

# CHAPTER 7 – COMMUNITY DEVELOPMENT

The mission of Community Development is to serve the public by providing courteous, effective, and accurate customer service to facilitate comprehensive planning, development, and a safe community that enhances the quality of life for all residents of the City of Stockton.

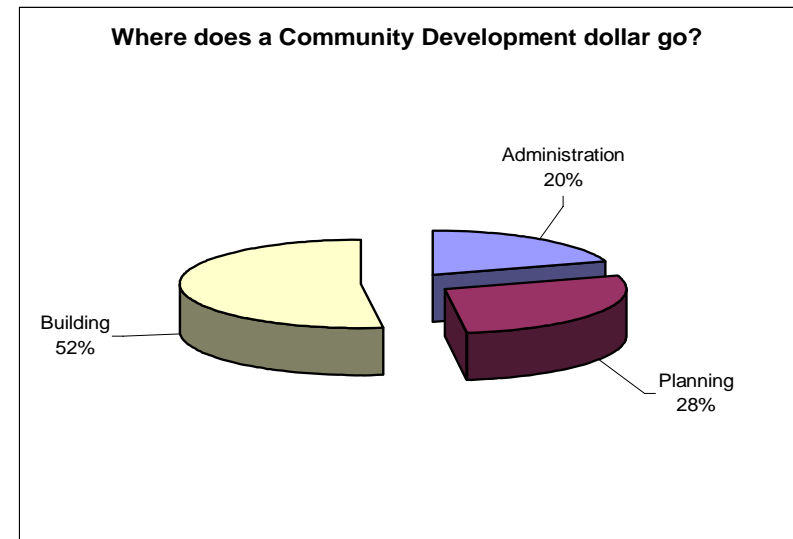
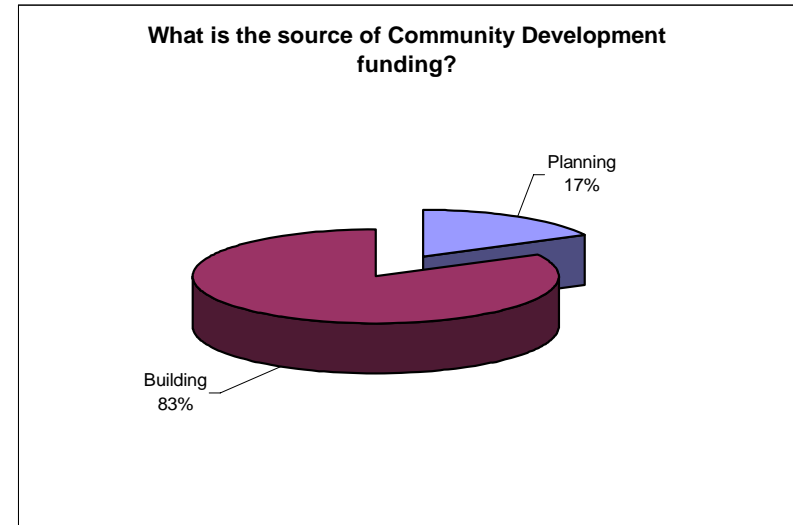
The Department has three functional areas as follows:

- Administration – is responsible for working with the Planning Commission and City Council to establish goals, policies, and long-range plans for the orderly growth of the community. Administration directs and coordinates the Planning and Building units to carry out the directives of the City Council and City Manager, as well as manage the Permit Center to provide coordinated services to the public.
- Planning – provides information and recommendations to the Planning Commission and City Council on planning matters. Planning implements the General Plan, Development Code, Subdivision Map Act, California Environmental Quality Act and administers annexations. It also provides staff support to the Cultural Heritage Board and Architectural Review Committee.
- Building – is responsible for the enforcement of state, federal, and municipal building codes, which enhances the life and safety of citizens of the City while providing professional services to all customers.

Prior to FY 2008, Development Review and Fire Prevention were reported as part of Development Services expenditures. For this report, we have removed staffing and expenditures for these divisions from Development Services or Community Development and included them in Chapter nine for Fire and Chapter 18 for Public Works.

Community Development is funded through the Development Services Fund, which is a Special Revenue Fund. The Building and Planning Divisions generate revenue through charges for services. As shown in the upper right, Building generated 83 percent of revenue while Planning generated 17 percent of the department's revenue in FY 2007.

In examining where a Community Development dollar is spent, we noted 52 percent is spent on Building, 28 percent on Planning, and 20 percent on Administration. In FY 2007, Community Development generated a fund balance increase of \$3,563,287.



