

**PLANNING COMMISSION :**  
*Informational Work Session -*  
**Housing Action Plan +**  
**Neighborhood Action Plans**



Stockton Planning Commission  
*Agenda Item 8.2*  
*October 12, 2023*

# Recommendation

- ✓ Receive presentation
- ✓ Ask questions about efforts
- ✓ Provide feedback and/or direction to staff

# Background

- Several CDD housing efforts funded by multiple grants
  - **Citywide Housing Action Plan (“HAP”)**
  - **Neighborhood Action Plans (“NAPs”)**
    - Cabral/East Cabral
    - Little Manila/Gleason Park
    - South Airport Corridor

PUBLIC  
WORKING  
DRAFTS  
RELEASED  
OCT. 5<sup>TH</sup> 2023\*

\*PUBLIC COMMENT PERIOD (NOV. 30<sup>TH</sup> 2023)

# Outline Action Plans

*Shared Goal:*

**Encourage Housing Production in Stockton**

**HAP**



- Citywide policies + programs
- User manual pulling existing information into a streamlined format

**NAPs**



- Neighborhood-specific recommendations
- Brand new analysis + action steps

# User Guide

## Envision Stockton 2040 General Plan

- Provides a vision and framework for physical change and development
- Eight required elements, including land use, housing, circulation/mobility, conservation, open space, noise, and safety
- Applies within the City Limit and Sphere of Influence (SOI)

## Land Use Element

- Vision of desired use patterns
- Land use designations/map
- Allowed use mix and intensity
- Greater Downtown and Core

## Housing Element

- Existing and projected needs
- Constraints to housing production
- Inventory of housing sites
- Updated policies and programs

## Development Code (Title 16)

- Bridge between General Plan goals and objective standards that apply to projects
- Breaks down land use designations to create zoning and overlay districts
- Use regulations, permit requirements, development standards, review procedures

