

AMENDMENT OF WEST END URBAN RENEWAL PROJECT NO. 1 -  
PRELIMINARY PLAN

On Tuesday evening two resolutions will be available for your consideration, which if approved, will: 1) accept the Preliminary Plan for the Amendment of West End Urban Renewal Project No. 1 and ratify the submission of the necessary documents; and, 2) designate lead and responsible agencies for the preparation of the Environmental Impact Report for the project.

DISCUSSION

On January 8, 1990, the City Council designated as a redevelopment survey area the area bounded generally on the south by Sonora Street, Sacramento Street on the east, Lindsay Street on the north and the existing West End Redevelopment Project to the west. This designation was part of the Council's implementation of the CENTRAL STOCKTON PLAN prepared by Kaplan, McLaughlin, Diaz (KMD) and accepted by the Council in September 1989.

Concurrently, the Council had commissioned Goldfarb & Lipman, a legal firm specializing in redevelopment law, to prepare a Redevelopment Needs Assessment Study for the entire Stockton area. In order to implement the intent of the Community Redevelopment Needs Assessment Study, the Council (on July 2, 1990) chose to revise the expanded survey area for the West End Urban Renewal Project to include the area generally bounded by Park Street on the north, Sacramento Street on the east, Sonora Street on the south and Mormon Slough on the west (see attached map). At the same time, they directed the preparation of a preliminary plan for a redevelopment project within the revised survey area. The preliminary plan has been prepared and is submitted for your consideration.

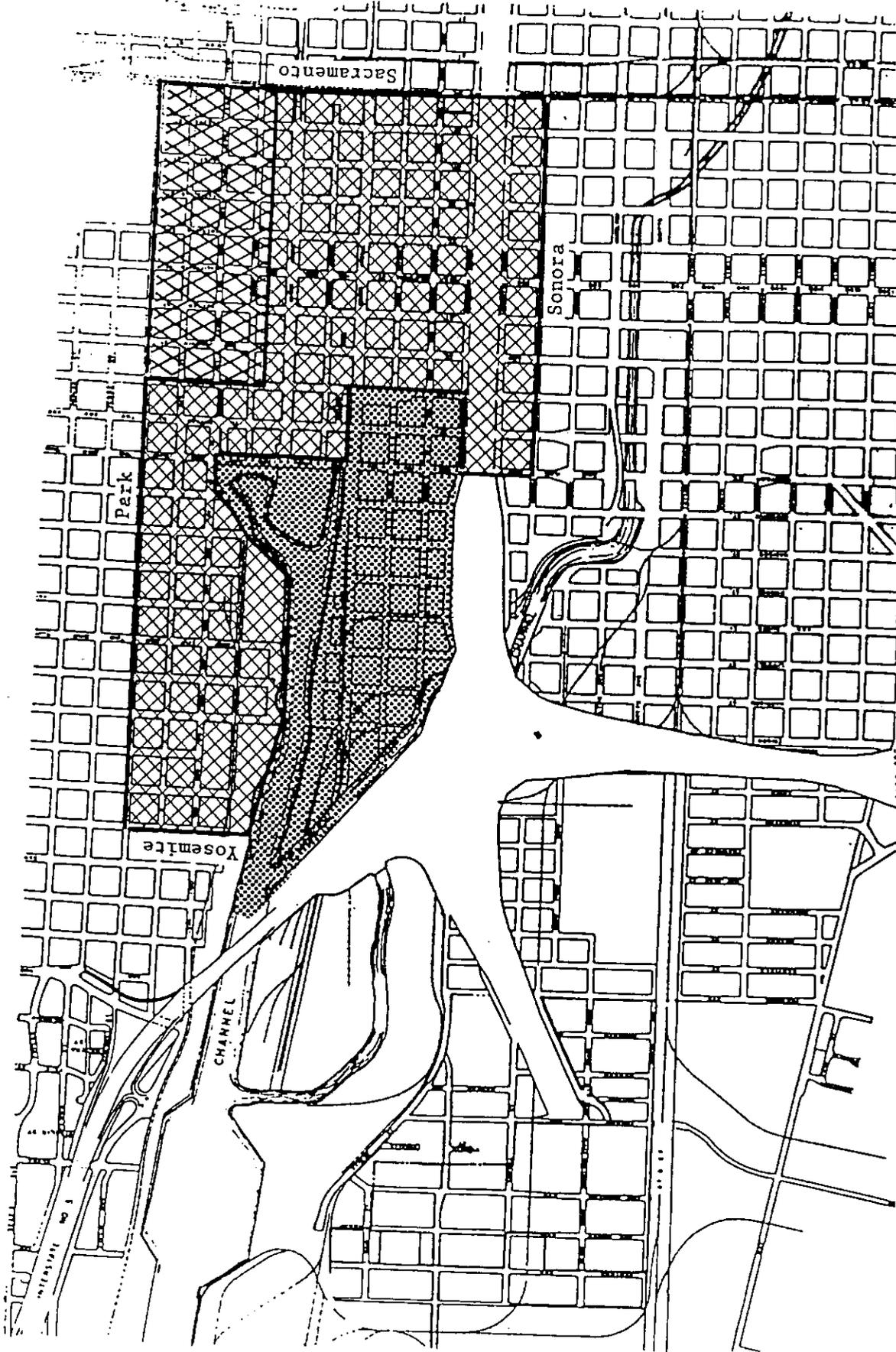
The Planning Commission will also consider this project on August 23, 1990, for submittal of the Preliminary Plan to the Redevelopment Agency.

In addition to acceptance of the preliminary plan, it is necessary that a "lead" as well as a "responsible" agency be designated to facilitate the preparation of an environmental impact report for this process. It is proposed that the City Council be designated as the lead agency and the Redevelopment Agency as the responsible agency for this phase of the redevelopment plan adoption process.

