LAND USE & DEVELOPMENT ON STOCKTON BLVD

Community Conversation
August 25, 2021
OVERVIEW OF ATTENDEE ZOOM CONTROLS

- Raise hand for questions / comments
- To directly message Host
- To open the Chat Box
- Turn your camera on or off
- You are mute or unmuted
SUMMARY OF TECH + WORKING AGREEMENTS

- **Raise (zoom) hand and staff will call on those with their hands raised**
- **Listen and suspend judgement**
- **Treat others with respect and courtesy**
- **Speak your truth but also leave room for others to share**
- **Invite good will**

“Raise Zoom Hand” to Contribute

Please MUTE unless you are called on

Please remind us who you are before you speak

Use chat box for tech questions, links, questions
LAND USE & DEVELOPMENT MEETING AGENDA

5 mins   Introductions

15 mins  Overview of City Development Process and Land Use Regulations

60 mins  Discussion

5 mins   Next Steps
Stockton Blvd Plan

Specific Plan
- Area-specific policies and guidelines
- Infrastructure needs
- Funding strategy

Neighborhood Action Plan
Broadway-Stockton Special Planning District

• Outcome from 1998 Urban Design Plan
• Goals:
  • Encourage revitalization efforts
  • Discourage or prohibit incompatible uses
  • Encourage mixed-use projects
  • Enhance bike and pedestrian connections
  • Encourage reduction of motor vehicle parking
  • Encourage bicycle parking
  • Promote aesthetic improvements
Broadway-Stockton Special Planning District

Max Height: 75 feet (2nd Ave-Broadway)

Prohibited uses:

- Vehicular service, repair, sales, storage, rental, car washes
- Bars / nightclubs
- Check-cashing centers
- Liquor stores
- Mini storage
Development Consistency Review

- General Plan
  (Update in progress)
- Housing Element
- Development Standards
  (Title 17)
- Citywide Design Guidelines/
  Infill Housing Design Standards
- Special Planning District
  (Title 17)
- Stockton Blvd Plan
  (In progress)
Development Process

1. APPLICATION SUBMITTED
   - Complete application accepted, including payment.
   - *NEW* Development Tracker email sent when record is created.

2. APPLICATION ROUTED
   - Email routing sheet with a development tracker link sent to neighborhood groups within 500-feet of project site.

3. SIGN POSTED
   - Sign posted on project site with project information and contact information.

4. COMMENTS ACCEPTED
   - Public comments are encouraged through email by a specific date noted on the routing sheet and on the posted sign.

5. APPLICANT REVISIONS
   - Applicant revises the project plans based on staff and community feedback.

6. PUBLIC HEARING
   - Project scheduled for a public hearing.

7. PUBLIC NOTICE
   - Mail public hearing notices to owners & occupants within 500 feet & put notice on posted sign.

8. APPEAL PERIOD
   - Submit a completed form and payment within 10-days after decision.

*Steps 1-5 apply to both ministerial review and staff level discretionary review.

Decision made. 7-day "Request for Reconsideration"

Public hearing process begins (Director or Commission or Commission & Council)
Discussion Questions

• What is a type of land use that you would like to see more of on Stockton Blvd?
• What is a type of land use that you would like to see less of on Stockton Blvd?
• What questions do you have about the development process?
• What is a special building, place, or idea about Stockton Blvd that you would like to protect?
Land uses to see more of on Stockton Blvd?

- Housing: affordable, multifamily
- Green space: agriculture, gardens, parks
- Commercial
  - Grocery stores
  - Restaurants and coffee shops
- Community services
- Gathering spaces
- Street improvements
  - Bike/ped friendly
  - Trees, planting strips
Land uses to see **less** of on Stockton Blvd?

- Medical
- Vacant lots/buildings
- Fast food
- High-rise commercial
- Cannabis uses
- Strip malls
- Liquor stores
- Utility lines
- Chain stores
- Motels
- Gas stations
- Coffee shops
- Churches
- Single-family homes
Special buildings, places, or ideas

- Stockton Blvd as collector/destination
- Colonial Theater
- Local restaurants
- Little Saigon
- Art deco buildings
- Taverns
- Historic architecture
- Family-owned businesses
- Library
- History
How could we address input?

- **Policies:**
  - Define what is special that should be preserved.
  - Provide specific guidance (consistent with Citywide policies) to staff reviewing development applications.
  - Other?

- **Actions:**
  - Update Special Planning District.
  - Add historic resources to local/State/federal register.
  - Art/storytelling/events.
  - Other?

- **Report back:**
  - Future meeting(s)/communication to let community know how input was used.
DISCUSSION