

Little Manila/ Gleason Park Neighborhood Action Plan

for the City of Stockton
Public Review Draft, October 2023





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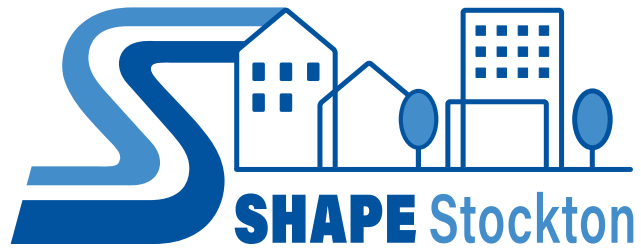
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Executive Summary

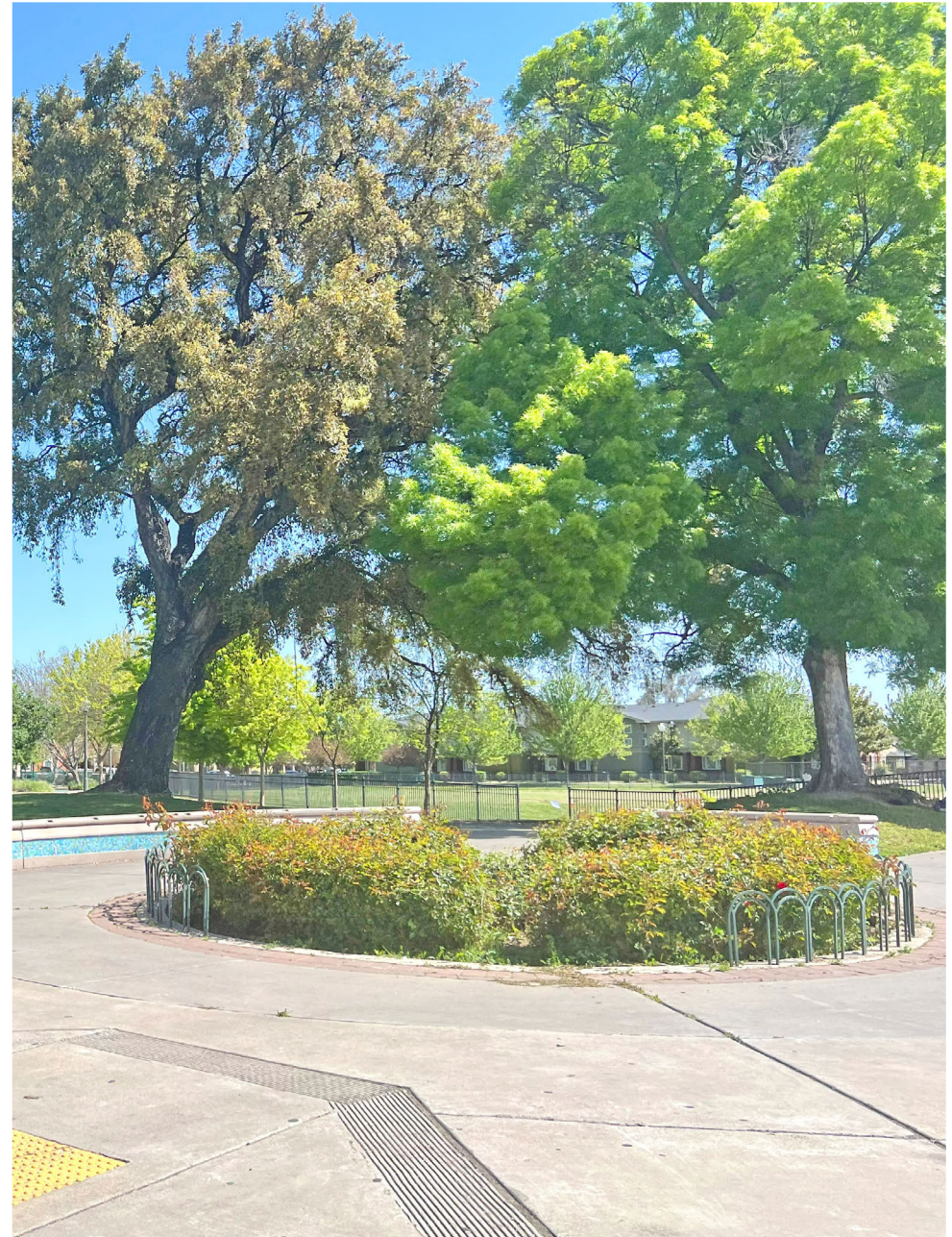
The City of Stockton has adopted a series of plans and strategies to promote new and better housing. In 2021, the State awarded funds to prepare Neighborhood Action Plans focused on furthering housing development in three areas of Stockton, including the Little Manila/Gleason Park (see Page 3), South Airport Way, and Cabral/East Cabral Station Area – areas with elevated needs for quality housing and complementing services and amenities.

The Little Manila/Gleason Park Neighborhood Action Plan will serve as a guide for City staff and decision makers in the effort to improve housing opportunities and access to services and amenities in the Little Manila/Gleason Park Study Area. Users of the Plan also include community members and developers interested in learning about and joining the City's efforts to build housing in the neighborhood.

Priority Actions

The Neighborhood Action Plan identifies several actions to further the development of housing, create a variety of housing types, support neighborhood revitalization, improve access to transit, services, and amenities, and preserve historic resources within the Little Manila/Gleason Park Study Area. The City has identified the following as the priority actions for the Study Area:

[Priority actions for the Study Area will be identified for the final Neighborhood Action Plan after the public review period to account for community feedback.]



View of Gleason Park.

1. Introduction

As of 2023, the entire state of California, including Stockton, faces a significant housing supply and affordability crisis spurred by high land costs, rising construction costs, and limited financing options. In 2019, the Governor allocated \$250 million to help jurisdictions with planning efforts that accelerate housing production to meet the identified needs of each community. The funds were directly allocated as a one-time award to regional governments. Stockton's regional Council of Governments – the San Joaquin Council of Governments (SJCOC) – was the governing body responsible for distributing the funds to local jurisdictions. In 2021, the City of Stockton applied for and was awarded funds to prepare Neighborhood Action Plans focused on furthering housing development in three areas in Stockton, including Little Manila/Gleason Park, which is the focus of this Action Plan. Separate Action Plans were also prepared for two other areas - South Airport Way and Cabral/East Cabral Station Area.

Purpose of This Action Plan

The City is continuously working to address housing supply issues and has adopted a number of plans and strategies that directly or indirectly support housing throughout the city. The Little Manila/Gleason Park Neighborhood Action Plan (Plan) builds on these plans, including the City's Housing Action Plan and Housing Element. The Plan identifies actions to **further the development of housing, achieve a variety of housing types, support neighbor-**

hood revitalization, improve access to transit, services, and amenities, and preserve historic resources within the Little Manila/Gleason Park Neighborhood Action Plan Area (Study Area), which is shown and described herein. The Plan also includes an implementation matrix that will help guide City stakeholders and decision makers toward resources that can be allocated in the Study Area (see Appendix A). Users of the Plan include community members interested in learning about the City's efforts to further housing development in the Study Area, housing developers, City staff, decision-makers, and any other interested party.