AMENDMENT OF WEST END URBAN RENEWAL PROJECT NO. 1 -  
PRELIMINARY PLAN (PAGE TWO)

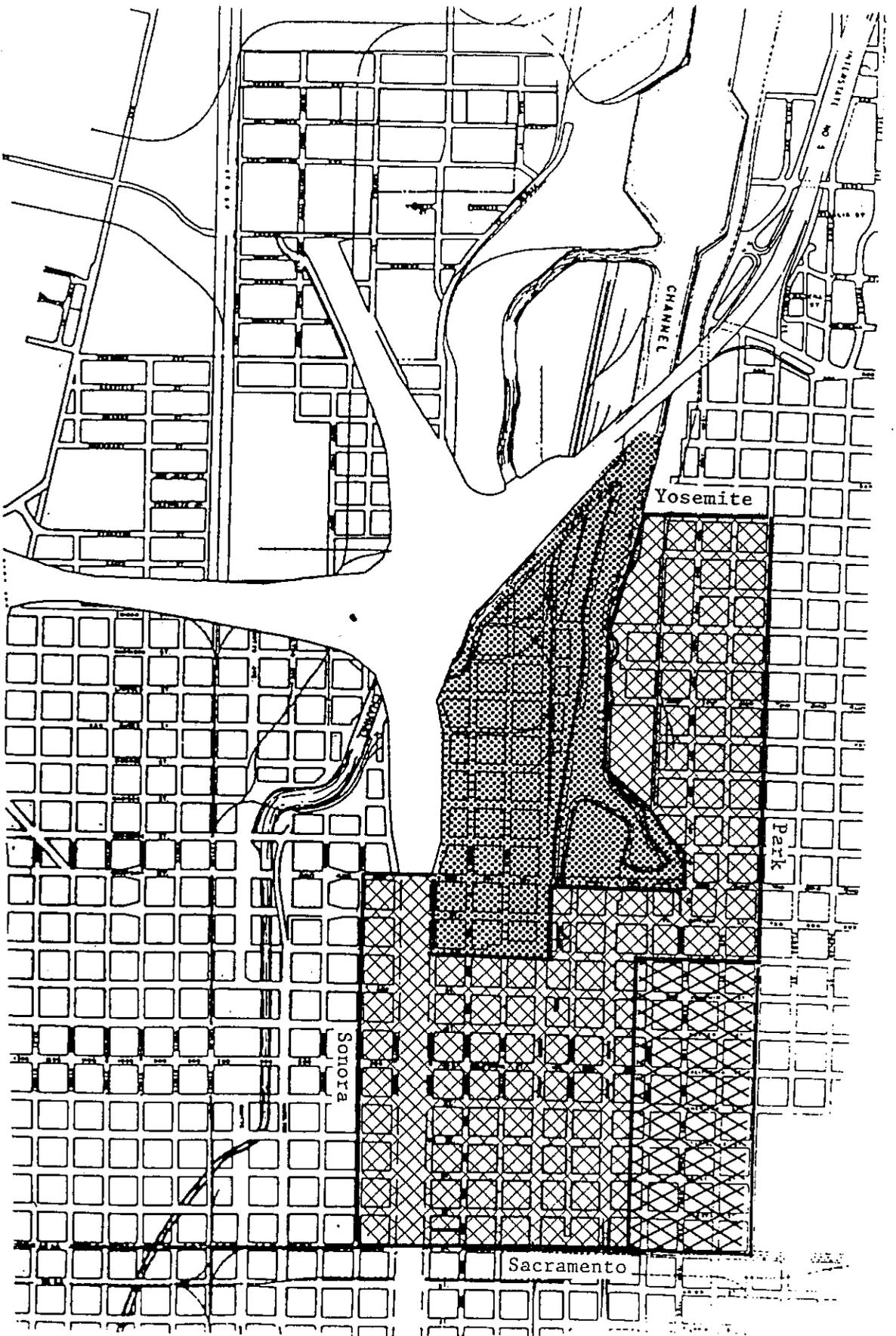
RECOMMENDATION

The Redevelopment Commission recommends that the Redevelopment Agency approve two resolutions: 1) accepting the Preliminary Plan for the Amendment of West End Urban Renewal Project No. 1 and ratifying the submission of the necessary documents; and, 2) designating lead and responsible agencies for the preparation of the Environmental Impact Report for the project.



-  Existing West End Urban Renewal Project No. 1
-  Existing Redevelopment Survey Area (1-8-90)
-  Revised Redevelopment Survey Area

