

## Connie Cochran

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**From:** Nicole Snyder  
**Sent:** Monday, August 23, 2021 8:09 AM  
**To:** John Wotila;Gemma Biscocho;Ann Okubo  
**Subject:** RE: ERC: Open Window Project Phase 2

Sent to Ann, thanks!

---

**From:** John Wotila <John.Wotila@stocktonca.gov>  
**Sent:** Tuesday, August 17, 2021 4:23 PM  
**To:** Gemma Biscocho <Gemma.Biscocho@stocktonca.gov>; Nicole Snyder <Nicole.Snyder@stocktonca.gov>; Ann Okubo <Ann.Okubo@stocktonca.gov>  
**Subject:** RE: ERC: Open Window Project Phase 2

Hi Nicole,

Can you please send to Ann Okubo?  
Since I declined, I am unable to do so.

Thank you,

John Wotila  
City of Stockton  
Municipal Utilities Department  
345 North El Dorado Street  
Stockton, CA 95202  
(209) 937-8436  
[John.Wotila@stocktonca.gov](mailto:John.Wotila@stocktonca.gov)

---

**From:** Gemma Biscocho <[Gemma.Biscocho@stocktonca.gov](mailto:Gemma.Biscocho@stocktonca.gov)>  
**Sent:** Tuesday, August 17, 2021 4:19 PM  
**To:** John Wotila <[John.Wotila@stocktonca.gov](mailto:John.Wotila@stocktonca.gov)>; Nicole Snyder <[Nicole.Snyder@stocktonca.gov](mailto:Nicole.Snyder@stocktonca.gov)>  
**Subject:** RE: ERC: Open Window Project Phase 2

John and Nicole,

I will be out of the office that day as well. Please forward the invite to Ann.

Thanks.  
Gemma



**Gemma M. Biscocho, P.E.**  
Senior Civil Engineer  
**Phone:** 209-937-8734  
**Fax:** 209-937-8777  
**Email:** [Gemma.Biscocho@stocktonca.gov](mailto:Gemma.Biscocho@stocktonca.gov)  
**City of Stockton**

**Municipal Utilities Department**

2500 Navy Drive  
Stockton, CA 95206

[www.stocktonca.gov](http://www.stocktonca.gov)

-----Original Appointment-----

**From:** John Wotila <[John.Wotila@stocktonca.gov](mailto:John.Wotila@stocktonca.gov)>

**Sent:** Tuesday, August 17, 2021 4:16 PM

**To:** Nicole Snyder

**Cc:** Gemma Bischocho

**Subject:** Declined: ERC: Open Window Project Phase 2

**When:** Thursday, September 2, 2021 11:00 AM-12:00 PM (UTC-08:00) Pacific Time (US & Canada).

**Where:** Microsoft Teams Meeting

Hi Nicole,

I will be out of the office that day, but Gemma, or her designee, will attend in my absence.

I have taken a preliminary look at the project and the only MUD concern will be to confirm sewer capacity.

Thank you,

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Senior Civil Engineer  
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City of Stockton

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ADMINISTRATIVE SERVICES DEPARTMENT
425 North El Dorado Street • PO Box 2107 • Stockton, CA 95201 • (209) 937-8297
Website: www.stocktonca.gov • E-mail: billing@stocktonca.gov

UTILITY USERS' TAX REMITTANCE FORM

To be completed by utility service provider

Utility Service Provider: \_\_\_\_\_

Billing Agent (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Type of Utility Service(s): \_\_\_\_\_

[Gas, electric, video, wired or wireless telephone, private communications services, water or bundled services thereof. Prepaid wireless by direct sellers per - Rev. and Tax. Code Sec. 42010(f)(3)]

Provider FEIN: \_\_\_\_\_

Applicable tax rate: 6% or 5.5% for Prepaid Wireless (Stockton Municipal Code sections 3.24 and 3.100)

Note: The information provided in this remittance form will be maintained as confidential under Revenue and Taxation Code §7284.6.

Tax Period (Month, Year): \_\_\_\_\_

\*\*Please prepare a separate remittance form for each tax period. Do not combine tax periods. \*\*

Table with 2 columns: Description and Amount. Rows include Gross Charges, Deductions, Non-standard Adjustments, Net Taxable Charges, Tax Percentage Applied (6% and 5.5%), Penalties, Interest, and Total Remittance.

REMIT PAYMENT AND THIS FORM TO: City of Stockton UUT P.O. Box 2107, Stockton, CA 95201

Due Date: The City must receive payment no later than the twentieth (20th) day of the following month for telecommunications/video, and the twenty-eighth (28th) day for gas, electricity and water. Late payments are subject to a 15 percent (15%) penalty and 75/100ths percent (0.75%) interest.

I declare, under penalty of perjury, that to the best of my knowledge and belief the information provided herein is true and correct.

Signature, Print Name, Date, Email address, Phone Number

## Connie Cochran

---

**From:** David Garcia <dgarcia@tenspacedev.com>  
**Sent:** Thursday, January 4, 2018 9:28 AM  
**To:** David Kwong  
**Cc:** Carol Ornelas; Zac Cort  
**Subject:** Grand View/storm drain

Good morning David,

I'd like to schedule some time to discuss the Grand View project with you and whomever else from MUD would be appropriate regarding the requirement to move the storm drain currently under the project out into Miner Ave. The project team has determined that this requirement is cost prohibitive and would like to discuss alternatives. Thanks David.

David

## Connie Cochran

---

**From:** Gemma Biscocho  
**Sent:** Wednesday, December 6, 2017 11:01 AM  
**To:** David Kwong  
**Cc:** Robert Granberg  
**Subject:** RE: MUD assurance letter  
**Attachments:** MUD Assurance Letter - Open Window 12-7-17.pdf

Hi David,

Attached is the signed assurance letter for sanitary sewer service for Open Window, Phase 1. The hard copy will be mailed today.

Thanks.

*Gemma M. Biscocho*, P.E.

Senior Civil Engineer  
Municipal Utilities Department  
Phone: (209) 937-8734  
Fax: (209) 937-8777  
E-mail: [Gemma.Biscocho@stocktonca.gov](mailto:Gemma.Biscocho@stocktonca.gov)  
Website: [www.stocktongov.com](http://www.stocktongov.com)

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**From:** Robert Granberg  
**Sent:** Monday, November 13, 2017 8:29 AM  
**To:** Gemma Biscocho <[Gemma.Biscocho@stocktonca.gov](mailto:Gemma.Biscocho@stocktonca.gov)>  
**Subject:** FW: MUD assurance letter

Gemma,

Please review and provide any necessary comments.

Thanks,

Bob

---

**From:** David Kwong  
**Sent:** Saturday, November 11, 2017 1:06 PM  
**To:** Robert Granberg <[Robert.Granberg@stocktonca.gov](mailto:Robert.Granberg@stocktonca.gov)>  
**Cc:** John Abrew <[John.Abrew@stocktonca.gov](mailto:John.Abrew@stocktonca.gov)>; Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>  
**Subject:** Fwd: MUD assurance letter

Bob can you review the letter requested from the city and see if this can be accommodated. I think the Development Agreement speaks to it as well and you may be able to use that language. Please let me know if this is adorable thanks David

Sent from my iPhone

Begin forwarded message:

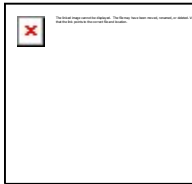
**From:** David Garcia <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>  
**Date:** November 11, 2017 at 12:57:53 PM PST  
**To:** David Kwong <[David.Kwong@stocktonca.gov](mailto:David.Kwong@stocktonca.gov)>  
**Subject:** MUD assurance letter

David,

As part of our underwriting process, we need "assurance letters" from various service providers that confirms our project can receive service from them. We need one of these letters from MUD, and I have attached a draft. Can you get this to the right person? I do not have a MUD contact. We need it within the next couple of weeks, signed and on city letterhead. Let me know if you have any questions, thank you!

--

**David Garcia**  
**Chief Operating Officer**  
**Ten|Space**  
209-469-2678  
[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)



110 N. San Joaquin 5th Floor, Stockton, CA 95202 | office - [209.469.2678](tel:209.469.2678) | [www.tenspacedev.com](http://www.tenspacedev.com)



# CITY OF STOCKTON

## DEPARTMENT OF MUNICIPAL UTILITIES

2500 Navy Drive • Stockton, CA 95206-1147 • 209 / 937-8750 • Fax 209 / 937-8708  
www.stocktongov.com

December 7, 2017

Noah Reischmann  
Vice President  
Debt & Structured Finance  
Multi-family and Healthcare  
CBRE – Capital Markets  
101 California Street, 22<sup>nd</sup> Floor  
San Francisco, CA 94111

### **SEWER SERVICE ASSURANCE LETTER FOR THE OPEN WINDOW PROJECT**

This letter is to confirm that sewer services can be provided to the Open Window Project, Phase 1 development from the Stockton Municipal Utilities Department. We are currently working with the project's civil engineer to design these services in conformance to City of Stockton Standards and Municipal Code, and pursuant to the Development Agreement as approved by Ordinance No. 2016-02-23-1601.

If you have any questions, please contact Gemma Biscocho, Senior Civil Engineer, at (209) 937-8734.

