

OFFICIAL REDEVELOPMENT PLAN

FOR

WEST END URBAN RENEWAL PROJECT NO. 1

DATED: April 6, 1961

Redevelopment Agency of the
City of Stockton

TABLE OF CONTENTS

SECTION I:

DEFINITIONS

SECTION II - DESCRIPTION OF PROJECT:

- A. BOUNDARIES AND LOCATION OF URBAN RENEWAL AREA
- B. PROPOSED RENEWAL ACTIONS

SECTION III - LAND USE PLAN:

- A. COMMERCIAL AREA
- B. RECREATIONAL AREAS
- C. APPROVAL OF SITE AND IMPROVEMENT PLANS
- D. PUBLIC USES
- E. DURATION OF DEVELOPMENT STANDARDS
- F. PERFORMANCE AND DEVELOPMENT STANDARDS APPLICABLE TO REAL PROPERTY NOT TO BE ACQUIRED BY AGENCY
- G. ZONING

SECTION IV - PROJECT PROPOSALS:

- A. LAND ACQUISITION
 - 4.(a) Owner Participation

SECTION V:

- A. PUBLIC IMPROVEMENTS
- B. REDEVELOPERS OBLIGATIONS

SECTION VI:

- A. METHOD OF FINANCING
- B. STATEMENT OF AGENCY'S LEGAL POWERS TO BORROW
- C. PROVISION FOR AGENCY TO ISSUE BONDS
- D. PLEDGE OF TAXES TO REPAYMENT OF PRINCIPAL AND INTEREST OF ANY LOAN, BOND ISSUE, OR ASSUMED DEBT
- E. ASSUMPTION OF CITY'S COST AS A DEBT OF THE REDEVELOPMENT AGENCY

SECTION VII - OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS:

- A. PREVENTION OF DISCRIMINATION
- B. BUILDING PERMITS
- C. PREVENTION OF SPECULATION IN THE HOLDING OF LAND
- D. METHOD OF LAND DISPOSITION
- E. OWNERS' OR OCCUPANTS PRIORITY IN REPURCHASING IN PROJECT AREA
- F. OFFICIAL ACTIONS TO EXECUTE THE PLAN
- G. AGENCY ACTIONS
- H. COUNCIL ACTIONS
- I. CHANGES IN APPROVED PLAN

SECTION VIII - EXHIBITS:

- I. PROJECT AREA PLAN & ZONING PLAN MAP
- II. SECTIONS 16-037 TO 16-037.3; 16-040 TO 16-041.3(d); 16-043 TO 16-045(c); 16-047 TO 16-049; and 16-104.2 OF STOCKTON MUNICIPAL CODE
- III. PROPERTY MAP

SECTION I

DEFINITIONS

As used herein and throughout this Official Redevelopment Plan, the following words shall have the following meanings:

- A. "Project Area" shall mean the land within the West End Urban Renewal Project No. 1, the same being particularly described herein in subdivision A. of Section II hereof.
- B. "Plan" shall mean This Official Redevelopment Plan.
- C. "City" shall mean the City of Stockton, a municipal corporation, located in the County of San Joaquin, State of California.
- D. "Agency" shall mean the Redevelopment Agency of the City of Stockton.
- E. "Commission" shall mean the Planning Commission of the City of Stockton.
- F. "Federal Government" shall mean the United States of America or any department or agency thereof.
- G. "Developer" shall mean any person or person or other legal entities and their successors in interest who purchase, lease, or otherwise acquire land in the Project Area.
- H. "Parcel" shall mean any singly described area, wholly or partly within the Project, designated by the Agency as such.
- I. "Person" shall mean any individual, partnership, corporation, trust or association.
- J. "City Council" shall mean the Council of the City of Stockton.

In this Plan the singular includes the plural, the plural includes the singular and the masculine gender includes the feminine and neuter.

SECTION I

SECTION II

DESCRIPTION OF PROJECT

A. BOUNDARIES AND LOCATION
OF URBAN RENEWAL AREA:

The Project Area contains approximately 59.9 acres in area and is located immediately adjacent to and west of the Central Business District of the City of Stockton. It may be generally described as being bordered on the north by Steamboat Levee and Fremont Street; on the east by Center and Hunter Streets; on the south by Washington Street; and on the West by Commerce Street and the shallow draft area of Stockton Channel surrounding Weber Point. More particularly it is that certain real property lying within the City of Stockton, County of San Joaquin, State of California, described as follows:

Beginning at the intersection of the east line of Commerce Street and the south line of Fremont Street and proceeding easterly along said south line of Fremont Street to its intersection with the northerly extension of the east line of Center Street; thence southerly along said east line of Center Street to its intersection with the north line of Weber Avenue; thence easterly along said north line of Weber Avenue to its intersection with the east line of Hunter Street; thence southerly along said east line of Hunter Street to its intersection with the south line of Washington Street; thence westerly along said south

SECTION II

SECTION II

A. BOUNDARIES AND LOCATION
OF URBAN RENEWAL AREA:
(Continued)

line of Washington Street to its intersection with the west line of Commerce Street; thence northerly along said west line of Commerce Street to the south line of Weber Avenue; thence westerly along said south line of Weber Avenue to its intersection with the west line of Madison Street; thence northerly along the northerly extension of said west line of Madison Street to a point in Stockton Channel, said point being 100 feet measured at right angles from the south shore line of Stockton Channel; thence westerly along a line parallel with the said south shore line of Stockton Channel, said line being 100 feet measured at right angles from the said south shore line of Stockton Channel to its intersection with a line, said line being 100 feet parallel with and measured westerly at right angles, from the west shore line of Commodore's Levee; thence northerly along said line parallel with Commodore's Levee to its intersection with the southerly extension of the west line of Madison Street; thence northerly along said southerly extension of the west line of Madison Street and the west line of Madison Street to its intersection with the southwesterly extension of the northerly line of Steamboat Levee; thence northerly along the said northerly line of Steamboat Levee to its intersection with the east line of Commerce Street; thence northerly along said east line of Commerce Street to the point of beginning.

SECTION II

SECTION II

B. PROPOSED RENEWAL ACTIONS:

1. Present Conditions:

The Project Area includes most, if not all, of that portion of the City which in the early years of Stockton and as late as the early 1900's was the center of commercial activity. The peninsula of land generally known as Weber Point and surrounded on three sides by the shallow draft waterways was, until 1890, the site of the residence of Captain Charles M. Weber, founder of Stockton. Most of the buildings in the nine block area bounded generally by Weber Avenue, Hunter, Washington and Commerce Streets were constructed of red clay brick grouted with limestone mortar.

Structure surveys conducted on behalf of the Agency indicate that over half of the foundations are of the same type of construction. With little new construction or extensive maintenance occurring in this area in recent years, a dangerous deterioration of the original limestone mortar in the majority of the buildings was revealed by the survey. As a result most of the structures are unsound because of supporting wall defects. Since Stockton lies in Zone 2 earthquake area the potential hazard is multiplied.

The association by residents of the City of this section with prostitution and gambling that flourished during pre-World War II years, and which condition

SECTION II

SECTION II

B. PROPOSED RENEWAL
ACTIONS (Cont'd):

1. Present Conditions:
(Cont'd)

prompted the move eastward by retailing operations seeking the patronage of family trade, now prevents the substantial re-establishment of such business despite the abatement of illegal operations.

Another factor preventing the return of the area to sound commercial use is the fact that many of the top floors of these old structures have been partitioned off for use as extremely low-rent transient lodgings. The utilization of these old, deteriorated, obsolete and poorly designed buildings for transient lodgings has encouraged the seasonal influx of large numbers of marginally useful itinerant workers. The extreme concentration in the area of retail liquor establishments has compounded an already severe policing problem.

The factors hereinabove mentioned have resulted in the creation of a blighted area characterized by a prevalence of depreciated values, stifled and impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered. This nine-block area is the hard core of Stockton's "Skid Row".

SECTION II

SECTION II

B. PROPOSED RENEWAL
ACTIONS (Cont'd):

2. Proposed Actions:

The clearance of these blighted, blighting and stifling conditions and the renewal of the Project Area will require the acquisition by Agency of all property (with the exception of that held in public ownership or that land which is subject to Owner Participation Agreements) within the boundaries of the Project Area. All property held in private ownership will be acquired by Agency by negotiated purchase, or failing in such negotiation, by eminent domain proceedings. Property held in public ownership may be acquired by Agency through donation.

