

**Adopt a Resolution Rescinding the
1999 Gleason Park Neighborhood Plan
and Approve the **Housing Action Plan**
and Three **Neighborhood Action Plans****



*City Council Meeting
November 19, 2024
Item 15.4*



Sequential Progress



Housing Element ✓

Housing Action Plan (HAP)



Neighborhood Action Plans



- Cabral/East Cabral
- Little Manila/Gleason Park (*rescind 1999 Action Plan*)
- South Airport Corridor



Development Code Overhaul *Early 2025*

Design Standards *Summer 2025*

What are the Action Plans?



- **Guide to Housing Production**
 - Complements other City policy documents
 - Handbook to current market, available land, and city development standards
 - Overview of housing challenges (takeaways) and Solutions, with specific Actions tied to the Solutions
- **Neighborhood Analysis and Actions**
 - Related and tiered from the Housing Action Plan
 - Includes housing and non-housing actions specific to the neighborhood

Housing Summary



Main Takeaways

- Market Constraints
- Infrastructure
- Financial challenges
- Emergency shelters
- Need for enhanced clarity and collaboration

Main Solutions

- Increased Public-Private Partnership
- Policy Coordination with Infrastructure
- Increase wealth-building opportunities
- Enhanced Communication
- Education and online tools to empower

Housing Market Summary



Main Takeaways

- Similar to Executive Summary
- Financial challenges

Main Solutions

- Similar to Executive Summary
- Explore regulatory options (incentives or regulations) that help diversify housing stock
- Consider more dedicated/diverse funding sources

Housing Supply Summary



Main Takeaways

- The City has ample land for housing
- Financial challenges in providing infrastructure in older/urban areas
- Reuse of buildings is costly and could be an untapped resource for housing
- Annexations must balance the orderly growth of developed and undeveloped areas

Main Solutions

- Increased Public-Private Partnership
- Policy Coordination with Infrastructure
- Enhanced Communication

