

Envision Stockton 2040 General Plan Update Workshops 9 and 10 (Draft General Plan) Summary July 30 and 31, 2018

On July 30 and 31, 2018, the City of Stockton hosted two workshops for community members to review the Draft Envision Stockton 2040 General Plan and provide feedback. The draft goals and policies were presented at four stations: Land Use, Transportation, Safety, and Community Health. A fifth station provided information about the City's adopted Housing Element, and some additional programs to consider to work towards the City's housing-related goals. Community members were invited to visit each station and share feedback to present to the Planning Commission and City Council as they consider the Draft General Plan for adoption.

The comments received at the workshops are provided below. The written comment cards are provided as Attachment A.

Land Use

Merlo Gym Comments:

- Goal LU-2: How can we protect existing commercial property/businesses from displacement? Increased investment can lead to rent increases for fledgling businesses.
- Keep businesses local-owned; limit chain retail.
- Golf course needs to be turned into public space.

Arnold Rue Comments:

- General Plan needs to be more specific about housing north of 8 Mile Road would only be consider AFTER a major economic engine is secured for the area.
- Very concerned about the economic/education enterprise area being expanded to 3,500 acres and the proposed 26,000 housing units. This is contrary to the premise of an otherwise excellent general plan: to focus on infill and providing resources to existing neighborhoods.
- The City needs to ensure that the pattern of development can be supported by infrastructure & service networks before planning outside the existing city limit (page 3-21). Yes!
- Promote infill with incentives.
- More specifics as to how ag land will be preserved.
- Support local ag; preserve ag land. Policy CH-1.3.
- Need a hospital in S Stockton.
- Need action/policy to make design guidelines into requirements because they are not currently followed.
- Jobs/jobs/jobs
- Action LU-4.1a: Streamline project review. What criteria area used to evaluate whether or not a project would deserve a streamlined review?
- Action LU-4.2a: Who decides what the focus of the business attraction efforts will be? Is this City policy?
- Policy LU-6.5 & Action LU-6.5a: Plan requires preparation of fiscal impact analysis. GP here should include statement that unless costs are met, development should be denied.

- Residential development does NOT pay for service costs to the City. This fact should be included in the fiscal health section.
- Policy LU-6.5: Improve & maintain the City's fiscal health. Can a project be denied if it does not prove economically feasible for the City?
- Action LU-3.3d: What would necessitate a review of the Development Impact Fee?
- Action LU-6.3a: Require development to mitigate any impact to existing sewer, water, library infrastructure that would reduce service levels. What does this mean? How can these be mitigated?
- Maintain parks, trees, waterways. My Bay friends continually ask "who's in charge of maintenance in Stockton?"
- Park/Rec needs to take pride in its parks.
- Ensure a library (at least one, but more would be better) in the northern part of town.
- Does City zoning allow libraries in residential areas?
- Institutional: Includes libraries under this designation. Can libraries be near residents?
- Public libraries: Have library locations and the needs for libraries in under-served areas been studied? (p 6.8)
- Policy CH-2.1: Other infrastructure in underserved areas. Does this include libraries?
- City included in Delta National Heritage Area?

Transportation

Merlo Gym Comments:

- Park & Oak or El Dorado & Center one-ways to two-ways? Or slowing traffic down/increasing walkability.
- Affordable housing needs:
 - Speed bumps
 - Speed limit signs
 - Crosswalks
 - Stop signs
 - Street signs
 - Streets are City-governed
- Preparing for electric vehicles – there needs to be a plan for "plug in" recharge spots along the busy corridors, malls, entertainment zones and universities/colleges. With SB100 – soon to be voted on – which gets 100% renewables by 2045 – let's be a leader in this area.
- Add a statement for Stockton to be a leader on promoting electric/hybrid vehicles by funding charging stations at businesses, high-impact corridors, entertainment & university settings.
- Light rails to make commutes to other cities (i.e., the Bay, Sacramento) smoother and lessen traffic on freeways.
- Light rail connect to bus lanes (e.g., blue line Long Beach).

