



AMENDING THE STOCKTON CITYWIDE ZONING MAP

Agenda Item X.x
Community Development Department
March 9, 2021

Background



2007

General Plan 2035 -
Zoning Map Update
Not Performed



2018

Envision Stockton
2040 General
Plan Update



2019

SB 1333 State Law

General Plan and Zoning for Charter Cities...



now must 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)
<p><i>Source: General Plan Table 2-1</i></p>	

Series of Amendments

- ±6,000 citywide parcels (7.2%) are inconsistent
- Each inconsistent parcel must be analyzed individually

First Series

Straightforward
Changes



Agenda Item

Second Series

Additional Analysis &
Outreach

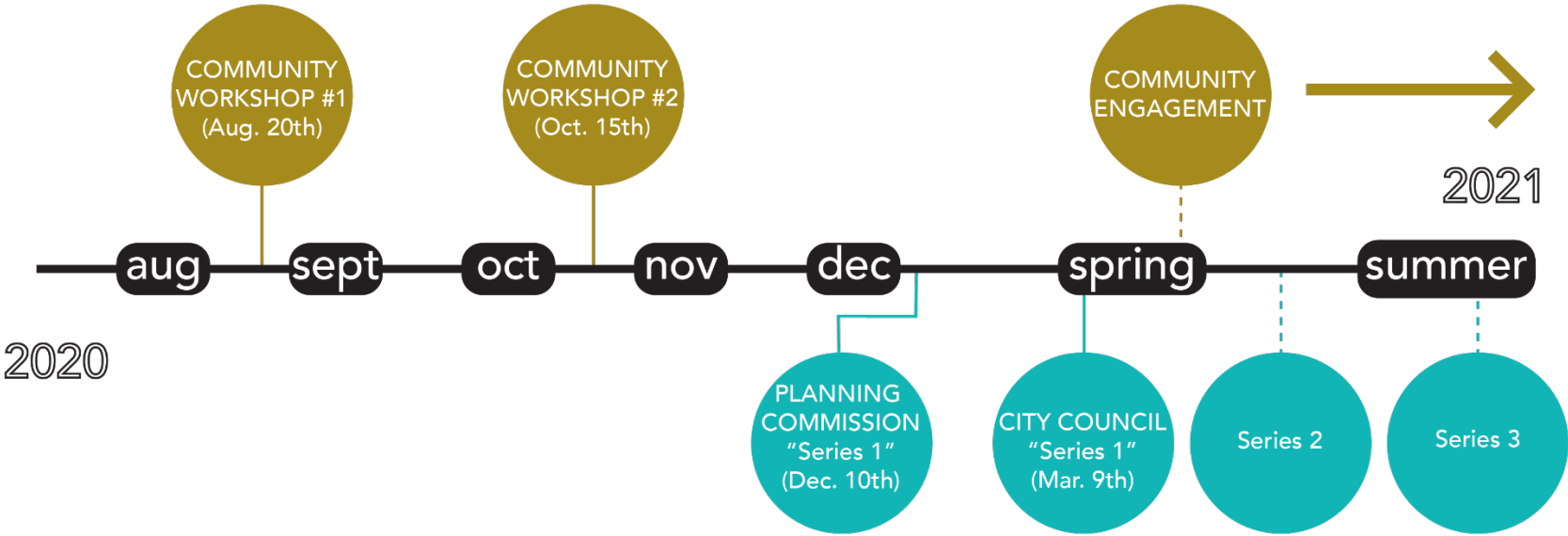


Third Series

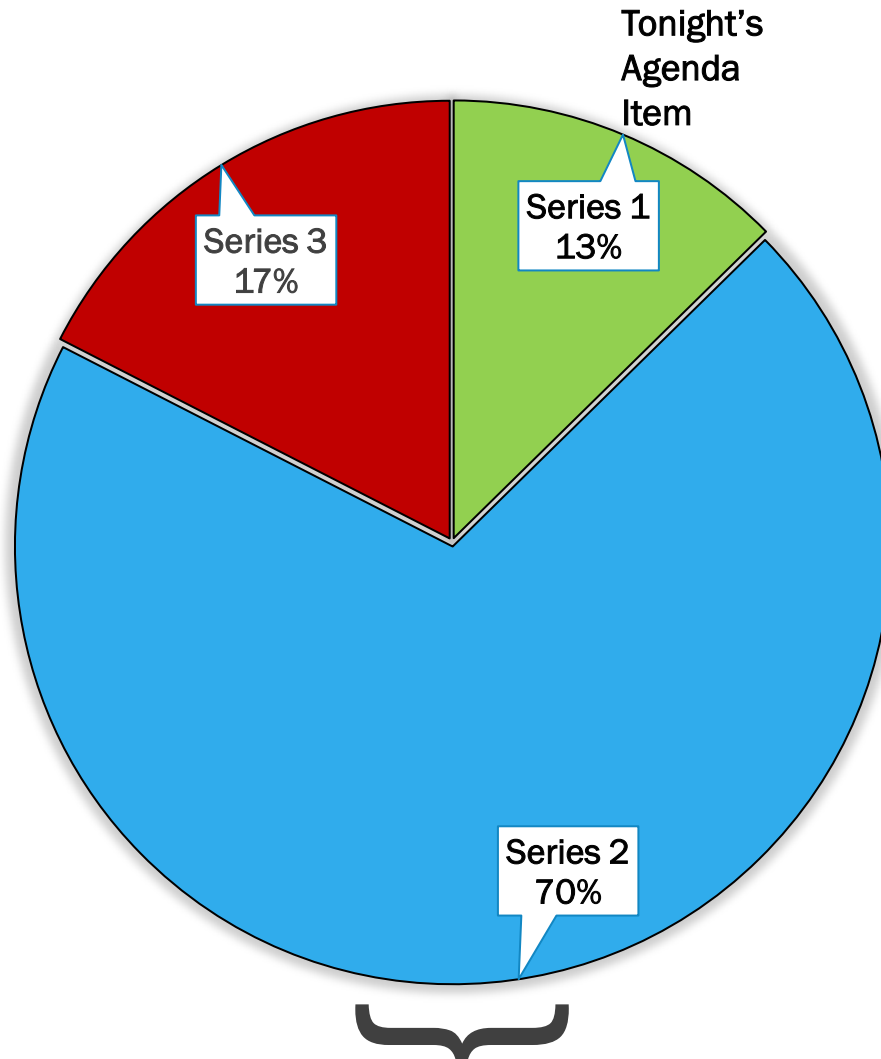
Additional Analysis & Outreach
Paired with Title 16
Development Code Updates