JOHN ABREW  
DIRECTOR OF MUNICIPAL UTILITIES

JA:GMB:sgf

cc: David Kwong, Director of Community Development  
Gemma Biscocho, Senior Civil Engineer, Municipal Utilities Department

## Connie Cochran

---

**From:** David Garcia <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>  
**Sent:** Wednesday, November 29, 2017 2:36 PM  
**To:** Micah Runner  
**Cc:** Zac Cort;David Kwong  
**Subject:** Re: Plan Check fees

Micah,

We're only concerned with the plan check fees due at submittal, not the full fees due at building permit, which we will not have any issues paying. Our request would be to pay the \$67k plan check fee we most recently submitted in installments for the next few months to help us get to closing.

On Wed, Nov 29, 2017 at 12:58 PM, Micah Runner <[Micha.Runner@stocktonca.gov](mailto:Micha.Runner@stocktonca.gov)> wrote:

Unless there is an existing program (which I don't think exists for permit fees), I don't think there is any authority for staff to defer permit fees. There is a program to defer the impact fee portions of the permit fees, but I don't know how much of those fees are impact fees. Maybe David has some other ideas but you may have to wait to pull the permit?

**From:** David Garcia [mailto:[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)]  
**Sent:** Wednesday, November 29, 2017 12:39 PM  
**To:** Micah Runner <[Micha.Runner@stocktonca.gov](mailto:Micha.Runner@stocktonca.gov)>  
**Cc:** Zac Cort <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>  
**Subject:** Plan Check fees

Hello Micah,

Zac would like to know if we could defer or make smaller payments on the most recent plan check fee we've submitted to the city for about \$67,000. We have some end of year expenses that are going to impede our ability to pay for the plan check in full. Let me know if this would be acceptable, and if you need to loop in David Kwong. Thank you.

--

**David Garcia**

[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)



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**David Garcia**

[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)



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## Connie Cochran

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**From:** Micah Runner  
**Sent:** Wednesday, November 29, 2017 12:59 PM  
**To:** David Garcia  
**Cc:** Zac Cort;David Kwong  
**Subject:** RE: Plan Check fees

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## Connie Cochran

---

**From:** Thomas Pace  
**Sent:** Wednesday, November 22, 2017 9:03 AM  
**To:** David Kwong  
**Cc:** David Stagnaro;Michael McDowell;Kanoa Kelley  
**Subject:** FW: Fwd: Open Window Discussion items

I left a voice message for David Garcia. It looks like the architect is trying to work with MUD on the foundation design for the buildings over the 72" storm drain, so I don't know if we need to intervene yet on that issue.

For the parking space dimensions, I believe they could apply for an administrative exception per SMC 16.112.030.A, Table 5-1, under Other Standards, up to 20% may be allowed; I suggested he file an application for this. The 20% exception should be more than sufficient to reduce 9' spaces to 8' or 8.5' to allow them to keep the number of spaces they want at a smaller (Sacramento) size. Otherwise, they'd lose spaces, which is fine for our code purposes, but would not work for their marketing plan and HUD financing agreement.

**From:** David Garcia [mailto:[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)]  
**Sent:** Tuesday, November 21, 2017 2:57 PM  
**To:** David Kwong <[David.Kwong@stocktonca.gov](mailto:David.Kwong@stocktonca.gov)>; Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>  
**Cc:** Zac Cort <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>  
**Subject:** Re: Fwd: Open Window Discussion items

David/Tom, following up on the previous email. Please let us know when we can discuss. Thank you.

David

On Nov 17, 2017 12:06 PM, "David Garcia" <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)> wrote:

Hello David and Tom,

We're running into some relatively minor challenges in our project regarding the storm drain and parking requirements, see the email below from Vrilakas Groen. We're hoping you can help us address these issues now in hopes of staving off project redesigns and delays. Please let us know your thoughts on these, and we would be happy to discuss further if you feel it prudent.

Thank you

David

----- Forwarded message -----

**From:** "Mike Novak" <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>  
**Date:** Nov 17, 2017 8:12 AM  
**Subject:** Open Window Discussion items  
**To:** "David Garcia" <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>  
**Cc:** "Zac Cort" <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>, "Mark Groen" <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>

David,

Per our call yesterday, here are the two key items that stand out on the Open Window project as being the highest risk.

**72" Storm Drain Line**

Both myself and our structural engineer at Ashley & Vance have called and discussed the foundation design over the 72" SD on C1 with John Wotila. The SD line cuts through W3 as well and already exists inside the basement of C5. I have concern regarding my conversation with John. He is requesting additional information for the structure spanning the 72" line. This is not a redesign, just more information to help John Wotila understand the information that is already provided and because he is clearly not comfortable placing 20' foot piers anywhere near the 72" line. In my opinion, it is likely that he will elevate the topic to his superiors based on that additional information. As such, getting ahead of any major changes in agreement with building over the 72" SD line with MUD would be advantageous. At present, these piers extend well below the line and stay a few feet away for the edge of the line. Increasing that distance a small amount is not a big deal. A large clear distance or a shift in what approach is acceptable to MUD will redesign the building foundation or worse, the building footprint.

**Parking Stall Sizes**

Public Works commented in the second round of comments on C1 on the parking stall sizes. On an infill project of this nature, complying with these parking stall comments create feasibility issues. We exceed the 25% compact rule. Our compacts are 8'-0" x 15'-0"\* and our standards are 8'-6" x 18'-0". Drive aisle is 24'-0". If forced to comply with these sizes, I would guess we would lose 25% or more of our stalls project-wide and would need to adjust the footprints of buildings to the point of losing units. Since all of this is tied into a fixed HUD program for units, something has to give. Typically, in our experience, parking stalls have the ability to give on infill projects. This is not unusual and it just needs to be agreed to at the City level.

**OPEN WINDOW**

	WIDTH	LENGTH	EXAMPLE CAR
COMPACT	8'-0"	15'-0"*	NISSAN SENTRA - 15' LONG, 5'-9" WIDE
STANDARD	8'-6"	19'-0"	SUBARU OUTBACK - 16' LONG, 6'-0" WIDE

**PUBLIC WORKS**

	WIDTH	LENGTH	EXAMPLE CAR
	9'-0"	15'-0"	JEEP WRANGLER
	9'-0"	19'-0"	LINCOLN NAUGHTON

\*THIS IS OUR MINIMUM. WE ALSO HAVE MANY COMPACTS AT 8'-0" X 16'-0"

**Mike Novak** architect

VRILAKAS | GROEN architects + 1221 18th Street Sacramento, CA 95811 + [916.205.1383](tel:916.205.1383) + [vrilakasarchitects.com](http://vrilakasarchitects.com)

## Connie Cochran

---

**From:** Lydia Clary  
**Sent:** Wednesday, November 22, 2017 5:26 AM  
**To:** Scott Carney  
**Cc:** David Kwong  
**Subject:** Re: 630 Weber

Scott,

Accela should have a system, I have been working with staff to investigate what is available from the program to aid in consistency and tracking of time sensitive projects and code enforcement issues. Alternatively, I have instructed Staff to flag any time restricted agreements on their calendar ten days prior to the agreed expiration and check-in with permit holder and flag the day of expiration of agreement.

TCO's shall be reviewed on a case by case basis and approved by the Building Official and Fire Marshal for compliance, restrictions and time agreements. TCO's should never be granted greater than 30 days.

The events in recent past few months have demonstrated the importance of documentation for the archives and public view. We need to utilize our tracking system to its highest potential.

*Lydia A Clary*

On Nov 21, 2017, at 6:20 PM, Scott Carney <[Scott.Carney@stocktonca.gov](mailto:Scott.Carney@stocktonca.gov)> wrote:

Thank you for the update.

Do we now have a system in place to follow-up on TCOs?

S

On Nov 21, 2017, at 17:34, Lydia Clary <[Lydia.Clary@stocktonca.gov](mailto:Lydia.Clary@stocktonca.gov)> wrote:

David,

The Fire and Buildings inspected Mr. Zac Cort's property today for the event he wishes to have tonight. All the Fire Lifesafety issues were cleared. Mr Cort has been granted a TCO for 30 days. The remaining items are associated with the bathrooms and other non-safety issues.

Mr. Cort understands he is to have no more events until all items are completed and approved by our office.

Lydia

## Connie Cochran

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**From:** Thomas Pace  
**Sent:** Tuesday, November 21, 2017 7:22 PM  
**To:** David Garcia  
**Cc:** David Kwong;Zac Cort  
**Subject:** Re: Open Window Discussion items

I'll give you a call tomorrow morning.

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David/Tom, following up on the previous email. Please let us know when we can discuss. Thank you.

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From: "Mike Novak" <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>

Date: Nov 17, 2017 8:12 AM

Subject: Open Window Discussion items

To: "David Garcia" <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>

Cc: "Zac Cort" <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>, "Mark Groen" <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>

David,

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STANDARD	8'-6"	19'-0"	SUBARU OUTBACK - 16' LONG, 6'-0" WIDE	9'-0"	19'-0"	LINC

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**Mike Novak** architect

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## Connie Cochran

---

**From:** Scott Carney  
**Sent:** Tuesday, November 21, 2017 6:20 PM  
**To:** Lydia Clary  
**Cc:** David Kwong  
**Subject:** Re: 630 Weber

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Thank you for the update.

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S

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**To:** David Kwong  
**Cc:** Scott Carney  
**Subject:** 630 Weber

David,

The Fire and Buildings inspected Mr. Zac Cort's property today for the event he wishes to have tonight. All the Fire Lifesafety issues were cleared. Mr Cort has been granted a TCO for 30 days. The remaining items are associated with the bathrooms and other non-safety issues.

Mr. Cort understands he is to have no more events until all items are completed and approved by our office.