Description of The Study Area

The Little Manila/Gleason Park Study Area is in Central Stockton, just south of the Crosstown Freeway (Highway 4) and Downtown Stockton. Mormon Slough, which is a seasonally dry creek bed where members of the unhoused population frequently reside, runs through the southern portion of the Study Area, and the southern boundary runs mainly along the railroad. Residential uses, including single-family homes, duplexes, triplexes, fourplexes, and apartments, occupy much of the Study Area. Corner store markets, restaurants, and religious and educational institutions, such as the Spanos Elementary School, can also be found in the Study Area. Commercial uses include supply stores, towing services, and restaurants. There are a number of industrial uses, such as mechanic shops and heavy equipment suppliers, in and surrounding the Study Area. This area is a thriving neighborhood with strong communal roots, and remnants of that history can still be found in the community.

Like the South Airport Way and Cabral/East Cabral Station neighborhoods, Little Manila/Gleason Park was selected for a Neighborhood Action Plan because there is an elevated need for quality housing and neighborhood services and amenities for the surrounding community. These areas were identified in the 2040 Envision Stockton General Plan as sites in need of investment. All three areas are also located within the South Stockton Promise Zone and are mapped by the State Housing and Community Development Department as low-resource areas, with the need to improve access to adequate infrastructure, employment, and housing. The objectives and actions included in this Neighborhood Action Plan may be applicable to areas outside of the Study Area boundary.

How to Use the Action Plan

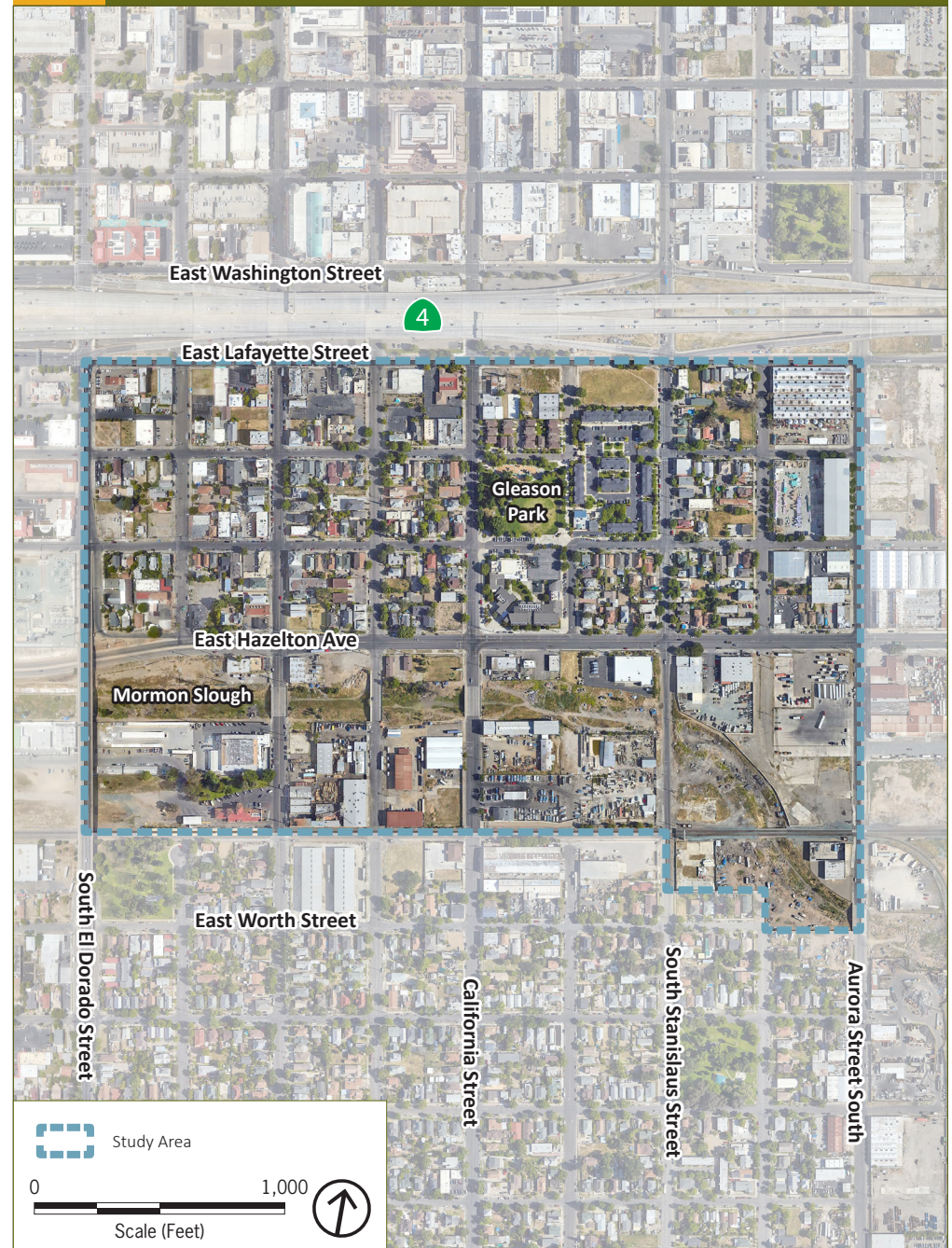
The Little Manila/Gleason Park Neighborhood Action Plan is organized into four chapters and three appendices. The contents of each chapter are summarized herein.

Chapter 1 – Introduction: This chapter provides a summary of the Plan purpose, describes the Study Area boundary, and explains the contents of the Plan.

Chapter 2 – Little Manila/Gleason Park Study Area: This chapter describes the Little Manila/Gleason Park Study Area, including existing land uses, community character, and demographics, which together provide the baseline conditions the Plan will address through the actions in Chapter 4.

Chapter 3 – Potential for New Housing: This chapter explores challenges and opportunities for new housing development in the

Little Manila/Gleason Park Study Area



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

What is an Action Plan?

An Action Plan includes measurable steps that can be taken to achieve a specified objective. Objectives are end-statements; they describe what the community wants to accomplish to resolve a particular issue or problem. Actions help guide day-to-day decision making so that there will be continuing progress toward the attainment of the community's objectives. The actions in the Little Manila/Gleason Park Neighborhood Action Plan will serve as a guide for City staff and decision makers in the effort to improve housing opportunities and access to services and amenities in the Little Manila/Gleason Park Study Area.



Crosstown Freeway from East Lafayette Street.

Study Area. It highlights feedback from stakeholders and matches a map of vacant sites with descriptions of the types of new housing that may be well-suited for those sites.

