



City of Stockton

City Council Special
Meeting

Meeting Agenda - Final City Council Special

Michael D. Tubbs Mayor/Chair
Elbert H. Holman Jr. Vice Mayor/Vice Chair (District 1)
Daniel R. Wright (District 2)
Susan Lofthus (District 3)
Susan Lenz (District 4)
Christina Fugazi (District 5)
Jesús M. Andrade (District 6)

Monday, July 16, 2018

1:00 PM

Council Chamber, City Hall, 425 N. El Dorado
Street, Stockton CA

1. SPECIAL SESSION CALL TO ORDER / ROLL CALL
2. INVOCATION/PLEDGE TO FLAG
3. PUBLIC COMMENT

**Members of the public may only comment regarding items on this agenda.*

4. NEW BUSINESS

- 4.1 [18-4609](#) ENVISION STOCKTON 2040 GENERAL PLAN UPDATE: DRAFT
2040 GENERAL PLAN AND EIR, HOUSING POLICY/PROGRAM
OPTIONS TO PROTECT AND INCREASE AFFORDABLE HOUSING

Recommended Action: RECOMMENDATION

Receive presentation from staff regarding the Envision Stockton 2040 General Plan Update. Staff seeks input to guide efforts to draft the general plan update. There is no recommended action as this is a discussion only item.

Department: Community Development

5. ITEMS FOR DISCUSSION

- 5.1 [18-4722](#) DISCUSS AMENDING THE COUNCIL POLICY MANUAL, TITLE 5,
CHAPTER 5.05 - "DISTRICT FORMATION AND FINANCING," TO
INCLUDE POLICIES FOR THE FORMATION OF, AND
ANNEXATION INTO, A NEW SERVICES AND MAINTENANCE
COMMUNITY FACILITIES DISTRICT

Recommended Action: RECOMMENDATION

This is a discussion only item, no action is required. For additional information, please refer to the July 17, 2018 agenda item with the same title.

Department: Administrative Services

5.2 [18-4723](#) DISCUSS THE 2017 ANNUAL HOUSING ELEMENT PROGRESS REPORT

Recommended Action: RECOMMENDATION

This is a discussion only item, no action is required. For additional information, please refer to the July 17, 2018 agenda item with the same title.

Department: Community Development

5.3 [18-4720](#) DISCUSS THE STOCKTON ECONOMIC STIMULUS PROGRAM TIME EXTENSION AND INCREASE THE PERMIT LIMITATIONS FOR PROJECTS IN NON-DISADVANTAGED AREAS

Recommended Action: RECOMMENDATION

This is a discussion only item, no action is required. For additional information, please refer to the July 17, 2018 agenda item with the same title.

Department: Community Development

5.4 [18-4721](#) DISCUSS BALLOT MEASURE ON NOVEMBER 6, 2018 ELECTION AUTHORIZING CONTINUATION OF THE AUTHORITY TO DEVELOP LOW-RENT HOUSING PROJECTS IN STOCKTON

Recommended Action: RECOMMENDATION

This is a discussion only item, no action is required. For additional information, please refer to the July 17, 2018 agenda item with the same title.

Department: Economic Development

6. ADJOURNMENT

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on July 13, 2018, in compliance with the Brown Act.

Geoffrey S. Aspiras
Senior Deputy City Clerk

**Members of the public may only comment regarding items on this agenda.*

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City of Stockton

Legislation Text

File #: 18-4609, **Version:** 1

ENVISION STOCKTON 2040 GENERAL PLAN UPDATE: DRAFT 2040 GENERAL PLAN AND EIR, HOUSING POLICY/PROGRAM OPTIONS TO PROTECT AND INCREASE AFFORDABLE HOUSING

RECOMMENDATION

Receive presentation from staff regarding the Envision Stockton 2040 General Plan Update. Staff seeks input to guide efforts to draft the general plan update. There is no recommended action as this is a discussion only item.

Summary

In 2016, the City initiated Envision Stockton 2040 General Plan Update with a commitment to updating the General Plan in a fiscally sustainable manner. On June 26, 2018, drafts of the General Plan Update, Environmental Impact Report (EIR), and related utility master plan documents were released for public review and comment. Staff will provide an overview of the current Envision Stockton 2040 General Plan draft and associated documents, including: a summary of past community engagement efforts, overview of proposed policies and preview of future community workshop presentations. Council is asked to receive the staff presentation and provide input to guide efforts to finalize the General Plan Update. The General Plan Update will be the subject of future public hearings before the Planning Commission and Council. No action is required as this is a status update and discussion item only.

DISCUSSION

Background

State law requires each city and county to adopt and periodically update a General Plan that provides a comprehensive, long-range plan for its physical development. The General Plan is important because it contains goals, policies and implementation measures to guide development within the city limit and beyond it in a Sphere of Influence where City services may someday be provided. The City's current 2035 General Plan was adopted in 2007. Since its adoption, significant economic and demographic changes occurred, prompting the City to update its growth and development assumptions.