To the extent provided by law all property within the Project Area shall be subject to the applicable provisions, conditions, and restrictions of this Plan.

After acquisition, Agency will assist in the relocation of residents, generally clear the land of structures and install or cause to be installed, certain site improvements. Agency will sell or lease all such real property acquired by Agency for private development or the installation of public facilities, except for property within the Project Area to be otherwise conveyed to City or other Governmental entities, for use in accordance with this Plan.

SECTION II

SECTION III

LAND USE PLAN

A. COMMERCIAL AREA:
(For that Portion
of Area South of
South Line of Weber
Avenue:)

The map setting forth land uses for the Project Area covered by this Plan is entitled "Project Area Plan and Zoning Plan Map", is marked Exhibit No. I and attached hereto. This map also indicates the approximate location of the proposed streets, pedestrian rights of way and other public uses tentatively proposed to be installed within the Area. The standards set forth herein are minimum and are designed to promote the swift and orderly development of the Project Area into efficient subdivision of the land conducive to stable investment; to minimize possible conflict between the operations of individual land owners within the Project Area; to make the Area an attractive, desirable and accessible area in which to work, shop and enjoy entertainment provided therein; and finally to provide a rational means for the evaluation of proposals presented by potential developers desiring to promote and abide by the objectives of this Plan.

1. Performance & Development Standards:

Central Business District and Commercial Residential District uses in the Project Area shall be in accordance with and confined to those set forth in this Plan and the Planning and Zoning Code of the City being Chapter 16 of the Stockton Municipal Code. Upon the map marked Exhibit I, attached to this Plan are the areas to be designated as C-R Commercial Residential District or C-3 Central Business District. Those areas within the Project Area designated in the Plan as C-3 Central Business District or C-R Commercial Residential District shall be subject to rules and regulations

SECTION III

SECTION III

A. COMMERCIAL AREA (Cont'd):

1. Performance & Development Standards (Cont'd):

pertaining to such districts as set forth in Sections 16-037 through 16-037.3; 16-040 through 16-041.3 (d); 16-043 through 16-045 (c) and 16-047 through 16-049, inclusive of the Stockton Municipal Code and quoted in Exhibit II attached hereto and made a part hereof. The rules and regulations applying to C-R Commercial Residential Districts and C-3 Central Business Districts as quoted in Exhibit II attached hereto and the following rules and regulations shall be applicable to the Project Area and shall remain in full force and effect as to each parcel as specified in Section III E. of this Plan.

2. Prohibited Uses:

Sales of used automobiles or trailers will not be permitted. Trailer rentals will not be permitted. Car washing will not be permitted except as an incidental service.

3. Residential Occupancy and Density:

Construction of dwelling units designed for permanent residential occupancy (as opposed to transient occupancy) shall be prohibited unless specifically permitted by Agency in writing.

4. Building Coverage Limitation Before Application of Building Floor Area Coverage to Land Area Ratio:

Blocks or parcels to be used for public parking - coverage allowed 100%. Blocks or parcels for retail sales use - coverage allowed 100%. Office or professional building use - coverage allowed 100%. Blocks or parcels for a Chinese or other ethnic group commercial center - coverage allowed 80%. Where a pedestrian mall bisects or nearly bisects any block occupied by a Chinese or other ethnic group commercial center and such mall area

SECTION III

SECTION III

A. COMMERCIAL AREA (Cont'd):

4. Building Coverage Limitation Before Application of Building Floor Area Coverage to Land Area Ratio (Cont'd):

constitutes not less than 20% of the land area of said block the mall area shall constitute fulfillment of the 20% open space herein required and 100% land building coverage shall be permitted in the remaining 80% of said block devoted to Chinese or other ethnic group commercial center use.

5. Ratio of Building Floor Area Coverage to Land Area to Determine Height Limitation (to encourage the provision of open ground floor space):

In that portion of the Project Area lying south of Weber Avenue, 100% coverage of land by buildings shall be permitted providing height does not exceed two stories and that second floor construction be limited to 1/2 the land area; however, for each 10% increase of open ground floor land area a 50% increase over this basic 1 1/2 story height limitation will be permitted, i.e., should ground floor building coverage be limited to 90% of a parcel of land a building height of 2 1/4 stories would thus be permitted and ground floor building coverage limited to 80% of the land area will permit a building height of 3 stories. In no case shall the gross floor area of any building be permitted to exceed 4 1/2 times lot area. The following schedule generally sets forth the ratio described in the above narrative:

Percentage of lot area (including off-street loading space) at street level covered by building	100%	90%	80%	70%	60%
Maximum ratio of gross floor area (excluding off-street loading space) to lot area	1.5	2½	3.0	3-3/4	4½

In addition to limiting the gross floor area of any building constructed in the Project Area an equally important purpose is to encourage extended pedestrian space at street level. To this end such open ground

SECTION III

SECTION III

A. COMMERCIAL AREA (Cont'd):

5. Ratio of Building Floor Area Coverage to Land Area to Determine Height Limitation (to encourage the provision of open ground floor space (Cont'd):

floor space should be located on the principal building street frontage and Agency will consider, among other factors, the location of open ground floor space in reviewing site and improvement plans in accordance with Section III C.

Within any full block devoted to Chinese or other ethnic group commercial center use, bisected or nearly bisected by a pedestrian mall and constructed in an architectural design related to the native culture of the ethnic group, land parcels in such a block exclusive of mall area may be fully covered by buildings provided building height does not exceed two floors. An additional height of one story in excess of the two thus permitted will be allowed for each 10% open ground floor space not covered by buildings in such block.

6. Landscaping:

Appropriate landscaping shall be installed and maintained by the property owner in all open ground floor land areas resulting from the floor area to land ratio and building coverage limitations.

7. Off-Street Loading:

Commercial Building Use:

One off-street loading space measuring not less than 10 feet in width and 33 feet in length with an overall vertical clearance of 14 feet shall be provided for each 15,000 square feet of commercial building space or fraction thereof for the first 30,000 square feet, and thereafter one space for each additional 25,000 square feet or fraction thereof.

Office Building Use:

One off-street loading space of the dimensions set forth hereinabove shall be required for office building use for each 100,000 square feet of floor space or fraction thereof. All such off-street loading

SECTION III

SECTION III

A. COMMERCIAL AREA (Cont'd):

7. Off-Street Loading (Cont'd):

spaces shall be paved with Bituminous or Portland cement concrete.

For the purposes of this section, areas to the rear of commercial buildings dedicated for public use shall not be deemed to be off-street loading space. Moreover, open land area resulting from the application of floor area to land area ratio or that open ground floor land area occurring in areas where 100% land coverage is not permitted, shall not be utilized as off-street loading space as herein required. However, where a Chinese or other ethnic group commercial center is established on an entire block, said block being bisected or nearly bisected by a pedestrian mall, such mall may, if suitably paved in a portion sufficient in dimension and construction to support commercial vehicles, be deemed to have complied with the off-street loading requirements set forth in this section provided that loading and unloading from such a mall be restricted to early morning hours.

8. Signs:

Only signs identifying the purveying entity, the services performed and the product sold on the premises which accounts for the largest percentage of gross sales shall be permitted. Signs shall be mounted flat against building walls, shall not exceed twenty percent of the area of any single building elevation and if illuminated shall be so from a non-intermittent lighting source. Exceptions to area coverage, mounting and illuminating of signs may be granted by the Director of Planning of City,

SECTION III

SECTION III

A. COMMERCIAL AREA (Cont'd):

8. Signs (Cont'd):

if, in his opinion, such non-conforming design or illumination is acceptable by merit of having been respectively (1) designed as an integral part of a building or site plan; or (2) the illumination does not detract from the esthetic atmosphere of the area. Billboards are prohibited.

9. El Dorado & Center Streets Setbacks:

An additional 10 foot setback measured from existing building lines on both the east and west sides of El Dorado and Center Streets shall be required. This additional 10 feet shall be dedicated as a public right of way by Agency, when in Agency ownership or by owner participants. Owner participants shall be required to remove any portions of buildings allowed to remain from the 10 foot setback requirement hereinabove required.