Chapter 4 – Objectives and Actions: This chapter includes the Plan actions, which are divided under five objectives:

1. Further the development of housing
2. Provide more housing choices
3. Improve access to services, amenities, and transit
4. Support neighborhood revitalization
5. Preserve historic resources

Appendix A – Implementation of Neighborhood Action Plan:

This appendix describes funding sources and includes an implementation matrix that identifies responsible City departments, potential partners, and a target time frame for each action.

[Appendix A will be prepared for the final Neighborhood Action Plan after the public review period to account for community feedback.]

Appendix B – Existing Conditions Report: This appendix contains background information about the Study Area, including community, character demographics, and infrastructure. It also includes an infrastructure readiness analysis that was completed for three vacant infill sites in the Study Area to help inform existing conditions.

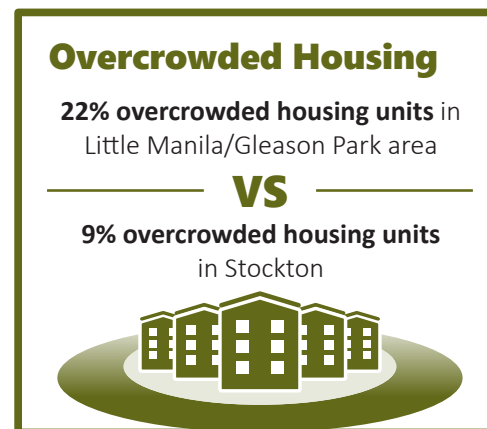
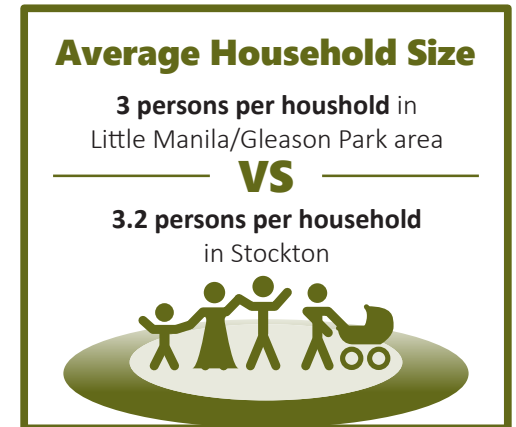
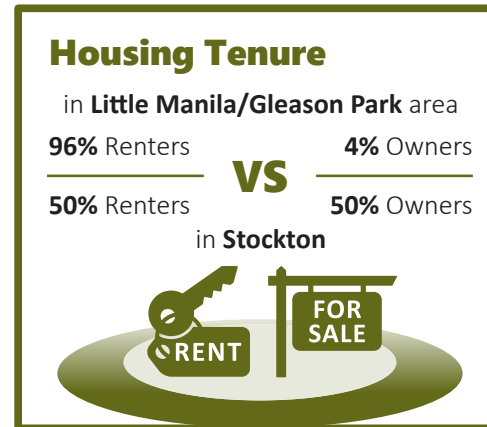
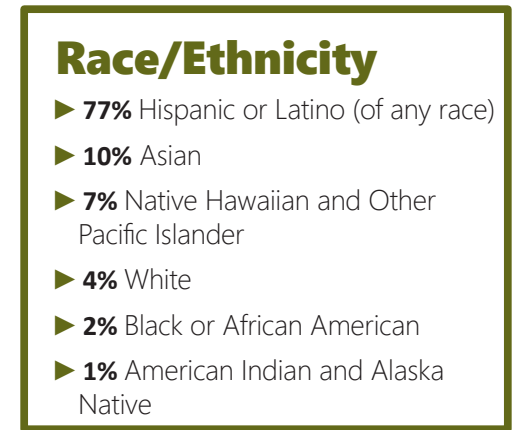
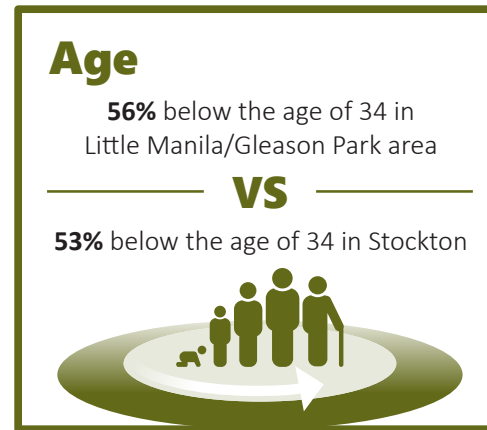
Appendix C – Community Engagement Summary: This appendix contains an overview of the outreach conducted during the preparation of the Neighborhood Action Plans, including the other two Study Areas.

2. Little Manila/ Gleason Park Study Area

The Little Manila/Gleason Park Study Area is just south of the Crosstown Freeway (Highway 4) and Downtown Stockton. Mormon Slough cuts through the Study Area in an east-west direction. The Study Area boundary was developed on the basis of stakeholder feedback and identified as an area with elevated need for quality housing and amenities for the community. However, the Study Area boundary is not meant to serve as an official map of the neighborhood. See Appendix B, Existing Conditions Report, for more information about the Study Area.

Existing Land Use

The Study Area contains a mix of commercial, residential, industrial, and institutional uses. Residential uses occupy almost half of the Study Area and include single-family homes, duplexes, triplexes, fourplexes, apartments, and hotels that were converted to residential. There is a shelter for the unhoused population near the Study Area. Commercial uses are the next most common land use and include corner markets, offices, retail stores, restaurants, and other businesses serving the needs of local residents. There are also a number of industrial uses in



Who Lives in Little Manila/Gleason Park?

and near the Study Area, including mechanic shops and trucking facilities. The Study Area includes low-income census tracts where a significant number or share of residents are more than a half mile from the nearest supermarket, which are tracts the U.S. Department of Agriculture considers as having low food access. Less than a quarter of the Study Area land is occupied by vacant land, institutional uses, and agricultural uses.

Mormon Slough

Mormon Slough is south of East Hazelton Avenue, in the southern portion of the Little Manila/Gleason Park Study Area (see the Study Area map). Branching off the Stockton Channel, Mormon Slough offers flood protection and a potential open space amenity in an otherwise urban area of Stockton. Presently, Mormon Slough is a seasonally dry creek bed where a heavy concentration of the unhoused population live, and in proximity to local unhoused services such as the Stockton Shelter for the Homeless and the Gospel Center Rescue Mission. Mormon Slough is surrounded primarily by industrial uses, but also commercial, vacant land, and some residential development.

There is an opportunity to revitalize the Mormon Slough into a more natural recreational corridor that meets the needs of the community. Removal of trash and debris, along with plantings and installation of walking and bicycling paths, could transform a segment of the intermittent waterway into a resource for the entire community to enjoy. Any changes proposed for Mormon Slough would need to undergo intensive public outreach and a planning process that ad-

dresses the needs of the community. Any plan for Mormon Slough would need to be prepared in close collaboration with service providers for the unhoused population. In addition, the plan would need to engage local community members and organizations.