Arnold Rue Comments:

- Widen Pershing from Lincoln Road to Hammer Lane.
 - Disagree with road widening: increases congestion & emissions.
- Action TR-1.1e: Include: stop signs, speed bumps, bike lanes.

- Need to include actions to reduce idling around schools.
- Doesn't talk about or use the words "complete streets."
 - Should incorporate complete streets facilities at the time of road construction/improvement.
- Need action to require bike parking in new/redevelopment.

Safety

Merlo Gym Comments:

- Provide and use existing cameras on public streets and parks, and monitor them. Cadets can be used (lower salary).

Arnold Rue Comments:

- Economic and Education Enterprise designation is in a major flood zone; shouldn't allow development in the floodplain.
- Should not allow development north of Eight Mile Road.
- Need to recognize the City's role as a Groundwater Sustainability Agency.

Community Health

Merlo Gym Comments:

- Food desert in South/West Stockton.
- Address anti-displacement or other ways to protect existing residents.
- George Washington Elementary is inundated with industrial pollution!!
- How will we reduce pollution in the poor air quality areas?
 - Not just stop adding more.
- Encourage and develop renewable/electric vehicle business.
- Advocate for cleaner vehicles (i.e., hybrid/electric cars).

Arnold Rue Comments:

- Reach out/solicit business to provide youth recreation
 - We grew, but lost roller skating, miniature golf, waterslide
- Libraries and schools are central to learning, but GP gives short shrift to the City's sole responsibility for education: libraries.
- Policy CH-3.4: Foster innovation through access to quality community education & library services... BUT – no mention of libraries in any action!
- Pershing Ave "freeway" – Divides the neighborhood, making it impossible to access the Victory Park and Museum. Young people need safe crossing access. Bring back the crosswalks, monitor the speed (it's a 30 mph zone!). Make it a City street conducive to neighbors and community. SHOULD NOT BE A HIGHWAY.
- Bike lanes/recreational facilities at Victory Park! (i.e., Victory Park Pool! Has been left empty for 8 years)
- Healthy waterways:
 - Smith Canal at Legion Park – clean it up/maintain it.

- Downtown Marina! It's a jewel. Maintain it!
- More emphasis on ensuring quality accessible health services for all residents is needed.
- Need to include policies/actions to reduce idling around schools.
- Need community-driven air monitoring.
- Policy CH-5.1: How so if the Climate Action Committee hasn't been meeting?
- Why does the GP's Cal Enviroscreen Map have green on it? There is no green in Stockton.

Housing

Merlo Gym Comments:

- Why not a mix of densities in South Stockton?
- Require commercial/office developers to build housing.
- City support/subsidy, fee waivers for higher-density affordable housing on re-developed lots (e.g., motel sites).
- Require rent stabilization/just cause for eviction in new development's affordable portion, and require units to be available to current tenants instead of displacement.

Arnold Rue Comments:

- Need immediate solutions for homelessness: tent city.
- Find a way to OK small houses.
- Rent stabilization/just cause for eviction: SUPPORT... there must be a just reason to evict tenants.
- Do we have policies in effect that strongly encourage the building of low income housing? Housing Element has consistently focused on need – but we still don't have this land of housing.
- Why is only a "feasibility study" recommended re inclusionary housing? We need a stronger statement.
- Policy CH-4.1 and Action CH-4.B: Conduct a study to explore the feasibility of inclusionary housing requirements. This was in the 2008 GP and we still have no study. One could have been completed in the last 10 years. Time to DO IT.
- Promote more infill with incentives.

Other General Comments

Merlo Gym Comments:

- It would be nice to see some type of attachment/table that shows who is responsible for implementing each policy (similar to Richmond's GP).

Arnold Rue Comments:

- Need mechanism to enforce policies and actions.

ATTACHMENT A

Written Comment Cards Submitted at Workshops



COMMENT CARD

Date: 7/31/18

Please fill out this form if you have any comments about the General Plan Update.
(Name and contact information is optional).