Lydia

## Connie Cochran

---

**From:** David Garcia <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>  
**Sent:** Tuesday, November 21, 2017 2:57 PM  
**To:** David Kwong;Thomas Pace  
**Cc:** Zac Cort  
**Subject:** Re: Fwd: Open Window Discussion items

David/Tom, following up on the previous email. Please let us know when we can discuss. Thank you.

David

On Nov 17, 2017 12:06 PM, "David Garcia" <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)> wrote:

Hello David and Tom,

We're running into some relatively minor challenges in our project regarding the storm drain and parking requirements, see the email below from Vrilakas Groen. We're hoping you can help us address these issues now in hopes of staving off project redesigns and delays. Please let us know your thoughts on these, and we would be happy to discuss further if you feel it prudent.

Thank you

David

----- Forwarded message -----

From: "Mike Novak" <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>  
Date: Nov 17, 2017 8:12 AM  
Subject: Open Window Discussion items  
To: "David Garcia" <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>  
Cc: "Zac Cort" <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>, "Mark Groen" <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>

David,

Per our call yesterday, here are the two key items that stand out on the Open Window project as being the highest risk.

### **72" Storm Drain Line**

Both myself and our structural engineer at Ashley & Vance have called and discussed the foundation design over the 72" SD on C1 with John Wotila. The SD line cuts through W3 as well and already exists inside the basement of C5. I have concern regarding my conversation with John. He is requesting additional information for the structure spanning the 72" line. This is not a redesign, just more information to help John Wotila understand the information that is already provided and because he is clearly not comfortable placing 20' foot piers anywhere near the 72" line. In my opinion, It is likely that he will elevate the topic to his superiors based on that additional information. As such, getting ahead of any major changes in agreement with building over the 72" SD line with MUD would be advantageous. At present, these piers extend well below the line and stay a few feet away for the edge of the line. Increasing that distance a small amount is not a big deal. A large clear distance or a shift in what approach is acceptable to MUD will redesign the building foundation or worse, the building footprint.

### **Parking Stall Sizes**

Public Works commented in the second round of comments on C1 on the parking stall sizes. On an infill project of this nature, complying with these parking stall comments create feasibility issues. We exceed the 25% compact rule. Our compacts are 8'-0" x 15'-0"\* and our standards are 8'-6" x 18'-0". Drive aisle is 24'-0". If forced to comply with these sizes, I would guess we would lose 25% or more of our stalls project-wide and would need to adjust the footprints of buildings to



the point of losing units. Since all of this is tied into a fixed HUD program for units, something has to give. Typically, in our experience, parking stalls have the ability to give on infill projects. This is not unusual and it just needs to be agreed to at the City level.

OPEN WINDOW

	WIDTH	LENGTH	EXAMPLE CAR
COMPACT	8'-0"	15'-0"*	NISSAN SENTRA - 15' LONG, 5'-9" WIDE
STANDARD	8'-6"	19'-0"	SUBARU OUTBACK - 16' LONG, 6'-0" WIDE

PUBLIC WORKS

WIDTH	LENGTH	EXAMPLE CAR
9'-0"	15'-0"	JEEP WRANGLER
9'-0"	19'-0"	LINCOLN NA

\*THIS IS OUR MINIMUM. WE ALSO HAVE MANY COMPACTS AT 8'-0" X 16'-0"

**Mike Novak** architect

VRILAKAS | GROEN architects + 1221 18th Street Sacramento, CA 95811 + [916.205.1383](tel:916.205.1383) + [vri-lakasarchitects.com](http://vri-lakasarchitects.com)

## Connie Cochran

---

**From:** David Garcia <dgarcia@tenspacedev.com>  
**Sent:** Friday, November 17, 2017 12:07 PM  
**To:** David Kwong;Thomas Pace  
**Cc:** Zac Cort  
**Subject:** Fwd: Open Window Discussion items

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Date: Nov 17, 2017 8:12 AM  
Subject: Open Window Discussion items  
To: "David Garcia" <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>  
Cc: "Zac Cort" <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>, "Mark Groen" <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>

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\*THIS IS OUR MINIMUM. WE ALSO HAVE MANY COMPACTS AT 8'-0" X 16'-0"

**Mike Novak** architect

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## Connie Cochran

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**From:** Eric Jones  
**Sent:** Tuesday, November 7, 2017 9:56 AM  
**To:** Micah Runner;David Kwong  
**Subject:** Fw: Sycamore Club (603 E Weber)

FYI

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**From:** Trevor Womack  
**Sent:** Tuesday, November 7, 2017 8:13 AM  
**To:** Eric Jones  
**Subject:** Sycamore Club (603 E Weber)

Chief –

I asked Peter to give us a more detailed account of the circumstances surrounding the recent event at the Sycamore Club (“Open Window Project” – Zack Cort), which was never supposed to happen as there are active Code violations outstanding.

The Code case began in August, when Neighborhood Services Section (NSS) received a complaint about large events being hosted here while unpermitted, on-going construction activity was happening. Inspection by NSS, CDD Building Dept., and Fire Marshal, revealed numerous serious safety violations:

- no fire alarm system;
- dangerous, unpermitted walls being constructed;
- electrical issues;
- lack of proper ingress/egress.

Fire Marshal subsequently notified the property manager to discontinue all public events and the manager agreed. However, on September 12, NSS discovered events were still occurring and so issued a “Notice to Vacate” at the direction of the Fire Marshal – from that point on no one was to be allowed inside for any functions until Code issues were resolved.

On November 1, NSS received an invitation to an event hosted by the SJ County Office of Education (not a City event) to recognize the Greater Valley Conservation Corps at the Sycamore Club. This event was completely arranged by Office of Education with the property manager/owner, while the “Notice to Vacate” remained in full effect, and NSS had no prior knowledge. Upon arrival, Peter Lemos spoke with Florence Low to advise her that this event should not be occurring, and recommended the City not actively participate in light of the active Code case. Florence advised that the Mayor and Vice Mayor had been invited and were to present some certificates. She decided to leave the certificates at the event and recommend the elected officials not to attend.

Zack Cort was present at the event and spoke with Peter. He admitted knowledge of the event and stated he had decided to allow events despite the Notice to Vacate because the City permitting process was too slow. In the absence of an approved fire alarm system, NSS established a "fire watch," comprising a few Fire personnel and police officers, so that the event could continue as planned.

Electrical service to the building was subsequently canceled so that no further events might occur. Mr. Cort must hire an electrician and then install a *permitted* electrical outlet for continued *permitted* construction activity. Full electrical service will not be released back to the owner/manager until all proper permits and construction are complete. This should prevent the owner and/or property manager from allowing another unsafe event.

Trevor

---

**From:** Peter Lemos  
**Sent:** Monday, November 06, 2017 6:20 PM  
**To:** Trevor Womack <Trevor.Womack@stocktonca.gov>  
**Cc:** Aaron Rose <Aaron.Rose@stocktonca.gov>  
**Subject:** RE: Sycamore Club (603 E Weber)

The property located at 630 East Weber Ave (Sycamore Club) is owned and operated by Open Window Project (Zack Court). Neighborhood Services received a complaint on August 21, 2017 about large events being held at this property where unpermitted construction and dangerous conditions existed.

On August 25, 2017, an inspection was conducted at the property. The inspection included Code Enforcement, Building Department, and the Fire Marshal. Numerous violations were found including no Fire Alarm System, illegal and dangerous unpermitted walls, electrical, and egress. The Fire Marshal notified the property manager to no longer hold any events until permits were obtained, and the violations were corrected and approved. The Manager agreed.

On September 12, 2017 it was discovered that there were still events being held and a Notice to Vacate and discontinue operations was issued at the direction of the Fire Marshal.

On November 1, 2017 Neighborhood Service was invited to attend an event hosted by San Joaquin County Office of Education to recognize the Greater Valley Conservation Corp. and present the Stockton Impact Team their Certificates. Upon arriving at the venue, it was immediately recognized as a structure that was vacated. During this time while outside the venue I was able to speak to Florence Low and advised Florence that this building should not be occupied. Florence advised that the attendees from the City were supposed to be by Mayor Tubbs, and Councilman Holman. Florence left the certificates at the venue and notified me she would make sure no one from Council would attend. I met with Zack Court as he was arriving he notified me that he took responsibility and was going to let people hold events as he did not want to wait for the permit process that took too long. I advised Zack that our responsibility is to the Life and Safety of the Citizens and that we would immediately bring in a fire watch that he would be responsible for until the conclusion of the event. The event had started and was to last 2 hours. We brought in Fire Marshalls and Police officers to act as fire watch after we briefed them of the hazards and what to do in case of an emergency.

The event included numerous government official including, Manteca mayor, and Fire Marshal. Tracy Fire Chief., Assembly Member Susan Eggman, Representatives from Cathleen Galgiani's office and others approximately 75 guests and 25 staff and Corps members. WE also learned there were addition events scheduled for the weekend.

Zack Court was notified the Electrical service would be immediately removed until all violations were corrected. Zack was notified to hire an electrician and obtain a separate permit for electrical to service the alarms and one construction outlet. After all other permits are obtained, and the work has been completed and approved the electrical service can be released to provide service to the structure. The building department was notified of what was needed to assist in the permitting process.

---

**From:** Trevor Womack  
**Sent:** Monday, November 06, 2017 5:23 PM  
**To:** Peter Lemos <[Peter.Lemos@stocktonca.gov](mailto:Peter.Lemos@stocktonca.gov)>  
**Cc:** Aaron Rose <[Aaron.Rose@stocktonca.gov](mailto:Aaron.Rose@stocktonca.gov)>  
**Subject:** Sycamore Club (603 E Weber)

Pete – would you please send me a paragraph or two about the recent event and problems at this location, including who booked the location (who was event host, CCC?) and who from City was the contact person received the invites and/or coordinated city attendees/speakers? Please just briefly summarize the code issues there, what the status was leading up to that event, and what the current status is today.

