

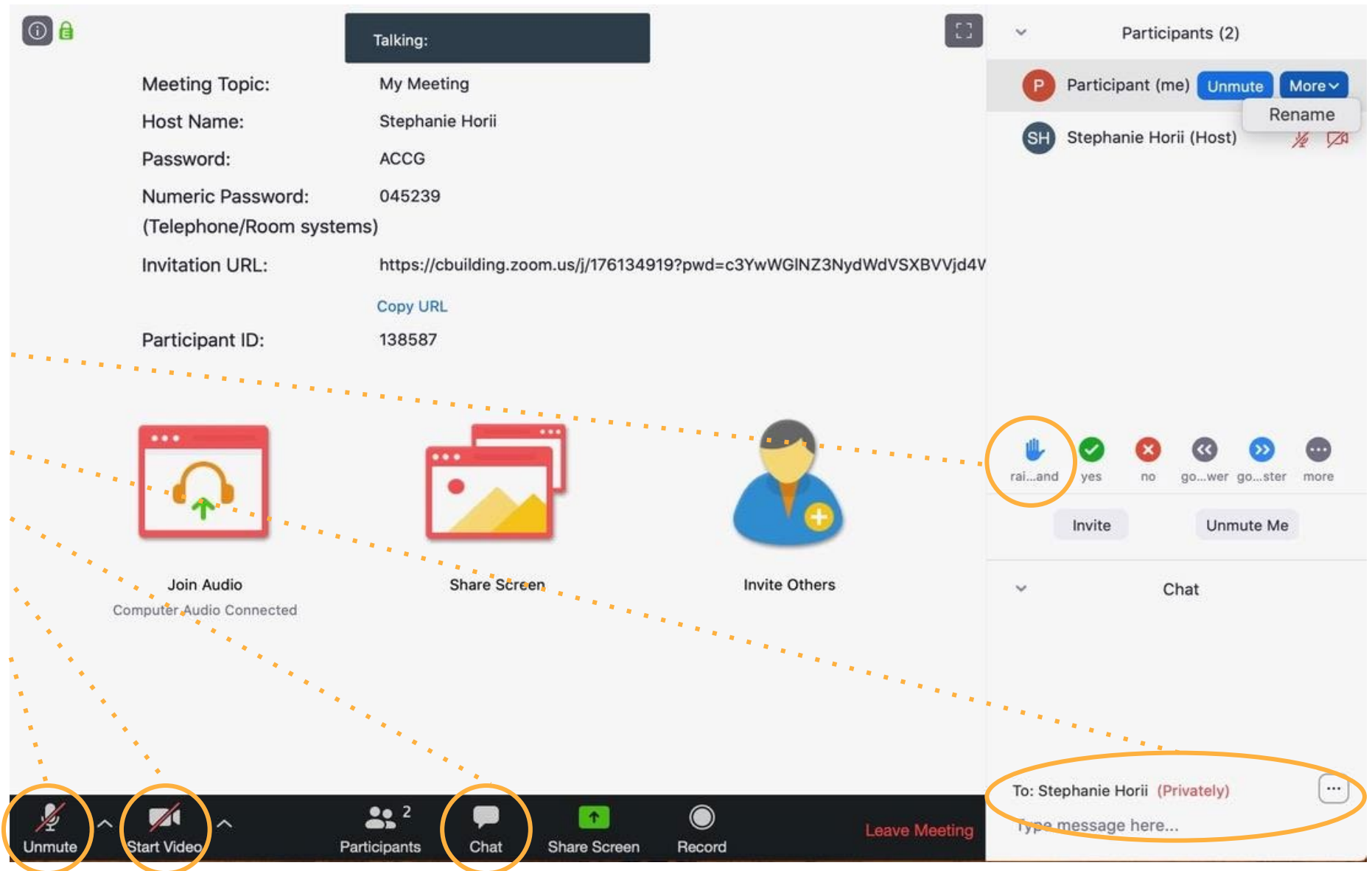
LAND USE & DEVELOPMENT ON STOCKTON BLVD

Community Conversation
August 25, 2021



Stockton Blvd
Plan

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” 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

