



## Appendix A      Stockton Background Documents Affecting Visual Quality



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# Appendix A: Stockton Background Documents Effecting Visual Quality

## Envision Stockton 2040 General Plan (Adopted December 4, 2018)

### Land Use

#### GOAL LU-1: REGIONAL DESTINATION

**Become more of a regional destination that attracts visitors and invites residents to enjoy a diverse array of events and arts, entertainment, and dining options.**

- Policy LU-1.3 Improve the visual quality of the urban environment to be more welcoming and inviting at key gateways and travel corridors into the city. (Page 3-4 Stockton General Plan.)
  - Action LU-1.3A Create a “gateway district” program for major corridor entries to the city, in which the design of public and private investment is coordinated to provide a cohesive and attractive welcome into Stockton.
  - Action LU-1.3B Work with transportation agency partners and private property owners to improve maintenance, code enforcement, screening, and landscaping of viewsheds along major transportation routes into Stockton, including rail corridors, Highway 99, Highway 4, and Interstate 5.
  - Action LU-1.3C Require the incorporation of scenic views, including open space features like waterways, wetlands, natural landscapes, and parks, into design of the built environment.

#### GOAL LU-3: AUTHENTIC NEIGHBORHOODS

**Protect and preserve the authentic qualities of Stockton’s neighborhoods and historic districts.**

- Policy LU-3.2 Retain narrower roadways and reallocate right-of-way space to preserve street trees and mature landscaping and enhance the pedestrian and bicycle network within and adjacent to residential neighborhoods. (Page 3-10 Stockton General Plan.)
  - Action LU-3.2A Implement the “road diet” recommendations from the City’s Bicycle Master Plan that reduce roadway widths to provide space for bike lanes and other amenities that improve safety and ease of the streetscape for all modes.
- Policy LU-3.3 Maintain or expand the currently available amount of public park and open space area in each neighborhood. (Page 3-14 Stockton General Plan.)
  - Action LU-3.3A Continue to improve and maintain park facilities and fields to address deficiencies and improve park sustainability, including lighting improvements, conversion to solar lighting, drinking fountain maintenance, and natural stormwater management.

- Action LU-3.3B Pursue joint-use recreational facilities where possible, including on school grounds and utility easements.
- Action LU-3.3E Require new development to improve utility easement property as usable public open space, where feasible.
- Policy LU-5.1 Integrate nature into the city and maintain Stockton’s urban forest.
  - Action LU-5.1A Require renovated and new projects to provide open spaces that create gateways, act as collectors for pedestrian systems, and/or provide a social focal point for a project and the surrounding community and corridor, as appropriate.
  - Action LU-5.1B Protect, preserve, and improve riparian corridors and incorporate them in the City’s parks, trails, and open space system.
  - Action LU-5.1C Require landscape plans to incorporate native and drought-tolerant plants in order to preserve the visual integrity of the landscape, conserve water, provide habitat conditions suitable for native vegetation, and ensure that a maximum number and variety of well-adapted plants are maintained.
- Policy LU-6.2 Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.
  - 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, property owner and/or landlord incentives to maintain property and reduce blight, and/or other strategies. As part of this program, define and prioritize categories of infill types based on land use and residential density or nonresidential intensity.

**GOAL LU-6: EFFECTIVE PLANNING**

**Provide for orderly, well-planned, and balanced development.**

- Policy LU-6.2 Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas. (Page 3-22 Stockton General Plan)
  - 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, property owner and/or landlord incentives to maintain property and reduce blight, and/or other strategies. As part of this program, define and prioritize categories of infill types based on land use and residential density or nonresidential intensity.
- Policy LU-6.2 Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas. (Pages 3-22/23 Stockton General Plan)
  - Action LU-6.3D Design public facilities and infrastructure to maintain and improve the visual quality of the urban environment, including through the following approaches:
    - Designing buildings and infrastructure to fit into and complement their ultimate surroundings.

- Buffering buildings and infrastructure from their surroundings as appropriate to shield unsightly areas from public view.
- Providing appropriate landscaping.

## **Safety**

### **GOAL SAF-2: HAZARD PROTECTION**

#### **Protect residents and businesses from natural and human-caused hazards.**

- Policy SAF-2.5 Protect the community from health hazards and annoyance associated with excessive noise levels. (Page 5-19 Stockton General Plan)
  - Action SAF-2.5A Prohibit new commercial, industrial, or other noise generating land uses adjacent to existing sensitive noise receptors such as residential uses, schools, health care facilities, libraries, and churches if noise levels are expected to exceed 70 dBA Community Noise Equivalent (CNEL) (decibels on A-weighted scale CNEL) when measured at the property line of the noise sensitive land use.
  - Action SAF-2.5B Require projects that would locate noise sensitive land uses where the projected ambient noise level is greater than the "normally acceptable" noise level indicated on Table 5-1 to provide an acoustical analysis that shall:
    - Recommend appropriate mitigation to achieve compatibility with the adopted noise policies and standards [For a Neighborhood Park like Union Park, this would be any noise level above 71dB L<sub>DN</sub> per Table 5-1];

### **GOAL SAF-4: CLEAN AIR**

#### **Improve local air quality.**

- Policy SAF-4.1 Reduce air impacts from mobile and stationary sources of air pollution.
  - Action SAF-4.1C Require the use of electric-powered construction and landscaping equipment as conditions of project approval when appropriate.