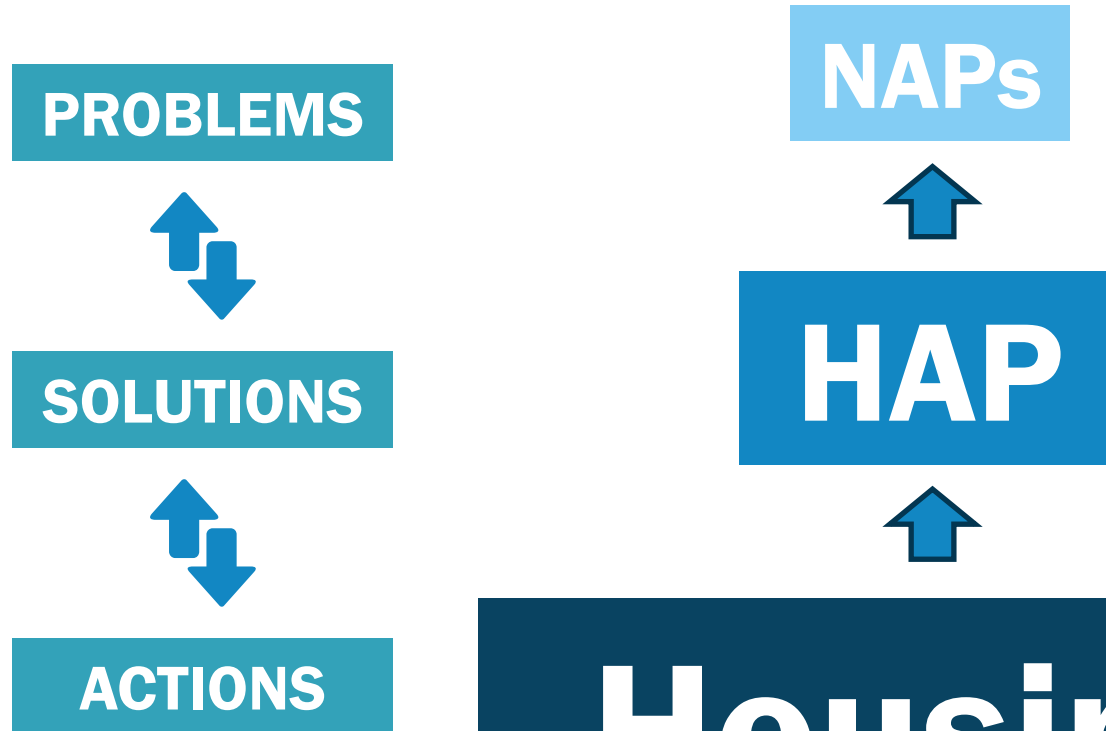
## Design Standards

- Subject to Title 16 review procedures
- Defines projects subject to review
- Establishes project standards

## Administrative Procedures

- Environmental, zoning, subdivision, design, building
- Implements above documents

# Strategic Plan



# Audience

Who is the HAP for? **Everyone**

Audience Type	Policy & Housing Types Guidebook	Housing Needs & Market Conditions	Feasibility & Resource Inventory	Implementation and Strategic Recommendations
Property Owners, Residents, Citizens	★★★★★	★★★★★	★★★★☆	★★★★☆
Non-Profits, Housing Advocates	★★★★☆	★★★☆☆	★★★★★	★★★★★
Developers, Homebuilders	★★★★☆	★★★☆☆	★★★★★	★★★★★
City Staff, Elected/ Appointed Officials	★★★★☆	★★★★★	★★★★☆	★★★★★



# What is in the Draft HAP?

## Main Sections

- 1 Market and Current Needs
- 2 Housing Supply (Pending)
- 3 Development Process

“A guide to housing production in Stockton.”

“A complement to other City policy documents.”

# INTRODUCTION



- How to use the HAP.
- Related documents.
- How it will be updated.

# #1 HOUSING MARKET



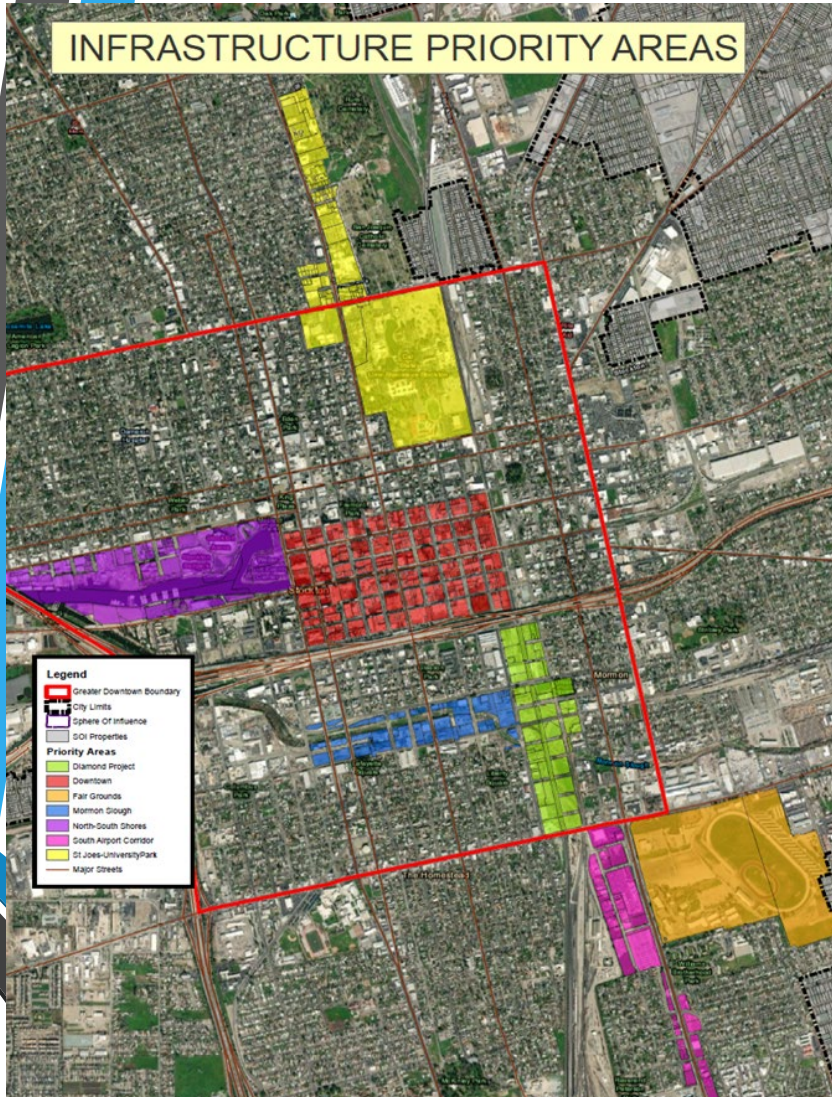
- Main issues and solutions, including actions tailored for solutions.
- Outline and summary of the housing market in Stockton.
- HAP identifies challenges and actions that may assist the development of future housing proposals.
- Market Study conducted with HAP.
- Demographic data consistent with Housing Element Update.