Name: Katya Evanhoe
 Affiliation: resident/teacher/ Neighborhood Watch
 Address: 121 1/2 W. Vine St
 Phone / Email: Katyaevanhoe@gmail.com
 Comments (Use back if necessary):

— Healthy Neighborhoods! Let's do this.
 It begins with the natural beauty and
 the children. Bring back a real Parks
 and Recreation department and take care
 of the parks / the trees / and the
 rivers.
 The children are everything. It's either
 gangs or teams. Summer time
 recreation is key. Where are the
 public swimming pools? Where are the
 teen centers. (Not all neighborhoods
 are in Mello-Rose zones).
 Please read by letter to City
 Council attached.

— Also the Pershing "Freeway" - Take it
 back from Cal. Trans. Narrow Pershing.
 Put in 4 lanes. Maintain it at a 25mph
 zone.



COMMENT CARD

Date: _____

Please fill out this form if you have any comments about the General Plan Update.
(Name and contact information is optional).

Name: Julie Coy

Affiliation: _____

Address: 1450 W. WillowPhone / Email: JulieCox53@yahoo.com

Comments (Use back if necessary): _____

1. Need to Fix Pershing way make it Level.
2. Clean up the Pershing & I-5 Exit to Bust Drive on to Pershing.
3. ~~to~~ Come up ~~it~~ with a Buliding ~~desing~~ Desing. to be consistant to the area. If all Bulidings are to Sidlewalk you shouldnt be able to Bulid one back of Street. If all Bulidings are Brick you Bulid w/Brick! ^{We need standards!}
4. We Need to Keep and age on Housing to Come up with more Bulidinf of homes For everyone Low Income to Custom homes! We have Lots of Types of Buyers & we need to Have Stuff For everyone.
5. We Need to work on People feeling Proud to Live here.



COMMENT CARD

Date:

7/31/18

Please fill out this form if you have any comments about the General Plan Update.
(Name and contact information is optional).

Name: Richard Abood
 Affiliation: First Unitarian Universalist Church Social Justice Comm., EcoInterfaith
Campaign for Common Ground, Sierra Club
 Address: 5075 COZAD, STOCKTON, CA 95212
 Phone / Email: 209-931-6871 Rabood@pacific.edu
 Comments (Use back if necessary): I very much appreciate how the
city planning staff has included the public and how
much they have listened and incorporated the wishes of
the public into the draft General Plan 2040. My
only concern to an excellent draft plan is the scope
of the economic enterprise area North of Eight Mile.
This concept has grown from an envisioned campus
of 500-1,000 acres for a major employer to 3,500 acres
incorporating over 25,000 housing units. Moreover, There
are few specifics in the general plan involving this
area. ~~There~~ There should be some specificity about
the economic impact of the employer; and how many jobs, educational
requirements of ~~major~~ employers, average salaries, etc.
No housing should be allowed until the employer has
committed. The EIR must consider the entire ~~project~~ scope
not just pieces of the development. Do we really
need 3500 acres set aside? ~~This~~ As proposed setting
aside 3,500 acres is contrary to the premise of the
Envision STOCKTON by engaging in sprawl and draining
resources from infill and existing neighborhoods. In a
nutshell, the ^{size of the} economic-education enterprise area should be
greatly reduced and ~~for~~ more specific language about the desired
employer should be included; and ~~no~~ housing contingent only
on securing the employer.

July 12, 2018

Dear Mayor Tubbs, Vice Mayor Holman, City Council Members Holman, Wright, Lofthus, Lenz, Fugazi, and Andrade:

The Victory Park neighborhood deserves and needs a swimming pool. The current situation continues to be unacceptable. It has been 5 + years since the park pool has been available during the hot summer months, where temps in Stockton reach above the 100 degree mark.

It is exasperating that we neighbors find ourselves still asking for a swimming pool for one of the biggest parks in the city.

BTW a water feature is NOT a swimming pool.

I have had the pleasure of attending at least 3 city-sponsored forum type meetings over the last 3 years where residents were asked to prioritize, discuss and pick recreational needs for their neighborhoods. These meetings were attended by busy Stockton residents who made it clear with sticky notes, charts and verbal opinions that a pool at Victory Park is at the top of the list for a healthy neighborhood.

I would like to comment on the importance of swimming in the lives of children and adults.