## **Community Health**

### **GOAL CH-1: HEALTHY PEOPLE**

#### **Support the ability of the entire community to maintain healthy lifestyles.**

- Policy CH-1.1 Maintain walking and wheeling facilities and parks that are safe and accessible in all areas of Stockton. (Page 6-2 Stockton General Plan)
  - Action CH-1.1A Plant and maintain appropriate shade trees along all City streets to reduce heat exposure, prioritizing areas of the city with significantly less tree canopy, and provide a buffer between the travel way and bicycle and pedestrian facilities, and provide other amenities like well-marked crosswalks, bulb-outs, and pedestrian-scale street lighting.
  - Action CH-1.1B Prepare a parks master plan through an open and engaging process inclusive of community residents that assesses the quality and distribution of existing parks, facilities, and community centers throughout the

city relative to the population served (i.e., within a set walking distance) and their needs (i.e., considering age, income, and abilities), and, based on this information, identifies and prioritizes new, renovation, and expansion park and community center projects and describes funding means and timelines.

- Policy CH-1.3 Encourage activities that support local agriculture, such as farmers' markets, urban farming and community gardening. (Page 6-3 Stockton General Plan)
  - Action CH-1.3B Create an accessible inventory of publicly-owned and private vacant sites appropriate for community gardens or other forms of urban agriculture.
  - Action CH-1.3C Amend the Development Code to include standards for small-scale, urban local food operations.
  - Action CH-1.3D Adopt and Implement an Urban Agriculture Incentive Zone (per AB 551) to allow privately-owned vacant property to be productively used for growing food.
- Policy CH-2.1 Prioritize maintenance of streets and improvement of sidewalks, parks, and other infrastructure in areas of the city that historically have been comparatively underserved by public facilities, including implementation of complete streets where needed, especially in conjunction with infrastructure maintenance and improvement projects. (Page 6-5 Stockton General Plan)
  - Action CH-2.1A When considering parks and infrastructure maintenance and improvement projects, consider the following through an open and engaging process inclusive of community residents:
    - Whether the affected community is underserved or disadvantaged.
    - What the priority needs of the community are and whether the project would address those needs
    - Whether the project would negatively impact the community, such as through increased exposure to pollutants or displacement of residents or local businesses.
  - Action CH-2.1B Provide incentives for rehabilitation or redevelopment of distressed properties that takes into consideration strategies to avoid gentrification.
  - Action CH-2.1C Develop incentives to promote reuse of distressed areas, such as through rezoning, permit streamlining, density bonuses, and other appropriate tools.
  - Action CH-2.1D Conduct marketing to potential developers to encourage the redevelopment and conversion of distressed commercial strips into housing and mixed-use areas that includes strategies to avoid gentrification

# MUNICIPAL CODE

## Title 15 Buildings and Construction

### CHAPTER 15.08 BUILDING CODE

#### 15.08.090 Plain concrete.

Plain concrete construction shall not be utilized as a structural building component within the City. (Ord. 2019-11-19-1102-01 § 2; Ord. 026-07 C.S. § 9; prior code § 14-136)

### CHAPTER 15.32 MAINTENANCE, SECURITY AND REHABILITATION OF ABANDONED AND VACANT PROPERTY

#### 15.32.010 Findings—Declaration of purpose.

- A. The Council finds that neglected, vacant, and abandoned properties are a major source of blight in residential and nonresidential neighborhoods, especially when owners or responsible persons fail to maintain and manage those properties in a manner that ensures they do not become a liability to the surrounding community. Vacant buildings often attract transients and criminals, including drug users and prostitutes. Use of vacant, unsecured buildings by transients and criminals, who may employ primitive cooking or heating methods, creates a risk of fire for the building and adjacent properties and presents a dangerous attractive nuisance to children. Vacant properties are often used as dumping grounds for drug paraphernalia, furniture, tires, garbage, junk and debris, and are frequently overgrown with weeds and vegetation. In addition, the presence of vacant buildings that are simply boarded up for long periods of time to prevent entry by transients or vandals very often discourages economic development and encourages graffiti, disrupting neighborhood stability, retarding appreciation of property values, and promoting blight conditions. As a result, neighboring property owners and occupants are denied full use and enjoyment of their property.
- B. The City currently expends vast resources monitoring and responding to the numerous health, welfare, safety, and economic problems caused by neglected, vacant properties. Because there is already a significant cost to the City for monitoring these properties, as well as a substantial toll on the citizens who are affected by the nuisance conditions created, the City Council finds there is an urgent need to implement a process by which these buildings are monitored and the costs borne by the owners of these properties, rather than the community. (Ord. 009-08 C.S. § 2; prior code § 14-520)

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