- 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

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 |

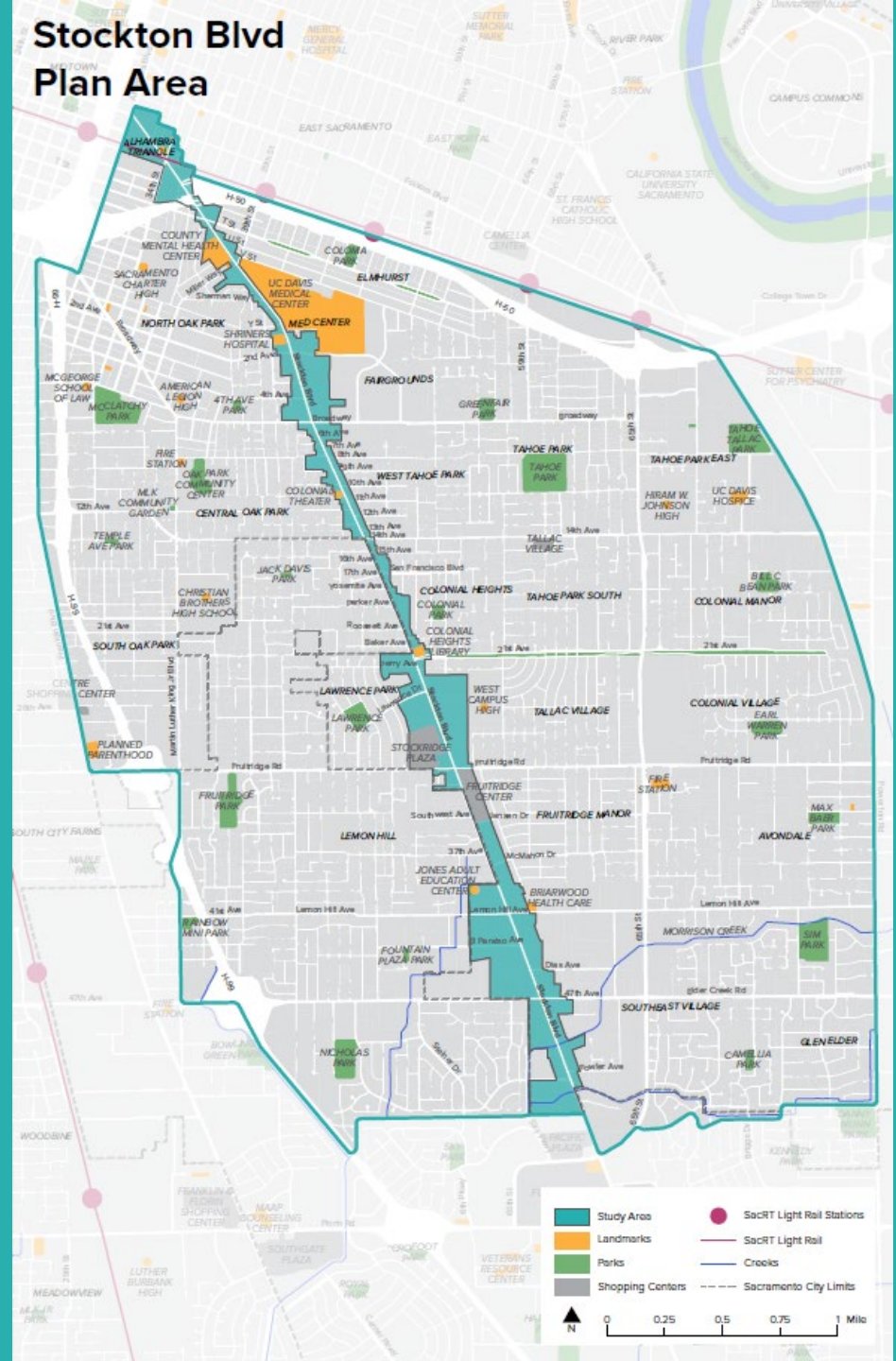


Stockton Blvd Plan

Specific Plan

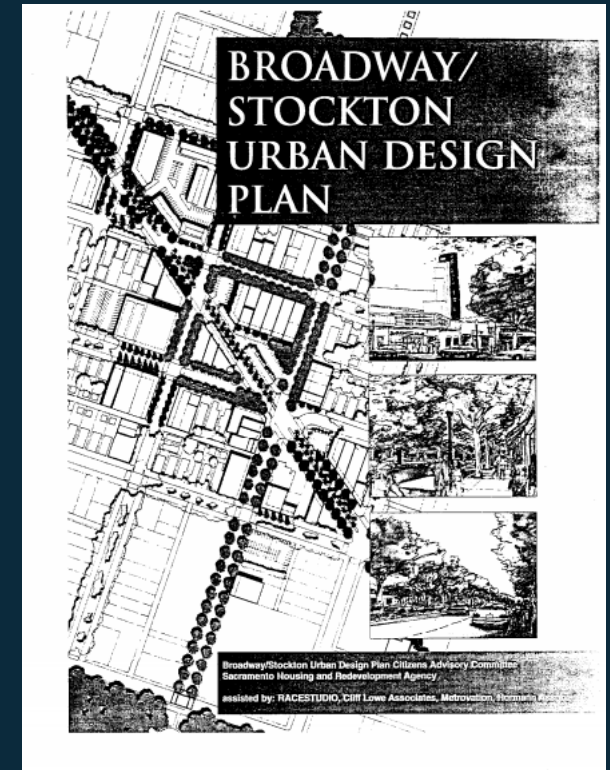
- Area-specific policies and guidelines
- Infrastructure needs
- Funding strategy