Source: FY 2007 revenue and expenditure data

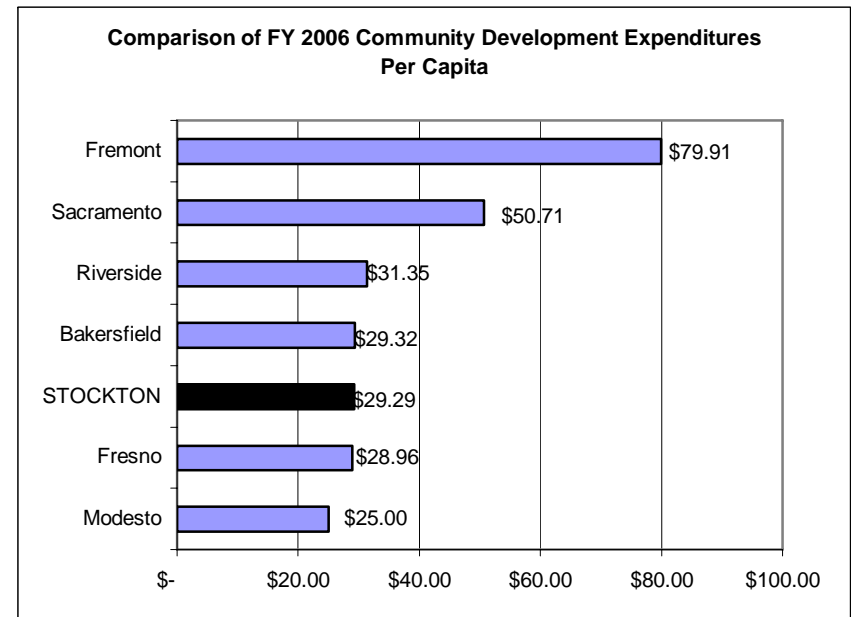
## SPENDING AND STAFFING

Overall, total operating expenditures for Community Development has increased 37 percent over the last five years but did decrease two percent from FY 2006 to FY 2007. As a result, Community Development's per capita increased 24 percent from \$22.96 in FY 2003 to \$28.46 in FY 2007.

Community Development's authorized full time staffing has increased 14 percent from 51 in FY 2003 to 58 in FY 2007. At the end of the fiscal year, actual full time staffing was at 53 positions.

Per capita comparisons between cities can be difficult as cities vary in population, number of departments, and offer a different mix of services than Stockton.

As shown to the right, Stockton's FY 2006 Community Development's per capita expenditures were less than Fremont and Sacramento but similar to Riverside, Bakersfield, Fresno and Modesto. Per capita comparisons were based solely on cities expenditures and population. We made no attempt to examine the types of services performed or cost allocation methods used by the respective cities' administrative services department.



Source: FY 2006 Cities' Comprehensive Annual Financial Reports and Annual Budgets<sup>1</sup>

	Operating Expenditures					Authorized full time staffing <sup>2</sup>
	Administration	Planning	Building	TOTAL	Per Capita	
FY 2003	\$1,056,630	\$1,571,725	\$3,371,130	\$5,999,485	\$22.96	51
FY 2004	\$1,162,420	\$1,697,816	\$3,923,447	\$6,783,683	\$25.21	51
FY 2005	\$1,349,495	\$2,188,385	\$4,764,839	\$8,302,719	\$29.70	56
FY 2006	\$1,750,429	\$2,213,901	\$4,413,173	\$8,377,503	\$29.29	57
FY 2007	\$1,656,284	\$2,316,636	\$4,275,762	\$8,248,682	\$28.46	58
Change over last 5 years	57%	47%	27%	37%	24%	14%

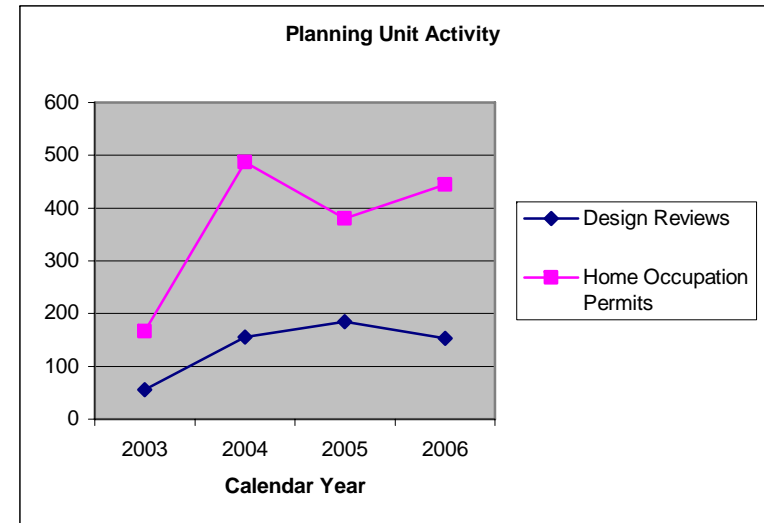
<sup>1</sup> Department expenditures were obtained from cities' Comprehensive Annual Financial Reports. Where data was unavailable, expenditures were obtained from department's annual budgets.

