

San Joaquin County Development Title Update

Issues and Visual Preferences Survey Report

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October 2020

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Introduction

This report summarizes the results from the *Issues and Visual Preferences Survey*, an online community survey conducted as part of San Joaquin County's Development Title Update (Title 9 of the County Code). The Development Title Update will revise the County's development regulations, including zoning and subdivision controls and other regulations related to infrastructure, services, and fees, to be consistent with the 2035 General Plan.

The purpose of the survey was to gather information regarding community members' preferences about building and site design, with a particular focus on multi-family development (such as new apartment buildings or townhouses) and for mixed-use buildings (such as apartments over or next to shops). The survey also invited respondents to share issues encountered with the Code and suggestions for improvement.

The *Issues and Visual Preferences Survey* was available in both English and Spanish and was open from August 7, 2020 through September 28, 2020, eliciting 326 total responses, with all responses from the English survey form. The results from this online survey will be used to inform how Title 9 can be revised to implement the 2035 General Plan, shape future growth, and help realize the community's vision for San Joaquin County as a safe, vibrant, and livable place with a robust local economy.

Survey Responses Summary

Results of the Issues and Visual Preferences Survey are summarized below. The survey received a total of 326 responses, with all responses from the English survey form. Each subsection begins with the survey prompt presented to respondents and is followed by the survey results.

PREFERENCES FOR URBAN COMMUNITIES

In the urban communities, commercial and mixed uses and housing are the predominant land uses. Car accommodation is often a key design decision because most residents will use their car to go shopping, but others will walk on the street if shopping is nearby. How housing should be designed to fit into these communities is an important question for the Code update. A sense of community and safety must be addressed through residential design. What is desired in San Joaquin County?

Multiple topics are shown below with sample images. Please let us know your opinion on what looks more or less appropriate for places within the County where the General Plan envisions this kind of development.

1. Street Frontage - How should residential entrances face the street?



Parking setback in rear of lot



Parking garage/carport in front



Parking lot on the side



Front without parking (parking in back)

Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
Parking setback in rear of lot	5.2%	7.5%	20.8%	39.7%	26.7%	66.4%
Parking garage/carport in front	5.4%	7.4%	9.9%	43.3%	34.0%	77.2%
Parking lot on the side	19.1%	27.8%	28.2%	22.0%	2.9%	24.9%
Front without parking (parking in back)	24.9%	19.7%	20.4%	16.8%	18.1%	35.0%

Note: The number of respondents for this question ranged from 307-312.

2. Building Mass and Garages - How should the volume of residential buildings be expressed? Where should garages be?



Building mass set forward with no garage setback



Alternating recesses and projections



Mass set forward but broken up



Garage setback, landscaped yard

Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
Building mass set forward with no garage setback	28.9%	36.2%	21.7%	11.2%	2.0%	13.2%
Alternating recesses and projections	8.1%	17.3%	26.4%	37.1%	11.1%	48.2%
Mass set forward but broken up	2.3%	4.6%	17.3%	60.6%	15.3%	75.9%
Garage setback, landscaped yard	2.0%	3.6%	12.7%	40.5%	41.2%	81.7%

Note: The number of respondents for this question ranged from 304-307.

3. Building Mass at Higher Densities and in Mixed Use - How should the volume of the building be designed?



Set forward and continuous façade



Set forward with continuous but separate façade



Stepped back with varied roofs

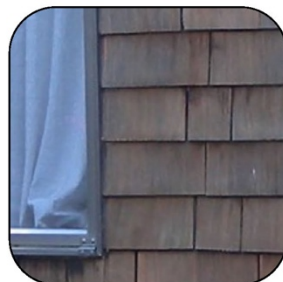
Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
Set forward and continuous façade	4.6%	11.4%	26.4%	36.5%	21.2%	57.7%
Set forward with continuous but separate façade	4.9%	9.1%	23.8%	44.3%	17.9%	62.2%
Stepped back with varied roofs	4.6%	15.7%	25.6%	36.7%	17.4%	54.1%

Note: The number of respondents for this question ranged from 305-307.

4. Building Materials - How appropriate are these materials in the neighborhoods of urban communities?



Stucco



Wood shingle



Wood horizontal shiplap



Corrugated metal

Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
Stucco	1.9%	2.9%	10.1%	46.8%	38.3%	85.1%
Wood shingle	18.2%	36.8%	19.9%	20.2%	4.9%	25.1%
Wood horizontal shiplap	2.6%	3.9%	13.8%	59.8%	19.9%	79.7%
Corrugated metal	58.0%	26.6%	9.2%	4.6%	1.6%	6.2%

Note: The number of respondents for this question ranged from 305-311.