I just need this before we go into the long weekend please, by COB Wednesday.

Deputy Chief Trevor Womack  
Stockton Police Department -  
Operations Bureau  
209-937-8218  
[Trevor.Womack@stocktonca.gov](mailto:Trevor.Womack@stocktonca.gov)

## Connie Cochran

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**From:** John Freitas  
**Sent:** Thursday, November 2, 2017 11:34 AM  
**To:** David Kwong  
**Cc:** Lydia Clary  
**Subject:** 630 East Weber Street.

Good morning David,

As per our conversation with Lydia regarding Zac Cort's property at 630 East Weber Street,

A complaint was received by "Ask Stockton" in regards to illegal events being held at this address. (Parties, Art Events, Events serving full alcohol, etc.) The complaint was referred to Neighborhood Services who assigned it to a Code Enforcement Officer to verify the complaint.

The Code Enforcement Officer Wes Thorne scheduled a Joint Inspection of the property with Fire Prevention, Planning, and Building Inspections of which I attended for Building Inspections.

1. The joint Inspection was conducted on the morning of August 23, 2017
2. I identified myself to the building manager and asked permission to inspect with the other City Staff. She granted permission to enter.
3. From being in the building previously, I found a major amount of tenant improvement work was done without permits, inspections, or approvals. Walls removed, electrical work done, plumbing work done, bathrooms completely remodeled, Illegal made light fixtures installed, along with other renovations.
4. The building previously was an auto repair/car sales lot with a inside repair area and large office area located inside the building. Several interior major walls were removed and the building has been converted to an Assembly use.
5. Code Enforcement issued a Notice of Violation including a Notice to Vacate to the Building on September 8, 2017. The Notice was posted on the building and copies were served to Mr. Zac Cort's admin assistant at his main office. Fire Prevention also served a notice to the property owner.
6. The Notices stated to stop holding events in the building until proper permits, inspections, and approvals were issued and granted.
7. The property manager has been warned by Fire not to hold events at the Building.
8. The property owner has submitted for permits and as of 11-2-17 they are ready to issue.
9. On 11-1-17, Code Enforcement report to the property to find a full event being held on site for the Greater Valley Conservation Core. After the event Peter Lemos stated he was requiring PGE to disconnect all utilities.

Please contact me if you need any further information.

Thank you.

Johnnie

John Freitas  
Building Inspection Supervisor  
Community Development Department  
City of Stockton  
Desk # (209) 937-8351  
Cell # (209) 639-7758  
e-mail john.freitas@stocktonca.gov





## Connie Cochran

---

**From:** David Garcia <dgarcia@tenspacedev.com>  
**Sent:** Wednesday, November 1, 2017 5:47 PM  
**To:** David Kwong  
**Subject:** Meeting

Hello David,

Zac would like to meet with you next week to discuss the permitting process for OWP and other projects. Let me know your availability, thank you.

David

## Connie Cochran

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**From:** David Garcia <david.a.garcia@berkeley.edu>  
**Sent:** Thursday, October 19, 2017 11:18 AM  
**To:** Thomas Pace  
**Cc:** David Kwong  
**Subject:** Re: Survey for review

Thank you Tom.

On Thu, Oct 19, 2017 at 11:00 AM, Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)> wrote:

Yes, I'll work on it.

**From:** David Garcia [mailto:[david.a.garcia@berkeley.edu](mailto:david.a.garcia@berkeley.edu)]  
**Sent:** Thursday, October 19, 2017 10:55 AM  
**To:** David Kwong <[David.Kwong@stocktonca.gov](mailto:David.Kwong@stocktonca.gov)>; Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>  
**Subject:** Fwd: Survey for review

Good morning David and Tom,

I'm forwarding an email from my colleagues at UC Berkeley who are conducting research on land use in California. I believe Sarah had your email incorrect, but in any event would you or another planner at the city be able to complete this survey? Thanks in advance for your help, and on another note if either or both of you have time in the next couple of weeks it would be good to sit down and catch you up on OWP and my new role with UC Berkeley.

--

**David A. Garcia**

Policy Director, [Turner Center for Housing Innovation](#)

University of California, Berkeley

[510-664-7649](tel:510-664-7649) | [david.a.garcia@berkeley.edu](mailto:david.a.garcia@berkeley.edu)

----- Forwarded message -----

**From:** Sarah Mawhorter <[smawhort@berkeley.edu](mailto:smawhort@berkeley.edu)>  
**Date:** Wed, Oct 18, 2017 at 11:33 AM

Subject: Survey for review  
To: [kwong@stocktonca.gov](mailto:kwong@stocktonca.gov)

Hello David,

Some have requested a PDF of our residential land use survey to print out in order to review the questions before taking the survey. Here it is.

We would very much like to include Stockton in our study. Please take the survey in whatever way is most convenient for you - you can take it online using the link below, or fill out this PDF and email it back to me.

[https://berkeley.qualtrics.com/jfe/form/SV\\_bdcTHn3bDs9K46N?Q\\_DL=4Z4rzuWogZJadBb\\_bdcTHn3bDs9K46N\\_MLRP\\_d7ocNNixZ48LrIV&Q\\_CHL=gl](https://berkeley.qualtrics.com/jfe/form/SV_bdcTHn3bDs9K46N?Q_DL=4Z4rzuWogZJadBb_bdcTHn3bDs9K46N_MLRP_d7ocNNixZ48LrIV&Q_CHL=gl)

This link is unique to Stockton. The link will save your progress, and can be forwarded to a colleague at your city.

We worked with planners as we developed the survey to try to ensure that most of the questions can be answered from your experience rather than needing to look up statistics. Now that many cities have finished the survey, we know that our first estimate of how long it would take was high: many have been able to complete the survey in 30-40 minutes, and several have answered all the questions in 20 minutes.

We are starting to analyze the data this week, but we can still include Stockton in the study if you can respond by the end of next week. Please let me know if you have any questions about the survey or our research. I can be reached at [\(510\) 679-3115](tel:5106793115) or [smawhort@berkeley.edu](mailto:smawhort@berkeley.edu).

Best,

Sarah

--

Sarah Mawhorter, Postdoctoral Scholar

[Turner Center for Housing Innovation](#)

318 Wurster Hall, MC #1850

University of California, Berkeley

Berkeley, CA 94720-1850

[smawhort@berkeley.edu](mailto:smawhort@berkeley.edu)

For the latest news about the Turner Center, [sign up for our mailing list](#).

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[smawhort@berkeley.edu](mailto:smawhort@berkeley.edu) | [909-267-0305](tel:909-267-0305) cell

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**To:** David Garcia;David Kwong  
**Subject:** RE: Survey for review

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## Connie Cochran

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**Sent:** Thursday, October 19, 2017 10:55 AM  
**To:** David Kwong;Thomas Pace  
**Subject:** Fwd: Survey for review  
**Attachments:** Turner\_Residential\_Land\_Use\_Survey\_Fillable.pdf

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Sarah Mawhorter, Postdoctoral Scholar

[Terner Center for Housing Innovation](#)

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University of California, Berkeley

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Sarah Mawhorter

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# Terner Residential Land Use Survey

Thank you for participating in our study about residential land use regulations in California cities. The purpose of this study is to develop an inventory of jurisdictional land use regulation to inform local and state policies related to housing and land use. This is a statewide survey of all 482 jurisdictions.

This survey should take approximately 1 hour to complete, and covers questions related to residential land use regulations and policies. If you are not the correct person to fill out this information, please pass along the survey to a colleague in your jurisdiction in a position to complete it.

If you have any questions about the study, please email Sarah Mawhorter at [smawhort@berkeley.edu](mailto:smawhort@berkeley.edu) or call (510) 679-3115.

Best,  
Carol Galante, Faculty Director  
Carolina Reid, Faculty Research Director  
Sarah Mawhorter, Post-Doctoral Scholar and Project Lead  
Liana Arnold, Graduate Researcher and Project Manager

TERNER FOR HOUSING  
CENTER INNOVATION  
UC BERKELEY

# Jurisdiction and Respondent Information

## Jurisdiction and Respondent Information

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Jurisdiction Name

\_\_\_\_\_

### Respondent Information

Identifying information is for internal records only and will not be published or released.

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Job Title: \_\_\_\_\_

How long have you served in your current position? How long with your current department (in any capacity)?

Years in current position: \_\_\_\_\_

Years with current department: \_\_\_\_\_

Would you like to receive the results from this survey and a brief report of the findings?

No  Yes

# Land Use and Zoning Regulations

## Land Zoned for Residential and Other Uses

---

We are interested in learning how much of the developed or developable land in your jurisdiction is zoned for residential development and other uses.

*Roughly how much land is zoned to allow single-family detached housing? Please include zoning that also allows other uses in addition to single-family detached housing.*

Almost none (0-5%)	Little (6-25%)	Some (26-50%)	A lot (51-75%)	Most (76-95%)	Almost all (96-100%)
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Roughly how much land is zoned to allow multifamily housing? Please include zoning that also allows other uses in addition to multifamily housing.*

Almost none (0-5%)	Little (6-25%)	Some (26-50%)	A lot (51-75%)	Most (76-95%)	Almost all (96-100%)
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Roughly how much land is zoned to allow non-residential uses (commercial, industrial, agricultural, etc.)? Please include zoning that also allows residential uses.*

Almost none (0-5%)	Little (6-25%)	Some (26-50%)	A lot (51-75%)	Most (76-95%)	Almost all (96-100%)
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Single-Family Detached Zoning Standards

---

Please enter the typical zoning standards in your jurisdiction for single-family detached housing, in the most common type of zoning where single-family detached housing can be built. If your single-family detached zoning does not specify a certain standard, leave that standard blank.

