



PLANNING COMMISSION STUDY SESSION #5: DRAFT GENERAL PLAN

September 13, 2018

OVERVIEW

- Envision Stockton Process
- Community Input
- Draft General Plan
- Questions
- Planning Commission Discussion and Comments



UPDATE SCOPE & SCHEDULE

- Existing Conditions: Spring-Summer 2016
- Visioning: Workshops 1-3, Summer-Fall 2016
- Land Use Alternatives: Workshops 4-6, Fall 2016-Spring 2017
- Goals and Policies: Open Houses 7-8, Spring-Summer 2017
- Notice of Preparation: Summer 2017
- Prepare Draft General Plan and EIR: Summer 2017-Summer 2018
- Community Workshops 9-13: July-August 2018
- Next Steps: Final EIR and Adoption Hearings: Fall-Winter 2018

GENERAL PLAN OUTREACH

- More than 30 outreach-related activities so far, including:
 - ✓ Envision Stockton General Plan Update webpage, online engagement, and over 10 e-mail announcements
 - ✓ Three workshops in 2014
 - ✓ Stockmarket 8/20/16
 - ✓ Five community/coordination meetings/festivals in August and September 2016
 - ✓ Three visioning workshops in September 2016
 - ✓ Walkability Forum 9/29/16
 - ✓ Mobile bus tour/workshop 10/19/16
 - ✓ Planning Commission Study Session 10/27/16
 - ✓ Community Meeting @ Supermercado Los Titos 2/1/17

OUTREACH EFFORTS, CONT'D.

- ✓ Two Land Use Workshops in February and March 2017
- ✓ Campaign for Common Ground meeting 3/6/17
- ✓ Planning Commission and City Council Land Use Study Sessions in March and April 2017
- ✓ Development Oversight Commission 4/6/17
- ✓ Two Goals and Policies Open Houses in May 2017
- ✓ State of the City event 5/18/17
- ✓ Two Planning Commission and one City Council Goals and Policies Study Session in June and July 2017
- ✓ Downtown Meeting 7/11/17
- ✓ City Council Draft General Plan Study Session 7/16/18
- ✓ Five Draft General Plan Workshops in July/Aug 2018

Overview

COMMUNITY INPUT

JULY/AUGUST 2018 COMMUNITY INPUT

Attachment B

- Land Use
 - Clarify Economic & Education Enterprise designation requirements
 - Concerns about allowing development north of Eight Mile Road
 - Increase densities outside of Downtown
 - Develop specific plans for older neighborhoods
 - Protect existing residents and businesses from displacement
 - Establish inclusive job-development strategies
 - Protect the City's fiscal health
 - Maintain City facilities



JULY/AUGUST 2018 COMMUNITY INPUT

Attachment B

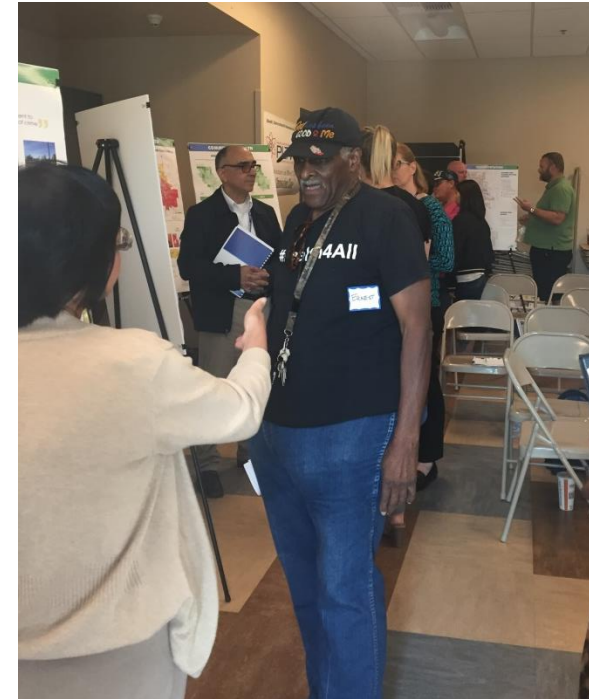
- Transportation
 - Provide more support for electric vehicles, light rail, and complete streets
 - Increase bike safety and facilities
 - Prioritize safe routes to school
- Safety
 - Ensure equal representation in crime prevention
 - Focus on community-based strategies
 - Add actions to improve air quality, including by increasing the urban forest



JULY/AUGUST 2018 COMMUNITY INPUT

Attachment B

- Community Health
 - Add actions about libraries, including in underserved areas
 - Ensure youth access to City facilities and recreation opportunities
 - Provide infrastructure to support urban agriculture
 - Ensure equity in health policies
 - Conduct a health impact assessment
- Housing
 - Support for rent stabilization/just cause for eviction
 - Strengthen inclusionary housing action beyond feasibility study
 - Encourage social service agencies in Downtown
 - Promote diverse Downtown housing supply