Regional Housing Needs Allocation Map

Priority Sites



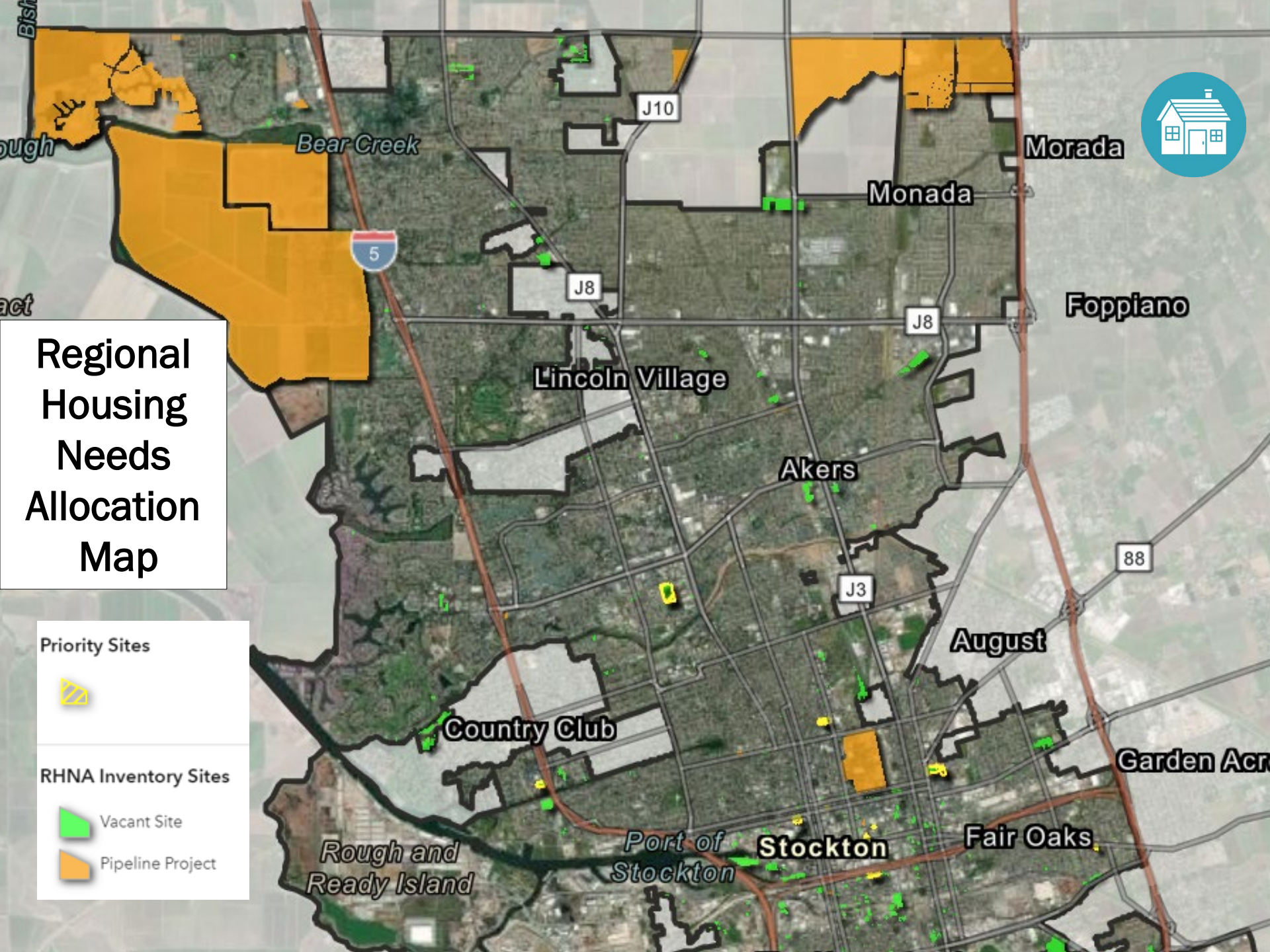
RHNA Inventory Sites



Vacant Site



Pipeline Project



Crystal Bay Master Plan

±1,343 units (Approved)

Westlake Master Plan

±2,800 units (Under Construction)

Delta Cove Master Plan

±1,545 units (Approved)

Sanctuary Master Plan

±5,758 Units (Approved)

Davis Crossing Subdivision

±67 units (Approved)

LeBaron Ranch Subdivision

±1,409 Units (Under Review - Requires Annexation)

Tra Vigne Subdivision

±1,503 Units (Approved)

Cannery Park Subdivision

±1,600 units (Under Construction)

Bear Creek South

±2,051 units (Under Review - Requires Annexation)

Bear Creek Phase 1 Subdivision

±93 units (under review)