Schedule



All Series By-the-Numbers

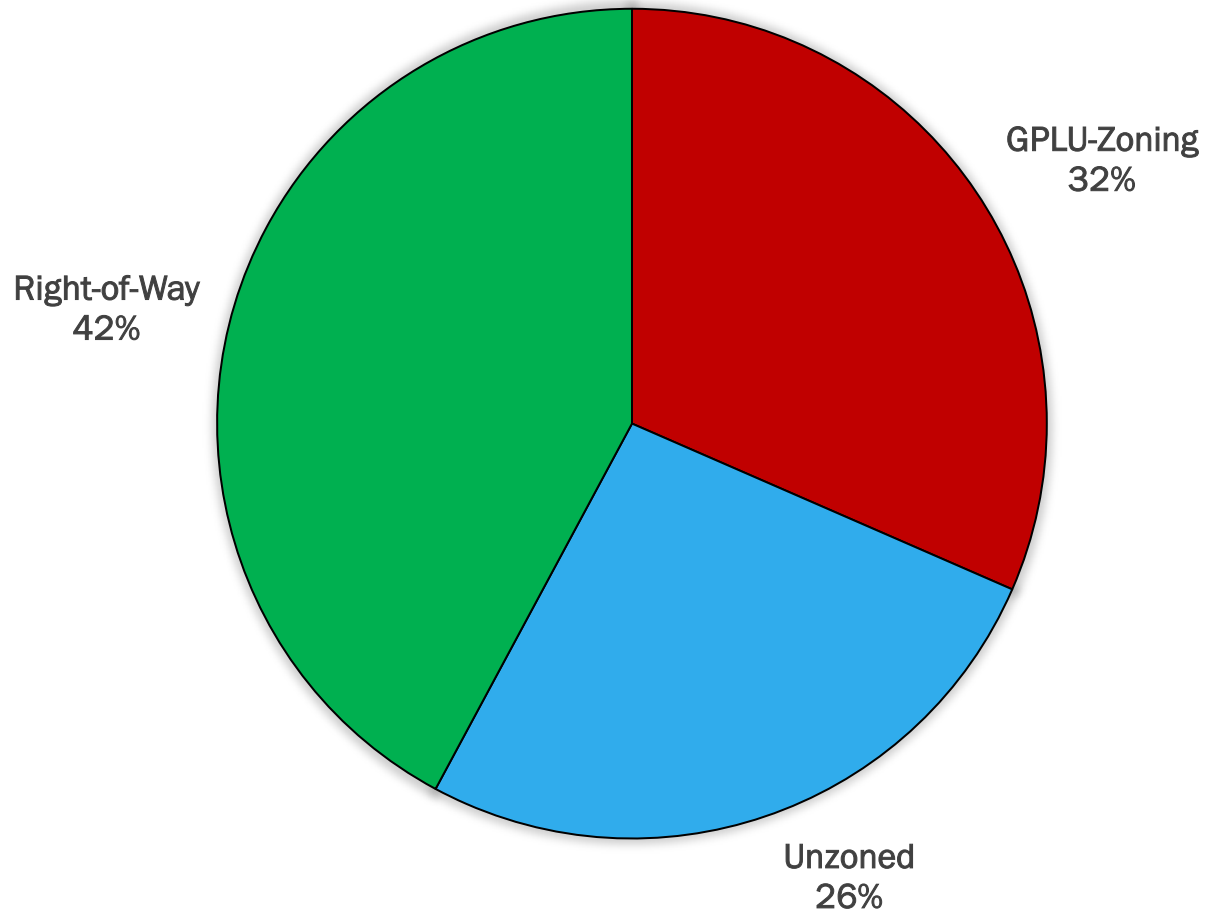


±6,000 inconsistent parcels (citywide)

First Series: Key Changes

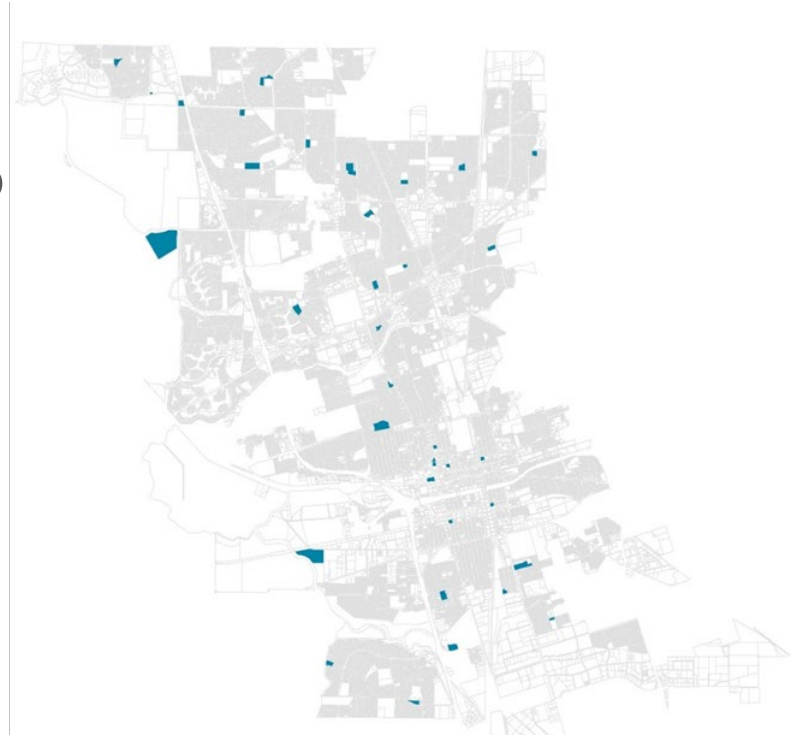
- Identify existing **Public Facilities** (e.g. parks and school sites)
- Update **residential designations** to reflect neighborhood context and existing uses
- Provide zoning for **unzoned** properties
- Clarify existing **right-of-way** (“ROW”)

First Series: Types of Inconsistencies



Example: Public Facilities Rezone

Correct parks and school sites to **Public Facilities (PF)**, rather than **residential** zoning



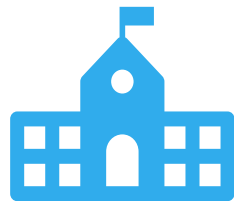
Existing Use
(what's there now)



Existing General
Plan Land Use
Designation



Existing Zoning



Example: Residential Rezone

Changes to parcels reflect:

- Approved General Plan Land Use Designations
- Historic growth patterns
- Existing neighborhood context, and
- Maintain existing uses (i.e. single-family homes)

