



PLANNING COMMISSION
STUDY SESSION #2:
Design Standards

Stockton Planning Commission
Agenda Item 8.1
October 27, 2022

Recommendation

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

Background

- ✓ New Shape Stockton Identity
- ✓ Development Code making progress for adoption in late 2023
- ✓ This presentation focuses on progress made on the updated Design Standards



Design Issues and Priorities Community Input Summary

Stockton Development Code Overhaul + Design Standards

October 27, 2022

The Effort

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

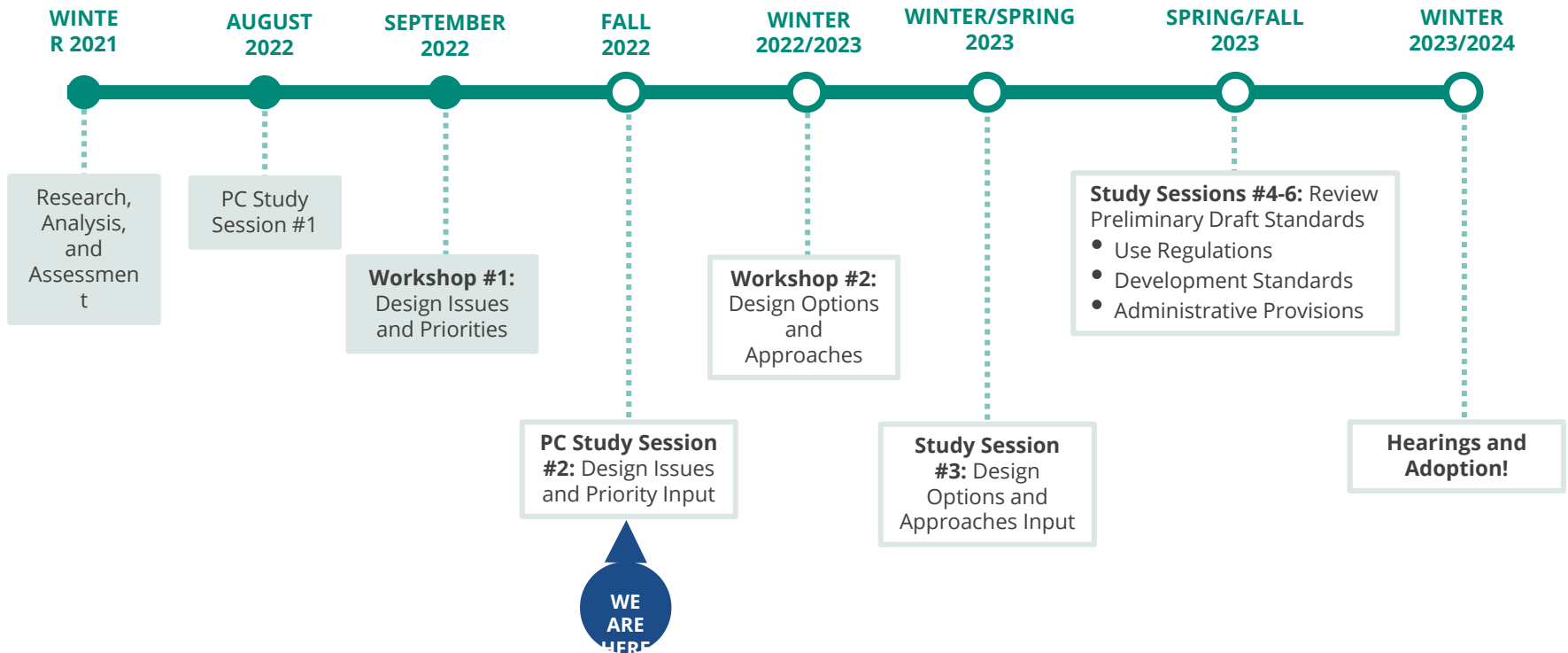


What are Development Codes + Design Standards?