San Joaquin Street Amtrak Station

San Joaquin Street Station is the southwest part of the Study Area and is one of two train stations in Stockton. The station provides Amtrak service that connects to the Bay Area, Sacramento, and destinations in the Central Valley. There are also bus connections from the train station to other parts of northern California. Funding for affordable housing is often to promote proximity to transit, and access to the train station could be improved by enhancing the sidewalks and crosswalks, planting trees to provide more shade, and adding bicycle lanes. Safety has been noted as a concern for local residents. The City could explore options to add lighting and other safety features to encourage residents to utilize the station.

Highway 4 (Crosstown Freeway)

Highway 4 is a state route that runs east to west, including an elevated section from Interstate 5 to Highway 99. The six-lane controlled freeway that carries local and regional traffic through Stockton is a major barrier dividing the Little Manila/Gleason Park Study Area from other parts of the city, including downtown. There are several parking lots and one day care center under the freeway. This Plan calls for improving the connection between the Study Area and downtown to benefit local residents. Since Caltrans owns



San Joaquin Street Station.



Mormon Slough from San Joaquin Street.



Highway 4 (Crosstown Freeway).



Mormon Slough from South Sutter Street.

areas under the freeway, they are currently gaining input from the City and the community to provide future improvements and amenities in this area.

What we Heard from the Community About the Study Area

The Little Manila/Gleason Park 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 two pop-up events that were located in the Study Area, two open house events that were facilitated by the City, a paper survey that was available in five languages, and an online activity. These engagement methods – as well as the feedback received – 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.

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 accessory dwelling units, mixed-use buildings, live-work units, townhomes, supportive

and transitional housing, and single-family homes. As noted above, the survey results received for the Study Area are not considered statistically significant; however, they help provide insight on the type of housing that may be needed in the Study Area.

Housing Affordability

Affordable housing was mentioned as the number one type of housing participants would like to see in the Study Area. Housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeowner-ship costs (including mortgage payments, taxes, and insurance). As stated in Stockton’s 2023-2031 Housing Element, the rate of housing cost burden for lower-income households is slightly higher in Stockton (75 percent) than in San Joaquin County (72 percent) and California (70 percent), pointing to a need for more affordable housing units in Stockton, including within the Study Area, where the average household income is \$41,877 vs. Stockton’s citywide income of \$78,712. In addition to affordable units, market-rate apartments were mentioned as a need and are encouraged through the actions in this Plan.



Residential Home in Little Manila/Gleason Park.

Access to Transit, Services, and Amenities

When asked what could be added to improve the quality of life in the neighborhood, participants responded regarding a need for grocery stores or neighborhood markets, community centers, retail stores, and social services. Participants also mentioned the need for neighborhood improvements, such as bike lanes, bus shelters, improved sidewalks, streetlights, and new crosswalks. A few participants acknowledged the need for services that would meet the needs of the unhoused population that reside in or near the Study Area.



Residential home in Little Manila/Gleason Park.

Neighborhood Revitalization

When thinking about ways to address how to revitalize the neighborhood in this Study Area, community members came up with a variety of ideas. One idea that was brought up was cleaning up the parks and neighborhoods in the area and creating a youth volunteer program. Other ideas include adding cameras to the streetlights, increasing surveillance, having more events for teenagers, and relocating the unhoused from schools and parks. Some community members brought up the safety concerns in the area and that these need to be addressed so the neighborhood can be revitalized.

Along with physical improvements that could be made, community members believe that there are jobs and educational opportunities that could be expanded on to increase revitalization efforts. Community members also did point out that a number of buildings in the Study Area need to be improved or rehabilitated, and lack of funding was noted as a possible reason why owners of these buildings are not improving their property.



Open House held on June 7, 2023.



Pop-up held on October 27, 2022.

3. Potential for New Housing

Historic Resources

The Little Manila/Gleason Park Study Area is rooted in Filipino/a history that is still present in the community today. This history is embodied in resources like the Little Manila Historic Site and the Daguho Lodge which was once home to a Filipino fraternal organization. The Little Manila Historic Site encompasses a four-block area surrounding the intersection of Lafayette and El Dorado Streets. Stockton is also known for having a large Chinese and Japanese community that may have resided in or near the Study Area.

State and federal laws and programs for protecting historic resources, including the California Historical Building Code, help preserve California’s architectural heritage by ensuring that buildings are maintained and rehabilitated in accordance with historically sensitive construction techniques. In addition, the State’s Mills Act Program provides a property tax incentive to owners of qualified, owner-occupied, historical properties to maintain and preserve the historic property in accordance with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties. The City of Stockton does not currently offer a Mills Act program, but the City may decide to establish a program in the future.



Sign in the Little Manila Historic Site.

While there are currently no historic resources listed in the National Register of Historic Places or the State Register of Historic Places within the Study Area, the City recognizes there are important historic resources that should be preserved. This Plan seeks to preserve the Study Area’s historic resources to help maintain Little Manila’s special identity and continuity with the past and supports creating housing in historic buildings, if appropriate.

Funding for Rehabilitation of Historic Homes

The funding programs below would benefit historic homes and buildings that seek funding for rehabilitation.

- ▶ **The Mills Act Program.** Administered and implemented by local governments, this program offers economic incentives for rehabilitation of qualified historic buildings.
- ▶ **The Federal Historic Preservation Tax Incentives Program.** This program encourages private sector investment in the rehabilitation and re-use of historic buildings. This program can assist in creating moderate- and low-income housing in historic buildings.
- ▶ **The State Historic Rehabilitation Tax Credit.** Signed into law in October 2019, this program is currently being developed. When finalized, the credit this program offers will be applied towards the rehabilitation of certified historic structures.

Challenges and Opportunities

The Little Manila/Gleason Park Study Area is an ideal place for the rehabilitation of existing homes and the construction of new housing that complements the existing neighborhood. About 16% of the land in the Study Area is vacant, which means there are opportunities for new housing development, including placing new housing near Downtown and the San Joaquin Street Amtrak Station. However, there are small lots in the Study Area that are not conducive to new housing development. Approximately 32% of the lots in the Study Area are less than or equal to 7,500 square feet and many of those lots are much smaller.

The Study Area is also in need of infrastructure upgrades. An infrastructure readiness analysis conducted for three key vacant infill sites in the Little Manila/Gleason Park Study Area indicates that two of these properties may not have adequate fire flow for new residential buildings. Sidewalk conditions throughout the Study Area were also found to be predominantly poor with uneven paving or no sidewalk at all. Some street intersections also do not have curb ramps needed for wheelchair users. These type of improvements can be costly for developers and may hinder new housing development. See Appendix B, Existing Conditions Report, for the complete infrastructure readiness analysis and a map showing sidewalk conditions in the Study Area.

Per the Market and Needs Assessment in the Citywide Housing Action Plan, market constraints and the need for enhanced infrastructure were noted as significant challenges to constructing housing in Stockton.