Existing Use
(what's there now)



Existing General
Plan Land Use
Designation

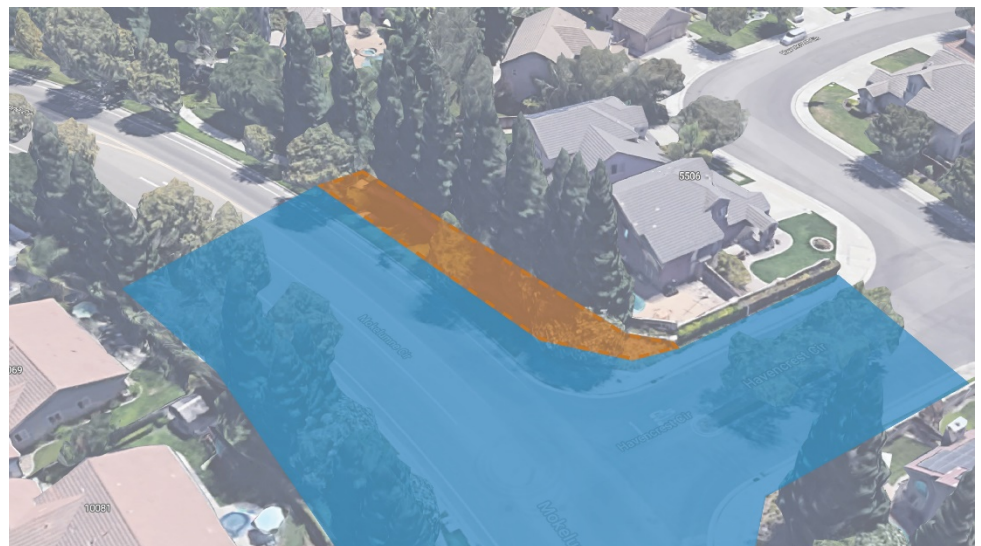
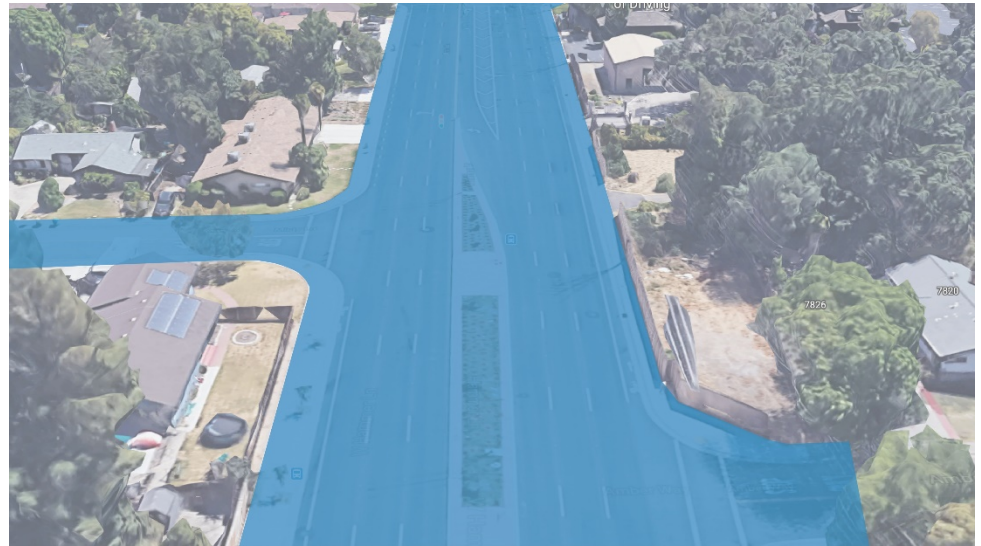


Existing Zoning



Example: Rights-of-Way Rezone

Recharacterize roadways and landscaping as **Rights-of-Way (ROW)** - to better reflect use.



Conclusion

- Effort aligns zoning with adopted General Plan Land Uses and historic growth patterns.
- Ensures property owner's rights and brings clarity to entitlement processing.
- Will not impact the City's housing capacity (i.e., Regional Housing Needs Assessment)
- Consistent with General Plan EIR. No further environmental analysis required.



Recommendation

ADOPT AN ORDINANCE AMENDING THE STOCKTON CITYWIDE ZONING MAP TO COMPLY WITH THE 2040 GENERAL PLAN WITH APPROPRIATE FINDINGS.