B. RECREATIONAL AREAS:

1. Performance & Development Standards:

In all of the Project Area north of Weber Avenue, the following limitations and restrictions shall apply in addition to those set forth in Paragraphs A (1), (2), (3), (5) and (8) of this section. Uses shall be limited to:

1. Transient hotel or motel accommodations supplemented by convention facilities and uses incidental to such convention hotel operations including swimming pools and office space.
2. Facilities for the accommodation and service of pleasure boats commonly included under the general term "marina" and services incidental to such a facility including eating and drinking establishments, boat sales and repair and other allied services.
3. Commercial recreational facilities and limited retailing activities.

SECTION III

SECTION III

B. RECREATIONAL AREAS (Cont'd):

2. Building Coverage: Building land coverage shall be limited to a maximum of 30% of the land area.

3. Covered Boat Berthing Facilities: Covered boat berthing facilities permitted upon or to protrude from any section of that peninsula known as Weber Point may not exceed 60% of the shore line of said Point. (Strong consideration should be given the placement of these covered boat berthing facilities on the easternmost shore lines of said Point). Plans for all boat berthing facilities to be permitted in the Project Area whether upon leased or purchased land or on shallow draft waterways shall, prior to commencement of construction, be approved in writing by Agency. Subsequent to the termination of the Loan and Grant Contract for this Project, by and between Agency and Federal Government, plans for boat berthing facilities shall, prior to commencement of construction, be approved in writing by Commission.

4. Parking Requirements: One parking space shall be provided for every motel or hotel unit designed for occupancy by an individual or a single-family unit. One parking space for every one and one-half covered boat berths or open, monthly rental berthing facility shall be provided. One parking space for each 100 sq. ft. of restaurant, bar, or retail sales floor area shall be provided. One parking space for every 250 sq. ft. of office space including that space necessary for the administration of hotel and marina facilities shall be provided. Parking for recreational uses (bowling alley, skating rink, outdoor theatre, yacht club, etc.) shall be provided as set forth in Section 16-104.2 of the Stockton Municipal Code included in Exhibit II and made a part thereof. In addition to the foregoing;

SECTION III

SECTION III

B. RECREATIONAL AREAS (Cont'd):

4. Parking Requirements
(Cont'd):

not less than thirty (30) unassigned parking spaces intended for the convenience of the sight-seeing public shall be provided. If in the judgment of Agency, demand for parking spaces from adjacent or nearly adjacent commercial facilities within these demised premises will occur at different, hence non-competing time periods, or interrelated uses do not justify the provision of parking for each use simultaneously, Agency may at its discretion, reduce the parking space requirements set forth. All parking spaces shall be paved with Bituminous or Portland cement concrete.

5. Landscaping:

All open areas including the periphery of parking areas shall be planted with trees, shrubbery or appropriate ground cover and maintained perpetually in a decorative condition.

C. APPROVAL OF SITE
AND IMPROVEMENT
PLANS:

All deeds conveying land to, or leases permitting use of land by private developers for improvement in accordance with this Plan shall contain a provision requiring approval in writing by Agency of any site plans and improvements prior to construction.

Furthermore, Owner Participation Agreements shall also require prior written approval of site and improvement plans for property subject to the provisions of an Owner Participation Agreement. Such approval required hereinabove shall be required in addition to normal permits and approval of construction standards by appropriate City Departments.

SECTION III

SECTION III

D. PUBLIC USES:

Certain portions of the Project Area as set forth in Exhibit I are specifically designated for such public and commercial uses as may be associated with boating activities. Portions of the area are also designated for public use as parking facilities.

E. DURATION OF DEVELOPMENT STANDARDS:

Development standards set forth hereinabove shall be made a part of each contract between developer and Agency including agreements providing for existing owners to participate in the redevelopment of the area and shall remain in full force and effect as to each parcel for a period of twenty-five years from the effective date of the ordinance of the Council of the City of Stockton approving and adopting this Plan and shall be binding upon the heirs, executors, administrators, trustees, devisees, successors and assigns of the parties to the Agreement. Upon termination of the twenty-five year period standards shall continue in full force and effect unless and until changed or released by owners of more than 50% of the land within the Project Area provided that nothing in this paragraph shall be interpreted to exclude or release property in the Project Area at any time from the operation of building codes, housing codes, zoning ordinances or other controls of building or development enacted from time to time by the City Council.

SECTION III

SECTION III

F. PERFORMANCE AND DEVELOPMENT STANDARDS APPLICABLE TO REAL PROPERTY NOT TO BE ACQUIRED BY AGENCY:

All provisions of this Plan shall fully apply to property in the Project Area not acquired by Agency unless otherwise specifically excepted. Conformance with the requirements, restrictions, performance and development standards herein set forth shall be insured for those properties not to be acquired by Agency by the effectuation of an agreement by and between Agency and owners of property so desiring to conform and who have been offered the opportunity to participate in the redevelopment of the Project Area by Agency.

G. ZONING:

The Project Area shall be zoned in accordance with those categories shown on the Map entitled "Project Area Plan and Zoning Plan Map and marked Exhibit I and attached hereto and made a part hereof.

SECTION III

SECTION IV

PROJECT PROPOSALS

A. LAND ACQUISITION:

1. Clearance for
Redevelopment:

In order to eliminate blighted and blighting conditions existing in the Project Area and to provide necessary public facilities and improvements, Agency shall acquire all of the property in the Project Area lying south of the south line of Weber Avenue. Structures situated upon land thus acquired will be removed and streets, easements and other public rights of way as may be required in order to comply with the provisions of this Plan will be vacated or dedicated.

Acquisition and clearance of this section of the Project Area is necessary to make possible the subsequent reconstruction by public and private entities of an easily accessible commercial area with parcels of land of such a size as will provide maximum economic utilization.

The section of the Project Area lying north of Weber Avenue and which is presently publicly owned will not be the subject of acquisition by Agency but will be cleared of existing obsolete and deteriorated structures. Whether sold, conveyed or leased to public or private developers, this section of the Project Area is to be subject to the full requirements and provisions of this Plan, so far as the law will permit.

Agency shall, wherever in its judgment it is feasible, delay or accelerate, according to the circumstances, demolition of existing structures in order to cooperate with and minimize inconvenience to existing businesses within the Project Area that propose to re-establish within the Project Area.

SECTION IV

SECTION IV

A. LAND ACQUISITION
(Cont'd):

2. Public Facilities:

Properties within those blocks or portions of blocks designated on the Project Area Plan and Zoning Plan Map, Exhibit No. I, for parking will be acquired and sold to City for the installation of public parking facilities.

3. Conditions under which Properties not Designated for Acquisition may be Acquired:

Land within the Project Area presently in public ownership, if sold to private redevelopers prior to the adoption of this Plan shall be acquired by Agency if the owner thereof is unable or does not wish to comply with all of the requirements of this Plan.

4. Conditions Providing for Acquisition Exemption:

(a) Owner Participation:

In those cases where Agency designates existing property as suitable for Owner Participation for the reason that existing parcels are in a location permitting conformance with the intent and purposes of this Plan or for other sufficient reasons, the owners of these uniquely located properties may participate in the redevelopment of the area by entering into an agreement with Agency providing for full compliance with this Plan. Such agreement shall be known as an "Owner Participation Agreement". Agency shall determine whether proposed participation by an owner or owners is feasible and desirable and in accordance with this

SECTION IV

SECTION IV

A. LAND ACQUISITION
(Cont'd):

Plan, and shall judge the financial ability of such owner or owners to participate. Agency may, at its discretion waive off-street loading space requirements for owner participants whenever in the judgment of Agency such requirements would result in undue hardship or would be impracticable. Agency shall enter into Owner Participation Agreements only where such feasibility, desirability and financial ability of the owner or owners is clearly established by evidence made available to it by the owner or owners offering to participate. The property of owner participant shall be made subject to all of the provisions of this Plan in the same manner as property sold or leased by Agency to developers. The Owner Participation Agreement may contain, among other things, one or more of the following provisions requiring the owner-participant to:

- (i) Join in re-subdividing any area within the Project Area which includes the property which is the subject of the Agreement.
- (ii) Permit access to his property by Agency or its representatives for grading and for any other purpose deemed by Agency to be necessary or desirable to carry out any of the provisions of the Plan.
- (iii) Sell to Agency at its fair market value any portion or portions of the property which are the subject of the Agreement for any purpose deemed by Agency to be necessary or desirable to carry out any of the provisions of the Plan.