#1 is physical and health safety:

Statistics show that in the United States the average number per year of accidental drownings is 3,536 deaths. 1/3 of these drownings are children age 14 and younger. Every Stockton child should have access to a swimming pool and swim lessons. In addition children need exercise to thrive. We only need to look at the epidemic of childhood obesity and diabetes to know how important a swimming pool is to the health of children and adults.

#2 Mental Health

Human beings are social beings. Humans thrive in community and enjoy a sense of belonging. Recreational opportunities such as swimming provide important community and a chance to build self esteem and pride in one's self. Children and adults learn tolerance, fair play and human kindness through community interactions.

#3 Equity and Open Doors

Having a neighborhood pool is an equity issue. Not all families can afford to pay for swim center memberships or travel out of their neighborhoods to locations across town.

The McKinley pool for example is at 424 East Ninth Street which is NOT a walk or a bike ride. A bus ride would take 45 minutes to an hour and longer on a weekend. Again, Victory Park residents deserve a neighborhood community pool.

The great news is Stockton has Measure M funds to spend!

I am excited that this taxpayer funded program is providing our residents with \$9.4-11 million dollars a year to fund libraries and recreational facilities. \$9.4-11 million a year!

This Strong Communities Initiative is up and running and promises 190 million dollars for Stockton residents for the next 16 years.

Let's make sure that the Measure M funds are distributed equally. Victory Park must see those funds utilized equitably along with other big Stockton parks.

Victory Park is perfectly positioned to be part of this great strong community initiative. My neighbors are all smiles when they talk about Measure M and are so glad they voted for it.

I am heartened to hear that John Avila has said "this year (2018) is all about design and costs, while 2019 will be about groundbreaking."

Let's make this happen. It takes vision and guts. But let's do this. Victory Park is on the list for renovation along with OakPark and McKinley pools. Let's move ahead into 2018/2019 and prove that we are someplace special and get neighborhood pools in the ground for the families of Stockton.

Sincerely,
Katya Evanhoe
Victory Park Neighbor
Teacher

Envision Stockton 2040 General Plan Update Workshops 11 ,12, and 13 (Draft General Plan) Summary August 20, 22, and 29, 2018

On August 20, 22, and 29, 2018, the City of Stockton hosted workshops for community members to review the Draft Envision Stockton 2040 General Plan and provide feedback. The draft goals and policies were presented at four stations: Land Use, Transportation, Safety, and Community Health. A fifth station provided information about the City's adopted Housing Element, and some additional programs to consider to work towards the City's housing-related goals. Community members were invited to visit each station and share feedback to present to the Planning Commission and City Council as they consider the Draft General Plan for adoption.

The comments received at the workshops are provided below. The written comment cards are provided as Attachment A.

Land Use

Van Buskirk Comments:

- Developing specific plans in older neighborhoods around town, for example Main St. corridor.
- Expand densities (units/acre) outside of greater downtown.

Stribley Comments:

- City needs to take back the fairgrounds and hold more community events.
- Downtown- need healthy food store!
- Don't displace Rancho San Miguel grocery in South Stockton.
- Land use, transportation, safety, and community health, was it these "chapters" that decided where the new "enterprise" would be placed? (in northern Stockton) If so, may we see the charts used by the "chapters"?
- Goal LU-2 – Include / encourage social service agencies (in addition to entertainment, retail), to ensure an intentional focus on disadvantaged/homeless people.
- Development without displacement.
- Goal LU-4 – Ensure inclusive strategies for low-income/low-education communities to access jobs! Need a racial/ethnic disparities lens re: improving employment opportunities and new business development.
- Ownership and transfer of wealth – generationally.
- More black representation.

Julia Morgan Comments:

- Keep all land north of Eight Mile Road agriculture.
- Focus housing in developed areas using infill or retrofit the suburbs to increase density; don't build north of Eight Mile Road.

Transportation

Van Buskirk Comments:

- Bicycle Path (existing) lacks, not safe on Manthey Rd between 8th St. southbound towards Food for Less.
- Stickers, goat heads is problem for bicyclists. (*This refers to a type of plant*)
- Motorists blow horns when bicycles are in their way and even yell out derogatory words, etc.
- Some people travel to and from work on bikes; I feel that laws should be stiffened for motorist to respect people on bikes.
- Transit does not go where I want to be.
- Need more bike racks in store parking lots.

