

**SUMMARY OF GENERAL PLAN POLICIES & ACTIONS AND
HOUSING ELEMENT GOALS & POLICIES**

SUMMARY OF POLICIES & ACTIONS BY GP ELEMENT		APPLICABLE PRIORITY PLANNING PROJECT
City Priority Projects: 2020 to 2023 1) zoning map and code amendment efforts, 2) preparation of the 6th Cycle Housing Element, 3) an analysis and preparation of mobility and Vehicle Miles Traveled (VMT) guidelines, 4) Affordable Housing Strategic Plan, 5) Displacement and Housing Fund studies, and 6) analysis of infrastructure deficiencies that are potential impediments to housing.		
COMMUNITY HEALTH		
Policy CH-2.1	Prioritize maintenance of streets and improvement of sidewalks, parks, and other infrastructure in areas of the city that historically have been comparatively underserved by public facilities, including implementation of complete streets where needed, especially in conjunction with infrastructure maintenance and improvement projects.	
Action CH-2.1C	Develop incentives to promote reuse of distressed areas, such as through re-zoning, permit streamlining, density bonuses, and other appropriate tools.	1,4, 6
Action CH-2.2B	Establish Transit Oriented Development (TOD) Overlay Zones around the Robert J. Cabral ACE Train Station and the San Joaquin Street Amtrak Station to promote high-density residential, including affordable and mixed-income housing, and other TOD.	1
Action CH-2.2C	Evaluate and implement adjustments to the Public Facilities Fee structure to promote development in the Downtown.	6
Policy CH-2.3	Focus on reducing the unique and compounded environmental impacts and risks in disadvantaged communities.	
Action CH-2.3C	Require applicants for residential remodel and rehabilitation projects to remediate structural health hazards, such as lead-based paint, mold, mildew, and asbestos.	1
Action CH-4.1C	Explore the feasibility of developing an ordinance to allow “tiny homes” and container homes to serve as permanent housing.	1
Action CH-4.1D	Study and implement adjustments to the Public Facilities Fee structure, parking requirements, and other development standards to facilitate the development of secondary residential units and other smaller dwelling units that can serve as relatively affordable housing.	1,4,6
LAND USE		
Policy LU-1.1	Encourage retail businesses and housing development in mixed-use developments along regional transportation routes and in areas that serve local residents.	
Action LU-1.1B	Evaluate the City’s parking policies, and amend the Development Code to provide more flexibility as appropriate to facilitate mixed-use redevelopment.	1,4,6
Policy LU-2.2	Facilitate the development of at least 4,400 new housing units in the Greater Downtown by 2040.	

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Action LU-2.2A	Amend the Development Code to provide more flexibility for residential development to be feasible, including through a streamlined residential development permit process, and to contribute to the “charm” of the Downtown.	1
Action LU-2.2B	Establish Transit Oriented Development (TOD) Overlay Zones around the Robert J. Cabral ACE Train Station and the San Joaquin Street Amtrak Station to promote high-density residential, including affordable and mixed-income housing, and other TOD.	1,3
Action LU-2.2C	Evaluate and implement adjustments to the Public Facilities Fee structure to promote development in the Downtown.	6
Action LU-2.2D	Discourage urban development at the edges of the city that would detract from or compete with the housing goals of the Greater Downtown.	1
Action LU-2.3C	Develop curbside management policies that are flexible to accommodate the evolving nature of ride-sharing programs and future reliance on autonomous vehicles in the Downtown.	1,3
Policy LU-6.2	Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.	
Action LU-6.2A	Develop and implement an infill incentive program that encourages infill development through expedited permitting, changes in fee structures, prioritizing infrastructure improvements in infill areas, property owner and/or landlord incentives to maintain property and reduce blight, and/or other strategies. As part of this program, define and prioritize categories of infill types based on land use, and residential density or non-residential intensity.	1,2,3,6
Action LU-6.2C	Ensure prioritization of development and redevelopment of vacant, underutilized, and blighted infill areas be considered through strategies such as zoning changes and strategies to avoid gentrification.	1,2,5
Policy LU-6.4	Ensure that land use decisions balance travel origins and destinations in as close proximity as possible, and reduce vehicle miles traveled (VMT).	
Action LU-6.4B	Maintain a reasonable proximity and balance (i.e., magnitude) between job generating uses, housing opportunities, and resident services and amenities, including transit and active transportation.	1,2,3,4, 6
Action LU-6.4C	Reduce Vehicle Miles Traveled (VMT) per household by planning new housing in closest proximity to employment centers, improving and funding public transportation and ridesharing, and facilitating more direct routes for pedestrians and bicyclists.	1,2,3,4, 6
TRANSPORTATION		