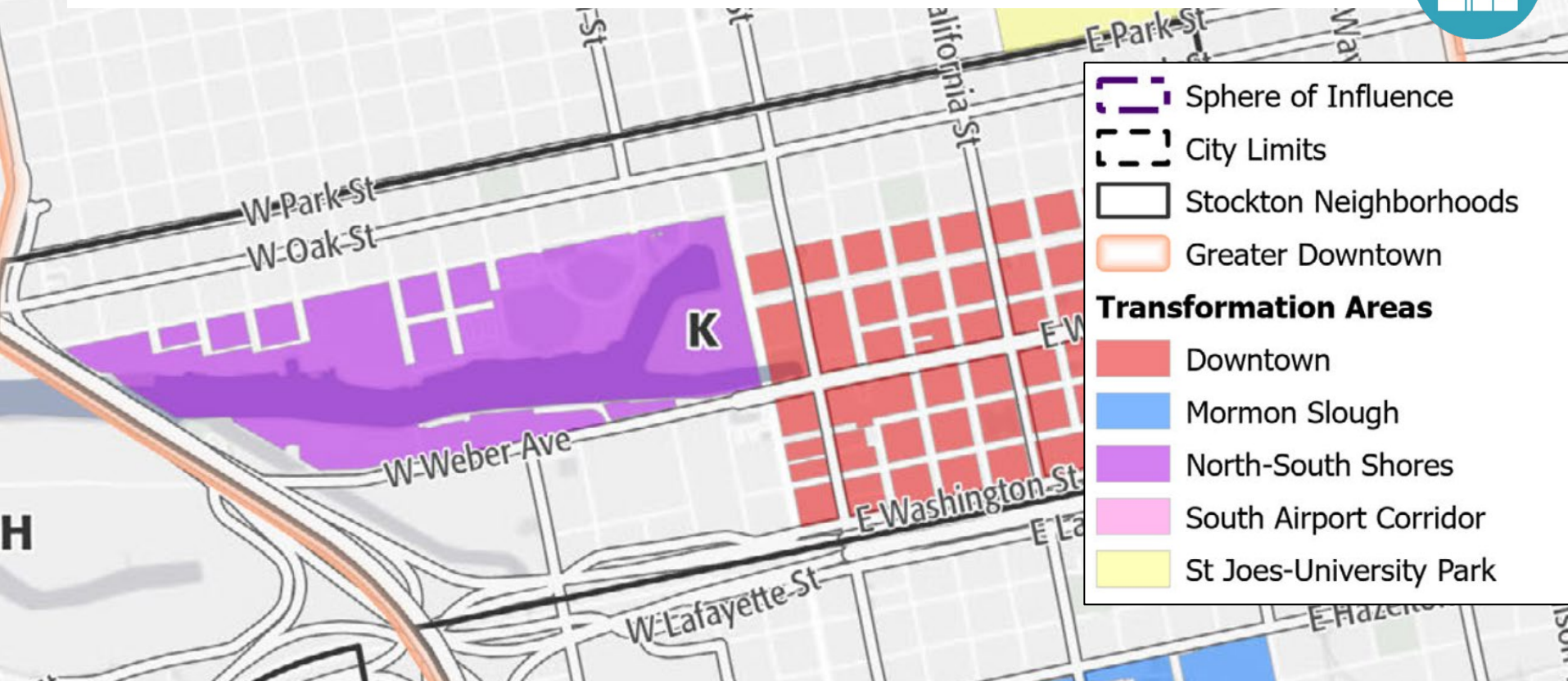
University Park Master Plan

±359 Units (Approved)

Planned Housing Units



Supply- Transformation Areas



- Sphere of Influence
- City Limits
- Stockton Neighborhoods
- Greater Downtown
- Transformation Areas**
- Downtown
- Mormon Slough
- North-South Shores
- South Airport Corridor
- St Joes-University Park

#	Area Name	Approximate Size (acres)	Estimate New Unit Yield	Estimated Infrastructure Deficiency Cost
1	Channel Area (North and South Shore)	±300 acres (139 parcels)	1,000-1,500 units	\$56,855,855

Supply-Priority Sites



- 10 sites have been selected based on criteria
- Sites likely for catalytic housing development
- Sites allow various Housing Types (i.e., apartment, multi-unit)
- Report Includes:
 - Buildout scenarios
 - Feasibility proformas (gap analysis if needed)
 - Recommendations if additional action is needed (analysis will be in the HAP)

Process Summary



Main Takeaways

- The Development Process does not seem to constrain new production
- Most prominent types of new housing are 1) apartments and 2) single-family detached
- Code is very flexible but could be improved for clarification
- Most multifamily housing is permitted by right (ministerial) in residential and commercial zones

Main Solutions

- Continue performance analytics to enhance review times
- Policy Coordination with funding options
- Increase customer support

Housing Types

“Typologies/Missing Middle”



Low Density

Housing Element Basic Assumption: Density = Affordability

High Density



Single-Family
Attached/Detached (SFD/A)



Accessory or Junior Accessory
Dwelling Unit (ADU/JADU)



Mixed-Use Residential



Low-Rise Multi-Family Dwelling (MFD)



Mobile/Manufactured Home



Multi-Unit Townhomes (MU)



Live-Work Housing



Mid-Rise Multi-Family Dwelling (MFD)