## #2 HOUSING SUPPLY (Pending)



- Main issues and solutions, including actions tailored for solutions.
- Overall housing capacity including RHNA, unincorporated areas, underutilized parcels and buildings (downtown reuse).
- Includes infrastructure analysis for select areas and 10 sites for potential catalytic projects.

# #2 HOUSING SUPPLY (Pending)



## March + West



1756 E. March Ln.  
**APN(s):** 09614055

**Vacancy Status:**  
Vacant

### Adjacent Uses:

South - Rio Calaveras Elementary School

Southeast - Torcello Apartments (~30 dua)

East - StorQuest Self Storage; 76 Gas Station; Jack in the Box

West - Supermarket-anchored shopping center

North - Weber Ranch Professional Park (office)

### Acreage:

# of Parcels - 1

Parcel - 3.51

Full Site - 3.51

### Density/Yield:

Min. Density - 17.5

Max. Density - 30

Max. Yield - 105

### Census/HUD Variables:

Median Gross Rent - \$1,314/month

Median Home Value - \$311,300

Percent Low/Mod - 57.2%

Opportunity Score - Moderate Resource

R/ECAP - No

### Market Orientation:

Best Fit Use - Multifamily Residential (Garden Apartments)

Likely Achievable Density - ~30 dua (max. allowable)

Site Constraints - Possible access issues

Market Considerations - Possibly better positioned as a commercial site (i.e., an extension of shopping center to the west; good proximity to employment and retail; elementary school nearby).

## **#3 DEVELOPMENT PROCESS**



- Main issues and solutions, including actions tailored for solutions.
- Outline for Permanent, Transitional, and Emergency Housing.
- Includes list of partners and resources in the region.

# SUPPORTIVE DOCUMENTS



- Market Analysis (Online)
- Displacement Study (Online)
- Housing Typology and Market Gap Report (Released Soon)

Most on website at

[Housing Action Plan - City of Stockton  
\(stocktongov.com\)](http://stocktongov.com)