Feedback from Stakeholders

To help understand barriers to housing development in the Study Area, the City held one-on-one and small-group meetings with local stakeholders during July to September 2022. Key themes that emerged from these meetings surrounding challenges and opportunities for new housing development, are as follows:

- ▶ **Small Lot Sizes.** The small lots in the Study Area were noted as a constraint to new housing development. To help address this challenge, the City could explore the feasibility of reducing or eliminating the lot merger or lot line adjustment fees for a certain period.
- ▶ **New Housing and Rehabilitation of Existing Homes:** Live-work units and housing types that could be accommodated on smaller vacant lots were recommended as an opportunity in the Study Area. While there are opportunities for new housing development, the preservation and rehabilitation of existing homes was also noted. This Plan supports both the creation of new housing and the rehabilitation of existing homes.
- ▶ **Community Organizations:** There is an opportunity to collaborate with local community organizations to improve housing choices in the Study Area. Partnering with other organizations will bring additional expertise, resources, and perspectives to solving the unique challenges presented in this neighborhood. One idea that was shared is to work with a local organization to develop an educational homeownership training course or other resources for first-time homebuyers. Another option could be to

What is a Community Development Corporation?

A Community Development Corporation is a non-profit organization dedicated to making a positive impact on local communities. They focus on improving and revitalizing neighborhoods, especially those facing challenges like poverty, lack of resources and amenities, and limited educational or employment opportunities. Community Development Corporations help build affordable housing, provide job training programs, create educational initiatives, and offer social services to support community members in need.

support the creation of a Community Development Corporation focused on neighborhood revitalization and the construction of housing.

- ▶ **Housing Market.** The sales price of new market rate housing in Stockton is lower than in nearby areas, which has led developers to favor other communities over Stockton. However, since affordable housing development usually includes State funding, these projects tend to be relatively feasible in Stockton. This Plan supports affordable housing and encourages the construction of housing at varying income levels.
- ▶ **Development Process.** Timing can be a major constraint to new housing development. Market fluctuations and time from application to approval can hinder new development. This Plan

supports expanding the active period for permits and entitlements from 12 months to 24 months to allow for flexibility by housing developers.

- ▶ **City Fees.** Fees were also identified as a barrier to new housing development. This Plan explores efforts to waive or reduce certain City fees for new housing development in the Study Area. It also supports the preparation of marketing materials that highlight common improvements and costs associated with development to provide transparency.
- ▶ **Funding.** To support housing creation, there is an opportunity to assist developers with the cost of developing housing. The City could evaluate the feasibility and benefits of adopting a financing district for the Study Area to support the development of housing, as well as neighborhood revitalization.

In addition to housing, stakeholders noted there are other issues in the Study Area, such as public safety concerns, limited access to healthy foods, high asthma rates, and poor pedestrian infrastructure. The primary objective of the Plan is to further the development of housing in the Study Area; therefore, the objectives and actions included in this Plan are housing-focused. Actions are also included to address key issues to help enhance the quality of life in the Study Area; however, there are issues unrelated to housing production that are not addressed in this Plan.

See Appendix C, Community Engagement Summary, for a complete summary of the feedback received.



Spanos Elementary School in Little Manila/Gleason Park.



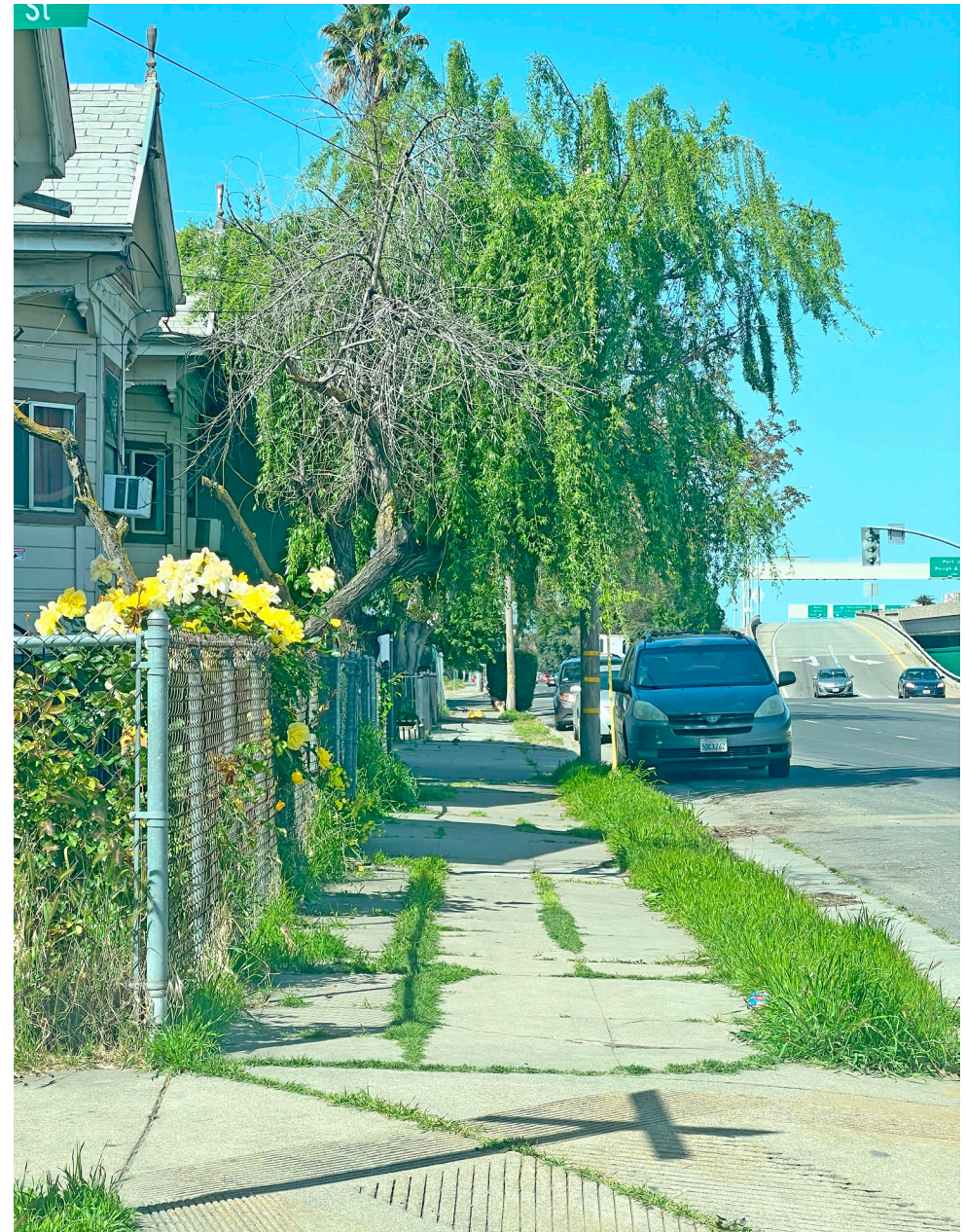
Corner Market in Little Manila/Gleason Park.

Displacement Risk

Displacement risk increases when a household is paying more for housing than their income can support. Stockton is in San Joaquin County, which is a region that has experienced significant population growth and development resulting in rising housing costs and increasing the risk of displacement in some neighborhoods.