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

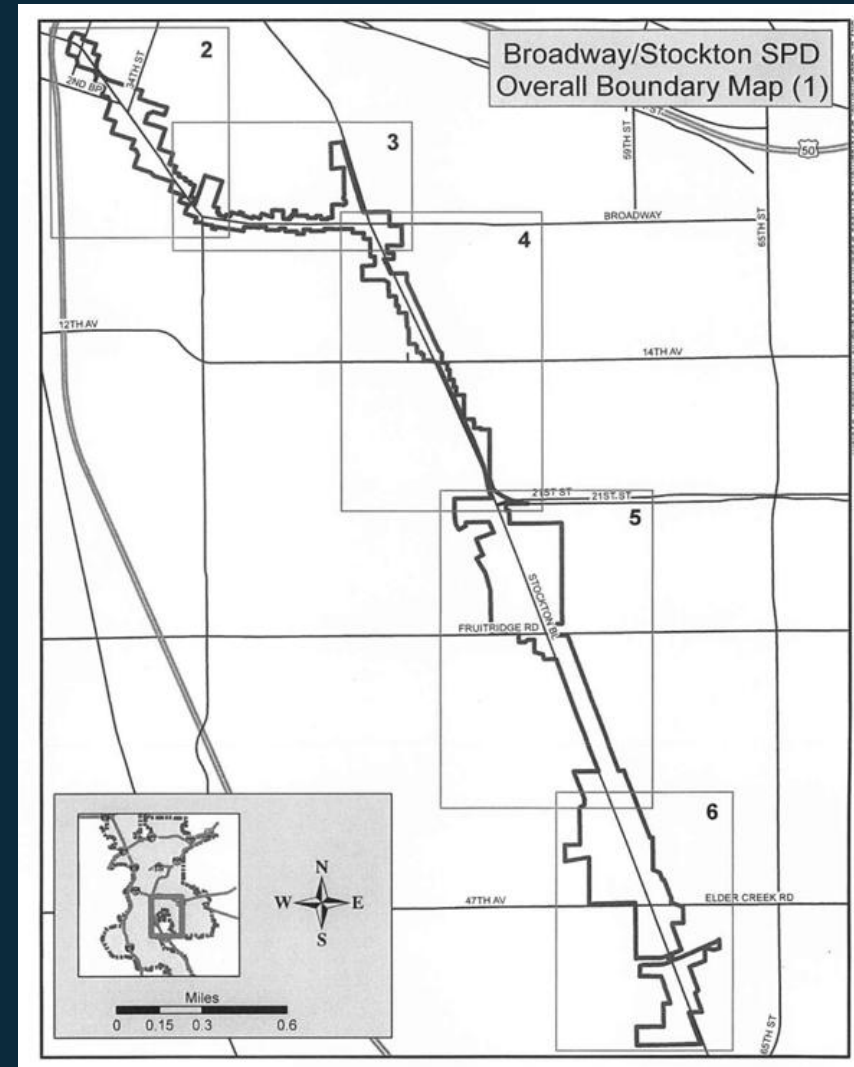


Broadway-Stockton Special Planning District

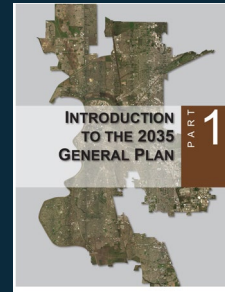
Max Height: 75 feet (2nd Ave-Broadway)

Prohibited uses:

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



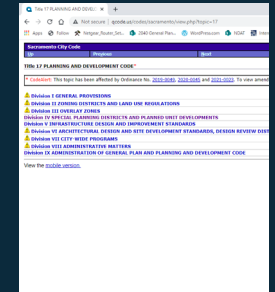
Development Consistency Review



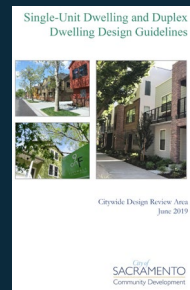
General Plan
(Update in progress)



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



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

Decision made. 7-day
 "Request for
 Reconsideration"

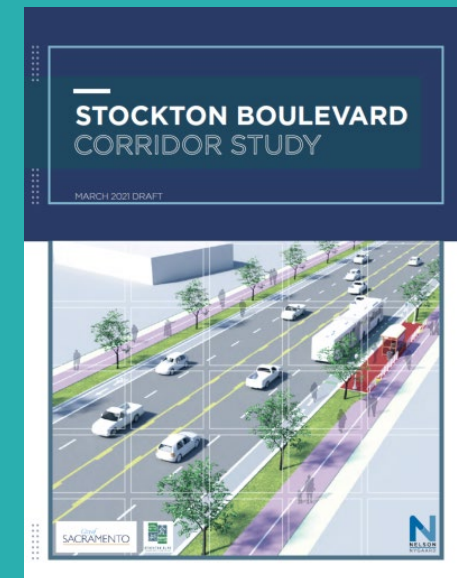
Public hearing process begins (Director or Commission or Commission & Council)

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