# "DOWNTOWN AREA"

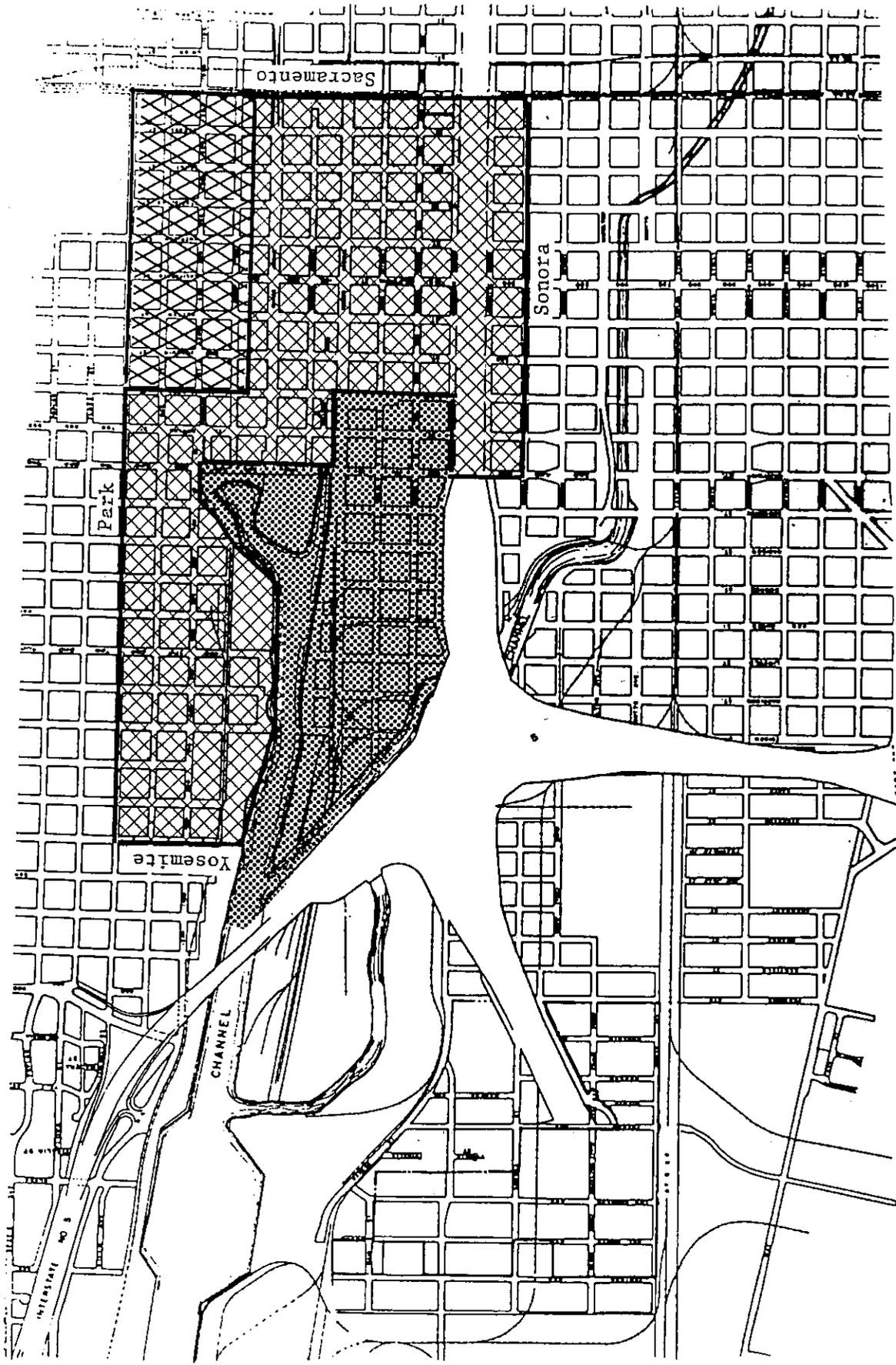


Existing West End Urban Renewal Project No. 1

Existing Redevelopment Survey Area (1-8-90)

Revised Redevelopment Survey Area

# "DOWNTOWN AREA"



-  Existing West End Urban Renewal Project No. 1
-  Existing Redevelopment Survey Area (1-8-90)
-  Revised Redevelopment Survey Area

# "DOWNTOWN AREA"

8/16/90

PRELIMINARY PLAN FOR THE AMENDMENT  
OF THE WEST END URBAN RENEWAL PROJECT NO. 1

Adopted by Stockton City Planning Commission  
\_\_\_\_\_, 1990

Recommended for Approval by Stockton  
Redevelopment Commission  
\_\_\_\_\_, 1990

Approved and Accepted by Redevelopment Agency of  
the City of Stockton  
\_\_\_\_\_, 1990

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PRELIMINARY PLAN FOR THE AMENDMENT  
OF THE WEST END URBAN RENEWAL PROJECT NO. 1

I. INTRODUCTION

This Preliminary Plan for the Amendment of the West End Urban Renewal Project No. 1 (the "Preliminary Plan") has been prepared on behalf of the Stockton City Planning Commission (the "Planning Commission") in cooperation with the Redevelopment Agency of the City of Stockton (the "Agency") and the Stockton Redevelopment Commission pursuant to the Constitution of the State of California, the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq., herein referred to as the "CRL"), and all other applicable laws and local ordinances.

The Official Redevelopment Plan for West End Urban Renewal Project No. 1 was adopted by City Council Ordinance No. 686 C.S. dated October 9, 1961, and subsequently amended by City Council Ordinance No. 1078 C.S. dated April 6, 1964, City Council Ordinance No. 1685 C.S. dated May 27, 1968, City Council Ordinance No. 2567 C.S. dated September 3, 1974, and City Council Ordinance No. 3308 C.S. dated March 31, 1980 (together, the "Current Plan"). The Current Plan sets forth goals, objectives, land use controls, redevelopment techniques, and financing methods to achieve the redevelopment of an approximately 178 acre area in the western end of Central Stockton and along the southern edge of the Stockton Channel (the "Existing Project Area"). The Existing Project Area is shown in Exhibit A of this Preliminary Plan.

By Resolution No. 90-0032 dated January 8, 1990, as amended by Resolution No. 90-0466 dated July 2, 1990, the City Council designated a survey area (the "Survey Area") for consideration of the possible expansion of the Existing Project Area to include the remainder of Central Stockton (as shown in Exhibit A). The Planning Commission and the Agency have conducted preliminary studies which indicate that redevelopment of the Survey Area would be feasible and that it would serve major goals and objectives of the CRL and the Stockton community to add the Survey Area to the Existing Project Area for purposes of undertaking a comprehensive redevelopment program for Central Stockton.

The expansion of the Existing Project Area to incorporate the Survey Area is proposed to be accomplished through means of

an amendment of the Current Plan (the "Amendment"). The CRL does not technically require the preparation of a preliminary plan for the amendment of an existing redevelopment plan. Rather, a preliminary plan is required under the CRL only for adoption of an initial redevelopment plan. However, since the proposed Amendment would add substantial portions of Central Stockton to the Existing Project Area, the Amendment would be like the adoption of a new redevelopment plan in some respects.

Consequently, the Agency, the Planning Commission, and the Redevelopment Commission have determined that it is appropriate to prepare this Preliminary Plan for the proposed Amendment, in accordance with the provisions of Health and Safety Code Section 33324, to provide the community with an initial, comprehensive statement of the purpose, scope and impact of the proposed Amendment.

In general terms and in accordance with the provisions of Health and Safety Code Section 33324, this Preliminary Plan: 1) describes the purpose and scope of the proposed Amendment, including a boundary description of the area proposed to be added to the Existing Project Area; 2) summarizes the goals and objectives of the proposed redevelopment program for the Amended Project Area and states the manner in which the contemplated redevelopment will serve the purposes of the CRL; 3) provides a general statement of the land uses, layout of principal streets, population densities and building intensities and standards proposed as the basis for the redevelopment of the Amended Project Area; 4) demonstrates that the proposed redevelopment conforms to the Stockton General Plan; and 5) describes the general impact of the proposed redevelopment program upon residents of the proposed Amended Project Area and on surrounding neighborhoods.

This Preliminary Plan is intended to serve as the basis for preparation of the final Amendment of the Current Plan to be presented to the City Council for consideration in mid-1991, after the process of redevelopment planning, community consultation, and fiscal and environmental review has been completed as envisioned by the CRL. The Current Plan as proposed to be modified through the Amendment is referred to in this Preliminary Plan as the "Amended Redevelopment Plan."