# Neighborhood Action Plans

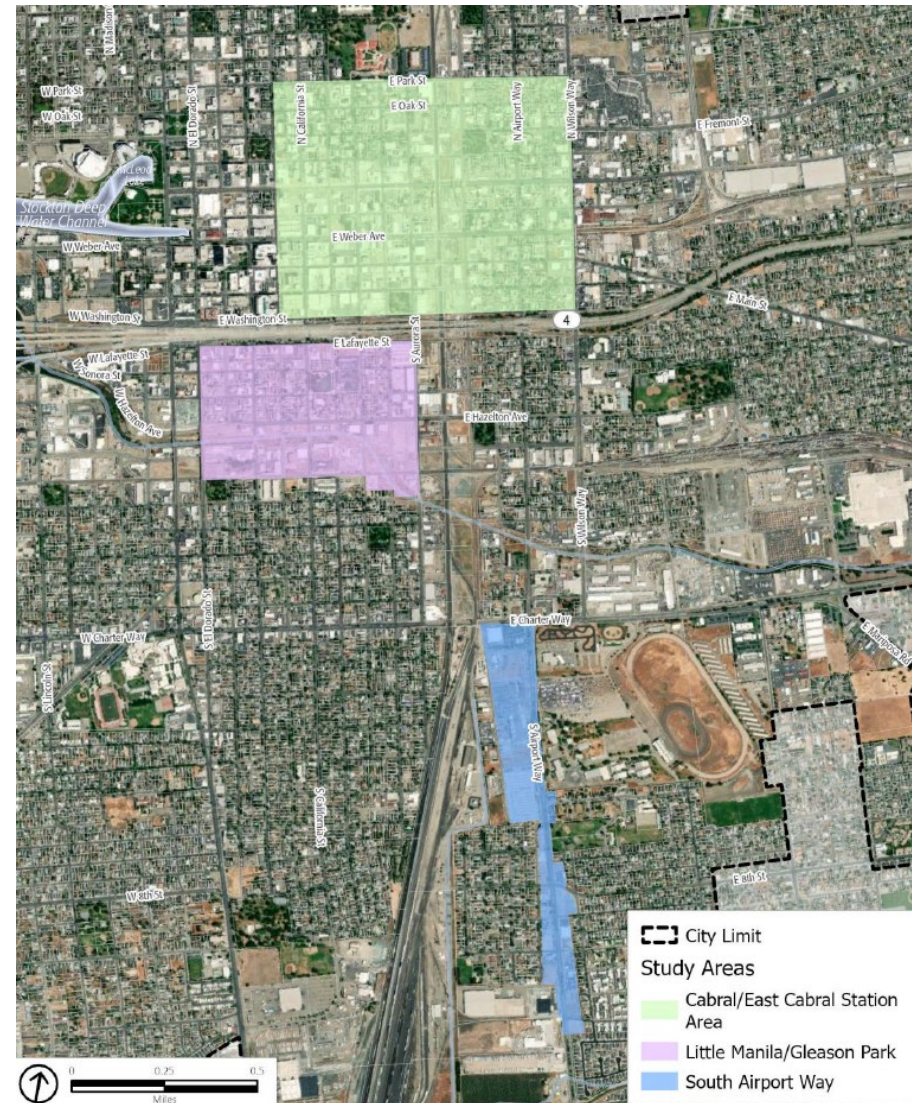


**“Housing-oriented solutions for three Neighborhood Study Areas”**

**Cabral / East Cabral**

**Little Manila / Gleason Park**

**S. Airport Corridor**



# How to Use the Plans

## ■ Document Structure

- Executive Summary
- 1) Introduction
- 2) Study Area
- 3) Potential for New Housing
- **4) Objectives and Actions**
- *Technical Appendices*



## **Implementation Matrix** will identify:

- Responsible Department
- Potential Partners
- Recommended Timeframe

## 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



## Who Lives in South Airport Way?

### What We Heard from the Community About the Study Area

The South Airport Way Neighborhood Action Plan was prepared in collaboration with the local community, including those who live in or around the Study Area.

The primary ways community members provided input were through community meetings held in or near the Study Area. Community members that were available to provide input were facilitated through a series of community meetings in five languages. The community engagement methods used are further described in Appendix C. Key takeaways from the community feedback received are summarized below. While the survey results received are not considered statistically significant, they help inform existing conditions within and near the Study Area.

