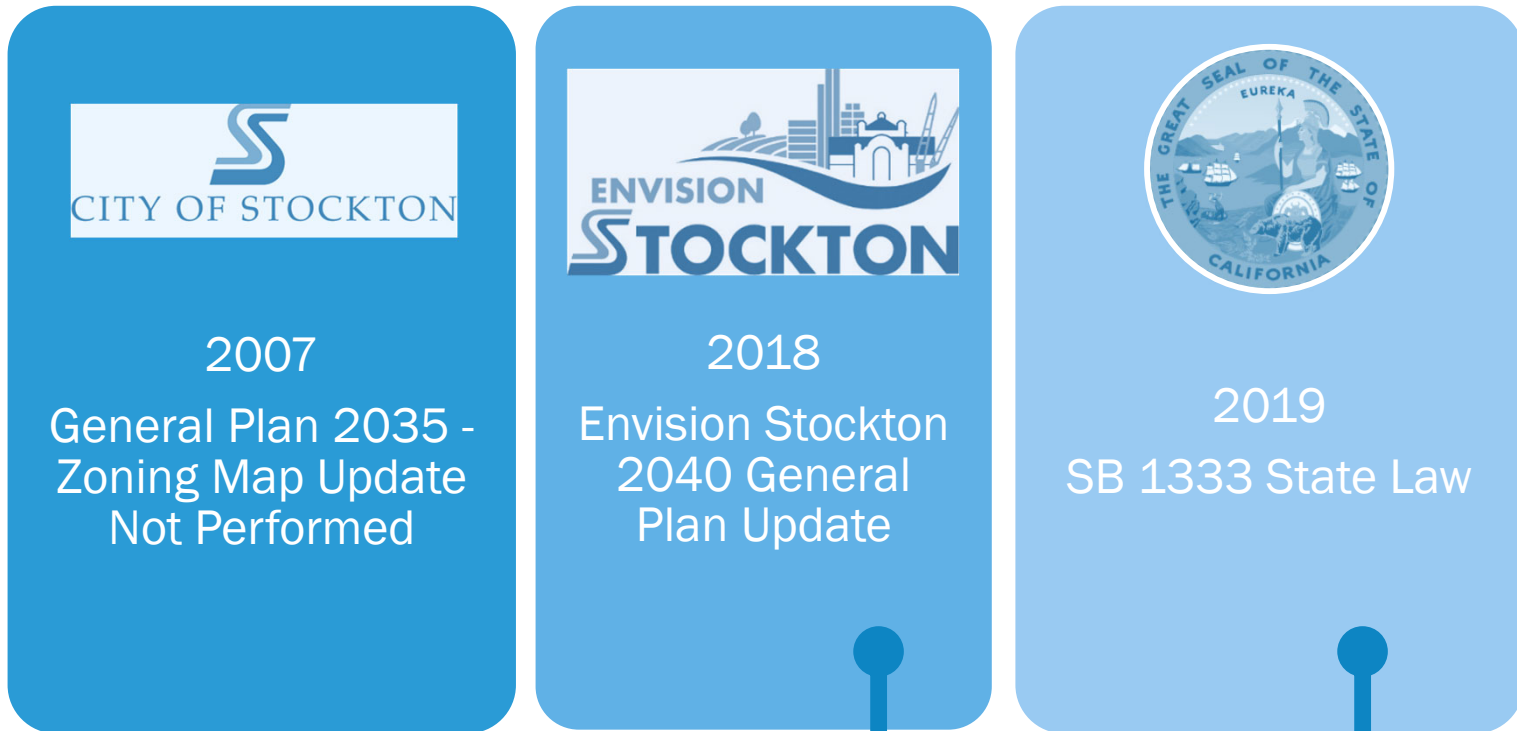


**LAND USE INCONSISTENCY EFFORT:**  
***SERIES 3 MAP UPDATES***  
***and***  
***PHASE 3 CODE TEXT AMENDMENTS***

Stockton City Council  
*Agenda Item 16.3*  
*April 5, 2022*

# Background



To Implement the General Plan, Zoning...