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



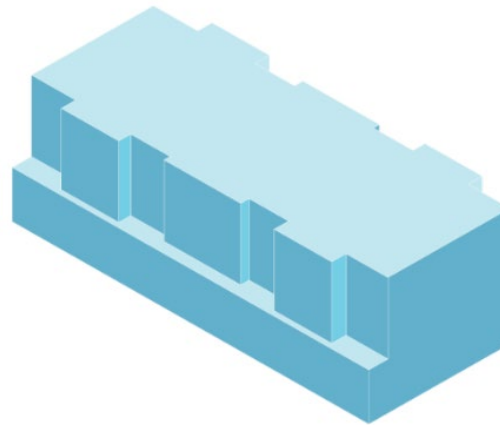
Process



Design Standards

BULK & SIZE

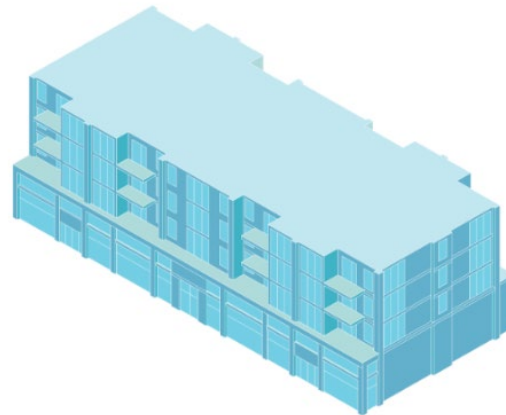
- Height
- Massing
- Setbacks
- Minimum Parcel Size
- Min/Max Density
- Floor Area Ratio (FAR)



Design Standards

QUALITY & APPEARANCE

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



Design Standards

FUNCTIONAL ASPECTS

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



Workshop #1

Get input on design preferences, priorities and concerns regarding:

Development Types

Residential

Commercial

Industrial

Focus Areas

Downtown

Miracle Mile

Channel Area




Gleason/Manila

South Airport

To inform approaches to development and design standards

Development Types

Examples of different types of development:

-  Residential
-  Commercial
-  Employment/Industrial

Which are appropriate in Stockton? Why or why not?



Residential

LOW DENSITY RESIDENTIAL



Residential

MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



Residential

Low Density

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

Medium Density

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

High Density

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



Commercial

NEIGHBORHOOD COMMERCIAL



COMMERCIAL CORRIDORS



COMMERCIAL CENTERS



Commercial

Neighborhood Commercial

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

Commercial Corridors

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

Commercial Centers

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



Employment/Industrial

SERVICE AND LIGHT INDUSTRIAL



OFFICE



LOGISTICS AND HEAVY INDUSTRIAL



Employment/Industrial

Service and Light Industrial

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

Office

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

Logistics and Heavy Industrial

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



Focus Areas

Five focus areas:

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

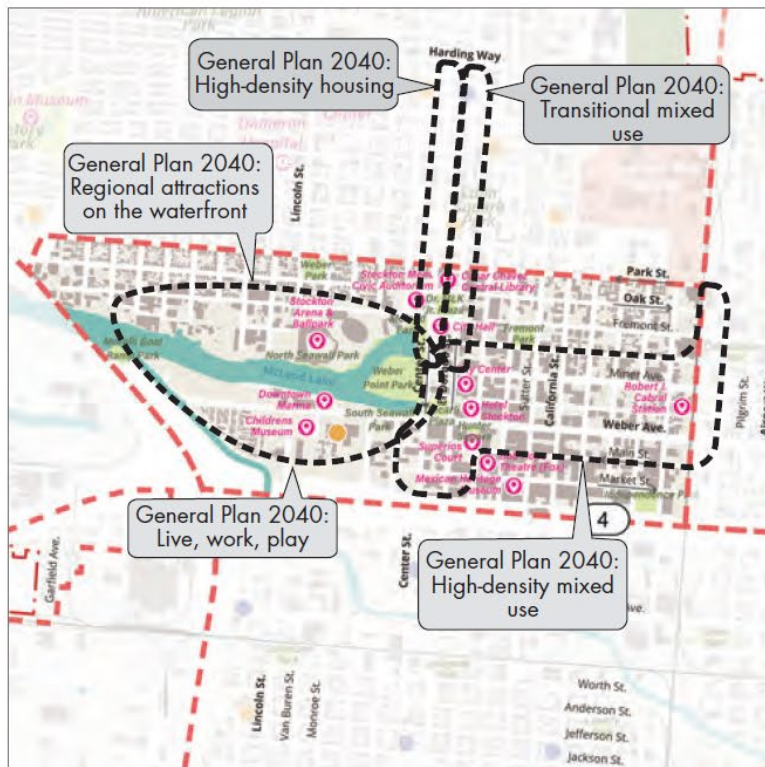


What is your vision for these areas? What is supporting or distracting from that vision?