## II. POLICY ROLE OF CENTRAL STOCKTON REVITALIZATION PLAN AND FUTURE CENTRAL STOCKTON SPECIFIC PLAN

On September 11, 1989, by Resolution No. 89-0612, after an extensive community planning process, the City Council adopted the Central Stockton Revitalization Plan (the "CSRP"). The CSRP

provides both a community vision for the future of Central Stockton and a comprehensive program of planning and development strategies and actions to achieve that vision. As detailed in this Preliminary Plan, the CSRP provided a primary impetus for the proposed Amendment, and constitutes the policy framework for redevelopment goals, objectives and programs of the proposed Amended Redevelopment Plan.

Both the CSRP and the Stockton General Plan (adopted January 22, 1990) call for the subsequent preparation of a Central Stockton Specific Plan (the "Specific Plan") that will further elaborate the land use policies and revitalization goals of the General Plan and the CSRP. As outlined in this Preliminary Plan, it is envisioned that, when prepared and adopted, the Specific Plan will provide further policy guidance for implementation of the Amended Redevelopment Plan.

### III. SCOPE OF AMENDMENT

The proposed Amendment is intended to:

A. Add to the Existing Project Area the Survey Area shown in the attached Exhibit A and described in the attached Exhibit B. The Project Area as proposed to be amended by the addition of the Survey Area is referred to in this Preliminary Plan as the "Amended Project Area."

B. Provide land use standards and controls from the General Plan and Specific Plan to support redevelopment of the Amended Project Area, including revision of the land use standards and controls in the Current Plan for the Existing Project Area, as appropriate;

C. Update, as appropriate, the redevelopment techniques outlined in the Current Plan to enable effective redevelopment of the Amended Project Area, including identification of additional public improvements to be undertaken as part of the redevelopment program and extension of the time period for the exercise of the power of eminent domain to twelve years from the date of adoption of the proposed Amendment; and

D. Modify the financial limitations in the Current Plan related to total tax increment that may be claimed by the Agency, outstanding bonded indebtedness, and duration for incurring indebtedness, as determined appropriate based on planning and economic analyses to be completed in the Amendment process, to enable the successful revitalization of the Amended Project Area.

#### IV. PURPOSE AND GOALS OF AMENDED REDEVELOPMENT PLAN

##### A. Need for Expanded Project Area

While considerable progress has been made in implementation of the Current Plan, experience over the recent decades has made it clear that alleviation of blighting conditions and revitalization of the Existing Project Area can best be accomplished through a more comprehensive revitalization program for all of Central Stockton. The waterfront and downtown edge areas contained in the Existing Project Area are physically, socially and economically interrelated with the larger Central Stockton area. The Existing Project Area and the Survey Area share many common problems that require a unified, comprehensive revitalization strategy.

These interrelationships are explicitly recognized in the CSRP. Indeed, the CSRP is founded on the premise that:

"Revitalization will depend on improving Central Stockton's physical setting in terms of integrating the [Central Business District] with the waterfront and creating greater identity, quality, completeness, continuity, and intensity of development at the urban core."

In turn the CSRP adopts as one of its three major planning strategies the development of an integrated and diverse Waterfront/Central Business District, and proposes consideration of expanding the Existing Project Area to include essentially the Survey Area in an overall Amended Project Area as a means to achieve coordinated redevelopment of Central Stockton.

These recommendations from the CSRP have served as a primary impetus for City Council designation of the Survey Area and for preparation by the Planning Commission, the Redevelopment Commission, and the Agency of this Preliminary Plan to initiate the Amendment process.

##### B. Redevelopment Goals and Objectives

The Amended Redevelopment Plan is designed to alleviate existing blighting conditions in the Amended Project Area to assist in the fulfillment of the following goals that are detailed in the CSRP:

1) Regional Economic Center: Create a regional center for economic activity in the form of a true Central Business District

that can compete on a statewide basis as a positive business location.

2) Diverse Urban Attraction: Create a highly urban "Downtown/Waterfront" area, as a destination point for the greater Stockton Area, with a diverse set of employment, recreational, cultural, civic, retail, visitor, and residential uses that mutually support each other and occur traditionally in city centers.

3) Urban Sense of Place: Create an urban core with an uplifting physical-spatial composition capable of supporting and generating urban center activities.

In turn, to achieve these goals, the redevelopment program to be undertaken under the proposed Amended Redevelopment Plan will be guided by the following objectives articulated in the CSRP:

1) Land Use: Provide for land use distribution and intensity within Central Stockton in coordination with overall City land use that focuses typical downtown uses within Central Stockton.

2) Public and Private Improvements: Revitalize Central Stockton through public/private investment that considers real estate development economics, resources, and funding allocations. Promote both public and private sector improvements within Central Stockton.

3) Socioeconomic Development: Encourage and support social and cultural development hand-in-hand with economic development.

4) Business Retention and Recruitment: Generate a high quality labor force in Central Stockton. Support local business development within Central Stockton and bring in new businesses from outside the Stockton area.

5) Urban Structure: Re-establish a coherent hierarchy organizational pattern of streets and land uses for Central Stockton that incorporates the existing physical features and accommodates the expectations of a regional center.

6) Urban Core: Integrate the major components of Central Stockton -- the Downtown, the Civic Center, and the Waterfront -- in a core of urban activity. In addition, refine each subarea with spaces and structures that define, differentiate, and layer urban experiences to create distinctive districts.

7) Maximize Waterfront Utilization: Develop the Waterfront area to: a) bring people to the Waterfront; b) provide an active and integrated edge to downtown; and c) serve as a site for landmark architecture and active open spaces.

8) Open Space System: Create an organized and hospitable pedestrian system of public urban paths and spaces with compatible adjacent land uses.

9) Architectural Identity: Enhance and reinforce existing architectural and urban identity along with building new landmarks to create a distinctive City skyline.

10) Public Safety: Increase both real and perceived public safety.

11) Transportation/Parking: Maintain and enhance convenient accessibility and parking within Central Stockton in the context of long term growth and development patterns.

12) Catalyst Projects: Create significant events (projects) in Central Stockton in the near future that act as both self contained attractions and promote growth around them.