SECTION IV

SECTION IV

A. LAND ACQUISITION
(cont'd):

4 (a) Owner Participation
(Cont'd)

(iv) Purchase for cash at the fair market value for reuse as established by Agency, any areas contiguous to the property which is the subject of the Agreement, where such purchase is deemed by Agency to be necessary or desirable to carry out any of the provisions of the Plan.

(v) Alter, modernize, rehabilitate, or demolish existing on-site improvements where deemed necessary or desirable by Agency to carry out any of the provisions of the Plan.

(vi) Reconstruct or improve all structures allowed to remain to new construction standards as required by City codes.

(vii) Abate all non-conforming uses, processes or endeavors (if any) which do not conform to the provisions of this Plan within three years from the date of adoption of this Plan.

(b) Time Limitation:

Until and including December 31, 1961, and for such additional period of time thereafter as the Members of Agency may fix by Resolution, each owner of property within the Project Area designated in this Plan as suitable for owner participation who offers to participate and is eligible to do so, may, subject to the provisions of this Plan, enter into an Owner participation Agreement with Agency.

SECTION IV

SECTION IV

A. LAND ACQUISITION
(Cont'd):

4(c) Failure of an
Owner to
Participate:

Should owners of property designated for participation fail to enter into an Agreement providing for such participation within the time limits specified hereinabove, the land shall be subject to all provisions of this Plan as will be applied to property to be acquired.

(d) Failure of Owner
Performance in Par-
ticipation Agreement:

Until all of the contractual obligations of owner participants have been satisfied, Agency shall have the right through eminent domain to acquire the property or such other legal remedies as may be necessary to achieve performance of the Agreement.

(e) Parcels Designated
for Participation:

The following described parcels of property identified by block and parcel number as indicated on the Property Map, marked Exhibit No. III and attached hereto shall be subject to Owner Participation, to-wit:

Block 2, East of Center - Parcels 8 and 9

Block 7, West of Center - Parcels 1

SECTION IV

SECTION V

A. PUBLIC IMPROVEMENTS:

1. Site improvements and public facilities are, in most cases, to be installed and constructed in the Project Area by City.
2. All existing streets in the Project Area south of the north line of Weber Avenue are to be retained as they presently exist with the exception that portions of Main Street, and Hunter Square may be closed to normal vehicular traffic and improved by landscaping for use as a pedestrian mall.
3. Public rights of way in the form of alleys primarily designated for off-street loading, bisecting or nearly bisecting, those blocks subdivided into more than one parcel will so be dedicated and improved.
4. All public streets and easements in that section of the Project Area identified as Weber Point on Property Map marked Exhibit No. III will be vacated.
5. A public transportation terminal may be installed in the north portion of Hunter Square. This terminal may take the form of a "U" to provide ample room for omnibus turn-arounds.
6. The south shore of Stockton Channel after demolition of existing structures may be improved by such feasible method as Agency may determine, one proposal being for the "guniting" of the existing sea wall.
7. The top of the south bank of Stockton Channel will be landscaped in part and in part converted to accommodate angle parking designed to serve the boat berthing facilities.

SECTION V

SECTION V

A. PUBLIC IMPROVEMENTS
(Cont'd):

8. A low sea wall may be installed and the remaining shore above it be landscaped on that portion of the shoreline bordering on Steamboat Levee and McLeod's Lake.

9. Modern, new and efficient street lighting may be installed on public streets.

10. Two square blocks or an equivalent area of surface plus one deck of parking, with the underpinnings of the first deck to be of sufficient bearing strength to take the addition later of two additional decks, will be constructed. Approximately the northern two-third's of Block 2, East of Center may be cleared and improved as a surface public parking area.

11. Street surfaces within the Project Area, if deteriorated, may be improved.

12. Railroad trackage on Weber Avenue lying within Project Area boundaries may be removed.

13. Agency may, at its discretion, install or cause to be installed such other improvements within the Project Area as may be necessary to improve and renew the Project Area within the intent and purposes of this Plan.

14. All improvements to be installed or constructed either by public or private entities within the Project Area shall conform to all applicable City codes, regulations and standards as they now provide or as they may hereafter be amended.

SECTION V

SECTION V

B. REDEVELOPERS
OBLIGATIONS:

Developers of land within the Project Area shall be required through agreements, to commence and complete construction in accordance with the Plan and within reasonable time limits to be prescribed in any disposition agreements to be executed by and between Agency or City and Redevelopers.

SECTION V

SECTION VI

A. METHOD OF FINANCING:

1. The gross cost of West End Urban Renewal Project No. 1 including but not limited to the cost of:

Survey and Planning Expenditures
Administration
Demolition
Project Improvements
Real Estate Purchases

Is estimated to be	\$10,927,916.00
Less Estimated resale value	<u>\$ 3,039,000.00</u>
Net Project Cost	\$ 7,888,916.00

The net project cost hereinabove set forth is to be born two-thirds by the Federal Government and one-third or \$2,629,639.00 by the City. The two-thirds share of the net project cost set forth hereinabove to be defrayed by the Federal Government amounts to \$5,031,012.00.

In addition to the foregoing project capital grant, the Federal Government will extend for the purpose of financial assistance in the relocation of owners and residents of the Project Area, a grant of \$300,550.00.

It is anticipated that Agency will assist City in defraying its one-third share of the cost of the Project by offering for sale one or more series of tax allocation bonds as may be issued pursuant to Paragraphs C and D of this Section, and as may be permitted by law in aggregate amounts estimated to range from \$1,400,000.00 to \$2,200,000.00.

SECTION VI

SECTION VI

A. METHOD OF FINANCING
(Cont'd):

It is further estimated that City may, through the utilization of its Ordinance of Issue relative to its off-street parking program offer for sale revenue bonds repayable from receipts anticipated to accrue from the three parking facilities to be installed by City within the Project Area. It is estimated that City may realize from said off-street parking facility revenue bond issue amounts ranging from \$1,500,000 to \$2,500,000.00.

The foregoing sources may be supplemented by any source legally available to City.

2. For the purpose of carrying out the Plan, Agency may obtain a project temporary loan from the Federal Government in the estimated amount of \$8,370,562.00. The obligations evidencing Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Federal Government. Said loan or other obligations of Agency shall not be a debt of the City of Stockton, the State of California, or any of its political subdivisions and none of the above is liable on them nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of Agency and such bonds and other obligations shall so state on their face.

3. The foregoing amounts are based on reasonable estimates but may be subject to revision at a later date.

SECTION VI

SECTION VI

B. STATEMENT OF AGENCY'S
LEGAL POWERS TO BORROW:

1. For the purpose of carrying out the Plan, Agency may obtain a project temporary loan from the Federal Government in the estimated amount of \$8,370,562.00. The obligations evidencing Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Federal Government. Said loan or other obligations of Agency shall not be a debt of the City of Stockton, the State of California, or any of its political subdivisions and none of the above is liable on them nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of Agency and such bonds and other obligations shall so state on their face.
2. In addition to the foregoing, Agency may from time to time borrow money by all means legally available to it, including the issuance of its bonds and it may expend such money for any or all of the following purposes: the repayment of monies advanced by the Federal Government for planning the project; the purchase of project land, including acquisition expenses; the relocation of displaced families; the preparation of land acquired by Agency as building sites; activities in connection with the disposition of Project land; and the administration of the Project, including without limitation, interest charges, attorneys' fees, engineering fees and consultants' fees.
3. The City and/or other local public bodies or any person may grant sums of money to Agency, may donate land, may undertake to provide certain site improvements or facilities in accordance with the provisions of the

SECTION VI

SECTION VI

B. STATEMENT OF AGENCY'S
LEGAL POWERS TO BORROW:
(Cont'd):

Plan, or may offer a combination of these. Any such contributions to the completion of the Project development shall be included in the Project costs to the extent that they are determined to be eligible pursuant to the regulations of the Federal Government for such inclusion and shall further be held to be all or a portion of the local share of net Project costs.