Downtown

DOWNTOWN TODAY + GENERAL PLAN 2040 VISION

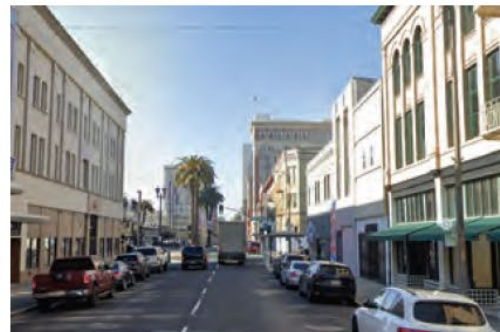
Downtown, located in the center of Stockton, is characterized by compact urban development within a traditional street grid network. There are a number of different character areas in the Downtown, including prominent visitor-serving buildings oriented towards McLeod Lake, warehouses and low intensity commercial uses located along Fremont Street, grand historic buildings in the center, old auto row located along Miner Avenue, and older residential neighborhoods north of Fremont Street.



The Hotel Stockton at the corner of Weber and El Dorado.



New streetscape on Miner Avenue



Main Street, with buildings built close to the street-with little landscaping-is typical of streets in the downtown core.



Recent mid-rise residential development on E Oak St

Miracle Mile

MIRACLE MILE TODAY + GENERAL PLAN 2040 VISION

The Miracle Mile is a pedestrian-oriented commercial corridor within a residential neighborhood. Development along Pacific Avenue is defined by a consistent pattern of 1-2 story buildings built along an active street with sidewalks, landscaping, outdoor seating areas, and angled parking.



Outdoor seating and diagonal on-street parking



Typical commercial development on Miracle Mile is comprised of one to two stories buildings



Northern segment of Pacific Avenue - with small offices in single story residential style houses along a tree-lined street.

Empire Theatre

Miracle Mile

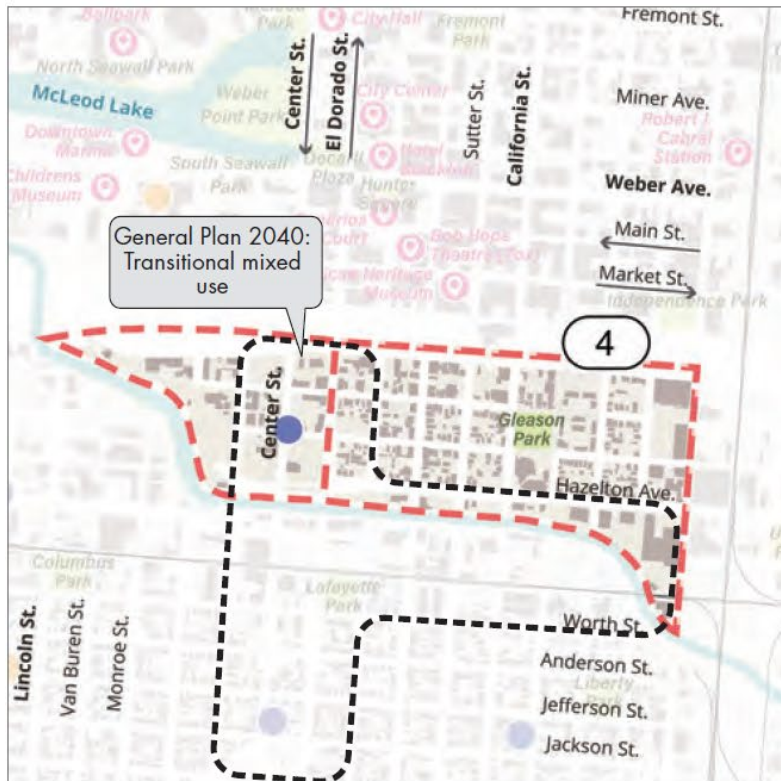
- **Medium density, mixed-use area with thriving small businesses**
- **Bicycle and pedestrian friendly**
- **Detractors: speed of traffic, lack of lighting, vacant buildings, franchise development, drive-throughs, and lack of parklets and bike lanes**



Little Manila/Gleason Park

LITTLE MANILA / GLEASON PARK TODAY + GENERAL PLAN 2040 VISION

The Little Manila / Gleason Park area is a historic residential and mixed-use neighborhood with a compact development pattern, separated from the Downtown by the Crosstown Freeway.