### *Single-family detached lot size, density, and unit size:*

Minimum lot size: \_\_\_\_\_ square feet  
Minimum lot width or street frontage: \_\_\_\_\_ feet  
Maximum floor area ratio: \_\_\_\_\_ FAR  
Maximum density: \_\_\_\_\_ units per acre  
Minimum density: \_\_\_\_\_ units per acre  
Minimum unit size: \_\_\_\_\_ square feet

### *Single-family detached lot coverage, height limits, and setbacks:*

Maximum lot coverage: \_\_\_\_\_ % of lot  
Height limit: \_\_\_\_\_ feet  
Front yard setback: \_\_\_\_\_ feet  
Side yard setback: \_\_\_\_\_ feet  
Back yard setback: \_\_\_\_\_ feet

## Multifamily Zoning Standards

---

Please enter the typical zoning standards in your jurisdiction for multifamily housing, in the most common type of zoning where multifamily housing can be built. If your multifamily zoning does not specify a certain standard, leave that standard blank.

### *Multifamily lot size, density, and unit size:*

Minimum lot size: \_\_\_\_\_ square feet  
Minimum lot width or street frontage: \_\_\_\_\_ feet  
Maximum floor area ratio: \_\_\_\_\_ FAR  
Maximum density: \_\_\_\_\_ units per acre  
Minimum density: \_\_\_\_\_ units per acre  
Minimum unit size: \_\_\_\_\_ square feet

### *Multifamily lot coverage, height limits, and setbacks:*

Maximum lot coverage: \_\_\_\_\_ % of lot  
Height limit: \_\_\_\_\_ feet  
Front yard setback: \_\_\_\_\_ feet  
Side yard setback: \_\_\_\_\_ feet  
Back yard setback: \_\_\_\_\_ feet

### Single-Family Detached Parking Standards

---

Please describe the typical parking standards in your jurisdiction for a 3 bedroom single-family detached house.

Total off-street parking: \_\_\_\_\_ spaces

Covered off-street parking: \_\_\_\_\_ spaces

Uncovered off-street parking: \_\_\_\_\_ spaces

Is tandem parking allowed for single-family detached houses?

No  Yes

### Multifamily Parking Standards

---

How many parking spaces are typically required for a 2-bedroom apartment in a multifamily building?

Resident parking: \_\_\_\_\_ spaces

Guest parking: \_\_\_\_\_ spaces

Does your jurisdiction require covered parking for multifamily buildings?

No  Yes

Does your jurisdiction require garages for multifamily buildings?

No  Yes

Is tandem parking allowed for multifamily buildings?

No  Yes

## Accessory Dwelling Units (ADUs)

---

Please enter the typical standards and fees in your jurisdiction for ADUs.

Minimum lot size where ADUs are allowed: \_\_\_\_\_ square feet

Maximum ADU size: \_\_\_\_\_ square feet

Off street parking: \_\_\_\_\_ spaces

Total fees for a typical ADU: \_\_\_\_\_ \$

Has your jurisdiction adopted a local ordinance that allows ADU construction on most single-family lots with timely ministerial review, reduced fees, and reduced parking requirements?

- No local ADU ordinance
- In process of adopting local ADU ordinance
- Yes, local ADU ordinance adopted

## Zoning Variances and Exceptions

How often do single-family detached project applicants in your jurisdiction request variances or other exceptions to zoning standards?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Lot size or width:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Height limits:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Setbacks or lot coverage:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How often do multifamily project applicants in your jurisdiction request variances or other exceptions to zoning standards?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
FAR or density:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Height limits:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Setbacks or lot coverage:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



## Specific Plans and Rezoning

---

Does your jurisdiction use specific plans to designate special zoning for certain areas?

No  Yes

In any revisions to your jurisdiction's zoning regulations over the past 5 years, has zoning for residential development become more or less restrictive in general?

- Much less restrictive
- Somewhat less restrictive
- Little change
- Somewhat more restrictive
- Much more restrictive

What year was the most recent comprehensive revision of your jurisdiction's general plan and/or zoning regulations?

\_\_\_\_\_ year

## Growth Management

---

Is your jurisdiction subject to a policy to limit development beyond a boundary within or adjacent to your jurisdiction, such as an urban growth boundary or urban service area?

No  Yes

Has your jurisdiction annexed new land areas to allow for additional growth in the past five years?

No  Yes

*IF NO: Is any land available for annexation?*

No  Yes

*IF YES: Was the annexation made in order to accommodate new residential development?*

- No, the annexed land was already developed or intended for another purpose.
- Yes, the annexed land was intended to accommodate new residential development.

Does your jurisdiction place a limit on the number of housing units that can be built in a year?

No  Yes

*IF YES: What is the limit on the number of housing units that can be built in a year?*

*Building limit:* \_\_\_\_\_ *housing units*

## Approval Process

---

Who is typically authorized to grant preliminary plat/plan approval for the following types of development applications?

*Single-family detached subdivisions with 5 or more homes:*

- Jurisdiction staff or zoning administrator
- Planning board or commission
- City council or other elected legislative body

*Multifamily or townhome projects with 5 or more units:*

- Jurisdiction staff or zoning administrator
- Planning board or commission
- City council or other elected legislative body

## By-Right Development

Does your jurisdiction allow by-right development without discretionary review for some types of projects, or in some areas of your jurisdiction?

No  Yes

Is there a project size limit for by-right development without discretionary review in areas zoned for residential development in your jurisdiction?

	Is there a project size limit for by-right development?		Maximum project size for by-right development:
	No	Yes	# units
Single-family detached:	<input type="radio"/>	<input type="radio"/>	
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	

Are there areas within your jurisdiction where projects of any size can be built by-right without discretionary review (by-right districts or planning areas)? Please check all that apply.

- There are no areas where projects of any size can be built by-right
- Projects of any size can be built by-right in all residential zones
- Projects of any size can be built by-right in the downtown core
- Projects of any size can be built by-right in some specific plan areas
- Projects of any size can be built by-right in transit districts
- Projects of any size can be built by-right in other areas

## Approval Time

What is the typical time to secure preliminary plat/plan approval for the most common applications for the following types of development, starting from the time the application is deemed complete?

*Projects with 5 or more units consistent with general plan and zoning:*

	Less than 2 months	2 to 6 months	6 to 12 months	More than a year	The times vary so much it is impossible to say	No recent projects of this type
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Projects with 5 or more units that require a conditional use permit or variance:*

	Less than 2 months	2 to 6 months	6 to 12 months	More than a year	The times vary so much it is impossible to say	No recent projects of this type
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Approval Time

What is the typical time to secure preliminary plat/plan approval for the most common applications for the following types of development, starting from the time the application is deemed complete?

*Projects with 5 or more units that require a general plan or zoning amendment:*

	Less than 2 months	2 to 6 months	6 to 12 months	More than a year	The times vary so much it is impossible to say	No recent projects of this type
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Projects with 5 or more units that require an EIR or similar environmental review process:*

	Less than 2 months	2 to 6 months	6 to 12 months	More than a year	The times vary so much it is impossible to say	No recent projects of this type
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Factors that Affect Review and Approval Times

In your experience, do projects with affordable housing require more or less time than market-rate projects?

	3+ months faster	1-2 months faster	Little to no difference	1-2 months slower	3+ months slower
100% affordable housing projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Market-rate projects with some affordable units included:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Select the top three factors that most often lead to longer review and approval times for project applications in your jurisdiction:

- Incomplete or unviable applications
- Project applicant is slow to respond
- Limited staff available to process volume of applications
- Stringent or complex zoning ordinances
- Number of discretionary approvals and public meetings required
- Approval bodies meet infrequently
- Multiple government agencies involved in the approvals process
- CEQA review
- Public opposition to development
- Other (describe) \_\_\_\_\_

# Residential Development Activity

## Applications for Residential Development

Roughly how often does your jurisdiction receive applications for the following types of residential development projects?

	Never	Once per year or less	Several times per year	Most months	Most weeks	Most days
<i>Single-family detached project applications:</i>						
1 house:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2-4 house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5-19 house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
20-49 house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50+ house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Multifamily or townhome project applications:</i>						
2-4 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5-19 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
20-49 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50+ unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ADUs:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



## Online Data

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If your jurisdiction posts approvals, permit, or other project pipeline data online, please describe and provide link(s) here:

Link description	URL

If your jurisdiction posts GIS shapefiles of zoning ordinances, parcel information, or other mapping resources online, please describe and provide link(s) here:

Link description	URL

## Approvals, Permits, and Completions

We are interested in learning how projects move through the entitlement and development process in your jurisdiction, from application to plan approval to building permits to completion.

*How often do complete residential development applications receive plan approvals?*

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*How often do approved residential developments go on to receive building permits?*

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*How often are permitted residential developments completed and granted certificates of occupancy?*

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Large Projects Built

Roughly how many large new construction projects and new affordable housing developments have been built and completed in your jurisdiction since January 1, 2015?

	None	1-2	3-5	6-9	10+
<i>Single-family detached projects:</i>					
20-49 unit subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50-149 unit subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
150+ unit subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Multifamily or townhome projects:</i>					
20-49 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50-149 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
150+ unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Affordable housing projects:</i>					
100% affordable housing projects of any size:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Of the multifamily or townhome projects with 5 or more units built since January 1, 2015, estimate how many are intended for sale (seeking an approved condominium map) rather than for rent.