#### V. REDEVELOPMENT STRATEGY AND ACTIONS

Drawing upon the strategies and actions outlined in the CSRP, the Amended Redevelopment Plan will pursue the following programs to assist in the revitalization of Central Stockton:

##### A. Compact Urban Core/Integrated Waterfront and Central Business District/Development of Catalyst Sites

Through the Amended Redevelopment Plan, redevelopment resources will be focused to create a "sense of urban place" in Central Stockton by stimulating private and public reinvestment in a set of mutually reinforcing, compact, high density and diverse developments involving office, hotel, retail, entertainment, cultural, and residential uses. Special effort will be made to reinforce "the community's vision of a city emanating from the Waterfront," with carefully planned physical and economic links between the Waterfront (including the Existing Project Area), the Central Business District and the Civic Center area.

Specifically, redevelopment resources may be employed to assemble, market, and ensure effective private revitalization of certain key sites in the Amended Project Area that will help to

create the desired compact urban core and forge the envisioned links among the geographic and functional sub-areas of Central Stockton. These key sites -- identified as "catalyst sites" in the CSRP -- include Weber Point, the Channel Head area, the North Shore and South Shore areas, the El Dorado Corridor, and several blocks along Market Street.

The Amended Redevelopment Plan will provide legal tools and financial resources not otherwise typically available to the community to ensure timely land assembly of these catalyst sites; to provide sensitive and effective relocation resources; to promote marketing of these sites that will generate substantial developer interest and ensure selection of qualified developers who share the community's vision for revitalization of the sites; to permit financial assistance in the form of land write-downs, site improvements or other techniques to the limited extent necessary to promote timely redevelopment of the sites; to provide mechanisms to ensure and enforce developer compliance with the agreed upon revitalization program for the catalyst sites; and to leverage other sources of public and private capital necessary to achieve the vision of a compact, diverse urban core through revitalization of the identified catalyst sites.

B. Physical Infrastructure and Support Systems.

Through the Amended Redevelopment Plan, the Agency will augment other public and private resources, as necessary, to create the kind of urban physical support systems essential to a vibrant, efficient, high density, diverse urban core. These physical support systems include adequate access and parking and hospitable public open spaces and streetscapes.

Using redevelopment resources as necessary and in implementation of CSRP strategies, the City and Agency will develop a coordinated set of primary access streets, secondary access streets, and downtown service streets to promote efficient vehicular and pedestrian traffic circulation in Central Stockton. Likewise, redevelopment techniques may be used to help promote structured parking facilities on half-block or quarter-block sites and within major new developments at strategic locations throughout the Amended Project Area. Transit facilities will also be developed to supplement the envisioned access and parking improvements.

Public spaces will be developed and improved throughout the Amended Project Area to highlight the physical and economic links between various geographic subareas; to enhance the downtown environment for residents, workers, shoppers, and visitors; and

to further stimulate private reinvestment. The Agency will assist, as appropriate, in the development of landscaped urban boulevards and pedestrian shopping streets, urban parks and plazas, and a vibrant, diverse waterfront edge around the Stockton Channel.

Objectives and action strategies for each of the above-summarized physical support systems are outlined in the CSRP and may be funded through the Amended Redevelopment Plan in support of other available public and private financing programs.

C. Housing Revitalization and Development.

The Amended Redevelopment Plan will provide the Agency with legal and financial resources to rehabilitate existing housing where appropriate in Central Stockton, and to promote major new, high density affordable housing opportunities, such as in the North Shore area. This effort will upgrade the physical quality of various edges of Central Stockton in support of the above described revitalization program for the Waterfront/Central Business District core; will provide close-in residential opportunities for the enlarged future work force of Central Stockton; will create a market base of nearby residents to support various new commercial and retail enterprises; and will improve the affordability of housing in an upgraded physical and social environment for segments of the community housing market that have traditionally required or benefitted from downtown locations.

Agency assistance for housing rehabilitation and in-fill development in the Amended Project Area may take the form, as appropriate for each particular development, of land assembly, land write-downs, development or rehabilitation loans and grants, development-related site improvements, mortgage or rent supplements to households, or other related assistance.

D. Architectural Quality and Historic Preservation.

Through the above program and in support of the planning and development strategies detailed in the CSRP, the Amended Redevelopment Plan will provide the City and the Agency with additional tools and resources to stimulate high quality urban design and to promote preservation and maintenance of historically significant structures and districts within Central Stockton.

\* \* \* \* \*

It should be noted that the Amended Redevelopment Plan alone cannot achieve all of the interrelated actions necessary to implement the vision of the CSRP. Implementation of City zoning and land use policies, and provision of social and municipal services, among other actions, must also be reoriented to help achieve that vision for Central Stockton. However, as expressly recognized in the CSRP, a comprehensive redevelopment program of the type summarized in this Part for the Amended Project Area is an essential ingredient to the overall Central Stockton revitalization effort.

## VI. PROPOSED LAND USES AND REDEVELOPMENT STANDARDS

The proposed Amended Redevelopment Plan will adopt as its basic land use designations and standards those designations and standards set forth in the General Plan, the City Zoning Ordinance, and other City land use ordinances and regulations, as such documents may be amended from time to time. In addition, the Amended Redevelopment Plan will be designed to incorporate and implement the land use controls of the proposed Specific Plan when that document is completed and adopted. The General Plan, Zoning Ordinance, and other City land use ordinances and regulations (together with the Specific Plan, when adopted) will establish the layout of streets, the population densities and the building intensities to be incorporated in the Amended Redevelopment Plan.

In other words, the Amended Redevelopment Plan will not be structured as an independent, autonomous land use regime for the Amended Project Area, but instead will incorporate and reinforce the basic land use policies and standards that the community has developed or will in the future augment through the normal, ongoing City planning process.

The Stockton General Plan Land Use/Circulation Diagram, adopted as part of the Stockton General Plan in January 1990, sets forth the current land use designations and circulation system for the Amended Project Area and is incorporated in this Preliminary Plan by this reference. Basically, the Land Use/Circulation Diagram calls for:

- A. "Commercial" uses in the Central Business District Core, along the South Shore of Stockton Channel, and at Weber Point;
- B. "Institutional" uses in the Civic Center area;

C. "Administrative/Professional" uses adjacent to the Civic Center area;

D. "Low-Medium Density Residential" and "High Density Residential" uses in portions of the Existing Project Area, in the North Shore area, and along the northern edge of the Amended Project Area; and

E. "Parks and Recreation" uses along much of the Waterfront edge.

The CSRP sets forth a more detailed "Long-Range Land Use Concept" which is compatible with the General Plan and which may serve as a land use policy framework for the proposed Specific Plan. The Long-Range Land Use Concept will additionally serve as a further guide for development under the Amended Redevelopment Plan until such time as the Specific Plan is prepared and adopted. This Long-Range Land Use Concept is excerpted from the CSRP and incorporated as Exhibit C of this Preliminary Plan.