<sup>2</sup> Authorized full time staffing is based on approved annual fiscal year budgets.

## PLANNING

The Planning Unit works to establish goals, policies, and long-range plans for the orderly growth of the community. The Unit is responsible for the implementation of the General Plan through administration of the Development Code, Subdivision Map Act, municipal ordinances, California Environmental Quality Act, and administration of the City's Annexation Program, and special studies as appropriate. The Planning Unit is staff to the Planning Commission and City Council on Planning matters, and provides staff support to the Cultural Heritage Board and Architectural Review Committee.

- Twenty-five percent of survey respondents rated the quality of land use, planning, and zoning as good or excellent.
- Thirty-eight percent of respondents identified too much growth in Stockton as a major problem, and 73 percent rated population growth as too fast.
- Thirty-eight percent of respondents rated the ease of car travel in Stockton as good or excellent, 32 percent rated the ease of bus travel as good or excellent, 33 percent rated the ease of bicycle travel as good or excellent, and 27 percent rated the ease of walking as good or excellent.
- Forty-six percent of respondents rated the overall quality of new development as good or excellent.



Source: Community Development Department

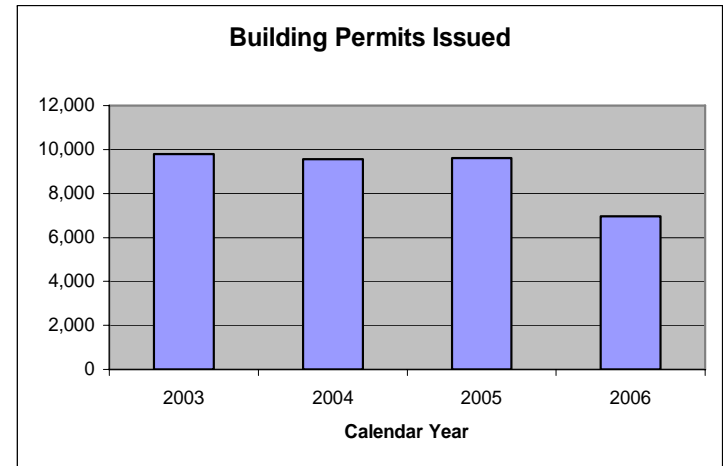
Calendar Year	Annexations	Design reviews	Development agreements	General plan amendments	Specific plan amendments	Home occupation permits	Use permits	Citizen Survey <sup>1</sup>		
								Percent of respondents rating the quality of land use, planning and zoning as good or excellent	Percent of respondents rating population growth as too fast	Percent of respondents rating overall quality of new development as good or excellent
2003	8	56	7	13	5	167	141			
2004	0	156	8	10	4	487	90			
2005	0	185	7	9	4	380	92			
2006	1	153	2	3	0	445	89	25%	73%	46%
Change over last 5 years	-88%	173%	-71%	-77%	-100%	166%	-37%			

<sup>1</sup> Citizen Survey results are for FY 2007.

## BUILDING

The Building unit is responsible for the enforcement of codes, laws, ordinances, and regulations pertaining to building construction and remodeling within the City of Stockton. Enforcement is accomplished by accepting applications, checking plans, processing Building Permits, performing inspections, and responding to complaints. The Building unit provides staff support for the Housing/Building Board of Appeals and the Handicapped Access Board of Appeals. The unit serves the citizens of Stockton by providing the professional services necessary to insure that construction within the City is performed in a safe and lawful manner.

- The number of Building Permits issued has decreased 29 percent compared to five years ago.
- The percentage of Building Permits issued over the counter has increased 21 percent over the last five years. This represents an improvement in customer service.
- The number of inspections performed based on requests from the Police Department's Code Enforcement division has decreased 31 percent compared to 2003.
- Building inspections rolled represent those inspections that were not completed on the scheduled day and rolled to another day.



Source: Community Development Department

Calendar Year	Building permits issued	Percentage of permits issued over the counter	Plan checks completed	Inspection related to Code Enforcement requests	Building inspections not rolled	Percent of building inspections not rolled	Building inspections rolled
2003	9,784	47%		2,800			
2004	9,555	46%		2,800			
2005	9,623	49%		1,200			
2006	6,951	57%	1,048	1,920	93,869	99.6%	333
Change over last 5 years	-29%	21%		-31%			