Stribley Comments:

- How is traffic being addressed in the General Plan?
- Prioritize Safe Routes to School.
- Consistency with City bike plan, streets plan.
- Bring back “Rail System” Downtown and make it free.

Julia Morgan Comments:

- Complete Streets policies and implementation wherever possible.
- Explore/discuss Vision Zero principles.
- Implement the BMP (*Best Management Practices*)! :)

Safety

Van Buskirk Comments:

- No comments received.

Stribley Comments:

- More black representation.
- SAF-1.1 – Less policing, more community based alternatives. Diversion and alternative to incarceration.
- SAF-1.3 – Ensure community managed spaces and facilities.
- SAF-4 – Urban forestry.

Julia Morgan Comments:

- No comments received.

Community Health

Van Buskirk Comments:

- Provide green trees/landscaping along streets/parks/open space.
- Provide public libraries/schools/medical offices at southwest of Stockton.

Stribley Comments:

- Action 1.2C – Change (or add) “lack access” to “food deserts.”
- Action 1.2D – Include “low income communities and facilitate access to healthy food.”
- Action CH2.2B – Define “health care.”
- Policy CH1.3 – Issues with water access for gardens; ensure access to appropriate infrastructure to support access to water.
- Goal 1 – Urban greening and air quality encourage and commit to urban greening.
- Equity in all health policies with emphasis on reinvestment (bottom up strategy). Racial/ethnic disparities.
 - Resource and funding re-allocation.
- Infrastructure analysis limited by indicators listed in plan re: Cal Enviro Index, more of a health impact assessment, facilitated by community. CBPR/YPAR. Ex. Built environment, literacy and other quality of life factors (life expectancy).
- Sustainable leadership- authentic representation of communities most impacted (i.e., youth, seniors, and people of color).

Julia Morgan Comments:

- Replenish urban forest (I support air quality) and add additional street trees.

Housing**Van Buskirk Comments:**

- Diverse socioeconomic housing supply downtown; consider maximum percentage affordable (as well as minimum). [per 4,400 units total]
- Identify locations for homeless transition housing- maybe consolidated geographically to support law enforcement?
- Promote high-end housing downtown – vision – midtown Sac.

Stribley Comments:

- Number of absentee speculators/owners/investors who do not live in Stockton. Need to do analysis re: ownership and transfer of wealth generationally.
- Housing assistance – increase advocacy and support / social services.
- Homeless taskforce – equity in representation to ensure authentic representation by disadvantaged communities.

Julia Morgan Comments:

- #1 Table 3-3 Please breakdown what is north Eight Mile and what is south of Eight Mile.
- Please explain how housing, including north of Eight Mile Road, will not be subject to Housing Accountability Act.
- Add renter protections for residents (especially as Bay Area housing continues to create renewed pressure on rental rates/availability).

ATTACHMENT A

Written Comment Cards Submitted at Workshops



COMMENT CARD

Date: 5/22

Please fill out this form if you have any comments about the General Plan Update.
(Name and contact information is optional).

Name: Marty Martinez
Affiliation: Safe Routes to School National Partnership
Address: _____
Phone / Email: marty@safe routes partnership.org
Comments (Use back if necessary): _____

Support Safe Routes to school
walking
biking
community health



COMMENT CARD

Date: 8/22/18

Please fill out this form if you have any comments about the General Plan Update.
(Name and contact information is optional).

Name: Rosemarie DimasAffiliation: Police Auditory Stribley CenterAddress: 2346 E. Taylor St, Stockton, 95205Phone / Email: (209) 463 2542

Comments (Use back if necessary):

Current housing - Fees for new home 1700 sq.
 Program 5 - excellent - 50,000
 - 20,000
 30K cost

Program 15
 Housing Trust Funds a good idea

Next meeting Inera Morgan Aug 26,
 Center

We are in favor on land "infill"
 Construction on all vacant lots