In 2016, the City initiated Envision Stockton 2040 General Plan Update with a commitment to updating the General Plan in a fiscally sustainable manner. This General Plan Update provides guidance for reevaluation of the City's public infrastructure such as the City's roadways and water and sewer distribution systems and whether the cost of that infrastructure is more than what the City wants from both a capital cost and maintenance cost. This update provides an opportunity to revisit and reset the goals, policies, and implementation measures for development in the City limits and for

future growth areas where City services may eventually be provided and become the Sphere of Influence. Policy guidance is provided to reevaluate our level of service goals regarding public infrastructure such water, sewer and transportation improvements. The level of service goals associated with these particular types improvements and its relationship to land use growth projections determines the cost of development impact fees associated with the cost of building a home or to undertake a development project.

This update has been developed with extensive input and guidance from the community, including citizens, stakeholders, the Planning Commission and City Council.

There have been more than 30 opportunities for public input thus far. In April of 2017 Council provided guidance to adopt infill standards using a city core intensification alternative. This infill alternative (referred to as Alternative “C”) has the smallest urban footprint of the three alternatives considered and contains the following attributes:

- Preservation of agricultural lands at City periphery
- Infill focused with Downtown emphasis
 - Higher intensity mixed-use Downtown
 - High density in and near Downtown
- Professional offices on South Airport Way
- Increased opportunities for grocery store(s) along South Airport Way
- Opportunities for medical offices near Weston Ranch
- Flexibility for employment/economic generator north of Eight Mile Road

On July 25, 2017, the City Council considered and provided guidance to staff on the development of the General Plan goals and policies. The goals, policies, and actions in a General Plan guide service levels that directly influence the costs related to development projects and operation of city government. The following are highlights of some of the recommended policy changes included in the draft General Plan policy document:

- Increasing allowable densities and intensity of the development in both downtown and the greater downtown areas. Infill policies are more prevalent particularly as it relates to downtown and within the city’s core and south Stockton.
- Weaving environmental justice policies throughout the General Plan affecting land use, transportation, and community health policies.
- Incorporating Public Health policies throughout the General Plan as it relates to land use, transit, and safety policies.

Present Situation:

On June 26, 2018, the following draft documents were produced and released for public review and comment:

- Draft General Plan policy document,
- Draft EIR, and
- Draft Utility Master Plan Supplements (water, wastewater, and stormwater)

Staff's presentation will provide a brief overview of the current draft 2040 General Plan, Draft EIR and draft Utility Master Plan Supplements. The presentation will also cover housing and potential policy and program options for increasing affordable housing within the City of Stockton. Key housing policy/program options to be discussed include:

- Housing Trust funds
- Inclusionary housing
- Rent stabilization
- Rent Control Ordinances
- Just cause for eviction

Opportunities for Community Input

Additional community workshops will be conducted at the end of the month to collect public input on the draft documents. A public hearing before the Planning Commission to receive comments on the adequacy of the Draft EIR has been scheduled for Thursday, August 2, 2018 in compliance with CEQA. Additional public workshops are being scheduled for August and study sessions are anticipated to follow with the Planning Commission and Council to provide opportunities for further feedback on the draft General Plan. Staff anticipates finalizing the 2040 General Plan document and EIR and presenting them in Public Hearings for Planning Commission and Council's consideration for adoption by the end of the year 2018.

FINANCIAL SUMMARY

This is a discussion item only.



City of Stockton

Legislation Text

File #: 18-4722, Version: 1

DISCUSS AMENDING THE COUNCIL POLICY MANUAL, TITLE 5, CHAPTER 5.05 - "DISTRICT FORMATION AND FINANCING," TO INCLUDE POLICIES FOR THE FORMATION OF, AND ANNEXATION INTO, A NEW SERVICES AND MAINTENANCE COMMUNITY FACILITIES DISTRICT

RECOMMENDATION

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City of Stockton

Legislation Text

File #: 18-4723, Version: 1

DISCUSS THE 2017 ANNUAL HOUSING ELEMENT PROGRESS REPORT

RECOMMENDATION

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City of Stockton

Legislation Text

File #: 18-4720, Version: 1

DISCUSS THE STOCKTON ECONOMIC STIMULUS PROGRAM TIME EXTENSION AND
INCREASE THE PERMIT LIMITATIONS FOR PROJECTS IN NON-DISADVANTAGED AREAS

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City of Stockton

Legislation Text

File #: 18-4721, Version: 1

DISCUSS BALLOT MEASURE ON NOVEMBER 6, 2018 ELECTION AUTHORIZING
CONTINUATION OF THE AUTHORITY TO DEVELOP LOW-RENT HOUSING PROJECTS IN
STOCKTON

RECOMMENDATION

This is a discussion only item, no action is required. For additional information, please refer to the July 17, 2018 agenda item with the same title.