SECTION VI

SECTION VI

C. PROVISION FOR AGENCY
TO ISSUE BONDS:

Agency may issue its bonds in one or more series, in such amounts and on such terms and conditions as the Agency shall from time to time determine, including without limiting the generality of the foregoing, the rate of interest and the time, place and medium of payment thereof, the dates of issue and maturity, the denomination and whether coupon or registered, and the manner of calling or redeeming prior to maturity.

Subject to the provisions of any contract for loan and capital grant with the Federal Government, Agency may devote to the payment of interest and the retirement or redemption of its bonds any income or revenue received by it from the Project Area and any financial assistance received from the Federal Government whether as a Capital Grant under Title I of the Housing Act of 1949, as amended or otherwise.

SECTION VI

SECTION VI

D. PLEDGE OF TAXES TO
REPAYMENT OF PRINCIPAL
AND INTEREST OF ANY
LOAN, BOND ISSUE, OR
ASSUMED DEBT:

All taxes levied upon taxable property in the Project Area each year by or for the benefit of the State of California, County of San Joaquin, City of Stockton, district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the project on said effective date); and

SECTION VI

D. PLEDGE OF TAXES TO
REPAYMENT OF PRINCIPAL
AND INTEREST OF ANY
LOAN, BOND ISSUE, OR
ASSUMED DEBT: (Cont'd)

SECTION VI

2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by Agency to finance or refinance, in whole or in part, the redevelopment project. Unless and until the total assessed valuation of the taxable property in the redevelopment project exceeds the total assessed value of the taxable property in such redevelopment project as shown by the last equalized assessment roll referred to in Paragraph Numbered (1) hereof, of this Section VI, D, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid. The portion of taxes mentioned in this Paragraph 2 is hereby, and in any proceedings of Agency for the advance of monies or making of loans or issuance of bonds, shall be irrevocably pledged for the payment of the principal of and interest on said loans, advances or indebtedness.

SECTION VI

SECTION VI

E. ASSUMPTION OF CITY'S
COST AS A DEBT OF THE
REDEVELOPMENT AGENCY:

All costs of City incurred in the renewal of the Project Area will be assumed by Agency as a non-interest bearing debt. Said debt or advance will be repaid to City by Agency by any method available to Agency.

SECTION VI

SECTION VII

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL
REQUIREMENTS

A. PREVENTION OF
DISCRIMINATION:

No developer shall effect or execute any agreement, lease, conveyance or other instrument affecting a parcel or parcels in the Project Area which shall contain any discriminatory or restrictive covenants or provisions as to sale, lease, use or occupancy of said parcel or parcels or of any building or buildings thereon on the basis of race, creed, or color and any such conveyance or instrument executed in violation of this subsection shall be void as to such discriminatory or restrictive covenants or provisions.

B. BUILDING PERMITS:

The developer shall obtain from City, such building and other permits as may be required to carry out his development plans. Purchasers of buildings in the Project Area for relocation elsewhere must improve such buildings to conform with all applicable regulations, laws and ordinances and, in addition, must agree to meet any special requirements of Agency necessary to insure that said buildings will be brought up to established standards in every respect.

C. PREVENTION OF SPEC-
ULATION IN THE HOLDING
OF LAND:

No developer shall resell, lease, sublease, or otherwise dispose of land in the Project Area until the construction on said land has been completed and all the obligations imposed on such developer by the Plan and the Developer's Agreement with Agency have been discharged, except with the prior written consent of Agency.

SECTION VII

SECTION VII

D. METHOD OF LAND DISPOSITION:

All land shall be offered to Developers for sale or lease in any manner permitted by law. Disposition of the land by Agency shall be pursuant to an agreement which shall be subject to the Plan.

E. OWNERS' OR OCCUPANTS PRIORITY IN REPURCHASING IN PROJECT AREA:

Present owners or occupants of the Project Area may at the discretion of Agency have priority in purchasing land in the Project Area.

F. OFFICIAL ACTIONS TO EXECUTE THE PLAN:

City and Agency shall act cooperatively and jointly to prepare the Project Area for private development and thereafter shall act cooperatively with private enterprise to attain the objectives set forth in the Plan.

G. AGENCY ACTIONS:

Agency shall be responsible for executing the Plan except for those parts of the Plan specifically designated as the responsibility of the Commission or City and which shall be carried out upon request of Agency.

In addition, Agency:

1. Relocation:

Shall assist residents within the Project Area in finding relocation housing which is decent, safe and sanitary at rents within the means of displaced families and comparable to those in the community at the time of their displacement; make such payments to relocating families, individuals and businesses as may be determined by Agency at the time of such relocation.

SECTION VII

SECTION VII

G. AGENCY ACTIONS
(Cont'd):

2. May prepare such maps and other documents necessary to vacate or abandon existing streets or subdivisions lying within the Project Area.

3. May prepare a declaration of conditions and restrictions and subdivision maps relative to the Project Area and record same.

H. COUNCIL ACTIONS:

City, through its appropriate administrative departments shall be responsible for the enforcement of building ordinances, regulations and standards and the continuing enforcement of minimum performance and development standards set forth in this Plan following execution of the Plan by Agency. Such execution shall be deemed to be complete on that day upon which Agency shall terminate its Loan and Grant Contract with the Federal Government.

I. CHANGES IN APPROVED
PLAN:

The Plan may be amended in any manner permitted by law.











SECTION VII

SECTION VIII

EXHIBITS

SECTION VIII

LEGEND

-  PROJECT BOUNDARY
-  STREET R/W'S
-  EXISTING ZONING
-  PROPOSED ZONING
-  MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL RESIDENTIAL
-  CENTRAL BUSINESS DISTRICT
-  COMMERCIAL MANUFACTURING
-  LIGHT INDUSTRIAL
-  TENTATIVE LOCATION SERVICE ALLEY



SCALE

100 0 100 200 300 400
1" = 100'

WEST END URBAN RENEWAL PROJECT NO. 1
(CALIF. R-47)

**PROJECT AREA PLAN
AND
ZONING PLAN**

THE REDEVELOPMENT AGENCY OF THE
CITY OF STOCKTON, CALIFORNIA

R. W. GIEFFORD & ASSOCIATES
CONSULTING CIVIL ENGINEERS
STOCKTON, CALIFORNIA DECEMBER 1960

Submitted by: *Joseph H. ...* C.C. No. 8232 (R.P.)
Approved by: *John A. ...* Executive Officer