#### VII. CONFORMITY WITH GENERAL PLAN

As outlined in the preceding Part, the proposed Amended Redevelopment Plan will conform to the Stockton General Plan (and the contemplated Specific Plan) in the passive sense that it will expressly incorporate and implement the land use designations, standards and controls of the General Plan (and future Specific Plan).

Equally important, as outlined in previous Parts, the Amended Redevelopment Plan will affirmatively serve to bring the vision of the General Plan (and the supporting CSRP and future Specific Plan) to fruition by implementing a series of redevelopment programs. Among the goals and policies of the recently adopted General Plan that will be affirmatively supported by the proposed Amended Redevelopment Plan are:

A. Urban Growth and Overall Development Goal 2: Promote development and redevelopment within the City of those areas directly served, or which may be readily served, by City services and facilities in order to maintain and revitalize the existing urban area.

B. Commercial Land Use Goal 1: Direct commercial development to areas where it is complementary to and compatible with surrounding land uses and will visually enhance the environment.

C. Commercial Land Use Goal 3: Reinforce the downtown area as a center for office employment, finance, government, tourism, and the focal point of transit systems.

D. Residential Land Use Goal 1: Promote a variety of housing types and densities throughout the City to satisfy the housing needs of various age and socioeconomic groups.

E. Housing Affordability Goal 1: Ensure the adequate provision of housing for all economic segments in the community with special attention to encourage housing that is affordable to those with low or moderate income.

F. Preserving Housing and Neighborhoods Goal 1: Conserve and enhance Stockton's neighborhoods, emphasizing the existing affordable housing stock.

#### VIII. ATTAINMENT OF COMMUNITY REDEVELOPMENT LAW PURPOSES

The purposes of the CRL would be attained in the following ways through the redevelopment program envisioned under the Amended Redevelopment Plan:

##### A. Elimination of Blighting Conditions

The redevelopment program generally outlined in this Preliminary Plan would eliminate or alleviate environmental deficiencies and blighting conditions that are prevalent in the Amended Project Area, in turn creating a more conducive environment for private and public sector reinvestment -- thus attaining the state policies and purposes of the CRL set forth in Health and Safety Code Section 33030-33039. Among the blighting conditions that qualify the Amended Project Area for redevelopment and that will be addressed through the legal and financial resources made possible by the Amended Redevelopment Plan are the following:

1) deterioration and dilapidation of a portion of the residential structures in the northern residential subarea of the Amended Project Area and a portion of the commercial structures in both the core and fringe areas of the Central Business District and along the Waterfront;

2) Obsolescent, mixed and shifting uses in several subareas where older commercial or residential uses are incompatible with and detrimental to the development of economically viable new uses envisioned by the General Plan and the CSR;P;

3) defective design and character of physical construction, and faulty interior arrangements and exterior spacing of certain commercial and residential structures throughout the Amended Project Area;

4) the existence of parcels in portions of the Amended Project Area of irregular form and shape and inadequate size for modern commercial and residential development;

5) the need for improved circulation systems, parking, pedestrian ways, public open spaces, and other physical support systems identified in the CSRP. Current inadequacies in these public systems impair effective revitalization of Central Stockton and cannot be remedied solely by private or governmental action without selective, timely redevelopment intervention;

6) a prevalence of vacant or underutilized lots and structures and a failure to reinvest in certain structures and districts of architectural and historic significance that reflect impaired investment and depreciated values in portions of the Amended Project Area;

7) conditions of crime, ill health, and social service needs that reflect problems of social and economic maladjustment.

These blighting conditions will be documented in detail in the Preliminary Report which will be produced in late 1990 as part of the Amendment adoption process. That documentation will provide information in support of the qualification of the Amended Project Area for redevelopment under the CRL, and will help to refine the final Amended Redevelopment Plan so that it can best alleviate the adverse physical, social and economic conditions in Central Stockton, thereby attaining a central purpose of the CRL.

While such adverse conditions clearly exist and make necessary the tools of redevelopment in Central Stockton, it is equally important to emphasize that Central Stockton contains important locational, historic, cultural, and physical values and resources that can be effectively built upon to stimulate the kind of public and private revitalization envisioned by the General Plan and the CSRP. Both the CSRP and this Preliminary Plan outline a positive, feasible program of action to address development impediments while building upon the tremendous development potential of Central Stockton.

## B. Employment Opportunity

By fostering an expanded, competitive business and employment base in the Amended Project Area, the Amended Redevelopment Plan will serve to provide increased employment and entrepreneurial opportunities for jobless, underemployed, and low income Stockton residents (many of whom live in close proximity to Central Stockton), in fulfillment of the State policies and purposes of the CRL set forth in Health and Safety Code Section 33070-33071. In cooperation with other City, County, State, local educational district, and non-profit social service agency programs, the Agency will implement the proposed redevelopment program in a manner that will ensure that underemployed and low income Stockton residents will benefit from the economic revitalization of Central Stockton.

## C. Affordable Housing Opportunities

As detailed in Part V. C. of this Preliminary Plan, the proposed redevelopment program will provide significant assistance in the development and maintenance of decent, affordable housing for current and future low and moderate income residents of Central Stockton, in fulfillment of the State policies and purposes of the CRL set forth in Health and Safety Code Sections 33070-33071.

## IX. NEIGHBORHOOD IMPACTS

The following primary impacts of the proposed redevelopment program are envisioned for residents of the Amended Project Area and surrounding neighborhoods:

### A. Land Use Intensification Impacts.

The precise level of new commercial and residential development created in Central Stockton will depend upon the future market conditions, community needs, and development proposals. The development envisioned by this Preliminary Plan and the CSRP should result in a significant increase in the level of commercial/retail/service activity as well as expanded residential, civic and open space uses.

