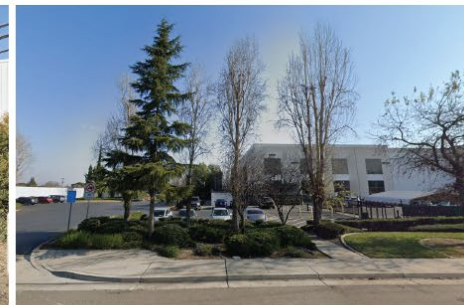
The Rancho San Miguel Supermarket marks the northern gateway of the South Airport Way corridor.



New development and enhanced streetscape have made a positive impact on Airport Way.



Some older industrial development on South Airport Way does not face the street, and sidewalks are missing.



The Prologistix distribution center is typical of newer large-scale warehouse development on the corridor.

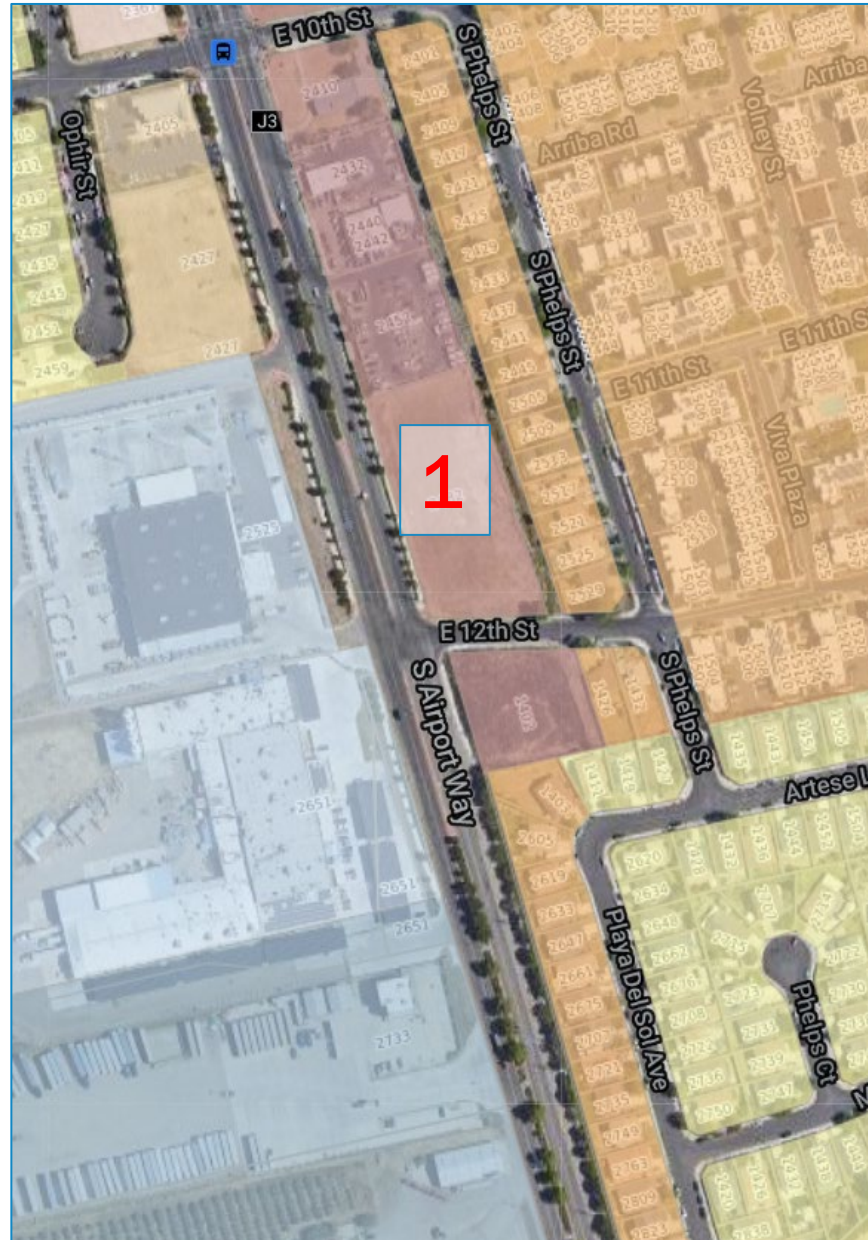
Proposed Rezone Areas



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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