5. Landscaping/Planting - Where should landscaping/planting be located?



In front of buildings



With front fencing



On sides of buildings



Around parking areas and between driveways and side lot line

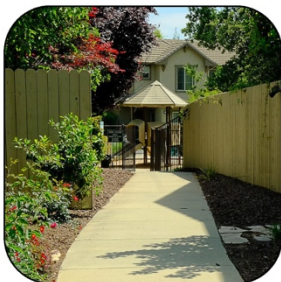
Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
In front of buildings	3.3%	7.8%	12.4%	46.3%	30.3%	76.5%
With front fencing	1.6%	7.8%	24.1%	45.9%	20.5%	66.4%
On sides of buildings	2.0%	5.2%	18.4%	54.8%	19.7%	74.4%
Around parking areas and between driveways and side lot line	2.3%	4.9%	11.5%	46.1%	35.2%	81.3%

Note: The number of respondents for this question ranged from 304-307.

6. Pedestrian Paths - What should sidewalks be like in urban communities?



Sidewalk immediately at curb



Mid-block connections with landscaping



Sidewalk with occasional street trees in parking lane



Sidewalk with trees, landscaping, and drainage swale (no curb)

Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
Sidewalk immediately at curb	6.8%	17.7%	18.3%	40.8%	16.4%	57.2%
Mid-block connections with landscaping	3.2%	10.6%	16.1%	41.3%	28.7%	70.0%
Sidewalk with occasional street trees in parking lane	7.0%	10.8%	11.5%	44.3%	26.4%	70.7%
Sidewalk with trees, landscaping, and drainage swale (no curb)	25.9%	23.3%	18.2%	18.5%	14.1%	32.6%

Note: The number of respondents for this question ranged from 310-314.

PREFERENCES FOR RURAL COMMUNITIES

In San Joaquin County, many of the rural communities are surrounded by farms and open lands; some are in the hills. Housing is the dominant use in these communities and might surround a collection of small shops, local offices, or business services.

Multiple topics are shown below with sample images. Please let us know your opinion on what looks more or less appropriate for places within the County where the General Plan envisions this kind of development.

7. Street Frontage - How should these buildings face the street?



Parking lot in front



Home and garage setback



Front without parking (parking in back)



Shops face street with housing above

Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
Parking lot in front	11.7%	13.9%	29.2%	37.2%	8.0%	45.3%
Home and garage setback	2.2%	1.8%	15.3%	51.5%	29.2%	80.7%
Front without parking (parking in back)	14.3%	31.5%	16.5%	26.0%	11.7%	37.7%
Shops face street with housing above	8.8%	8.8%	27.1%	41.0%	14.3%	55.3%

Note: The number of respondents for this question ranged from 273-274.

8. Building Mass - How should the volume of the building be expressed?



Stepped back and façade with many parts



Expressed to look like a large house



Set forward and continuous façade



Set forward with vertical elements

Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
Stepped back and façade with many parts	12.5%	40.2%	24.4%	17.3%	5.5%	22.9%
Expressed to look like large house	4.4%	9.1%	22.3%	45.3%	19.0%	64.2%
Set forward and continuous façade	6.6%	12.2%	27.7%	44.3%	9.2%	53.5%
Set forward with vertical elements	5.1%	6.6%	19.8%	44.0%	24.5%	68.5%

Note: The number of respondents for this question ranged from 271-274.

9. Landscaping/Planting - Where should landscaping/planting be located?



In front of buildings



With front fencing



Trees in parking lots



Along streets

Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
In front of buildings	1.8%	1.5%	7.0%	53.9%	35.8%	89.7%
With front fencing	3.7%	9.5%	28.2%	40.3%	18.3%	58.6%
Trees in parking lots	1.5%	7.0%	14.7%	49.5%	27.5%	76.9%
Along streets	3.0%	1.8%	17.3%	55.0%	22.9%	77.9%

Note: The number of respondents for this question ranged from 271-273.

PREFERENCES FOR OUTDOOR LIVING IN MULTI-FAMILY AREAS

Multiple topics are shown below with sample images. Please let us know your opinion on what looks more or less appropriate for places within the County where the General Plan envisions this kind of development.

10. Balconies - How useful and appropriate are these balconies?



Narrow with limited seating



With more space for a table and chairs



Partially inset into a building



Projecting the full width of a unit

Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
Narrow with limited seating	24.3%	34.7%	20.9%	16.4%	3.7%	20.1%
With more space for a table and chairs	2.2%	2.6%	7.4%	53.7%	34.2%	87.9%
Partially inset into a building	2.2%	4.5%	10.8%	53.2%	29.4%	82.5%
Projecting the full width of a unit	20.9%	24.3%	17.9%	22.0%	14.9%	36.9%

Note: The number of respondents for this question ranged from 268-272.