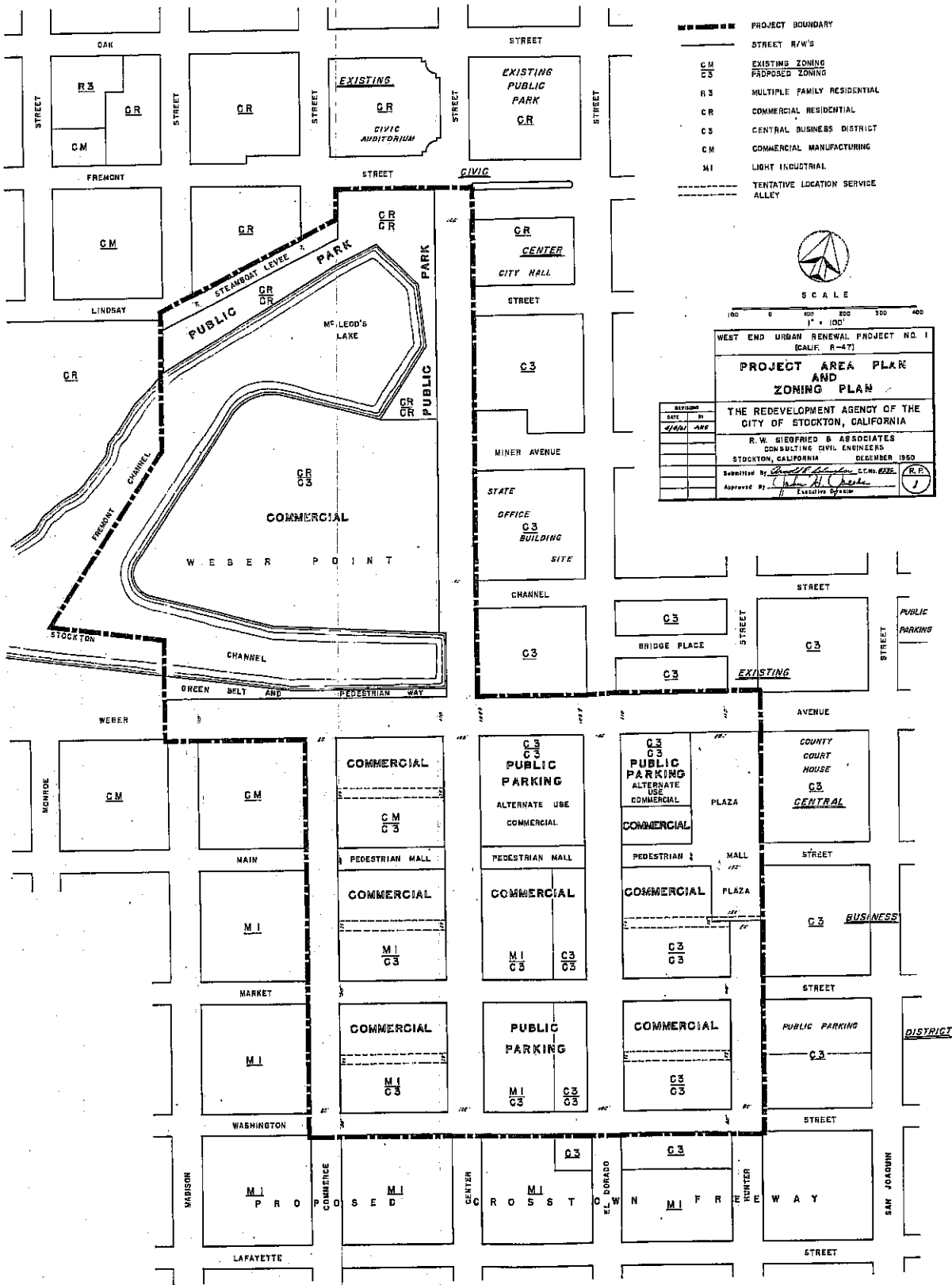


EXHIBIT II

C-R COMMERCIAL-RESIDENTIAL DISTRICT
(Formerly Apartment 6-Story District)

Section 16-037 through
Section 16-037.3

Section 16-037 - Use Regulations - Commercial Residential District: In the Apartment 6-Story District no building or land shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided herein except for one or more of the following uses:

Section 16037.1 - General Uses Permitted:

- A. Any uses permitted in the Apartment 3-Story District.
- B. Apartment Hotels.
- C. Boarding Houses.
- D. Day care centers for children under 6 years of age.
- E. Group Dwellings.
- F. Hospitals or Sanitariums (Except animal hospitals and clinics, and except Hospitals or Sanitariums for contagious, mental, and drug or liquor addict cases).
- G. Hotels in which incidental business may be conducted only as a service for the person living therein, provided there is no entrance to such place of business except from inside the building and that no sign advertising such business shall be visible from outside the building.
- H. Private clubs, fraternities, sororities, lodges except those the chief activity of which is a service customarily carried on as a business.
- I. Public and Private schools, except those of a correctional nature or for mental cases.

EXHIBIT II

Section 16-037 through
Section 16-037.3 - continued

EXHIBIT II

Section 16-037.2 - Business Uses Permitted:

- A. Medical and Health services.
- B. Legal services.
- C. Architectural and Engineering services.
- D. Government Service offices.
- E. Real Estate, Insurance and Accounting offices.

Section 16-037.3 - General Provisions:

A. Use Permits:

The General Uses and Business Uses enumerated above,
require a Use Permit.

B. Signs:

All signs shall be non-flashing and shall be placed
flat against the building.

EXHIBIT II

Section 16-040 through
Section 16-041.3 (d)

EXHIBIT II

C-1 NEIGHBORHOOD RETAIL DISTRICT
(formerly Commercial 2½-Story Neighborhood Retail
District)

Section 16.040 - Neighborhood Retail District, Defined:

- A. Any area specifically designated as such by ordinance.
- B. Any 2½-Story Commercial District as now exists; or
- C. Any business district which does not abut or touch a zone of less restrictive category.

Section 16-041 - Use Regulations - Neighborhood Retail

District: The following use regulations shall apply in C-1 Limited Commercial Districts (Neighborhood Retail Business). The primary purpose and application of this district shall be for small limited shopping centers (retail only) planned and designed in co-operation with the Planning Commission to meet neighborhood shopping needs. Only the uses set forth below are permitted:

Section 16-041.1 - General Uses Permitted:

- A. Residential (provided that before a building in a C-1 District can be built or used for residential purposes, a Use Permit must be secured).

Section 16-041.2 - Business Uses Permitted:

The following non-manufacturing uses as described in detail in the Standard Industrial Classification Manual, Vol. II - Non-Manufacturing Industries, May, 1949, on file in the Office of the City Clerk.

- A. All uses permitted in the C-R District.
- B. Retail Stores
 - 1. General Merchandising:
 - (a) Variety.
 - (b) Dry goods and general merchandise (but not including Department Stores).

EXHIBIT II

EXHIBIT II

Section 16-040 through
Section 16-041.3-continued

Section 16-041.2 (continued)

2. Food (No slaughter of fowl, fish or rabbit permitted):
 - (a) Groceries.
 - (b) Meat and Fish (Sea Food).
 - (c) Fruit and Vegetable Markets.
 - (d) Candy, Nut and Confectionery Stores.
 - (e) Dairy products - Milk dealers.Retail Sale Only
 - (f) Bakeries - retail.
 - (g) Other foods.
3. Apparel and Accessories:
 - (a) Men's and Boys' Clothing and Furnishings.
 - (b) Women's Ready-to-Wear.
 - (c) Children's and Infants'.
 - (d) Shoes.
 - (e) Family Clothing.
 - (f) Women's Accessory and Specialty.
 - (g) Custom Tailors.
 - (h) Other Apparel and Accessories.
4. Furniture and Household:
 - (a) Furniture, Home Furnishings and Equipment.
 - (b) Household Appliances, Radio and Television.
5. Eating Places: (Excluding places providing dancing and entertainment, or dispensing alcoholic beverages other than beer; also excluding Drive-In eating establishments).
6. Other Retail Stores.
 - (a) Drug Stores and Proprietary Medicine Stores.
 - (b) Liquor.
 - (c) Book and Stationery.
 - (d) Sporting Goods.

EXHIBIT II

EXHIBIT II

Section 16-040 through
Section 16-041.3-continued

Section 16-041.2 (continued)

6. Other Retail Stores (continued)

- (e) Jewelry.
- (f) Florists'.
- (g) Cigar Stores and Stands.
- (h) News Dealers - News Stands.
- (i) Music.
- (j) Camera and Photographic Supply.
- (k) Gift, Novelty and Souvenir.
- (l) Other Retail Stores.

C. Finance, Insurance and Real Estate:

- 1. All uses in the Manual described under Section 16-041.2.

D. Services:

1. Personal Services:

- (a) Agencies to receive laundry and dry cleaning for processing elsewhere.
- (b) Photographic Studios.
- (c) Barber Shops and Beauty Parlors.
- (d) Shoe Repair Shops.

2. Automotive Services:

- (a) Automobile Parking Lot (overnight parking not permitted unless a Use Permit is secured, and said Lot is completely enclosed, locked and limited to passenger vehicles).
- (b) Gasoline Service Stations (provided that before a building in a C-1 District can be built or used for a gasoline service station, a Use Permit must be secured).

- E. Other Uses: (similar in nature or operation to above if approved by the Planning Commission as to location and development).

EXHIBIT II

Section 16-040 through
Section 16-041.3-continued

EXHIBIT II

Section 16-041.3 - General Provisions:

A. Stores, etc., must be in enclosed buildings - exception:

Such stores, shops or business permitted in this District shall be conducted wholly within an enclosed building except automotive service stations and parking lots.