To study the displacement vulnerability of Stockton households, the City of Stockton prepared a Residential Displacement Assessment Report in 2023. This Assessment Report utilized two mapping tools: the San Joaquin County's Gentrification and Displacement Mapping Tool and The Affirmatively Furthering Fair Housing Data Viewer, to identify the types of displacement risk that residents are facing. According to this mapping tools, the Little Manila/Gleason Park Study Area is under the "Varying Levels of Displacement" designation.

This plan includes actions to help further the development of housing and improve access to services and amenities in the Little Manila/Gleason Park Study Area, which could inadvertently increase the potential for displacement. To help mitigate this risk, the Neighborhood Action Plan includes strategies that support the development of affordable housing in the Study Area. The Residential Displacement Assessment Report also identifies the following strategies to help combat displacement: proactive code enforcement, diversifying the housing stock, and expanding legal-aid and tenant-landlord education programming.



View of Study Area from East Lafayette Street.

Vacant Sites

During the Plan development process, the project team identified 35 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 Little Manila/Gleason Park 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 lot size and the characteristics of the surrounding neighborhood. The most feasible housing types are listed by letter (A-I) in the table on Page 15 to correspond with the housing type descriptions that follow. While the City does encourage new housing development on vacant properties, where appropriate, 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.



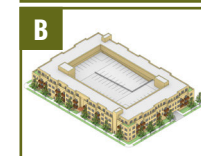
Source: Google Earth Professional, 3/2/2023. PlaceWorks, 2023.

Site Number	Street Address	Most Feasible Housing Types
1	348 South El Dorado Street	I
2	111 East Sonora Street	I
3	125 & 119 East Sonora Street	I
4	329 South San Joaquin Street	I
5	231 East Sonora Street	I
6	331 South San Joaquin Street	I
7	318 East Lafayette Street	I
8	Assessor's Parcel Number: 14909107	G, I
9	412 East Lafayette Street and Parcel Number: 14909303	G, H
10	320 South Sutter Street	G, I
11	328 South Sutter Street	C, D, F, G, H
12	310 South California Street	G, I
13	528, 548, & 534 East Lafayette Street, 317 South American Street, and 411 South Stanislaus Street	B
14	712 East Lafayette Street	F, G, I
15	315 South Grant Street and 745 East Sonora Street	E, F, G
16	430 South El Dorado Street	D, F, H
17	134 East Sonora Street	I
18	121 East Church Street	I
19	Assessor's Parcel Number: 14906410	G, H, I
20	421 South Sutter Street	I

Site Number	Street Address	Most Feasible Housing Types
21	319 East Hazelton Avenue	I
22	518 South Sutter Street	I
23	539 South California Street	I
24	547 South California Street	C, F, G, H
25	Assessor's Parcel Number: 14907041	C, D, G
26	Assessor's Parcel Number: 14722011	F
27	Assessor's Parcel Number: 14722012	C, D
28	302 East Hazelton Avenue	E, H
29	702 South San Joaquin Street	E, H
30	432 East Hazelton Avenue & 701 South California Street	E, H
31	713 South California Street	G
32	760, 816, 822, 826, 830, 850 East Hazelton Avenue & 635, 635 South Aurora Street	B, C, D, F
33	720 South Stanislaus Street	F, G
34	747 South Grant Street	G, H
35	817 & 825 South Grant Street	E, F, G



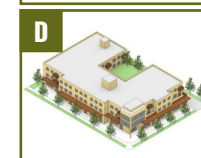
High-Rise Residential



Mid-Rise Apartments



Low-Rise Apartments



Mixed-Use



Cottage Courts



Townhomes



Live-Work



Multiplexes



Triplexes and Duplexes



Vacant site on East Lafayette Street.

Housing Types

The following residential development types were identified based on typical housing products being built across California and were screened for appropriateness to the Study Area based on existing built form, relevant barriers to development, and characteristics of existing properties within the Study Area. Site characteristics of properties in the Study Area, including typical lot dimensions and sizes, guided the description for each housing type to ensure that appropriate housing types can be developable within the neighborhood context.

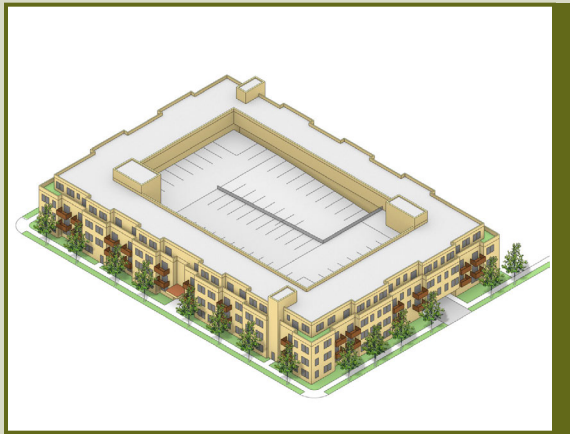
Triplexes, duplexes, and live-work housing types were identified as the most feasible housing type for more than half of the vacant sites within the Study Area based on lot size and neighborhood characteristics. Multiplexes, townhomes, low-rise apartments, mixed-use, cottage courts, and mid-rise apartments are also suitable for some of the vacant sites. High-rise apartments were not selected as a feasible housing type based on lot sizes and neighborhood form; however, this type is included in this Plan for reference in case there is a potential for its development in the future.

The following content shown in yellow describes the housing types and shows example drawings. To learn more about each housing type, please see the citywide Housing Action Plan. The drawings do not show an actual development project; they are intended to provide a visual representation of what the housing type could look like.



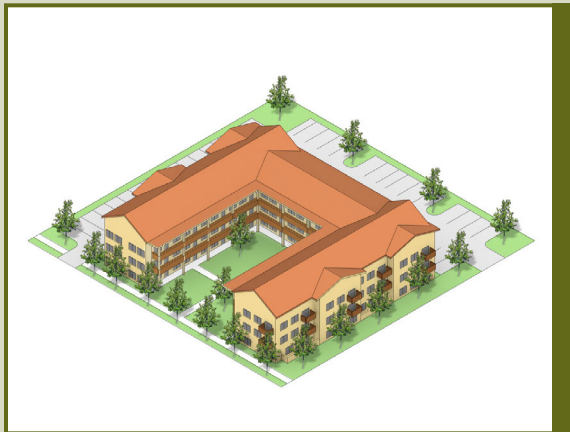
A. High-Rise Residential

These are high-density apartments that are typically developed within existing medium- to high-density neighborhoods, in downtown areas, and near employment or transit hubs. They are constructed on larger lots with an active frontage provided along a public street and can be seven stories or taller. Outdoor space is provided in the form of common courtyards at ground level, above parking podiums, on rooftops, or in private open space areas such as balconies.



