

**MINUTES  
SPECIAL CITY COUNCIL  
MEETING OF JULY 16, 2018**

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Council Chamber - City Hall, 425 N. El Dorado Street, Stockton CA

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**1. SPECIAL SESSION CALL TO ORDER / ROLL CALL - 1:00 PM**

Roll Call  
Present:

Councilmember Fugazi - arrived at the meeting 1:01 PM

**2. INVOCATION/PLEDGE TO FLAG**

Councilmember Andrade led the Pledge of Allegiance.

**3. PUBLIC COMMENT**

Julie Cox

Kathleen Gapusan

**4. NEW BUSINESS**

**4.1 18-4609 ENVISION STOCKTON 2040 GENERAL PLAN UPDATE: DRAFT 2040 GENERAL PLAN AND EIR, HOUSING POLICY/PROGRAM OPTIONS TO PROTECT AND INCREASE AFFORDABLE HOUSING**

There is no recommended action as this is a discussion only item.

Legislation Text

PowerPoint Presentation

David Kwong, Community Development Department Director - introduced the 2040 General Plan Update, and introduced Charlie Knox, Principal, Placeworks consultant; Mr. Knox presented the 2040 General Plan Update with the aid of a PowerPoint (filed).

The following topics were discussed:

1. Stockton's Bicycle Master Plan
2. Reverting El Dorado Street, Center Street, Park Street and Oak Street back to two-way traffic
3. Homeless Mitigation Fund

4. Effective/efficient movement/shipment of goods and services; East-West/West-East movement through the City
5. Policies that encourage tiny homes construction; Housing Trust Fund, Rent Stabilization; Just Cause for Eviction options
6. Good community outreach evident in the General Plan
7. Inclusionary Zoning, Housing Trust Fund, Rent Stabilization, and Just Cause for Eviction
8. Focus on the opportunity zone; opportunities that have the potential to shift investment Downtown
9. Council Legislation/Environmental Committee changed some of the barriers to tiny homes
10. State legislation to change the building laws was specific only to San Jose
11. Increasing the number of sworn officers
12. Opportunities for medical offices near Weston Ranch; areas in the County that would want City services, a reason for annexation
13. Growth boom forward would be the North, East, Southeast, or South

## **5. ITEMS FOR DISCUSSION**

### **5.1 18-4722 DISCUSS AMENDING THE COUNCIL POLICY MANUAL, TITLE 5, CHAPTER 5.05 - "DISTRICT FORMATION AND FINANCING," TO INCLUDE POLICIES FOR THE FORMATION OF, AND ANNEXATION INTO, A NEW SERVICES AND MAINTENANCE COMMUNITY FACILITIES DISTRICT**

This is a discussion only item, no action is required.

#### Legislation Text

#### PowerPoint Presentation

Kurt Wilson, City Manager - responded Councilmember Fugazi's questions from item 4.1, regarding:

1. Buffered lanes - Thornton Road will be first then Hunter Street
2. Housing Mitigation Fund - \$15,000 of the \$50,000 has been pre-allocated to Central Valley; to-date, zero applicants

Matt Paul, Chief Financial Officer - provided the presentation with the aid of a PowerPoint (filed).

#### Public Comment

John Beckman, BIA (Building Industry Association)

The following topics were discussed:

1. Would a developer's disinterest in the formation of a CFD (Community Facilities District) hinder development
2. A cap on growth
3. The policy applies to new development
4. The project on the Calaveras
5. City-wide CFD policy; the new development pays for the CFD
6. The developer's option to negotiate a separate CFD
7. Tax sharing agreement process; renegotiating tax sharing agreements
8. Disadvantage Communities
9. A developer choosing not to participate in CFD
10. Two versions of a CFD
11. Services refers to police and fire services
12. Residential development doesn't generate sufficient revenue to pay for the services that the City needs to deliver
13. Participating in a CFD does not exclude a development from Measure A, B or W taxes
14. The City's CFDs compared to those in Tracy
15. Specifying line items of funding
16. Disadvantaged Communities is a smart way to make this policy not overly burdensome

## **5.2 18-4723 DISCUSS THE 2017 ANNUAL HOUSING ELEMENT PROGRESS REPORT**

This is a discussion only item, no action is required.

Legislation Text

PowerPoint Presentation

David Kwong, Community Development Department Director, introduced the item and presenter Michael McDowell, Deputy Director of Planning and Engineering, who provided the report with the aid of a PowerPoint (filed).

The following topics were discussed:

1. Administrative Use Permit
2. HEAP SB 850 (Homeless Emergency Aid Program) Funding
3. The numbers for new housing units
4. The measurement of the residential capacity needed
5. The Sierra Vista and Anchor Village Projects

**5.3 18-4720 DISCUSS THE STOCKTON ECONOMIC STIMULUS PROGRAM TIME EXTENSION AND INCREASE THE PERMIT LIMITATIONS FOR PROJECTS IN NON-DISADVANTAGED AREAS**

This is a discussion only item, no action is required.

Legislation Text

PowerPoint Presentation

David Kwong, Community Development Department Director, provided the presentation with the aid of a PowerPoint (filed).

The following topics were discussed:

1. Incentives for multi-family housing developers
2. Analysis of projections for the next two years
3. Industry perspective on multi-family builders
4. Average price of multi-family homes

**5.4 18-4721 DISCUSS BALLOT MEASURE ON NOVEMBER 6, 2018 ELECTION AUTHORIZING CONTINUATION OF THE AUTHORITY TO DEVELOP LOW-RENT HOUSING PROJECTS IN STOCKTON**

This is a discussion only item, no action is required.

Legislation Text

PowerPoint Presentation

Janice Miller, Economic Development Department Assistant Director - provided the presentation with the aid of a PowerPoint (filed).

The following topics were discussed:

1. Stockton's need for affordable housing
2. Lowest income renters

3. People qualifying for rental assistance but no rentals are available

4. Housing Mitigation Fund; no units available

6. **ADJOURNMENT - 2:55 PM**



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for CHRISTIAN CLEGG  
DEPUTY CITY MANAGER/INTERIM CITY  
CLERK  
CITY OF STOCKTON