B. Manufacturing, Compounding, Processing - Restricted:

There shall be no manufacture, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such completed products are sold at retail on the premises.

C. Uses Objectionable Due to Odor, Dust, Smoke, Etc.:

Above uses, operation or products shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar causes beyond the level of the ordinary neighborhood retail establishment.

D. Signs:

Any exterior sign displayed shall pertain only to a use conducted within the building and shall be mounted flat against a wall of the building.

EXHIBIT II

EXHIBIT II

C-2 GENERAL BUSINESS DISTRICT:

SEC. 16-043. GENERAL BUSINESS DISTRICT DEFINED:

- A. Any area specifically designated as such by ordinance;
or
- B. Any 2½ or 3-Story Commercial District as now exists which does not abut or touch a zone of less restrictive category.

SEC. 16-044. USE REGULATIONS - GENERAL BUSINESS DISTRICT:

The following regulations shall apply in C-2 General Business Districts. Only the uses set forth below are permitted:

SEC. 16-044.1. GENERAL USES PERMITTED:

- A. All uses permitted in the C-1 District.
- B. RESIDENTIAL:
 - 1. Residences: (provided that before a building in a C-2 District can be built or used for residential purposes a Use Permit must be secured).
 - 2. Motels: (provided that before any building in a C-2 District can be used for motel purposes a Use Permit must be secured).
 - 3. Hotels:

SEC. 16-044.2 BUSINESS USES PERMITTED:

The following non-manufacturing uses as described in detail in the Standard Industrial Classification Manual, Vol. II - Non-Manufacturing Industries, May, 1949, on file in the Office of the City Clerk.

A. RETAIL STORES:

- 1. New automobile sales, provided that no repair or service to automobiles shall be allowed on the premises.

EXHIBIT II

EXHIBIT II

Section 16-043 through
Section 16-045 (c)-continued

SEC. 16-044.2 BUSINESS USES PERMITTED (Cont'd):

2. Building Materials
 - (a) Heating and plumbing equipment.
 - (b) Paint, glass and wallpaper
 - (c) Electrical supplies
 - (d) Hardware
3. General Merchandise: (All uses described in the above-named Manual, except Department Stores).
4. Food Stores: (All uses described in the above-named Manual)
5. Apparel and Accessories: (All uses described in the above-named Manual).
6. Furniture and Home Equipment: (All uses described in the above-named Manual).
7. Eating and Drinking Places: (All uses described in the above-named Manual - Excluding places providing for dancing and entertainment).
8. Drive-Ins: (provided that before and building in a C-2 District can be built or used for Drive-In purposes a Use Permit must be secured).
9. Other Retail Stores:
 - (a) Antique
 - (b) Second-hand clothing and shoes.
 - (c) Second-hand furniture.
 - (d) Second-hand books.
 - (e) Bicycles.
 - (f) Farm and garden supplies (except unprocessed manure).
 - (g) Optical goods.

B. FINANCE, INSURANCE AND REAL ESTATE: (All uses described in the above-named Manual).

C. SERVICES:

1. Self-Service Laundry: (limited to domestic size unit machines).

EXHIBIT II

Section 16-043 through SEC. 16-044.2. BUSINESS USES PERMITTED (Cont'd):
Section 16-045 (c) continued

2. Funeral Services: (Provided that before a building in a C-2 District can be built or used for Funeral Home or Mortuary purposes a Use Permit must be secured).

3. Pressing, Alterations and Garment Repair.

D. OTHER BUSINESS SERVICES:

1. Outdoor advertising signs.
2. Duplicating and Stenographic Services.
3. News syndicates.
4. Private Employment Agencies
5. Accounting, Auditing and Bookkeeping.

E. AUTOMOBILE SERVICES:

1. Gasoline Service Stations (over-night parking is not permitted).
2. Storage Garages (excluding over-night parking of commercial vehicles or trailers over 6 feet in width or 21 feet in length, or having a Manufacturer's rated carrying capacity of 2 tons or more).

F. OTHER REPAIR SERVICES:

1. Electrical appliance repair shops.
2. Watch, clock and jewelry repair shops.
3. Bicycle repair shops.
4. Leather goods repair shops.
5. Locksmith and gunsmith shops.
6. Musical instrument repair shops.
7. Repair shops (similar in nature, but not elsewhere classified).

G. AMUSEMENT AND RECREATION:

1. Theatres, Motion Pictures, Plays, Stage Shows, Television and Radio Shows.

EXHIBIT II

EXHIBIT II

Section 16-C43 through
Section 16-C45-(c)-continued

SEC. 16-044.2 . BUSINESS USES PERMITTED (Cont'd):

2. Bowling Alleys (provided that before a building in a C-2 District can be built or used for Bowling Alley purposes a Use Permit must be secured).

3. Skating rinks (provided that before a building in a C-2 District can be built or used for Skating Rink purposes a Use Permit must be secured).

H. OTHER USES: (similar in nature or operation to the above, if approved by the Planning Commission as to location and development).

SEC. 16-045. GENERAL PROVISIONS:

A. STORES, ETC. MUST BE IN ENCLOSED BUILDINGS - EXCEPTION:
Such stores, shops, or business permitted in this District shall be conducted wholly within an enclosed building except automotive service stations, parking lots, drive-ins, amusement and recreational uses, plant material nurseries, public utility installation and public service facilities.

B. MANUFACTURING, COMPOUNDING, PROCESSING - RESTRICTED:
There shall be no manufacture, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such completed products are sold at retail on the premises.

C. USES, OBJECTIONABLE DUE TO ODOR, DUST, SMOKE, ETC.:
Above uses, operation or products shall not be objectionable due to odor, dust smoke, noise, vibration or other similar causes beyond the level of the ordinary neighborhood retail establishment.

EXHIBIT II

C-3 CENTRAL BUSINESS DISTRICT

Section 16-047 through
Section 16-049

Section 16-047 - Central Business District Defined:

- A. Any area specifically designated as such by ordinance.
- B. Any district as now exists which is designated as Central Business District.

Section 16-048 - Use Regulations - Central Business District:

Section 16-048.1 - General Uses Permitted:

- A. Any uses permitted in C-1 or C-2 Districts.
- B. Residential:
 - 1. Residents: (provided that before a building can be built or used for residential purposes a Use Permit must be secured).
 - 2. Hotels:
 - 3. Motels: (provided that before a building can be built or used for motel purposes a Use Permit must be secured),

Section 16.048.2 Business Uses Permitted:

The following non-manufacturing uses as described in detail in the Standard Industrial Classification Manual, Vol. II, Non-Manufacturing Industries, May, 1949, on file in the Office of the City Clerk, are permitted in this zone.

A. Retail Stores:

- 1. New or used automobiles and trailer sales:
(provided that repair work be conducted and confined wholly within a building).

EXHIBIT II

Section 16-047 through
Section 16-049 - continued

EXHIBIT II

Section 16-048.2 - continued

2. New automobile and truck parts and components.
 3. Department stores.
 4. Eating and drinking places (all uses described in the above-named Manual).
 5. Miscellaneous Retail Stores (not elsewhere classified).
- B. Services:
1. Laundry.
 2. Cleaning and dyeing establishments
 3. Photographic Studios (commercial)
 4. Public Garages: including automobile repairing and incidental body work, painting, or upholstering, provided all operations are conducted entirely within a completely enclosed building. (If a public garage abuts any R District, a Use Permit must be secured before any building is built or used for public garage purposes).
 5. Automobile sales or rentals.
 6. Services to dwellings and other buildings.
 7. Business Services (not elsewhere classified).
 8. Radio or Television Broadcasting.
 9. Motion picture services and distribution.
 10. Dance halls, studios and schools.
 11. Sports promoters and commercial operators (except swimming pools, golf courses, riding academies).
 12. Bands, orchestras and entertainers.

EXHIBIT II

Section 16-047 through
Section 16-049 - continued

EXHIBIT II

Section 16-048.3 - Manufacturing Uses Permitted:

The following manufacturing uses as described in detail in the Standard Industrial Classification Manual, Vol. 1 Manufacturing Industries, Part 1 - Titles and Descriptions of Industries, November, 1945, on file in the office of the City Clerk: are permitted in this Zone.