The envisioned new development will result in several impacts. For instance, the new development will create some increase in traffic, noise and air pollution emissions in the Amended Project Area. In general, these increased impacts will be partially mitigated by the proposed street improvements and

centralized parking structures described in this Preliminary Plan and the CSRP.

The new development will also cause some increases in municipal service (e.g., police and fire) and utility requirements, and, depending on the magnitude of residential development, may generate increases in the number of school children.

It is expected that the adverse impacts from the contemplated new development in the Project Area will be less severe than the alternative of encouraging a comparable level of development in non-urbanized areas of the City of Stockton or surrounding areas of the County of San Joaquin, or the alternative of not redeveloping the Amended Project Area and therefore not eliminating the existing adverse conditions in the Amended Project Area and not assisting the community in achieving its goals for a revitalized Central Stockton.

Similarly, as emphasized in the General Plan, infill development in the Amended Project Area will not adversely impact plant or animal life or natural resources as would development of agricultural or unused land outside of the urbanized area. Provision of additional commercial services and employment opportunities at the heart of the community should reduce the length and number of shopping and commute trips and conserve automobile energy consumption.

Finally, the proposed intensification of development and upgrading of individual lots will improve the aesthetic quality of Central Stockton. Provision of new open space and recreational facilities in the Amended Project Area should reduce the impacts of overcrowding and intensification of development. Moreover, these facilities will also greatly improve the aesthetic quality of the neighborhood for the benefit of nearby residents and the entire Stockton community.

#### B. Residential Impacts

The impact of the proposed residential improvements will be to improve the physical quality of the residential neighborhoods within the Amended Project Area, and to enhance the affordability of housing for low and moderate income households.

In connection with the redevelopment of the commercial core of Central Stockton, it may prove necessary to remove certain residences to make possible expanded commercial uses and to create a critical mass of commercial activity consistent with the land use policies of the General Plan, the CSRP, and the future

Specific Plan. If residential structures must be removed, they will be replaced (by moving the structures or building new units) elsewhere in the Amended Project Area or in surrounding accessible parts of the community. Residents of those structures will receive relocation assistance in accordance with the CRL and state relocation guidelines.

C. Further Analysis of Impacts.

The significant impacts of the redevelopment program and appropriate mitigation measures will be evaluated in detail as part of the Environmental Impact Report ("EIR") to be prepared for the proposed Amendment. A Draft EIR is expected to be circulated for public comment in early 1991.

In addition, the fiscal and service impacts of the Amendment will be considered as part of the formal fiscal review process pursuant to the procedures of the CRL.

EXHIBIT A  
AMENDED PROJECT AREA BOUNDARY MAP

EXHIBIT B  
AMENDED PROJECT AREA LEGAL DESCRIPTION

EXHIBIT C

EXCERPT FROM CSRP REGARDING PROPOSED LAND USES

The following excerpt from pages 13-15 of the CSRP outlines the proposed land use treatment of various identified subareas of the Amended Project Area, consistent with the broad land use designations of the Stockton General Plan.

A general long-range land use concept also supports the Formal Design Concept. The community's stated objective is to reestablish Central Stockton as a regional center with land uses and employment amenities that support regional retail, cultural, and recreational attractions. Some guiding land use principles towards this objective are as follows:

1. Take full advantage of the amenity that Stockton Channel represents, as a unique features that ties together the multiplicity of land uses within Central Stockton.
2. Provide for a land use pattern that is compact, well-defined, continuous, and not disrupted by excessive surface parking.
3. Land use distribution should be diverse and interactive to generate a 24-hour environment.
4. Apply both 2-D and 3-D concepts of mixing/separating land uses within the central city.
5. Minimum floor area ratios (F.A.R.s) for new development within the urban core portion of Central Stockton, should be above 3.0 and preferably close to 4.0.

The proposed land use concept provides for a complementary interaction of nine distinct districts. It envisions the following changes in the present land use pattern within Central Stockton through the creation and development of these districts.

#### Civic Center

The Civic Center is the most stable, distinguished part of Central Stockton. It is expected that the Civic Center will expand in response to the community's growing needs. The long-range land use concept envisions such an expansion to the east, across from the Municipal Auditorium.

#### Channel Head

The business community would establish a presence in the channel head area by inviting new commercial office development and retail activities there.

## Final Plan

## DESIGN PLAN

3.0

Downtown Business District

The bulk of office and business uses would extend between the channel head and the Stanislaus Street entrance to downtown Stockton. The business community would center on Weber Avenue as its regional transit access line, and would be served by retail uses located along parts of Weber Avenue, Main Street and Channel Street. The American Savings headquarters will attract more office development, and together these commercial offices would serve as the central business district's anchor to the east. New office buildings planned at the Weber and El Dorado intersection would represent the western limits of the future central business district.

The Miner Business Corridor

Miner Avenue would continue to serve an important role as a major, auto-oriented commercial boulevard. Extending between Hunter and Sacramento Streets, the wide avenue is envisioned as a local version of San Francisco's Lombard Street.

The East End Neighborhood

The 15-block mixed use area bounded by Miner Avenue, and Washington, Stanislaus and Sacramento Streets, will play an increasingly important role in Central Stockton. It is to house a variety of essential support services for the downtown business community. Future plans for the area include relocation of the public park from Washington to Weber Street; the new location would assure better access from the surrounding community.

Cultural and Recreational Area

Weber Point and the associated waterfront lands east of Lincoln Street would serve as a regional attraction, with a variety of complementary cultural and recreational uses. The waterfront environment would be also served by specialty shops and restaurants.

South Channel Redevelopment Area

The City pursues plans for the South Channel area through a redevelopment area established for that purpose. Extending from Madison Street to the confluence of Mormon and Stockton Channels to the west, the area has a tremendous potential for contributing to the long-range success of Central Stockton. New uses include housing, commercial offices, and retail, combined with waterfront dining. In considering future uses of the land in the South Channel area, the City must consider exposure to the elevated Interstate 5, the vicinity of the Crosstown Freeway, and the timing of future development across the channel at Weber Point and also along the northern waterfront.

## Final Plan

## DESIGN PLAN

3.0

Marine Commercial Center

The northern waterfront houses the most vigorous marine commercial uses west of Stockton Street. Comprising a combination of uses, ranging from chandleries to sales and repair of pleasure craft, this small business community has established itself as a vital resource for the entire region. The long-range land use concept for Central Stockton recognizes the importance of these marine-commercial uses on the North Channel waterfront.