### 2) Study Area

### Provide More Housing Choices

The first question in the housing paper survey and online activity asked people to identify the type of housing they would like to see built in their neighborhood. A majority of the participants who responded to the survey question said they would like to see apartments, duplexes, triplexes, and fourplexes built in their neighborhood. Other housing needs identified include mixed-use, live-work,

## 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

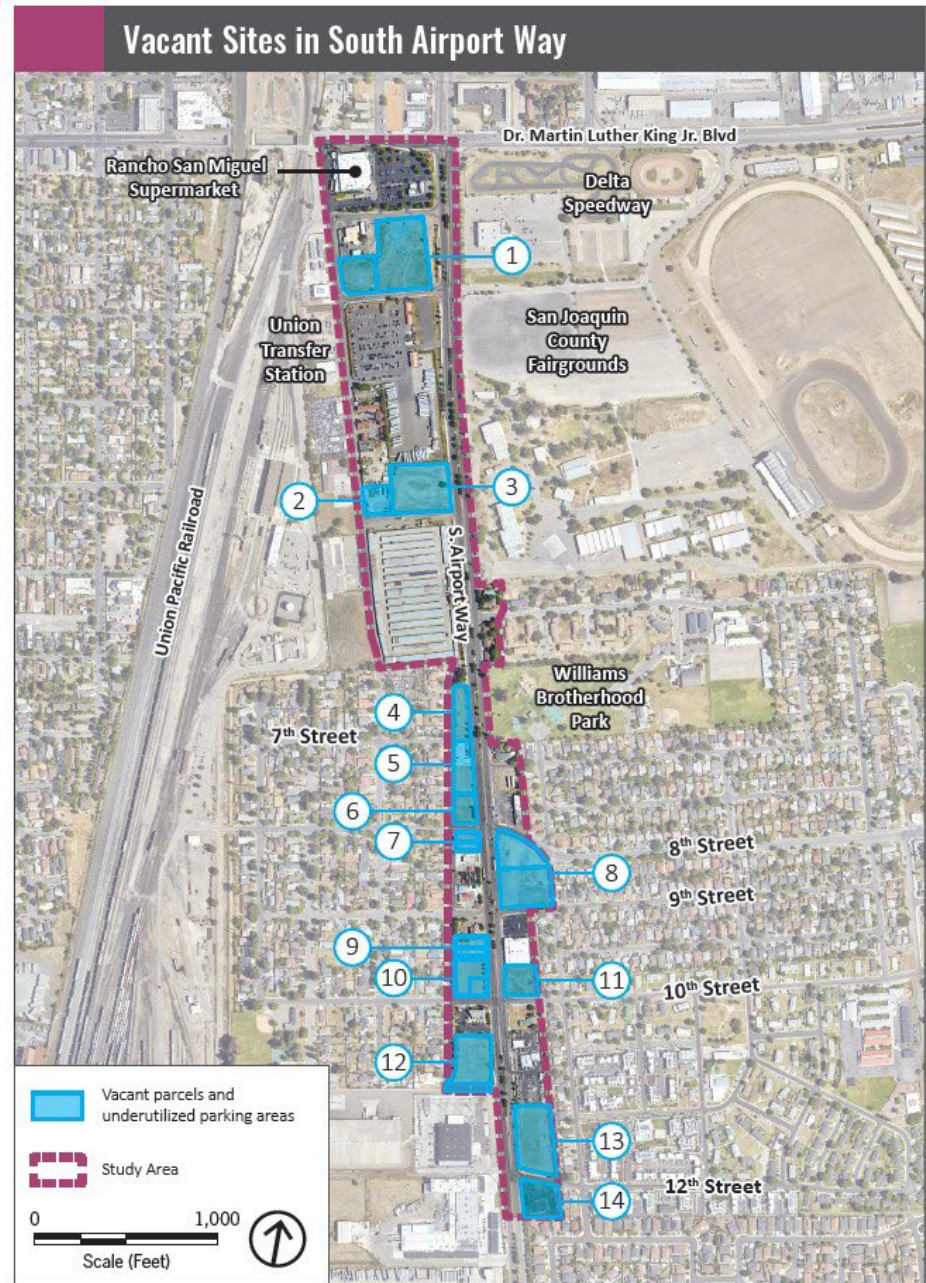
\$78,712 in Stockton



## Vacant Sites

During the Plan development process, the project team identified 14 sites within the Study Area that are vacant or have a surface parking lot that is not well-utilized. These sites may serve as an opportunity for new housing development. The Vacant Sites in South Airport Way map shows the location of these sites, and the table that follows identifies the most feasible housing types that could be built on each site based on the characteristics of the surrounding area. For more information on feasible housing types, see the map on Page 17 to correspond to the map that follows. While the map shows the development on vacant sites, the City itself does not build housing unless the property is owned by the City. Redevelopment of any of the sites that are privately owned would require agreement with the property owner, approval of a development proposal, and adequate infrastructure.