Single family and multiplex residences



Newly built affordable housing project with duplexes.



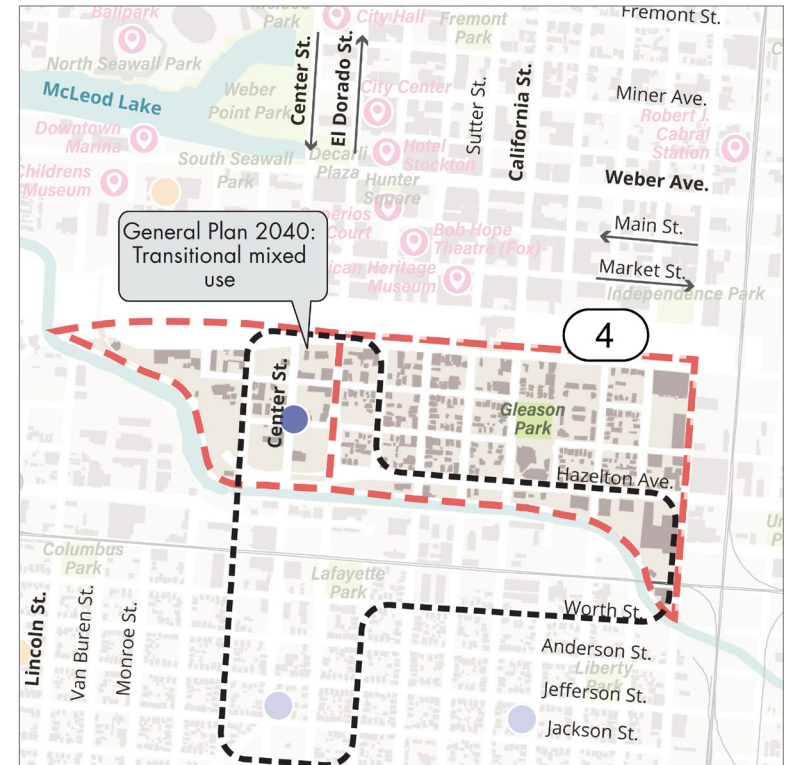
A commercial building in the neighborhood



Eden Gleason Park

Little Manila/Gleason Park

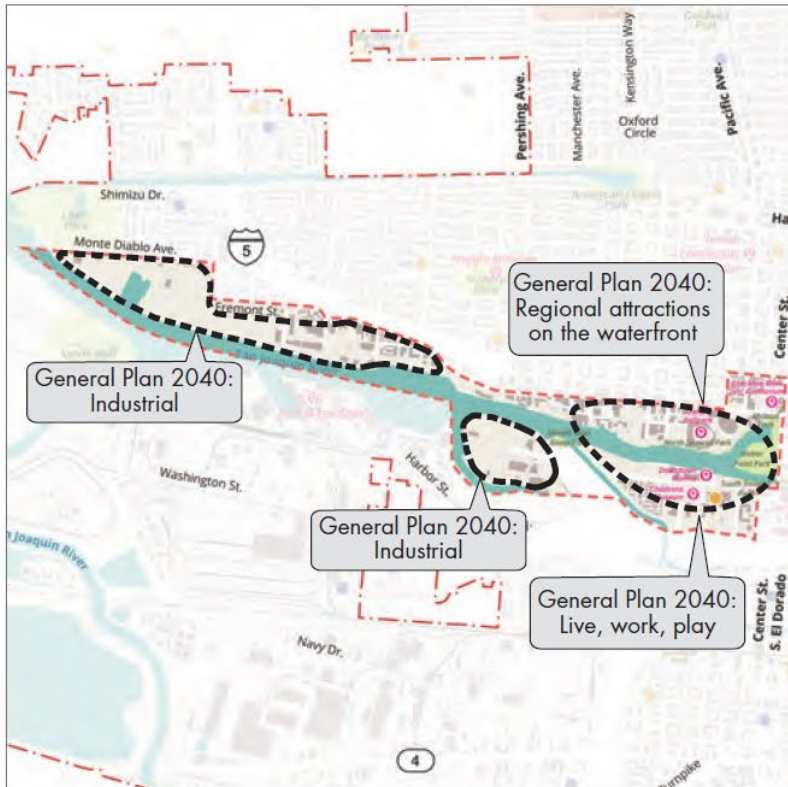
- Keep the look and feel of the community with more mixed-use and affordable and market rate housing
- Streetscape improvements, including lighting, landscaping, maintenance, and other neighborhood beautification efforts are needed
- Detractors: homeless encampments, garbage