DRAFT GENERAL PLAN

ECONOMIC AND EDUCATION ENTERPRISE DESIGNATION

Attachment B

- April 4, 2017 Council direction
 - Alternative C with flexibility for economic development catalyst project in area north of Eight Mile Road
 - Request for options to consider
- June 8, 2017 Planning Commission discussion
 - Staff presented four options (see next slide, same presentation/options presented to City Council in July 2017)
 - Continued discussion to June 22, 2017
- June 22, 2017 Planning Commission discussion
 - Planning Commission provided comments on options

OPTIONS FOR AREA NORTH OF EIGHT MILE ROAD

Attachment B

	Policy Option 1: Consider development, provided that includes significant job generators	Policy Option 2: Option 1, with high performance standards
Map Option A: Maintain SOI and maintain urban designation	Map A + Policy 1: Most streamlined approach to development	Map A + Policy 2: Streamlines map/boundary issues; requires compliance with performance standards
Map Option B: Remove area from SOI and Urban Services boundaries and change to Ag/Open Space	Map B + Policy 1: Extensive approval process for boundary/map amendments	Map B + Policy 2: Most extensive approval process (boundary/map amendments and performance standards)

ECONOMIC AND EDUCATION ENTERPRISE DESIGNATION

Attachment B

- July 25, 2017 Council direction
 - Presented four options
 - Selected Map A, Policy 2
 - Maintain existing SOI and urban land use designation
 - Establish policy language directing above-median wage jobs, vehicle miles traveled reductions, environmental impact mitigation, and housing linked to jobs, with housing costs correlated to job wage levels
- June 26, 2018 Draft General Plan released
 - Draft language for a new Economic and Education Enterprise designation intended to implement Council's direction
- July 16, 2018 Council review
 - Presented draft language in staff report and presentation
 - Council discussed and accepted information

ECONOMIC AND EDUCATION **ENTERPRISE DESIGNATION**

Attachment B

- Environmental Impact Report evaluates projected development in 2040
 - EEE designation: Not included in 2040 development projection
- Full buildout beyond 2040 includes theoretical maximum amount of development on every parcel per General Plan designation
 - Includes EEE designation (and therefore 24,000 additional housing units)

COMMISSIONER INPUT: Attachment B

LAND USE

- Policy LU-2.3
 - Action LU-2.3A: Encourage more Downtown Community and regional entertainment venues
- Policy LU-3.1
 - Action LU-3.1A: Implement Local and State incentives for the preservation and reuse of historic buildings and heritage housing in Downtown and other key areas.
 - Suggest creating an Adaptive Reuse Ordinance that will help expedite the approval process and ensure older and historic buildings are not subjected to the same zoning code requirements that apply to new construction.

COMMISSIONER INPUT: Attachment B

LAND USE

- Policy LU-6.2
 - 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 and/or other strategies.
 - Clear permitting review process, policy and codes.
 - What infill options are in place?
 - What infill options are the City considering?
 - How does Code Enforcement process or practices fit into this?
 - What policies cover landlords or absentee landlords to encourage less vacant or blighted properties?

COMMISSIONER INPUT: Attachment B COMMUNITY HEALTH

- Goal CH-2: Restored Communities
 - Policy CH-2.3
 - Action CH-2.3D: Focus enforcement of public health-related codes in disadvantaged communities.
 - Please explain.
 - What policies to enforce code violations within Homeowner Associations?
- Goal CH-4: Affordable Housing
 - Rent Stabilization
 - Inclusionary Housing
- Policy to promote the growth of small and/or minority businesses

COMMISSIONER INPUT: Attachment B

COMMUNITY HEALTH

- Policy CH-3.2
 - Action CH-3.2B: Consider options and develop an ordinance to restrict check-cashing establishments and tobacco stores in areas with high existing concentrations of similar establishments, and continue to restrict over-concentration of liquor stores through the City's Alcohol Ordinance.
 - Consider making a separate, more clear and defined Action plan for the City's Alcohol Ordinance.
 - Suggest creating a map that illustrates the locations of the following: mini markets, gas stations, liquor stores including Fast Food Restaurants.
 - Encourage access to healthy food vendors to improve local food environments especially in neighborhoods that are at high risk of obesity and diabetes.
 - Provide financial incentives.
 - Prioritize the development of alternative sources.
 - Increase local control over problem liquor stores.

COMMISSIONER INPUT:

IMPLEMENTATION

Attachment B

- Need accountability process or plan that states if the City is on track with what is being adopted into the General Plan.

NEXT STEPS

- Planning Commission certification and adoption hearing: October 25, 2018
 - Staff will seek recommendation to Council to certify the EIR and adopt the General Plan