### 3) Potential for New Housing



Source: Google Earth Professional, 3/2/2023. PlaceWorks, 2023.

Site Number	Street Address	Most Feasible Housing Types
1	1501 & 1516 South Union Street	C, D, G
2	1121 Folsom Street	C, F, G
3	1795 South Airport Way	B, F
4	2051	F, G
5	211	G
6	213	F, G
7	221	A
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

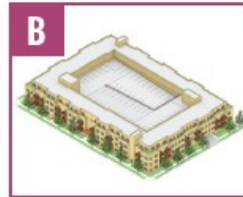
### 3) Potential for New Housing



**A**  
High-Rise Residential



**G**  
Live-Work



**B**  
Mid-Rise Apartments



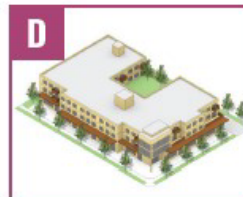
**H**  
Multiplexes



**C**  
Low-Rise Apartments



**I**  
Triplexes and Duplexes



**D**  
Mixed-Use



**E**  
Cottage Courts



**F**  
Townhomes

## 1. Further the Development of Housing

**Action 1.1 South Airport Way and 8th Street.** Identify opportunities to support the redevelopment of the vacant site at the southeast corner of South Airport Way and 8th Street.

**Action 1.2 Faith-Based Housing.** Work with religious institutions to identify opportunities for development on underutilized properties.

**Action 1.3 San Joaquin County Housing.** Work with the State and San Joaquin County to identify opportunities for low-income, moderate-income housing in the State of California and San Joaquin County Fairgrounds site.

**Action 1.4 Extend Permit and Entitlements “Active” Period.** Expand the “active” period for permits and entitlements in the South Airport Way Study Area from 12 months to 24 months.

**Action 1.5 Economic Development Programs.** Optimize existing economic developments programs the City already has in place to better align with the Neighborhood Action Plan.

**Action 1.6 Public Facilities Fees.** Support the Public Facilities Fees Nexus Study which will determine if the fees collected by the City are the right amount for the City of Stockton. The Nexus Study is currently in the process as of September 2023.

**Action 1.7 Vacant and Underutilized Sites Inventory.** Create and regularly update a searchable/digital inventory of vacant and/or underutilized sites in the Study Area. Use the inventory list to conduct targeted property owner outreach, as described in Action 1.8.

**Action 1.8 Property Owner Outreach.** Conduct targeted outreach to property owners in the Study Area to learn why they may be leaving a site undeveloped or underutilized. Describe any applicable incentives or programs the City offers that may assist the property owner with developing the site.

**Action 1.9 Land Banking.** Pursue opportunities for acquisition and disposition of land that can be used for residential and/or mixed-use projects.

**Action 1.10 City Staff Support.** Explore the feasibility of expanding capacity by adding City staff or seeking staff services through consultants to implement the actions included in the Neighborhood Action Plan, if additional staff support is needed.

### 4) Objectives & Actions

# Conclusion/Next Steps

- Public Comment Period open through **November 30, 2023**
  - *Cabral/East Cabral*
  - *Little Manila/Gleason Park*
  - *South Airport Corridor*
- HAP Sections still in development; currently accepting public feedback
- Final Public Drafts anticipated Winter 2023/24

# Questions?

To receive future updates, please contact us!



**Visit:** [www.stocktonca.gov/ShapeStockton](http://www.stocktonca.gov/ShapeStockton)

**Email:** [ShapeStockton@stocktonca.gov](mailto:ShapeStockton@stocktonca.gov)

**Call:** (209) 937-7220