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Policy TR-3.2	Require new development and transportation projects to reduce travel demand and greenhouse gas emissions, support electric vehicle charging, and accommodate multi-passenger autonomous vehicle travel as much as feasible.	
Action TR-3.2A	Amend the parking requirements in the Development Code to encourage shared parking, require preferential parking for rideshare vehicles, and allow reduced parking requirements to support transit, bicycling, and walking.	1,2,3,6
Action TR-3.2B	Require commercial, retail, office, industrial, and multi-family residential development to provide charging stations and prioritized parking for electric and alternative fuel vehicles.	1,6
Action TR-3.2C	Respond to the implications and opportunities associated with connected vehicles and autonomous vehicles by monitoring technological advances and adjusting roadway infrastructure and parking standards to accommodate autonomous vehicle technology and parking needs.	1,6

HOUSING ELEMENT GOALS & POLICIES	APPLICABLE PRIORITY PLANNING PROJECT
ADEQUATE SITES FOR HOUSING	
Goal HE-1 Ensure the adequate provision of sites for housing of all types, recognizing the importance of a jobs-to-housing ratio that encourages living and working in our community	
Policy HE-1.1 Availability of Land	
The City shall maintain sufficient designated and zoned vacant and underutilized sites for housing to achieve a mix of single-family and multi-family development that will accommodate anticipated population growth and the housing needs established in the City's regional housing needs allocation of 11,824 units (1,675 extremely low, 1,482 very low, 2,004 low, 2,103 moderate, 4,560 above moderate).	1,2,4,5,6
Policy HE-1.2 Avoid Downzoning	
The City shall not downzone parcels identified in the Housing Element inventory unless they are replaced concurrently by comparable zoned land elsewhere within the city or the City makes findings that there are still adequate sites in the inventory to meet the remaining regional housing needs allocation.	1,2,4,5,6

Policy HE-1.4 Infrastructure and Public Facilities to Support Residential Development	
The City shall take into consideration where housing is planned or likely to be built when preparing plans for capital improvements to expand or improve infrastructure and public facilities that supports new residential development and ensure adequate services.	1,2,3, 4,5,6
NEW HOUSING DEVELOPMENT	
Goal HE-2 Provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton.	
Policy HE-2.1 Higher Residential Densities	
The City shall encourage residential densities at the high end of the allowable density range to make more efficient use of land and public facilities and services, and to provide more affordable housing opportunities for all residents.	1,2,4,5
Policy HE-2.2 Mixed-use Development	
The City shall encourage the development of mixed- use residential-office and residential-retail projects.	1,2
Policy HE-2.3 Housing Variety	
The City shall encourage and provide opportunities for a variety of housing types that provide market- rate, affordable housing opportunities and promote balanced mixed-income neighborhoods.	1,2,4
Policy HE-2.5 Second Units in New Projects	
The City shall encourage the development of second units within new single-family projects.	1,2,4
Policy HE-2.6 Second Unit Infill	
The City shall encourage the development of second units to provide additional affordable housing opportunities in existing single-family neighborhoods. <i>[Existing Policy, modified]</i>	1,2,4
Policy HE-2.7 Multifamily Housing	
The City shall encourage the development of multifamily housing within the city to provide a variety of housing types for all income groups.	1,2,4
AFFORDABLE HOUSING	
Goal HE-3 Encourage and promote the construction of affordable housing.	
Policy HE-3.3 Affordable Housing Incentives	
The City shall explore incentives, bonuses, and flexibility in standards and requirements in the Development Code that could benefit affordable housing development, such as density bonuses, flexible development standards, and deferred payment of fees.	1,2,4
Policy HE-3.5 Integrated Affordable Housing	
The City shall encourage the integration of sites for affordable housing throughout the residentially- designated areas of the city and avoid concentration of low-income housing units.	1,2,4
INFILL/DOWNTOWN HOUSING	

