



# **PLANNING COMMISSION**

## **Public Hearing**

### **LAND USE INCONSISTENCY EFFORT:** *SERIES 2 UPDATES*

**Agenda Item 5.1**  
**Community Development Department**  
**August 26, 2021**

# Background



2007

General Plan 2035 -  
Zoning Map Update  
Not Performed



2018

Envision Stockton  
2040 General  
Plan Update



2019

SB 1333 State Law

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

Winter 2021

## First Series

Straightforward  
Changes



City Council Approved  
3/9/2021

## Second Series

Additional Analysis  
& Outreach



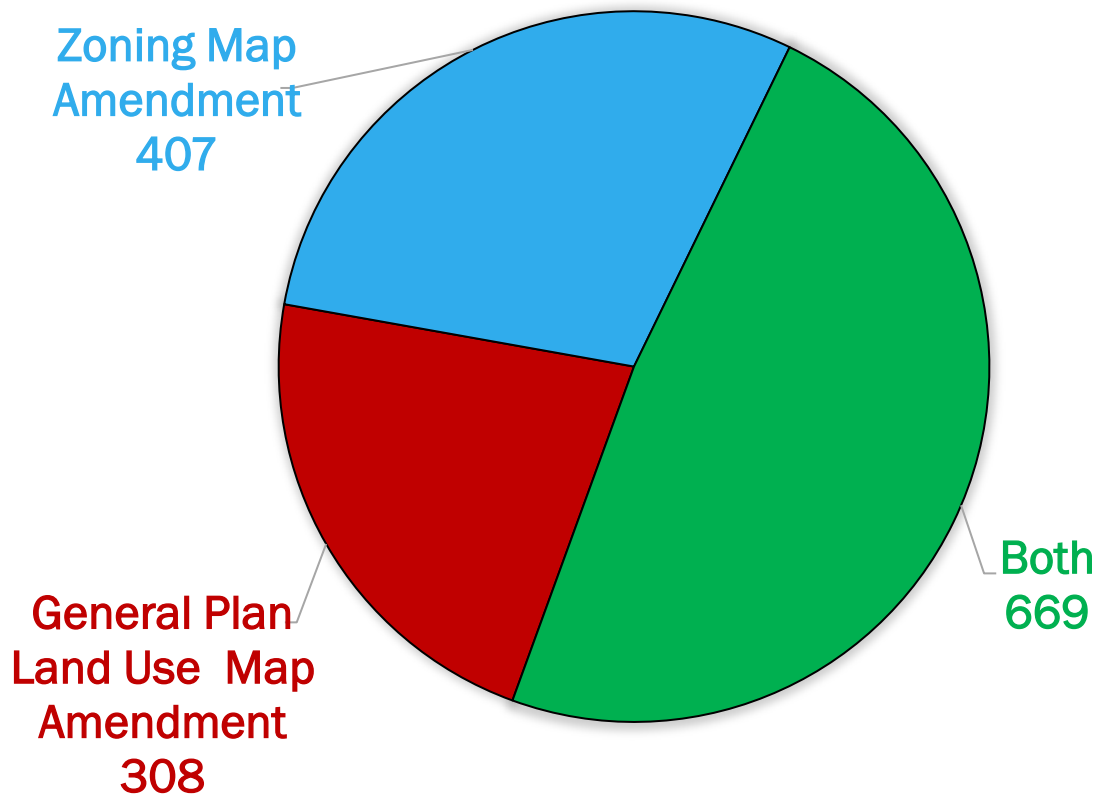
Current Series

## Third Series

Additional Analysis & Outreach  
Paired with Title 16  
Development Code Updates



# Series 2: By-the-Numbers



**1,384** total properties

# Overall Outreach

- Multiple Mailers sent to all recorded owners.
- Two Citywide Virtual Workshops.
- Dedicated webpage, email, and phone.
- Press releases, social media blasts
- Citywide and neighborhood search tools.
- Direct conversations with property owners.
- Presentations to stakeholders.
- Series 1 Approved March 3, 2021
- Series 2 Study Session May 13, 2021

# Study Session Summary



Additional  
Outreach



Ownership  
Data  
Accuracy



Mapping  
Process  
Consistency



Commission generally accepted  
Series 2 Methodology

# Outreach Since 5/13



**One-on-One/Small Group Meetings**



**Open Door “Office Hours”**



**“Cold Calling” Stakeholders**



# Types of Inconsistencies (Series 2)

- General Plan-Zoning Mismatch
- Split-Zone
- No Designation
- Right-of-Ways (streets, waterways, rail)
- Civic Uses (public schools, etc.)
- Parks
- Open Space, and Recreation
- Property Owner-requested

# Guiding Principles

- Separate conflicting uses
- Ensure property owner rights
- Sustainable growth through appropriate land use
- Bring clarity to permit processing
- Simplifies land use regulation understanding
- Makes development process more predictable
- Maintain City's housing capacity
- Streamline environmental reviews

# Proposed Solutions

- **Right-of-Way:** Classify streets, waterways, and railway corridors as Right-of-Way.
- **Civic Uses/Parks:** Designate public schools and parks as Institutional General Plan Land Use with a Public Facilities (PF) zone.
- **Open Space, and Recreation:** Maintain Open Space General Plan Land Use, but expand definition.
- **Owner Request:** Modify General Plan Land Use and/or Zoning to allow development flexibility and be cohesive with surrounding area.

# Conclusion

- Changes will support property owners, businesses, neighborhoods, equity goals, City policies, and more!
- Changes implement General Plan along with other goals and regulations.
- Changes will not impact existing uses and will increase marketability of sites.
- No housing capacity sites will be impacted.
- No additional environmental impact beyond General Plan Environmental Impact Report.

# Recommended Actions

1. Certify an Addendum to the General Plan Environmental Impact Report (SCH#2017052062) consistent with the California Environmental Quality Act (CEQA) Section 15164 (Addendum).
2. Approve a Resolution amending the Stockton General Plan Land Use Map.
3. Adopt an Ordinance amending the Citywide Zoning Map to ensure consistency with the Envision Stockton 2040 General Plan.



**Questions?**



## PROCESS

- Subdivision Approved
- Grading Permit
- **Final Map**
  - **Staff reviews plans**
  - **Creates temp GIS lines**
  - **SIA approved by Council**
  - **Items sent to County**
  - **County sends City recorded doc and new GIS information**
- Building Permits
- Construction
- Operation

## IMPROVEMENTS

- No change to Final Map contents
- Request AutoCAD files at Final Map Completion (MyLars)
- Planning to send approved Land Use to GIS dept.
- Code Amendments to:
  - Clarify ROWs
  - Clarify tentative map requirements
  - Add CDD Director approval for minor map corrections.