North Channel Residential Neighborhood

Much of the North Channel is devoted to service commercial uses that do not justify prime waterfront location. The long-range land use concept envisions water-oriented residential uses there, representing a welcome extension of the residential neighborhood to the north. The concept provides for neighborhood commercial services on Fremont Street and waterfront restaurants between Van Buren and Lincoln Streets.

North End Residential Neighborhood

The northeastern sector of the central city is part of a residential neighborhood that extends between the Civic Center and the Sacramento Street rail line. The southern blocks of this neighborhood are affected by commercial strip development along Miner Street. The eastern perimeter of the neighborhood still shows signs of rail-oriented, heavy commercial uses.

The long-range land use concept assumes that it is in Stockton's best interests to encourage expansion of this residential neighborhood, as non-residential parcels will have outlived their economic lives.

South End Residential Neighborhood

The Crosstown Freeway separates the downtown business community from a lively residential neighborhood to the south. Some of this neighborhood is represented in a few residential blocks north of the Crosstown Freeway, in the vicinity of the Greyhound Bus Terminal. The Task Force recognizes the importance of the South End neighborhood, and plans for its continued protection from possible commercial uses that may seek exposure along the new Crosstown Freeway.



STOCKTON REDEVELOPMENT AGENCY

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RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE  
CITY OF STOCKTON ACCEPTING THE PRELIMINARY PLAN  
FOR THE AMENDMENT OF WEST END URBAN RENEWAL PROJECT NO. 1,  
RATIFYING SUBMISSION OF THE DOCUMENTS REQUIRED  
BY HEALTH AND SAFETY CODE SECTION 33327, AND  
ESTABLISHING THE BASE YEAR FOR TAX ALLOCATION PURPOSES

WHEREAS, on August 23, 1990, by Resolution, the Planning Commission of the City of Stockton (the "Planning Commission") selected the Amended West End Urban Renewal Project No. 1 Project Area (the "Amended Project Area") and adopted a Preliminary Plan for said Amended Project Area; and

WHEREAS, said Resolution authorized the Planning Commission to submit the Preliminary Plan to the Redevelopment Agency of the City of Stockton (the "Agency"); and

WHEREAS, the Agency has received, and by this resolution hereby accepts, the Preliminary Plan for the Project Area; and

WHEREAS, the Agency desires to proceed with the formal adoption of an Amended and Restated Redevelopment Plan (the Amended Plan") for said Amended Project Area; and

WHEREAS, to facilitate the implementation of the Amended Redevelopment Plan adoption process, pursuant to California Health & Safety Code Section 33327, Agency staff has submitted the required documents to the County Administrator, County Auditor, County Assessor, County Tax Collector, the State Board of Equalization, and to the legislative or governing bodies of all local agencies which receive a portion of the property tax generated in the Project Area.

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF STOCKTON AS FOLLOWS:

1. That the Agency hereby accepts the Preliminary Plan adopted by the Planning Commission as the Preliminary Plan for the

Amended Project Area; and

2. That the Agency hereby designates 1990/91 as the base year assessment roll it shall use for the allocation of taxes with respect to the portion of the Amended Project Area which is to be added pursuant to the Amended Redevelopment Plan; and

3. That the Agency ratifies the actions heretofore taken by its staff to follow the procedures outlined in Health & Safety Code Section 33327 and hereby authorizes and directs its Executive Director to take all reasonable and necessary steps to effectuate adoption of the Amended Redevelopment Plan for the Amended Project Area.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

\_\_\_\_\_  
JOAN DARRAH, Chairperson  
Redevelopment Agency of the  
City of Stockton

ATTEST:

\_\_\_\_\_  
FRANCES HONG, Secretary  
Redevelopment Agency of  
the City of Stockton

S T O C K T O N   R E D E V E L O P M E N T   A G E N C Y

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RESOLUTION CONSENTING TO THE DESIGNATION OF THE  
CITY COUNCIL AS THE LEAD AGENCY FOR THE PREPARATION  
OF AN ENVIRONMENTAL IMPACT REPORT FOR THE AMENDED  
WEST END URBAN RENEWAL PROJECT NO. 1

WHEREAS, Section 15050 of the California Environmental Quality Act Guidelines (the CEQA Guidelines") requires that when a project requiring an environmental impact report ("EIR") is to be carried out or approved by more than one public agency, one public agency shall be responsible for preparing the EIR for the project. This agency shall be called the Lead Agency; and

WHEREAS, the City of Stockton (the "City") and the Redevelopment Agency of the City of Stockton (the "Agency") are the public agencies involved in the preparation and adoption of the Amended Restated Redevelopment Plan Amendment for the West End Urban Renewal Project No. 1 (the "Amended Plan") for which an EIR shall be prepared, and both agencies have responsibilities related to approving and carrying out the Amended Plan; and

WHEREAS, pursuant to the standards set forth in Section 15051 of the CEQA Guidelines, the City and the Agency each has a substantial claim to be Lead Agency; and

WHEREAS, Section 15051 of the CEQA Guidelines provides that where two or more public agencies have a substantial claim to be the Lead Agency, the public agencies may by agreement designate one of the agencies as the Lead Agency; and

WHEREAS, the City is the legal entity with final authority to approve and adopt the Amended Plan pursuant to the California Redevelopment Law, and therefore should serve as the "Lead Agency", as defined in the CEQA Guidelines; and,

WHEREAS, the Agency has less broadly-defined governmental powers than does the City and therefore should serve as "Responsible Agency", as defined in the CEQA Guidelines.

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF STOCKTON AS FOLLOWS:

1. That the Agency hereby consents to the designation of the City Council as Lead Agency for purposes of the preparation of an Environmental Impact Report for the Amended Plan; and

2. That the Agency hereby acknowledges that the Agency shall serve as the "Responsible Agency" in the preparation and consideration of the Environmental Impact Report for the Amended Plan, within the meaning of Public Resources Code Section 21069.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

\_\_\_\_\_  
JOAN DARRAH, Chairperson  
Redevelopment Agency of the  
City of Stockton

ATTEST:

\_\_\_\_\_  
FRANCES HONG, Agency Secretary  
Redevelopment Agency of the  
City of Stockton