Channel Area

CHANNEL AREA TODAY + GENERAL PLAN 2040 VISION

The Channel Area is envisioned as a mixed-use area within an active waterfront environment that preserves and enhances the maritime character of the area, honors its waterfront heritage, and provides a public promenade along the North Channel to Louis Park.



Waterfront industrial building with distinct character.



New ballpark and arena located at N Van Buren and W Fremont St



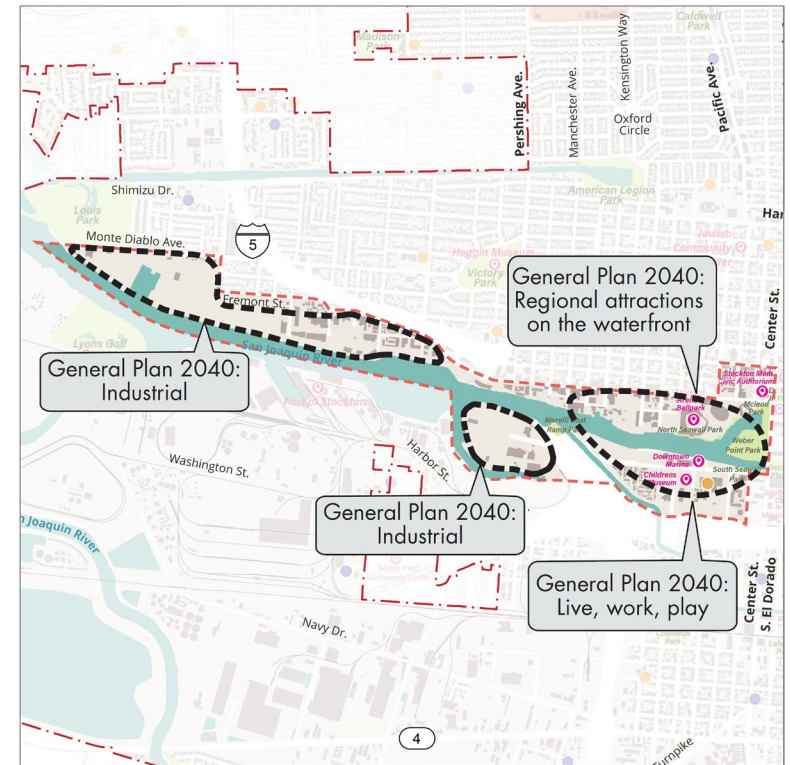
The Channel Area is home to a diversity of maritime and light industrial businesses.



The Stockton Marina on the south side of the channel is surrounded by large areas of undeveloped land.