**must now be consistent**

# What is “Consistency”?

## “THE VISION”

## “THE TOOL”

General Plan Land Use (GPLU)	Implementing Zoning Designation
LDR (Low Density Residential)	RL (Residential, Low Density)
MDR (Medium Density Residential)	RM (Residential, Medium Density)
HDR (High Density Residential)	RH (Residential, High Density)
C (Commercial)	CN (Commercial, Neighborhood)
	CG (Commercial, General)
	CD (Commercial, Downtown)
	CL (Commercial, Large-Scale)
	CA (Commercial, Auto)
	RH (Residential, High Density)
PR (Parks and Recreation)	PF (Public Facilities)

Source: General Plan Table 2-1



# Series of Amendments

Spring 2020

Fall 2021

Spring 2022



## First Series

Straightforward  
Changes



City Council Approved  
3/9/2021

## Second Series

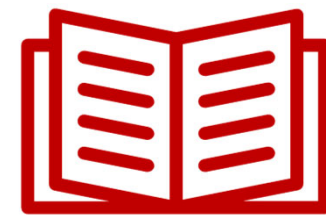
Additional Analysis  
& Outreach



City Council Approved  
11/16/2021

## Third Series

Additional Analysis & Outreach  
Paired with Title 16  
Development Code Updates

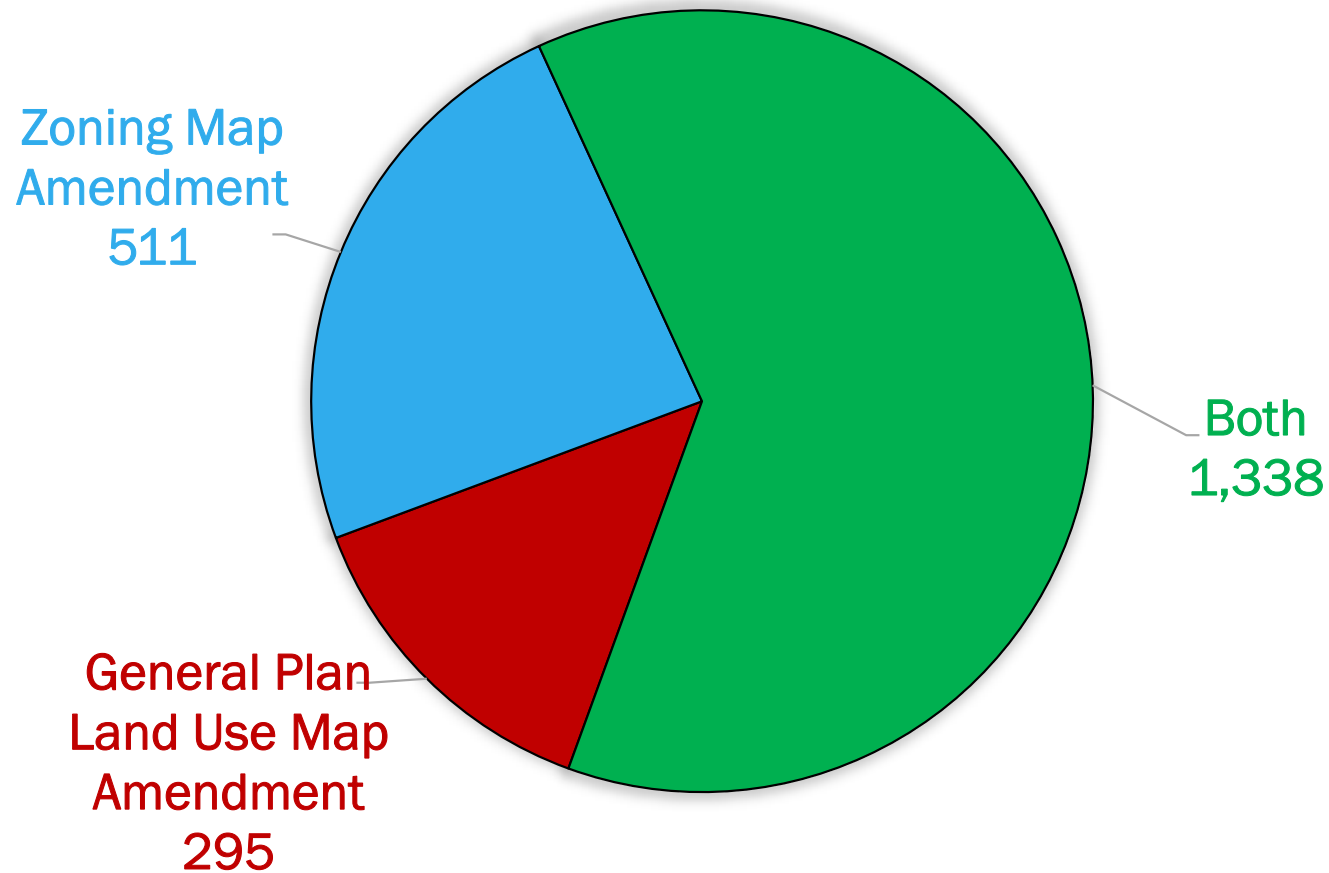


**Current Series**  
Planning Commission  
Recommended Approval\*  
1/27/22

\*with modification



# Series 3: By-the-Numbers



**2,144** total properties



# Overall Outreach

- Multiple Mailers sent to all recorded owners
- Two (2) Citywide virtual workshops
- Dedicated webpage, email, and phone line
- Press releases, social media/email blasts
- Online Citywide and neighborhood search tools
- Direct conversations with property owners
- Presentations to stakeholders
- Seven (7) Pop-up workshops
- Public Hearings + Study Sessions

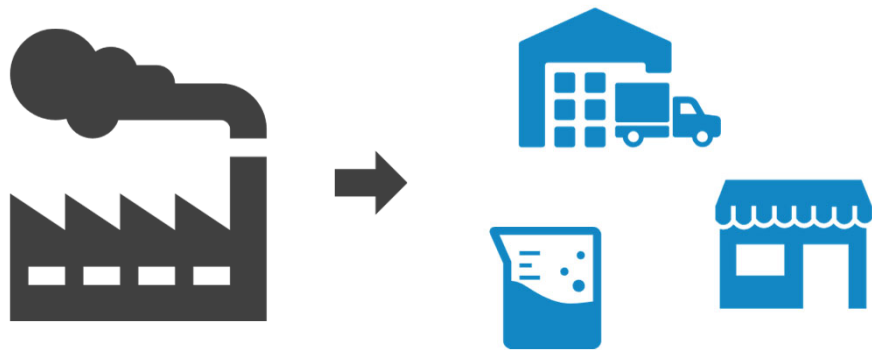


# Map Amendments

- Implementation of various General Plan Policies ("Guiding Principals")
- Aligning land uses with surrounding urban environment/compatibility.
- Transitioning noxious uses; reduce potential for conflicting uses (e.g. industrial near residential).
- Ensuring housing capacity and Property Rights.