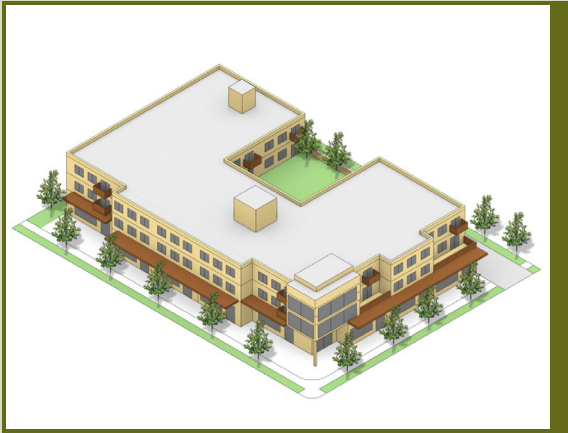
B. Mid-Rise Apartments

These are medium-density apartments that are typically developed within or near existing medium- to high-density neighborhoods, in downtown areas, and near employment or transit hubs. They are constructed on large-sized lots with common entries oriented towards the public streets and can be four to six stories tall. Outdoor space is provided in the form of courtyards at ground level, above parking podiums, on rooftops, or in private open space areas such as balconies.



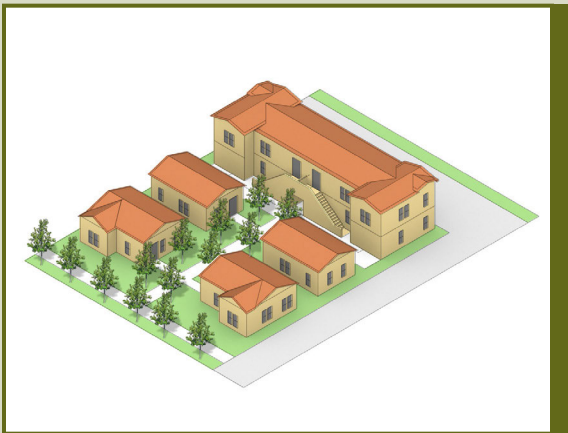
C. Low-Rise Apartments

These are low-density apartments that are typically developed in low- to medium-density neighborhoods, in downtown areas, and near employment and transportation nodes. They can be constructed on a variety of lot sizes with common entries oriented towards a public street and can be two to three stories tall. Outdoor space is provided in the form of courtyards at ground level, on rooftops, or in private open space areas such as balconies.



D. Mixed-Use

These developments contain residential uses in combination with retail and/or office spaces and can be arranged either vertically or horizontally. They are appropriate within neighborhoods of all densities, in downtown areas, and near transit stations. They can be constructed on a variety of lot sizes and can be three stories or taller. Outdoor space is provided in the form of courtyards at ground level or on parking podiums, or in private open space areas such as balconies.



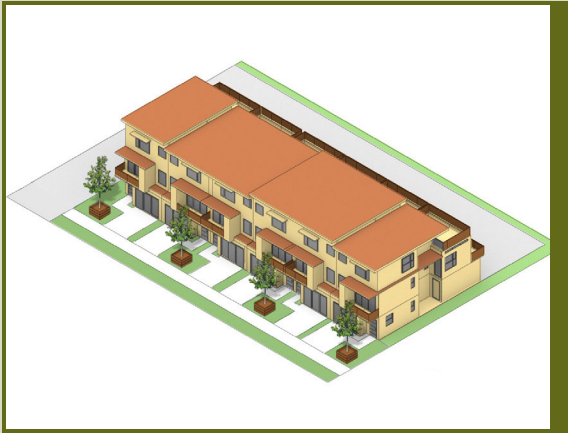
E. Cottage Courts

These are homes that consist of small detached residential units surrounding a common courtyard that serves as outdoor space. Entrances to each unit are accessed off of this central court. They are appropriate within existing low- to medium-density neighborhoods and in areas transitioning out of nonresidential uses. They can be constructed on a variety of lot sizes but are typically recommended for medium to larger sized lots. Cottage courts can be one to three stories tall.



F. Townhomes

These are homes that are attached in a horizontal configuration, each with a standalone entrance. They are appropriate within neighborhoods of all densities and fit a variety of lot sizes. Townhomes can be two to three stories tall. Entrances are oriented towards a public street and outdoor space can be provided in front or rear yards, upper-floor terraces and balconies, ground-level courtyards, or by using interconnected landscape areas in multi-building projects.



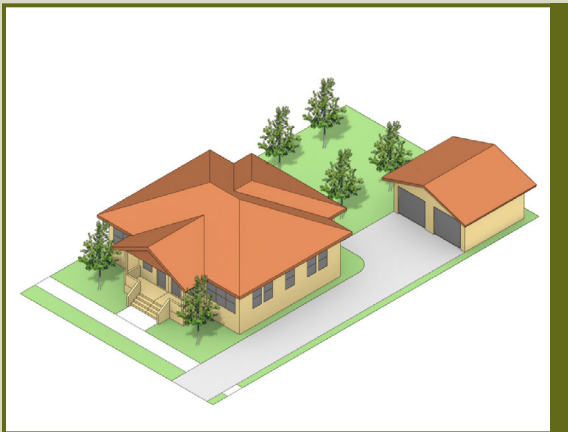
G. Live-Work

These are homes that provide a flexible ground-floor space that could be used for home-based employment or additional living space. They are appropriate within neighborhoods of all densities, within neighborhood commercial corridors, or in downtown areas. Live-Work units fit a variety of lot sizes and can be two to three stories tall. Entrances are oriented towards a public street or can be oriented towards a common interior courtyard. Outdoor space can be provided in front or rear yards, upper-floor terraces and balconies, ground-level courtyards, or by using interconnected landscape areas in multi-building projects.



H. Multiplexes

These are flexible four-unit or larger multifamily developments in which units can be arranged in a single structure or in multiple structures on a site. They are appropriate within existing low- to medium-density residential neighborhoods or in downtown areas. They can be constructed on medium to large size lots and can be two to four stories tall. Outdoor space can be provided in upper-floor terraces and balconies, ground-level courtyards, or by using interconnected landscape areas in multi-building projects.



I. Triplexes and Duplexes

These are flexible development types that feature two to three attached units with separate entrances that can be arranged vertically or horizontally. They are appropriate within existing low- to medium-density residential neighborhoods or on small lots with proximity to services. They can be constructed on small to medium size lots and can be two to three stories tall. Outdoor space can be provided in upper-floor terraces and balconies, ground-level courtyards, or by using interconnected landscape areas in multi-building projects.

4. Objectives and Actions

The Little Manila/Gleason Park Study Area is an ideal place for the rehabilitation of existing homes and the construction of new housing that complements the existing neighborhood, but the area needs infrastructure upgrades that could hinder new development due to cost. Small lot sizes, environmental contamination, lack of funding, and market constraints pose additional challenges.