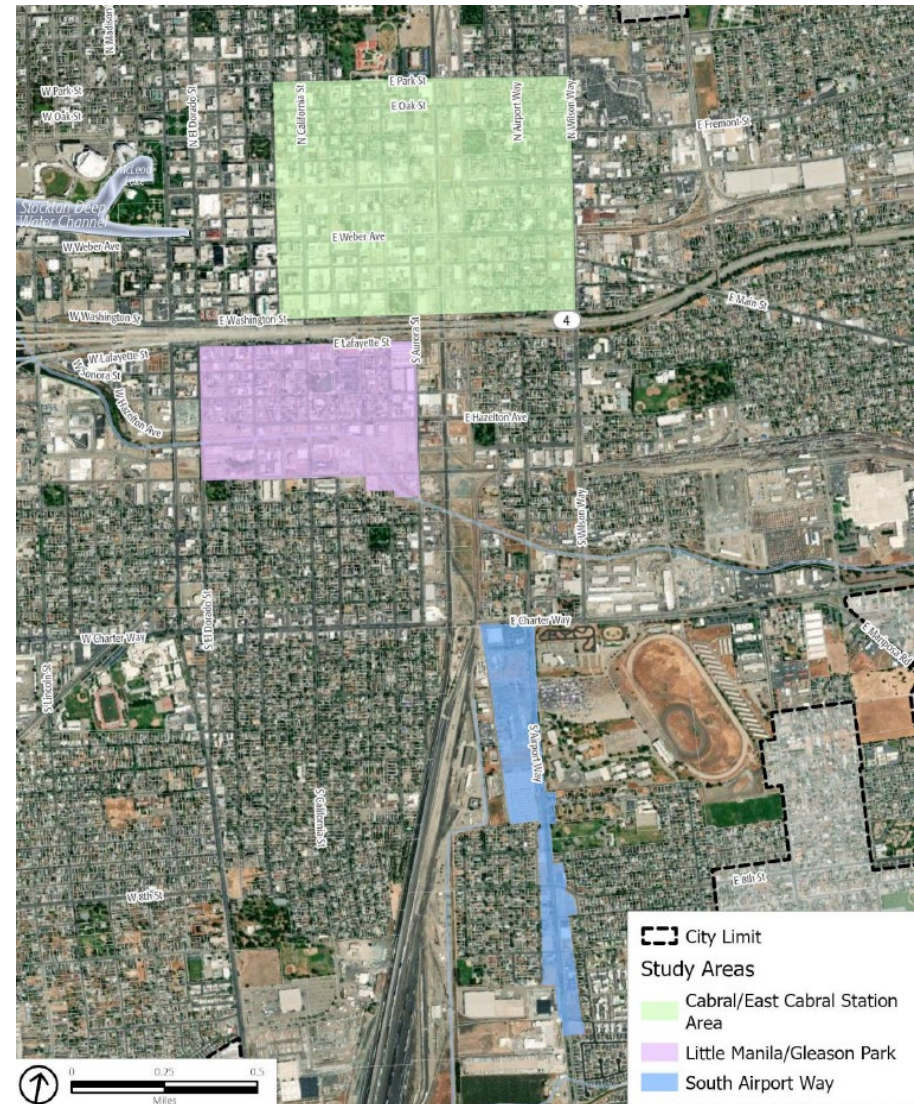
Neighborhood Action Plans



Cabral / East Cabral

**Little Manila /
Gleason Park**

S. Airport Corridor



Potential for New Housing – Vacant Sites

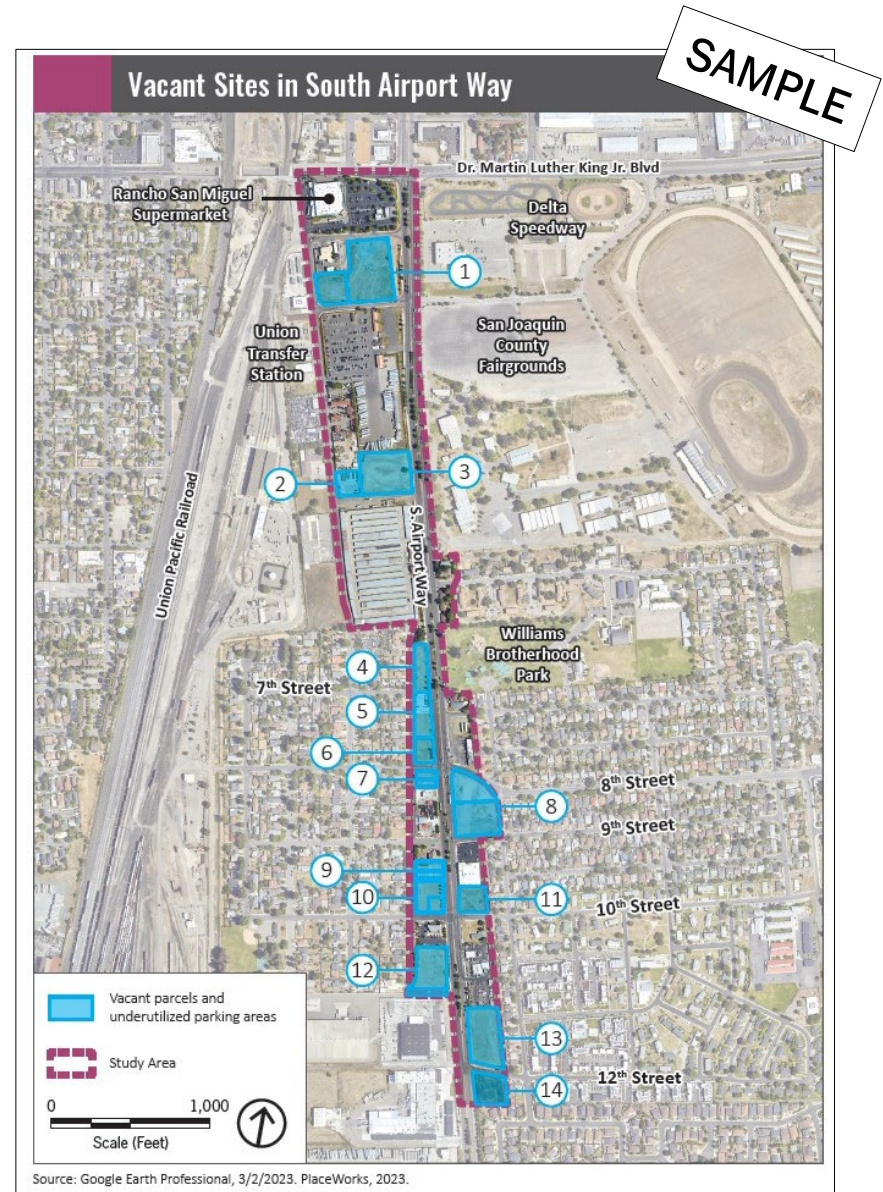
Sites were identified that are vacant or that are not well-utilized.

Sites may serve as an opportunity for new housing development.

Each Plan shows location of these sites, and a table (next slide) identifying feasible housing types on each site based on lot size and neighborhood characteristics.

The City itself does not build housing unless the property is owned by the City.

Redevelopment of privately owned sites require property owner agreement, an approved development proposal, & infrastructure.



Potential for New Housing – Housing Types

SAMPLE

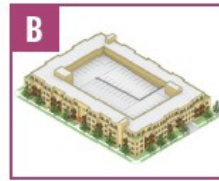
Site Number	Street Address	Most Feasible Housing Types
1	1501 & 1516 South Union Street	C, D, G
2	1121 Folsom Street	C, F, G
3	1795 South Airport Way	B, F
4	2051 South Airport Way	F, G
5	2119 South Airport Way	F, G
6	2135 South Airport Way	D, F, G
7	2211 & 2211 South Airport Way	G
8	2244 & 2226 South Airport Way	C, D
9	2333 & 2319 South Airport Way	I
10	2361 & 2347 South Airport Way	E, F, H
11	2348 South Airport Way	C, D
12	2427 & 2427 South Airport Way	C, D, F
13	2482 South Airport Way	C, F
14	1402 Twelfth Street	C, F



High-Rise Residential



Live-Work



Mid-Rise Apartments



Multiplexes



Low-Rise Apartments



Triplexes and Duplexes



Mixed-Use



Cottage Courts



Townhomes

NEXT STEPS - Implementation

- Coordination with Housing Element Implementation
- Completion of the Development Code
- Improved Online Webpage for Tracking & Resources
- Housing Conditions Survey for Funding
- Refinement of Outreach Program
- Handouts for various topics (home improvement, legal assistance, funding)
- Ongoing research on various housing topics and funding options

Conclusion

- The Action Plans are consistent with the Housing Element and all other housing and zoning-related documents
- Staff has conducted multilingual outreach and held a public workshop and informational sessions for feedback
- The Action Plans and Housing Element will assist staff in applying for grants, revitalizing blighted areas, and providing housing resources to the public and potential developers

Recommendation

Staff recommends the City Council:

- 1) Find that no further environmental review is required per CEQA Section 15183 (Consistency with General Plan and Community Plan); and
- 2) Adopt a Resolution formally rescinding the 1999 Gleason Park Neighborhood Plan, and approve the Housing Action Plan and three Neighborhood Action Plans