Almost none (0-5%)	Little (6-25%)	Some (26-50%)	A lot (51-75%)	Most (76-95%)	Almost all (96-100%)	No relevant projects
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Impact Fees

---

What is the approximate total impact fee per unit for a typical development project?  
Please estimate the total fees per unit including both fees assessed by your jurisdiction  
and fees assessed by others such as school districts and water or utility districts.

	Single-family detached: ↓	Multifamily or townhome: ↓
Under \$10 thousand	<input type="radio"/>	<input type="radio"/>
\$10-14 thousand	<input type="radio"/>	<input type="radio"/>
\$15-19 thousand	<input type="radio"/>	<input type="radio"/>
\$20-24 thousand	<input type="radio"/>	<input type="radio"/>
\$25-29 thousand	<input type="radio"/>	<input type="radio"/>
\$30-34 thousand	<input type="radio"/>	<input type="radio"/>
\$35-39 thousand	<input type="radio"/>	<input type="radio"/>
\$40-49 thousand	<input type="radio"/>	<input type="radio"/>
\$50 thousand or more	<input type="radio"/>	<input type="radio"/>
Fees vary so much, it is impossible to say	<input type="radio"/>	<input type="radio"/>

## Residential Development Constraints

We are interested in your perspective about the various factors that affect the rate of housing development in your jurisdiction. In your experience observing the development process, how much do the following factors constrain residential development?

	Not a constraint	Minor constraint	Moderate constraint	Major constraint	Severe constraint
Supply of developable land:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Configuration/size/location of available parcels:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Topography, geography, environmental features:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land ownership and assembly:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Amount of land zoned for single-family development:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Amount of land zoned for multifamily development:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Infrastructure capacity (transportation, schools, water, sewer, parks):	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public opposition to development:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local growth management policies:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Length of planning approval process:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Length of building permit process:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning standards:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Impact fees and exactions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Threat of CEQA lawsuits:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other: _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

# Affordable Housing

## Units Permitted

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How many housing units were granted building permits in your jurisdiction in 2016?  
(Optional if your jurisdiction has already submitted a RHNA Annual Progress Report to HCD.)

Total units issued building permits:	_____	units permitted
Affordable for very low income (0-50% of AMI):	_____	units permitted
Affordable for low income (50-80% of AMI):	_____	units permitted
Affordable for moderate income (80-120% of AMI):	_____	units permitted
Above moderate (>120% of AMI):	_____	units permitted

## Density Bonus

---

Does your jurisdiction offer the following measures to ease regulatory impacts on applicants proposing projects with an affordable housing aspect? Please select all that apply.

- Expedited or concurrent permit review
- Eased height requirements
- Reduced parking requirements
- Reduced transportation mitigation requirements
- Reduced impact fees or infrastructure financing requirements
- Reduced permit fees
- Other mechanisms to reduce regulatory impacts:  
\_\_\_\_\_

Has your jurisdiction adopted a local ordinance implementing provisions of state density bonus law?

No  Yes

What year was your jurisdiction's local density bonus ordinance last updated?

\_\_\_\_\_ year

## Density Bonus

How many projects have received a density bonus or related regulatory concessions or incentives (listed above) to build affordable housing in the past three years (2015-2017)?

\_\_\_\_\_ projects

Of these projects, how many received each regulatory concession or incentive?

	None	A few	About half	Most	All
Increased project density:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expedited or concurrent permit review:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Eased height requirements:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduced parking requirements:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduced transportation mitigation requirements:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduced impact fees or infrastructure financing requirements:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduced permit fees:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other mechanisms to reduce regulatory impacts:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



## Inclusionary Housing

---

Aside from density bonuses, does your jurisdiction require or encourage residential developers to include affordable housing in market-rate projects as a condition of approval?

- No
- Yes, inclusion of affordable units is required
- Yes, inclusion of affordable units is encouraged but not required

*How many units must a project have in order to be subject to inclusionary requirements or incentives?*

\_\_\_\_\_ minimum units for inclusionary

*What percentage of units must be affordable in projects where inclusionary housing applies?*

Affordable for any income level (% does not vary by income level): \_\_\_\_\_ % affordable

Affordable for very low income (0-50% of AMI): \_\_\_\_\_ % affordable

Affordable for low income (50-80% of AMI): \_\_\_\_\_ % affordable

Affordable for moderate income (80-120% of AMI): \_\_\_\_\_ % affordable

*May a developer pay fees in lieu of providing units?*

No  Yes

*May a developer contribute land for affordable housing production in lieu of providing units?*

No  Yes

*May a developer build the affordable units in a different location than their market-rate project?*

No  Yes

*How many market-rate projects contributed affordable units, in-lieu fees, or land as a result of inclusionary requirements or incentives in the past three years (2015-2017)?*

\_\_\_\_\_ projects

## Rental Policies

---

Does your jurisdiction have an ordinance that regulates the conversion of rental units for other purposes?

- No
- Yes, ordinance regulates conversions from rentals to condominiums
- Yes, ordinance regulates conversions from rentals to hotels
- Yes, ordinances regulate conversions from rentals to both condominiums and hotels

Does your jurisdiction have an ordinance that requires landlords to have just cause in order to evict a tenant?

No  Yes

Does your jurisdiction have a rent control ordinance that restricts rent increases in certain cases?

No  Yes

Are transitional and supportive housing allowed as a residential use in all residential zones?

No  Yes

## Public Opposition and Support

In your experience, how often do local citizens and city officials actively oppose residential development projects?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Local citizen opposition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Appointed or elected official opposition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

In your experience, how often do local citizens and city officials actively support residential development projects?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Local citizen support:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Appointed or elected official support:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## CEQA Lawsuits

In your experience, how often do project approvals face CEQA lawsuits, or the threat of CEQA lawsuits?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
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*Single-family detached:*

Threat of CEQA lawsuits:

CEQA lawsuits:

*Multifamily or townhome:*

Threat of CEQA lawsuits:

CEQA lawsuits:

How often do CEQA lawsuits or the threat of CEQA lawsuits result in substantial revisions or eventual failure of the project?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
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*Single-family detached:*

Substantial revisions:

Eventual failure:

*Multifamily or townhome:*

Substantial revisions:

Eventual failure:

## Planning Department Information

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How many employees at your jurisdiction work on planning for residential development?

Planning for residential development includes tasks such as project review and plan approvals, preparing for planning commission and city council hearings about residential development projects, working with residents and community members on issues related to housing, and dealing with zoning ordinances, the housing element of the general plan, and RHNA. This does not include issuing building permits or code enforcement.

Full time employees: \_\_\_\_\_

Part time employees: \_\_\_\_\_

Interns: \_\_\_\_\_

Does your jurisdiction hire a consultant to assist with your Housing Element updates?

- No, jurisdiction staff update the Housing Element without outside assistance.
- Yes, the jurisdiction hires an outside consultant to assist with Housing Element updates.

If there are any other policies, procedures, or external factors that affect residential development in your jurisdiction, please describe here:

## Connie Cochran

---

**From:** Thomas Pace  
**Sent:** Thursday, August 10, 2017 8:49 PM  
**To:** David Kwong  
**Subject:** Fwd: Open Window Project - Site Plan and Design Review Submittal

Begin forwarded message:

**From:** Kanoa Kelley <[Kanoa.Kelley@stocktonca.gov](mailto:Kanoa.Kelley@stocktonca.gov)>  
**Date:** August 10, 2017 at 2:37:31 PM PDT  
**To:** Mark Groen <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>  
**Cc:** Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>, Ron Vrilakas <[ron@vrilakasarchitects.com](mailto:ron@vrilakasarchitects.com)>, Mike Novak <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>, David Stagnaro <[David.Stagnaro@stocktonca.gov](mailto:David.Stagnaro@stocktonca.gov)>, Brian Crilly <[brian@vrilakasarchitects.com](mailto:brian@vrilakasarchitects.com)>, James Ross <[james@vrilakasarchitects.com](mailto:james@vrilakasarchitects.com)>, David Garcia <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>, Zac Cort <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>, Nicole Snyder <[Nicole.Snyder@stocktonca.gov](mailto:Nicole.Snyder@stocktonca.gov)>  
**Subject:** RE: Open Window Project - Site Plan and Design Review Submittal

Hi Mark,

The DRC had a few questions/suggestions.

- In general, are you going to have smooth surface CMU at ground level? Are you going to coat all painted surfaces with a Kynar finish to prevent fading and resist graffiti?
- There seem to be quite a few garage doors, this is a trend for use in bars and restaurants are these going to be bi-fold so there is usable awning or are these sectional? Have you considered a nano-wall? What are some other uses for the garage doors that you expect retailers will utilize? What are you using to keep this energy efficient.

### W3

- Corten product creates a mess on the sidewalk from rust. This needs to be coated or replaced with a material that mimics the rust look. Do you have another solution for this problem?
- Color stucco needs to be painted. Color stucco is very difficult to color match in the future when covering graffiti.
- Can you provide an example of the corner details, are you using a lap system?
- Is the perforated steel rail on the walkway going to match the perforated steel balcony shown on the materials sample page? The perforated steel on the rail and balcony is going to be painted?
- Is the fencing shown on the site plan?

### W6

- Are you using the metal panel as a rain screen around windows? What is the material in the window recesses?
- Again Kynar finish on metal siding
- What is the material on the ground floor where the siding finishes.