Channel Area

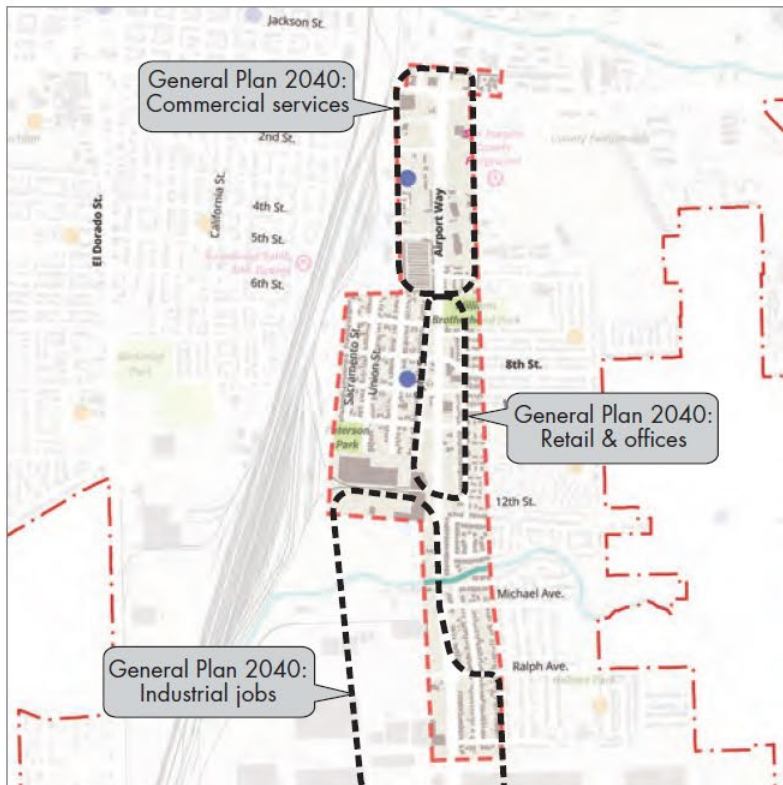
- **Vibrant, mixed use area with high density residential, green space, water activities, bike paths linking Louis Park and the Boat Ramp Park**
- **Family friendly entertainment, shopping, and other activities for young professionals**
- **Detractors: Freeway traffic, dilapidated and vacant buildings,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



South Airport Corridor

SOUTH AIRPORT CORRIDOR TODAY + GENERAL PLAN 2040 VISION

The South Airport Corridor area contains residential neighborhoods bisected by Airport Way, which is a gateway corridor connecting Downtown to the Stockton Airport. In general, development concentration decreases traveling south along the corridor.



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



The Financial Center Credit Union at 10th and South Airport Way.



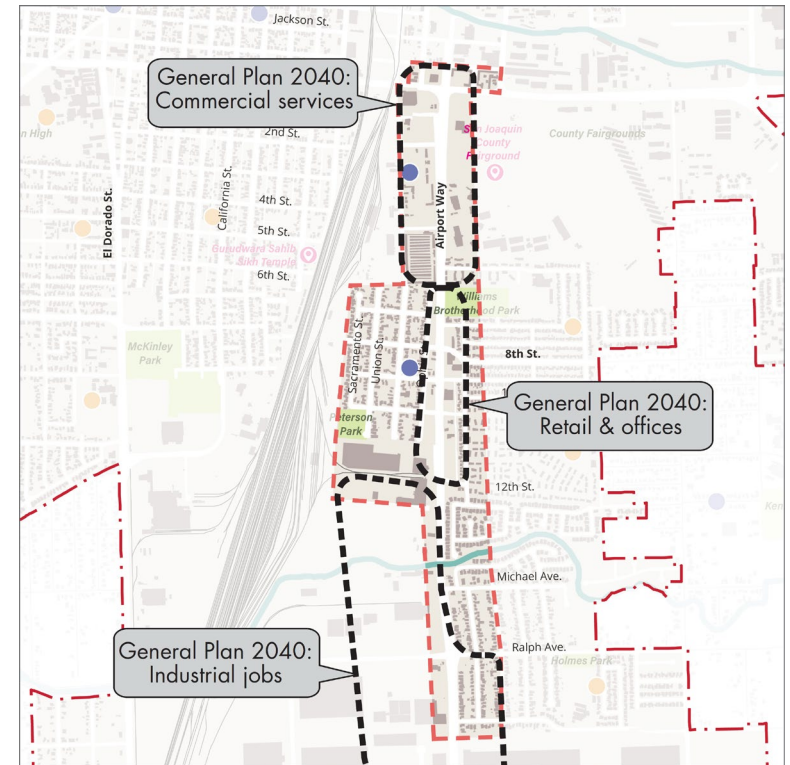
Some older industrial development on South Airport Way does not face the street, and sidewalks are missing.



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

South Airport Corridor

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



Next Steps

- Community Workshop #2 – Winter 2022/2023
 - *Design Options and Approaches*
- Planning Commission Study Session – Spring 2023
 - *Design Options and Approaches Input Summary*

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



Discussion