- Overlays and allowable uses are proposed for updates in the [Code Amendment](#) to better implement the vision of the General Plan.



# Series 3 – Examples



Transition centrally-located **industrial to commercial**, with an overlay to allow “extra-light” industrial



Liberty Square shifted to **medium density residential**



Transition to **Commercial, Downtown (CD) at edges** of Downtown Core

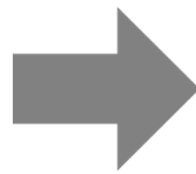




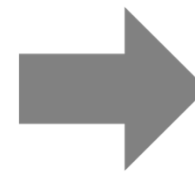
# How Does It All Tie Together?



Envision Stockton 2040  
**General Plan Policies**



**Map Changes**  
(Zoning, General Plan)



**Development Code**  
Updates



# Map-Related Code Updates

- Clarifications/expansion of zoning designations.
- Amend Table 2-2 uses for flexibility.
- Modify definitions and standards for land uses.
- Expand housing typology definitions and standards.
- Allow limited multifamily development in CL zone.
- Modified Channel-Area Overlay.
- New Commercial-Industrial Overlay.
- Implement State housing law updates.
- Precursor to Development Code Overhaul (*estimated 2023 completion*).

# Summary

- Series 3 Map changes would make **General Plan & Zoning consistent** throughout the City.
- Phase 3 Code changes will **improve permitting processes and streamline development** while the Overhaul is underway.
- January 27, 2022: Planning Commission recommended **approval**, with modification to include one 14-acre parcel.
  - Property owner has since rescinded request for this parcel to be included in Series 3.



# Recommendation

Staff recommends the City Council adopt:

- A Resolution certifying an Addendum to the Envision Stockton 2040 General Plan EIR; and
- A Resolution approving General Plan Land Use Map Amendments; and
- An Ordinance approving Stockton Citywide Zoning Map Amendments; and
- An Ordinance approving Title 16 of the Stockton Development Code.