### C3

- Balconies should be screened to prevent view of clutter or this can be addressed in the management plan. **We also need the management plan to be submitted.**

#### **C4**

- Very nice extremely modern building needs to tie in elements of downtown and adjacent structures. Keep one modern element then tie it into the surrounding buildings with other materials/colors.

#### **C5**

- Needs graffiti coat and needs awnings to break up the wall as shown on the aluminum window storefront photo on the material sample page.

#### **E1-E3**

- Needs a soldiers course at windows heads to mimic historic buildings and make it look like real brick.

#### **E-6**

- There is a call out for “brick veneer at ground floor” but shows stucco on the elevation. Will there be veneer at ground floor?

#### **S-1**

- This is very industrial for a multi family building this needs to be warmed up to make it more welcoming. The concrete is too sterile consider brick and hardie board/wood elements.
- Raw concrete not good for graffiti removal.

Thanks Mark I will send you response to the ARC committee and let you know if there are any additional comments.



*Kanoa Kelley, Assistant Planner*

City of Stockton, Community Development  
345 N Eldorado Street, Stockton CA 95202  
Office: 209.937.7564 | Fax: 209.937.8893

---

**From:** Mark Groen [<mailto:mark@vrilakasarchitects.com>]

**Sent:** Tuesday, August 1, 2017 5:30 PM

**To:** Kanoa Kelley <[Kanoa.Kelley@stocktonca.gov](mailto:Kanoa.Kelley@stocktonca.gov)>

**Cc:** Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>; Ron Vrilakas <[ron@vrilakasarchitects.com](mailto:ron@vrilakasarchitects.com)>; Mike Novak <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>; David Stagnaro <[David.Stagnaro@stocktonca.gov](mailto:David.Stagnaro@stocktonca.gov)>; Brian Crilly <[brian@vrilakasarchitects.com](mailto:brian@vrilakasarchitects.com)>; James Ross <[james@vrilakasarchitects.com](mailto:james@vrilakasarchitects.com)>; David Garcia

<[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>; Zac Cort <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>

**Subject:** Re: Open Window Project - Site Plan and Design Review Submittal

Good Afternoon Kanoa,

To update you on the design review packet, the individual plans are being printed and will be delivered to you tomorrow late -morning.

There will be:

- (3) sets 11x17 color copies
- (1) set 24x36 full size b/w copy

We have placed the materials sheet for each building in each of the sets just before the CD plan sheets.

Also regarding your response questions below; please see our comments in green and hope this clarifies – if not we are more than happy to continue discussion.

To note on the design review and material finishes for all of the buildings - typically as the project matures through DD and CDs and permits, we seek to refine the material palettes and colors from the schematic designs, especially with a project of this scale and magnitude. We would definitely seek to work with planning staff on the final material and finish selections as each building goes through the permitting process and final approvals.

We look forward to your review and comments.

Thanks!

**Mark Groen** architect

VRILAKAS | GROEN architects + 1221 18th Street Sacramento, CA 95811 + 916.591.6554+ [vrilakasarchitects.com](http://vrilakasarchitects.com)

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**From:** Mark Groen [<mailto:mark@vrilakasarchitects.com>]

**Sent:** Thursday, July 27, 2017 11:10 AM

**To:** Kanoa Kelley <[Kanoa.Kelley@stocktonca.gov](mailto:Kanoa.Kelley@stocktonca.gov)>

**Cc:** Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>; Ron Vrilakas <[ron@vrilakasarchitects.com](mailto:ron@vrilakasarchitects.com)>; Mike Novak <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>; David Stagnaro <[David.Stagnaro@stocktonca.gov](mailto:David.Stagnaro@stocktonca.gov)>; Brian Crilly <[brian@vrilakasarchitects.com](mailto:brian@vrilakasarchitects.com)>; James Ross <[james@vrilakasarchitects.com](mailto:james@vrilakasarchitects.com)>; David Garcia <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>; Zac Cort <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>

**Subject:** Re: Open Window Project - Site Plan and Design Review Submittal

Thanks for the follow up Kanoa,

We are indeed completing the material board pdfs today and will send to you by tomorrow.



We can also send full size 24x36 site plans of each new building site – are you simply referring to the entitlement site plans such as on the 1st attached example of bldg S1? Would you like them printed in color? Please let us know.

Regarding your comments from last Thursday, please see the following responses in blue:

- W-3 building hardy board siding not durable enough at street level
  - We are seeking to provide the right texture to this Minor elevation and think the painted horizontal siding will provide a good look and feel to personalize these smaller work space units along Minor. (see the 2nd attachment for close up view and precedents) We have had success using painted hardi panel but agree it can have durability issues if not maintained – notable at the base near the sidealks. We would like to propose using the cmu veneer or precast at the building base for more durability then transitioning to the siding above. Would this be an acceptable solution?
  - I will run this by ARC – thanks, if we need to change the siding to smooth plaster and paint, it is something we can still do.
- Call out parapet materials and what they are covering on all elevations.
  - The parapets should typically be an extension of the wall materials with a metal coping cap? Not sure we understand the comment - can you provide a reference location?
  - Ok so all parapets are clad in the same material as the building. Even when viewed from the rear for example W3 west elevation view of the parapet. Typically yes, all parapets will continue the material from the wall. You may be looking at the mechanical screen element on West W3 which would be metal to match the light grey/white stucco color?
- Are the blank walls in the rendering going to be murals?
  - There are plans for mural opportunities to occur through out - Can you reference which building you are referring to?
  - W-3 west elevation has a large blank surface. W-5 west and east elevations as well. Not sure if this is intentionally left blank for murals or if this is going to be painted a color. What color will this be? For the blanks stucco surfaces at the sides of W3 and W5, we agree there should be the opportunity for murals here. We will also plan to add some windows to these spaces as long as we are spaced over 3ft from property line (which it looks like we are)
- Building w-6, do all units have some type of balcony?
  - We are planning for the units at bldg W6 to *not* have balconies at this time .
  - So the renderings and color elevations are not 100% up to date? - Color renderings are now up to date and this building is not planned to have balconies due to its unique form and window spacing.
- W-5 the first unit doesn't have access to the street but an entrance is shown on the site plan what is this?

- There is an access ramp that takes up a portion of this unit. The final site plan has been worked to allow for an entry to this unit as well.- see the attached last pdf and let us know if this clarifies.
- The site plan shows 6 individual units on the floor level with separate entrances the elevation and rendering shows 5 entrances. Is the site plan the correct layout or the rendering? Please see the CD plan now included in the set - this end space will have a door access if you look on the CD plan now included with the packets. There is an accessible ramp that is needed to get up to the raised concrete. This ramp will run across the rollup door area.

Please review and let me know on the above items

Thanks!

Mark Groen architect

VRILAKAS | GROEN architects + 1221 18th Street Sacramento, CA 95811 + 916.591.6554+ [vrilakasarchitects.com](http://vrilakasarchitects.com)

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**From:** Kanoa Kelley <[Kanoa.Kelley@stocktonca.gov](mailto:Kanoa.Kelley@stocktonca.gov)>  
**Date:** Wednesday, July 26, 2017 at 5:38 PM  
**To:** Mark Groen <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>  
**Cc:** Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>, Ron Vrilakas <[ron@vrilakasarchitects.com](mailto:ron@vrilakasarchitects.com)>, Mike Novak <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>, David Stagnaro <[David.Stagnaro@stocktonca.gov](mailto:David.Stagnaro@stocktonca.gov)>  
**Subject:** RE: Open Window Project - Site Plan and Design Review Submittal

Hi Mark,

I just wanted to follow up on this request. I am looking to schedule the second ARC meeting next week and wanted to verify you would have the material samples in, and if possible can you provide full size copies of the detailed site plans for all of the new buildings?

Let me know.

Than You



*Kanoa Kelley*, Assistant Planner

City of Stockton, Community Development

345 N Eldorado Street, Stockton CA 95202

Office: 209.937.7564 | Fax: 209.937.8893

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**From:** Kanoa Kelley

**Sent:** Thursday, July 20, 2017 5:45 PM

**To:** 'Mark Groen' <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>

**Cc:** Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>; Ron Vrilakas <[ron@vrilakasarchitects.com](mailto:ron@vrilakasarchitects.com)>; Mike Novak <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>; David Stagnaro <[David.Stagnaro@stocktonca.gov](mailto:David.Stagnaro@stocktonca.gov)>

**Subject:** RE: Open Window Project - Site Plan and Design Review Submittal

Hi Mark,

The Architectural Review Committee has done a preliminary review of the project and it looks great. We just need all color and materials samples and photos of their configurations to complete the review. Also see comments below.

- W-3 building hardy board siding not durable enough at street level.
- Call out parapet materials and what they are covering on all elevations.
- Are the blank walls in the rendering going to be murals?
- Building w-6, do all units have some type of balcony?

- W-5 the first unit doesn't have access to the street but an entrance is shown on the site plan what is this?

We will get more in depth in the next session. We reviewed the renderings and basic site plans, we will go over the detailed site plans in the next meeting.

Have a great weekend



*Kanoa Kelley, Assistant Planner*

City of Stockton, Community Development

345 N Eldorado Street, Stockton CA 95202

Office: 209.937.7564 | Fax: 209.937.8893

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**From:** Mark Groen [<mailto:mark@vrilakasarchitects.com>]

**Sent:** Wednesday, July 12, 2017 12:24 PM

**To:** Kanoa Kelley <[Kanoa.Kelley@stocktonca.gov](mailto:Kanoa.Kelley@stocktonca.gov)>

**Cc:** Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>; Ron Vrilakas <[ron@vrilakasarchitects.com](mailto:ron@vrilakasarchitects.com)>; Mike Novak <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>

**Subject:** Re: Open Window Project - Site Plan and Design Review Submittal

Hi Kanoa,

I believe the Open Window front office will be bringing the wet signed application and check down either today or tomorrow. As you get into the sets, I thought it may be beneficial to set a call time to review a typical building set out of the overall block plan.