The Little Manila/Gleason Park Neighborhood Action Plan provides feasible actions to help address these challenges and incentivize housing preservation and development based on five overarching objectives:

1. Further the Development of Housing
2. Provide More Housing Choices
3. Improve Access to Transit, Services, and Amenities
4. Support Neighborhood Revitalization
5. Preserve Historic Resources

The actions will serve as a guide for City staff and decision makers in the effort to improve housing opportunities in the Study Area. Appendix A, Implementation of the Neighborhood Action Plan, lists the Plan actions, responsible City department(s), timeframe for implementation, potential community partners, and example federal, State, and local funding sources. For a longer list of potential financial and grant sources, please see the citywide Housing Action Plan.



1. Further the Development of Housing

Action 1.1 Encourage Site Assembly. Explore the feasibility of reducing or eliminating the “lot merger” and “lot line adjustment” fees in the Little Manila/Gleason Park Study Area for a three year period.

Action 1.2 Economic Development Programs. Optimize existing economic developments programs the City already has in place to better align with the Neighborhood Action Plan.

Action 1.3 Extend Permit and Entitlements “Active” Period. Expand the “active” period for permits and entitlements in the Little Manila/Gleason Park Study Area from 12 months to 24 months.

Action 1.4 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 1.5 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 1.6.

Action 1.6 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 1.7 Land Banking. Pursue opportunities for acquisition and disposition of land that can be used for residential and/or mixed-use projects.

Action 1.8 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.

2. Provide More Housing Choices

Action 2.1 Commercial Neighborhood Rezoning. Rezone properties currently zoned as Commercial General in the Little Manila/Gleason Park Study Area to Commercial Neighborhood and explore hybrid commercial industrial zoning regulations to encourage and support housing in transitioning industrial areas along Mormon Slough.

Action 2.2 Housing for Large Households. Encourage projects that provide large units (three bedrooms or more) to incentivize the creation of housing for large households.

Action 2.3 Multi-generational Housing. Explore changes to City codes and regulations to support multi-generational housing.

Action 2.4 Homeownership Education. Collaborate with local community organizations to distribute materials and conduct educational efforts centered on homeownership education in the Study Area.

Action 2.5 Down-payment 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.

3. Improve Access to Transit, Services, and Amenities

- Action 3.1 Mormon Slough Plan.** Explore the feasibility of creating a plan for Mormon Slough that addresses the needs of the community. The plan process should include a housing strategy, workforce development, and extensive community outreach and collaboration with service providers for the unhoused in the area. The plan may include recreational uses along the slough, such as a bike and/or walking trail, residential and/or commercial development, and other features prioritized by the community.
- Action 3.2 Transit-Oriented Development Feasibility Study.** Analyze opportunities for transit-oriented development in the Little Manila/Gleason Park Study Area, including parking capacity, regulatory incentives, financial feasibility, funding opportunities, and conceptual design options.
- Action 3.3 Transit-Oriented Development Funding.** Partner with transit agencies to pursue funding for transit-oriented development.
- Action 3.4 Stockton Diamond Project.** Support San Joaquin Regional Rail Commission's efforts to secure additional state, federal, and local funding to complete improvements contributing toward the enhancement of the surrounding area or that provide other community benefits.
- Action 3.5 Stocked Full of Produce Program.** Conduct targeted outreach to store owners in the Little Manila/Gleason Park Study Area to ensure they are aware of the program's benefits. Explore partnerships with community-based organizations to support healthy produce being sold in local retail establishments.

- Action 3.6 Bicycle and Car Share.** Coordinate with stakeholders to place bike and car-share in key locations to improve active transportation options and support first and final-mile connectivity for neighborhood residents and commuters.
- Action 3.7 Alternative Modes of Transportation.** Collaborate with local organizations to establish a community working group to meet regularly with residents to identify and prioritize needed infrastructure and programming that supports alternative modes of transportation, such as walking, biking, and taking the bus.
- Action 3.8 Conquering the Digital Divide.** Pursue funding and partnerships to expand the City's Fiber Optic Infrastructure, to help provide reliable digital access to residents in the Study Area.
- Action 3.9 Connect Study Area to Downtown.** Explore options to better connect the Little Manila/Gleason Park Study Area with Downtown Stockton.
- Action 3.10 Amtrak Station.** Pursue funding for the planning and construction of connectivity and public realm improvements to the San Joaquin Street Amtrak Station.

4. Support Neighborhood Revitalization

Action 4.1 Environmental Site Assessments. Conduct Phase I and/or Phase II environmental site assessments for vacant and underutilized sites in the Little Manila/Gleason Park Study Area.

Action 4.2 Community Development Corporations. Work with community organization(s) to support a Community Development Corporation focused on neighborhood revitalization and building housing in the Little Manila/Gleason Park Study Area.

Action 4.3 Financing Districts. Evaluate the feasibility and benefits of adopting a financing district for the Little Manila/Gleason Park Study Area to support the development of housing and neighborhood revitalization.

Action 4.4 Cultural District. Pursue designation as a California Cultural District to support the Study Area's history and cultural resources and activities.

Action 4.5 Residential Upgrades. Continue to offer solar installation, energy and water-efficiency upgrades, drought tolerant landscaping, and tree planting services to residents within the Study Area. Collaborate with Stockton Rising to inform residents of the program's benefits.

Action 4.6 Façade Improvement Forgivable Loan Program.

Study the feasibility of expanding the City's façade improvement forgivable loan program, which currently helps fund exterior renovations of commercial buildings to also fund façade renovations of residential buildings.

Action 4.7 Owner-Occupied Rehabilitation Program.

Conduct targeted outreach in the Study Area for the Single-Family Rehabilitation Program, which provides qualified homeowners with financial assistance to complete substantial interior and exterior repairs.

Action 4.8 Sidewalk Repair and Gaps. Pursue funding to assist property owners with repair and installation of sidewalks in portions of the Study Area identified in Appendix B as "no sidewalk" or "needs repair."

Action 4.9 Community Development "Review List" Materials. Prepare marketing materials that highlight common improvements and costs associated with development such as repair of sidewalks, paved parking areas, etc.

Action 4.10 Downtown Stockton Alliance. Collaborate with the Downtown Stockton Alliance to explore the inclusion of the Little Manila/Gleason Park Study Area within the business improvement district.

5. Preserve Historic Resources

Action 5.1 Historic Resources Context Statement. Prepare a historic context statement for the Study Area to identify individually eligible resources and historic districts.

Action 5.2 Historic Resources Survey and Inventory. Establish and maintain an up-to-date inventory of historic resources in the Study Area. Prepare the historic context statement prior to the historic resources survey.

Action 5.3 Historic District. Explore the formation of a historic district that designates the Study Area as a unified historic resource due to the concentration of historic resources, which may include buildings, sites, structures, landmarks, and objects of historic merit.

Action 5.4 Development Review and Fees. Work with the Cultural Heritage Board to explore the feasibility of a historic resource rehabilitation program that includes expedited review and reduced fees for housing projects that include historic resources in the Study Area.

Action 5.5 Public Awareness. Prepare educational materials that explain available funding for rehabilitation of historic resources and describe the demolition process if demolition of the historic resource is permissible by the City.

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