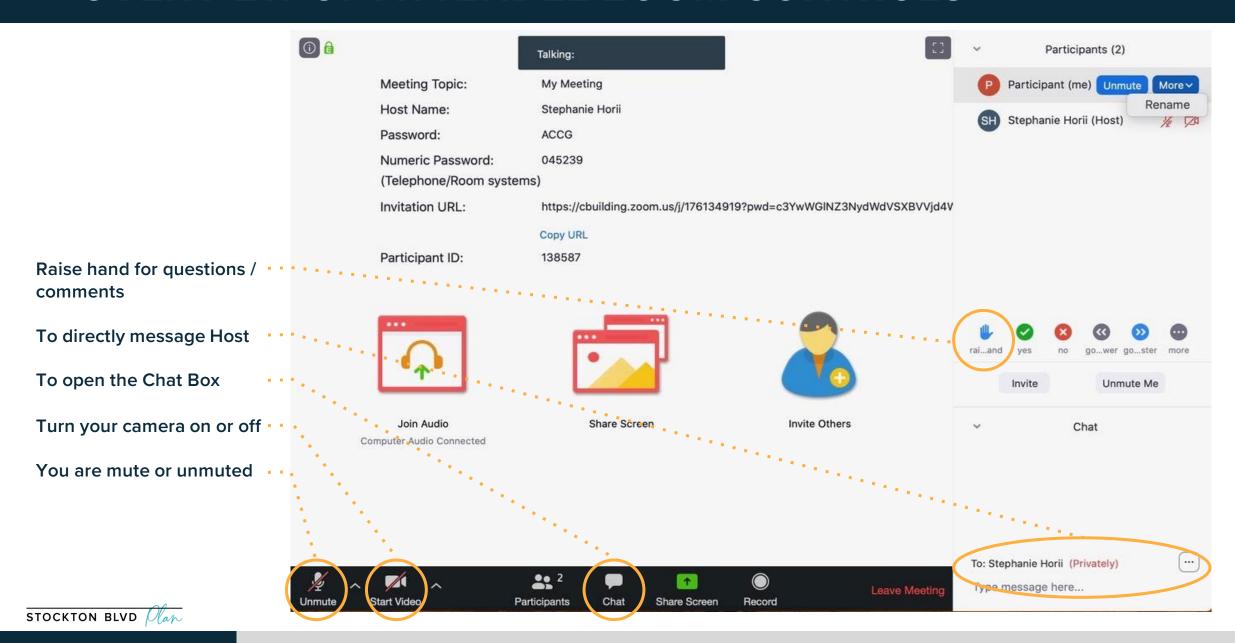
# LAND USE & DEVELOPMENT ON STOCKTON BLVD

Community Conversation August 25, 2021



### **OVERVIEW OF ATTENDEE ZOOM CONTROLS**



## 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**



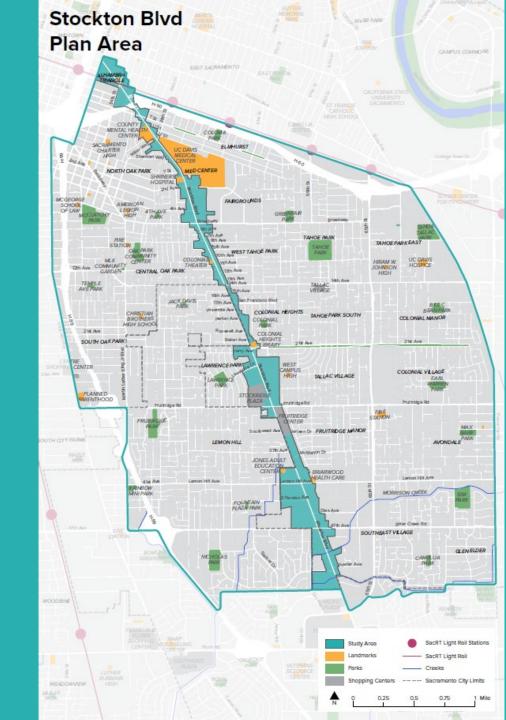








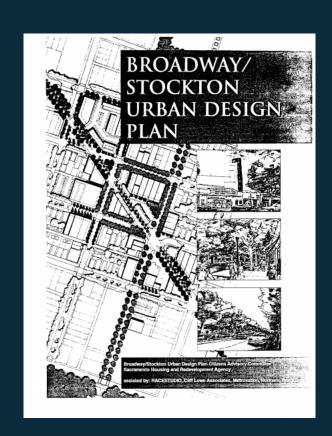






## **Broadway-Stockton Special Planning District**

- 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

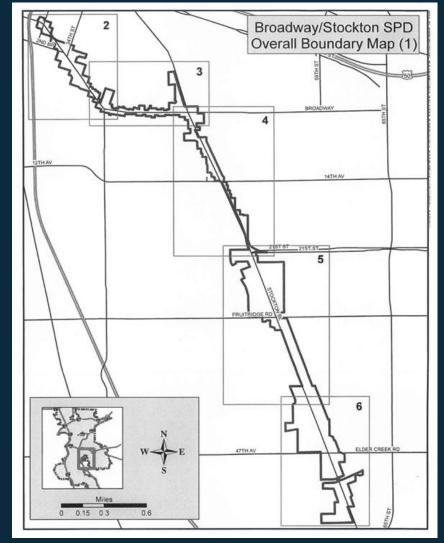


## **Broadway-Stockton Special Planning District**

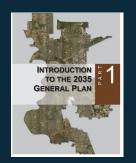
Max Height: 75 feet (2<sup>nd</sup> Ave-Broadway)

#### 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**

6 **PUBLIC APPEAL APPLICATION APPLICANT APPLICATION** SIGN **COMMENTS PUBLIC** NOTICE **PERIOD SUBMITTED REVISIONS ROUTED POSTED ACCEPTED HEARING** NOTICE OF PUBLIC HEARING Sacramento Communi **Development Tracker** Search addresses for records 225-2210-011-0000 225-2210-012-0000 + Show Options Filter by record activity, area, and time p HST & GST Sacramento & Complete application accepted, including **Email routing sheet** Public comments are Sign posted on project Applicant revises the Submit a completed Mail public hearing Project scheduled for a with a development encourged through site with project project plans based on form and payment notices to owners & public hearing. email by a specific date tracker link sent to information and staff and community within 10-days after occupants within 500 neighborhood groups noted on the routing \* *NEW* Development feedback. contact information. decision feet & put notice on Tracker email sent within 500-feet of sheet and on the posted sign. posted sign. when record is project site. created. Day 30+\*

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

STOCKTON BLVD Man

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 <u>less</u> 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 <u>more</u> 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

HỘI ĐỒNG HƯỚNG THỬA THẦN HƯ
THỦ PHỦ CALIFORNIA. SAGRAMENT

- 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