Attached is a typical building packet – Building W3 - of approx 8 sheets.

Also attached is an overall 3 block site plan for the landscape and existing utilities. We do have offsite civil and landscape plans being assembled as well. With so many sites and items being updated, I thought we could also discuss what exactly is needed since the exact locations of new and/or existing utilities are currently being established for the permit sets.

Are you available to discuss tomorrow morning at some time?

Please let me know a good time.

Thanks

Mark Groen architect

VRILAKAS | GROEN architects + 1221 18th Street Sacramento, CA 95811 + 916.591.6554+ [vrilakasarchitects.com](http://vrilakasarchitects.com)

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**From:** Kanoa Kelley <[Kanoa.Kelley@stocktonca.gov](mailto:Kanoa.Kelley@stocktonca.gov)>

**Date:** Monday, July 10, 2017 at 11:46 AM

**To:** Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>, Mark Groen <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>

**Subject:** RE: Open Window Project - Site Plan and Design Review Submittal

Hi Mark,

The overall project elevations look good. I just need a wet signed planning application and the fee which is \$1,135 x 2 = \$2,270. You can stop by or mail in a check with the application.

The site plan and birds eye view are good for reference, is there a more detailed site plan that calls out easements, utilities etc? See below for an excerpt from the Open Window MDP. We also wanted something called out on the site plan that shows public vs private space. Is this on the individual building site plans? A preliminary landscape plan would be helpful as well.

I cant open the link you sent to the individual building plans, Drop Box says the folder doesn't exist, can you resend the link? I can make a 11x17 packet for the Design Review Committee from the digital files.

I will take this to the Architectural Review Committee next Wednesday. Because of the size of the project we will dedicate the entire session for review. We can go over the details of the project at our ERC meeting next Tuesday.

Thank you

#### Open Window MDP

The application for any Architectural Review Permit on any parcel or parcels covered by the Plan shall include a cover letter detailing the request and a narrative description of the proposed application and payment of applicable City processing fees. The application shall also include the following:

- 1) A Site Plan shall show the layout of buildings, parking and open space areas and shall also include pedestrian walkways, freestanding signs, driveways, and all existing and proposed streets and alleyways. The site plan shall also show all existing and proposed utilities, including power poles and lines, fire hydrants, irrigation controls and any other above ground utility. City may also require submittal of details on the nature of the land use proposed (hours of operation, specific of the use, etc.) to help in ensuring land use compatibility.
- 2) Building Plans shall specify the overall area of each building and/or unit as well as the proposed uses of each building. Building plans must contain elevations of all faces of the proposed project as well as floor plans with scale building details, including heights. Where an existing building occurs, plan will note whether the project requires demolition or remodel. For a remodel project, plan will include existing elevations to allow comparison of existing to new design plans. Plan may also provide color and materials board.
- 3) Landscape Plans shall provide detailed information on the location, size, type and number of all proposed trees, shrubs and ground cover areas. Existing plant materials to be retained and/or removed shall also be indicated on the plans.
- 4) An Improvement Plan shall be submitted that depicts all improvements needed within public rights-of-way, based on City engineering-related standards and codes in place at the time of development application. These improvements include those identified in the Master Development Plan [MND].
- 5) Signage Plans shall consist of a signage program for the proposed development, which shall illustrate the location, size, type, design and number of all proposed signs. Signage review shall be governed by Insert as applicable: “the standards set forth in Section of this Plan” or “the City Sign Ordinance and the Zoning Ordinance and the regulations in effect at the time of signage plan approval”].

Additional information on proposed “hardscaping” materials such as special paving surfaces, lighting, street furniture and recreational equipment shall also be shown on the landscape plans.



*Kanoa Kelley, Assistant Planner*

City of Stockton, Community Development

345 N Eldorado Street, Stockton CA 95202

Office: 209.937.7564 | Fax: 209.937.8893

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**From:** Thomas Pace  
**Sent:** Monday, July 10, 2017 7:48 AM  
**To:** Kanoa Kelley <[Kanoa.Kelley@stocktonca.gov](mailto:Kanoa.Kelley@stocktonca.gov)>; Mark Groen <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>  
**Subject:** FW: Open Window Project - Site Plan and Design Review Submittal

Thanks, Mark. Kanoa will assist you with the submittal requirements.

---

**From:** Mark Groen [<mailto:mark@vrilakasarchitects.com>]  
**Sent:** Friday, July 7, 2017 5:55 PM  
**To:** Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>  
**Cc:** Ron Vrilakas <[ron@vrilakasarchitects.com](mailto:ron@vrilakasarchitects.com)>; Mike Novak <[mike@vrilakasarchitects.com](mailto:mike@vrilakasarchitects.com)>; David Garcia <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>; Zac Cort <[zcort@tenspacedev.com](mailto:zcort@tenspacedev.com)>; David Kwong <[David.Kwong@stocktonca.gov](mailto:David.Kwong@stocktonca.gov)>; James Ross <[james@vrilakasarchitects.com](mailto:james@vrilakasarchitects.com)>; Brian Crilly <[brian@vrilakasarchitects.com](mailto:brian@vrilakasarchitects.com)>  
**Subject:** Open Window Project - Site Plan and Design Review Submittal

Good afternoon Tom,

It has been a while since we last met and I trust all is well.

Per your email to David Garcia below, we are ready and excited to submit the design review/site plan application and related design drawings for the Stockton Open Window Project. We believe we have all the documents ready and would be looking for your guidance to streamline the city review process in any way possible for these buildings. (our team is pushing on the CD submittal sets for permit as well)

You may recall this project has 15 individual buildings located throughout the overall 3 block project site and, for clarity, we have broken out the drawing files to submit as follows:

- (1) Overall Project Site Cover Packet (attached) – this shows the city required information such as:
  - Overall site plan with building key; and vicinity/area maps
  - Overall block plans for the West, Center, East, & South block
  - Overall block elevations for each
  - Block photo surveys of surrounding context and sites
  - Building Materials and Precedent Sheet for the project
  
- (15) Individual Building Design Drawing Sets – each consisting of the city required elements such as:
  - Cover Perspective
  - Building Site Plan
  - Building floor plans
  - Building elevations and section
  - Typical Unit Plans
  
- A Drop Box Link to the above 15 pdf files is: [170707 Stockton Design Review Folder](#)
- Planning Application

One key question we would have is how you want to receive the application and hard copies? Will you want a 24x36 color print set per the planning submittal matrix for each of the 15 buildings at this time. Or, we would love to submit the digital submittal now and then schedule the presentation / review session with you and the 3 architect panel as soon as possible.

Your input and guidance on the above is greatly appreciated!

Thank you,

**Mark Groen** architect

VRILAKAS | GROEN architects + 1221 18th Street Sacramento, CA 95811 + 916.591.6554+ [vrilakasarchitects.com](http://vrilakasarchitects.com)

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**From:** David Garcia <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>

**Date:** Thursday, July 6, 2017 at 5:21 PM

**To:** Mark Groen <[mark@vrilakasarchitects.com](mailto:mark@vrilakasarchitects.com)>

**Subject:** Fwd: RE: July 18th meeting



FYI

----- Forwarded message -----

From: "Thomas Pace" <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>  
Date: Jul 6, 2017 5:19 PM  
Subject: RE: July 18th meeting  
To: "David Garcia" <[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)>  
Cc: "Kanoa Kelley" <[Kanoa.Kelley@stocktonca.gov](mailto:Kanoa.Kelley@stocktonca.gov)>

I don't recall our receiving an application for site plan and design review; has that happened yet? If not, we will need to get this approved before building permit applications are filed.

**From:** David Garcia [mailto:[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)]  
**Sent:** Thursday, July 6, 2017 3:09 PM  
**To:** Micah Runner <[Micah.Runner@stocktonca.gov](mailto:Micah.Runner@stocktonca.gov)>; David Kwong <[David.Kwong@stocktonca.gov](mailto:David.Kwong@stocktonca.gov)>; Thomas Pace <[Thomas.Pace@stocktonca.gov](mailto:Thomas.Pace@stocktonca.gov)>; Nicole Snyder <[Nicole.Snyder@stocktonca.gov](mailto:Nicole.Snyder@stocktonca.gov)>  
**Subject:** July 18th meeting

All,

I received the following information our architects regarding our July 18 meeting. Please make sure all appropriate officials are present. Thank you.

We are planning to provide an overview of the 3 typical building types that are common to the project - (4 story Bldg C1; 3 story Bldg S1; and existing Bldg W4). Our goal is to submit these 3 sets to the city for first permit review within a week after the 18th meeting. This allows us to get their feedback comments as we finish the other sets.

A request of the building department for this meeting would be:

- To have the the in-house people at the meeting who will be reviewing these sets for Life safety, Structural & Fire.
- Would also want to know their turn around time for 1st comments.

We will provide a code overview of each type and then also look to discuss any a specific questions we have on them. (i.e.: we can confirm that W4 can use the fire escape as a 2nd exit)

--

**David Garcia**

**Chief Operating Officer**

**Ten|Space**

[209-469-2678](tel:209-469-2678)

[dgarcia@tenspacedev.com](mailto:dgarcia@tenspacedev.com)



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