A. Ordinance and Accessories:

1. Sighting and fire control equipment.

B. Apparel and other Finished Products Made from Fabrics and Similar Materials: (All uses described in the above-named Manual).

C. Printing, Publishing and Allied Industries: (All uses described in the above-named Manual).

D. Professional, Scientific and Controlling Instruments:

Photographs and Optical Goods, Watches and Clocks:

(All uses described in the above-named Manual).

E. Miscellaneous Manufacturing Industries:

1. Jewelry, Silverware and plated ware.
2. Musical instruments and parts.
3. Toys, sporting and athletic goods.
4. Hand stamps, stencils and brands.
5. Costume jewelry, novelties, and miscellaneous notions.
6. Fabricated plastic products.
7. Miscellaneous:
 - (a) Jewelry and instrument cases.
 - (b) Lamp shades
 - (c) Hair work

EXHIBIT II

EXHIBIT II

Section 16-047 through
Section 16-049 (Cont'd):

Section 16-048.3 - Continued

7. (d) Tobacco, pipes and cigarette holders.
- (e) Miscellaneous fabricated products.

Section 16-048.4 Non-Manufacturing Uses Permitted:

The following non-manufacturing uses as described in detail in the Standard Industrial Classification Manual, Vol. II, Non-Manufacturing Industries, May, 1949, on file in the office of the City Clerk; are permitted in this zone.

A. Wholesale Trade:

1. Merchant Wholesalers:

- (a) Automobile Equipment.
- (b) Drugs, chemicals and allied products (except explosives, industrial chemicals and chemicals not elsewhere classified)
- (c) Dry goods and apparel.
- (d) Groceries and food specialities (except fish and sea foods)
- (e) Farm products - goods for immediate consumption.
- (f) Electrical goods.
- (g) Professional equipment and supplies.

2. Other than Merchant Wholesalers:

- (a) Sales offices of manufacturing and mining companies.
- (b) Agents and Brokers.

B. Transportation, Communication and other Facilities:

1. Telecommunications.

C. Other Uses (Similar to above if approved by the Planning Commission)

EXHIBIT II

EXHIBIT II

Section 16-047 through
Section 16-049 - continued

Section 16-049 - General Provisions:

A. Uses Objectionable Due to Odor, Dust, Smoke, Etc.:
Uses, operations or products within this district shall be permitted unless such uses are or may become obnoxious or offensive by reason of the emission of odor, dust, smoke, noise, gas, fumes, cinders, vibration, glare, refuse matter, or water-carried waste.

B. Complaints as to Uses:

Any complaints filed against a use for any of the above reasons shall be reviewed by the City Planning Department with a technical report rendered to the enforcing officer. The enforcing officer shall decide the validity of the complaint and the corrective action to be taken.

EXHIBIT II

EXHIBIT II

BUSINESS PARKING SPACE REQUIREMENTS

Section 16-104.2

<u>KIND OF ACTIVITY</u>	<u>SIZE OF ACTIVITY</u>	<u>NUMBER OF REQUIRED PARKING SPACES FOR SUCH ACTIVITY</u>
1. RETAIL STORES (except as herein otherwise designated)	0 to 3,000 sq. ft.	1 parking space for each 1,000 sq. ft. or fraction thereof
SAME	3,000 to 5,000 sq. ft. floor area	5 parking spaces plus 1 additional parking space for each 500 sq. ft. or fraction thereof in excess of 3,000 sq. ft.
SAME	In excess of 5,000 sq. ft. floor area	10 parking spaces plus 1 additional parking space for each 250 sq. ft. or fraction thereof
2. BANKS, MEDICAL & DENTAL CLINICS; PROFESSIONAL OFFICES AND OFFICE BUILDINGS	0 to 2,000 sq. ft. floor area	1 parking space for each 250 sq. ft. floor area or fraction thereof
SAME	2,000 to 20,000 sq. ft. floor area	8 parking spaces plus 1 additional parking space for each 250 sq. ft. floor area or fraction thereof in excess of 20,000 sq. ft.
SAME	In excess of 20,000 sq. ft. floor area	80 parking spaces plus 1 additional parking space for each 500 sq. ft. floor area or fraction thereof in excess of 20,000 sq. ft.
3. FURNITURE AND APPLIANCE STORES; MOTOR VEHICLE SALES; WHOLESALE STORES; MACHINERY SALES; PERSONAL SERVICES; HOUSEHOLD EQUIPMENT OR FURNITURE REPAIR SHOPS OR CLOTHING AND SHOE REPAIR OR SERVICE SHOPS AND HARDWARE STORES	0 to 3,000 sq. ft. floor area	1 parking space for each 800 sq. ft. floor area or fraction thereof
SAME	In excess of 3,000 sq. ft. floor area	4 parking spaces plus 1 additional parking space for each 800 sq. ft. floor area or fraction thereof
4. RESTAURANTS, BARS AND TAVERNS	0 to 2,000 sq. ft. floor area	1 parking space for each 250 sq. ft. floor area or fraction thereof
SAME	2,000 sq. ft. to 20,000 sq. ft. floor area	8 parking spaces plus 1 additional parking space for each 200 sq. ft. floor area

EXHIBIT II











EXHIBIT II

Section 16-104.2 - continued

<u>KIND OF ACTIVITY</u>	<u>SIZE OF ACTIVITY</u>	<u>NUMBER OF REQUIRED PARKING SPACES FOR SUCH ACTIVITY</u>
4. RESTAURANTS, BARS AND TAVERNS	In excess of 20,000 sq ft. floor area	100 parking spaces plus 1 additional parking space for each 150 sq. ft. floor area or fraction thereof in excess of 20,000 sq. ft.
5. "DRIVE-IN" Establishments (Eating or drinking)	All floor area	A minimum of 25 parking spaces
6. HOTELS		1 parking space for each 6 guest rooms
6.5 LODGING HOUSES; TOURIST HOMES; AND PLACES OFFERING OVERNIGHT ACCOMMO- DATIONS OTHER THAN HOTELS AND MOTELS		1 parking space for each 3 guests
7. MOTELS AND AUTO COURTS		1 parking space for each individual dwelling unit
8. BOWLING ALLEYS		4 parking spaces for each alley
9. SKATING RINKS; DANCE HALLS; LODGE HALLS; EXHIBITION HALLS, AND ASSEMBLY HALLS WITHOUT FIXED SEATS	For all floor area	1 parking space for each 50 sq. ft. floor area or fraction thereof
10. MORTUARIES AND FUNERAL PARLORS	For all floor area	1 parking space for each 10 seats
11. HOSPITALS, SANITARIUMS ORPHANAGES AND SIMILAR INSTITUTIONS	For all bed capacities	1 parking space for each 4 beds
12. CHURCHES AND PLACES OF WORSHIP	For all seating capacity	1 parking space for each 10 seats in sanctuary
13. THEATERS, AUDITORIUMS AND SPORTS ARENAS OR STADIA, INCLUDING SCHOOL AUDITORIUMS AND STADIA	For all seating capacity	1 parking space for each 6 seats

EXHIBIT II

LEGEND

-  PROJECT BOUNDARY
-  EXISTING STREET R/W LINES
-  LOT LINES AND PARCEL LINES
-  LOT CORNERS
-  PROPERTY LINE DIMENSION
-  PARCEL LINES
-  CITY BLOCK NUMBER EAST OR WEST OF CENTER STREET
-  ARBITRARY BLOCK NUMBER
-  LOT NUMBER (IN STREET)
-  PARCEL NUMBER (IN PARCEL)

NOTES

1. Property blocks other than block lines are not shown outside of project boundaries.
2. All blocks within the project boundary are within the original boundaries of the City of Stockton as shown on the official map or plat thereof.



SCALE

1" = 100'

WEST END URBAN RENEWAL PROJECT NO. 1
(CALIF. R-47)

PROPERTY MAP

THE REDEVELOPMENT AGENCY OF THE CITY OF STOCKTON, CALIFORNIA

R. W. SIEGFRIED & ASSOCIATES
CONSULTING CIVIL ENGINEERS
STOCKTON, CALIFORNIA DECEMBER 1960

Submitted By: *[Signature]* S.E. No. 4226 (S.D.)

Approved By: *[Signature]* Executive Director