Goal HE-4 Enhance opportunities for infill development, including mixed-use, affordable housing, and transit- oriented development within the Downtown and Greater Downtown Areas, along the city's corridors, and within the existing City limits.	
Policy HE-4.1 Infill Development Targets	
In an effort to meet the infill target of 4,400 new units in the Greater Downtown, the City shall promote infill development within the Downtown and Greater Downtown Areas through incentives such as less restrictive height limits, less restrictive setback and parking requirements, subsidies, infrastructure improvements, and streamlined permitting process.	1,2,4
Policy HE-4.3 Transit Oriented Development	
The City shall encourage higher-density residential uses and mixed-use development to locate near main transportation routes to offer an alternative means of transportation to employment centers, schools, shopping, and recreational facilities and to promote walking and biking.	1,2,4
Policy HE-4.4 Adaptive Reuse	
The City shall encourage the adaptive reuse of existing buildings in the Downtown for residential and mixed use.	1,2,4
MITIGATE GOVERNMENTAL CONSTRAINTS	
Goal HE-5 Address and, where feasible, remove governmental constraints to the development, improvement, and maintenance of Stockton's housing stock, and encourage higher-density development.	
Policy HE-5.1 Mitigate Government Constraints	
The City shall strive to mitigate local governmental constraints to the development, improvement, and maintenance of housing.	1,2,4
Policy HE-5.2 Streamlined Permitting	
The City shall continue to streamline the local permit review and approval processes for affordable and infill housing projects.	1,2,4
Policy HE-5.3 Application and Development Fees	
The City shall strive to ensure that application and development fees do not unnecessarily constrain production of new infill and multi-family housing.	1,2,4,6
Policy HE-5.4 Defer Fees for Affordable Housing	
The City shall consider deferring fees to Certificate of Occupancy (COO) to help offset development costs for affordable housing.	1,2,4
Policy HE-5.5 Creativity and Flexibility	
The City shall allow for flexibility in the application of development standards to encourage creative and innovative housing solutions.	1,2,4
MAINTAINING AND PRESERVING EXISTING HOUSING	
Goal HE-6 Conserve and enhance existing housing in Stockton's neighborhoods.	
Policy HE-6.2	
The City shall strive to preserve residential neighborhoods by ensuring that permitted non- residential uses and activities are compatible with the neighborhoods they serve to	1,2,4

prevent land use conflicts, adverse social and environmental impacts, and undesirable traffic concentrations.	
HOUSING FOR SPECIAL NEEDS	
Goal HE-7 Provide a range of housing opportunities and services for households with special needs, including extremely low-income residents, farmworkers, persons with language barriers, seniors, large households, single mothers, persons with disabilities, persons diagnosed with HIV/AIDS, and homeless persons.	
Policy HE-7.1 Special Needs Accommodation	
The City shall seek to accommodate housing and shelter for residents with special needs through appropriate zoning standards and permit processes.	1,2,4
Policy HE-7.2 Homeless Needs	
The City shall strive to address the shelter needs of its homeless residents, and continue to support the provision of facilities and services to meet the needs of homeless individuals and families.	1,2,4
Policy HE-7.3 Temporary Housing	
The City shall support temporary housing for individuals with special needs (e.g., abused and/or abandoned seniors, individuals who may be at physical or psychological risk, mentally ill homeless, those with HIV/AIDS or other debilitating illnesses) in board and care homes.	1,2,4
Policy HE-7.4 Large Households	
The City shall encourage the development of single- family and multi-family housing affordable to large households.	1,2,4
Policy HE-7.6 Housing for Persons with Disabilities	
The City shall encourage the development of housing accessible to people with disabilities, including developmental disabilities.	1,2,4
SUSTAINABLE DEVELOPMENT AND ENERGY CONSERVATION	
Goal HE-9 Promote sustainable developments that conserve energy conservation and reduce impacts on the environment.	
Policy HE-9.1 Energy Conservation and Waste Reduction	
The City shall promote energy conservation and waste reduction in residential site planning, design, and construction.	1,2
Policy HE-9.3 Green Building Concepts	
The City shall require green building concepts and processes in new residential construction and rehabilitation of the existing housing consistent with State building standards and local subdivision and zoning standards.	1,2