11. Decks and Common Areas - What other kinds of open space are needed?



Decks accessible from units



Play areas



Outdoor seating in common areas



Pool

Options	Really Don't Like	Don't Like	Neither Like or Dislike	Like	Really Like	Favorability (Like and Really Like)
Decks accessible from units	3.7%	6.3%	17.3%	44.3%	28.4%	72.7%
Play areas	1.8%	3.3%	8.9%	36.5%	49.4%	86.0%
Outdoor seating in common areas	1.5%	2.6%	14.7%	39.3%	41.9%	81.3%
Pool	2.6%	3.3%	16.2%	35.4%	42.4%	77.9%

Note: The number of respondents for this question ranged from 271-272.

OTHER ISSUES OR CONCERNS

12. In the Development Code Update, are there other issues or concerns that should be addressed?

Options	Percentage of Respondents	Number of Respondents
Allowing more by-right development with over-the-counter approvals	20.6%	67
Facilitating development of accessory dwelling units (“granny flats” and second units)	48.2%	157
Supporting agricultural development and supporting business in agricultural areas	51.5%	168
Supporting agricultural tourism, wineries, distillers and cheesemakers	54.9%	179
Allowing limited recreational uses in the Delta at appropriate locations	32.8%	107
Providing more incentives for affordable housing	45.4%	148
Meeting farmworkers’ housing needs	35.9%	117
Allowing for less parking	4.3%	14
Making it easier to have a home occupation	40.8%	133
Other (please specify)	8.9%	29

Note: A total of 326 respondents participated in the survey. The percentages above reflect the number of respondent selections out of the total 326 respondents. Percentages do not sum to 100% as respondents were invited to select multiple options.

Open-Ended Responses from "Other" Option Selection






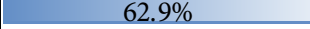
Affordable housing and stopping gentrification.
Affordable housing be excluded in agricultural areas involved in tourism. Meeting farmworkers families housing needs around those areas should be the focus
Affordable housing for low to middle income
Allow/develop tiny houses
Allowing design of residential property with safety features in mind.
Allowing more dense population around transportation hubs
Allowing appropriate parks, bike lane and transportation
As an amputee - more accessible options (ie. single level homes - little/no stairs)
Different types of jobs not only warehouse and agricultural dependent
Eliminate unreasonable limitations on accessory buildings in R-R zoning designation and/or facilitate case-by-case review for variances.
Ensuring that housing and neighborhoods allows for current folks to be able to afford and live there. Ensuring that there is an abundance of clean and safe community use areas that is available to all.
Home Occupation permits should be easily approved as long as it does not involve a significant increase in traffic for the area.
Homelessness housing and garbage cleanup in homeless areas
Improving facilities for non-motorized uses. Walking paths and shoulders for bikes

Lepreno Foods in Tracy needs a crosswalk or enforcement of jaywalking laws on Grantline Road. It's not good at shift change.
Limit power-driven boats in the delta, promote manual forms of boating (kayak, canoe)
Making homes affordable without being low income
Making it easier to in-fill with high-density, but not necessarily low-income, housing.
More activities for kids. I would like to have more fields and gyms for kids' sports.
More area to build new hospital - not enough to meet the need of the county
More bike trails and walking paths intertwined throughout community
More mixed use development
More secured places to do recreational activities like trails, walkways, bridges/under the bridges, more light posts along the streets, renew street signs and repair of roads especially the main street by UOP/Pershing area.
Protect Farmland
Replace lawns with diverse plants to encourage bees & reduce water waste
restrict homeless camps from encroaching in our neighborhoods.
Retirees want to downsize financially and smaller accommodations. Where are we to live in Stockton. No good in Stockton. Can't afford anything here even though I have worked all my life. Disgusted with Stockton.
Tiny home communities
We need more parks! Look at what the East Bay Regional Park district has, San Joaquin county has so few hiking areas, trails, even places to walk. We MUST have outdoor activities, especially now!

DEMOGRAPHICS

Please take a moment to answer the final demographic questions. Your responses are anonymous and will help provide direction for the Development Code Update.

13. How long have you lived in the County?

Options	Respondents
0-1 years	 4.4%
2-5 years	 12.4%
6-10 years	 7.6%
11-15 years	 6.2%
16-20 years	 6.5%
21+ years	 62.9%

Note: A total of 275 respondents answered this question.

14. What is your age?

Options	Respondents
Under 18	0.0%
18-24	0.0%
25-34	14.5%
35-44	27.3%
45-54	30.9%
55-64	24.0%
65-74	3.3%
75+	0.0%

Note: A total of 275 respondents answered this question.

15. Where is your primary residence?

Options	Respondents
Stockton	58.9%
Tracy	4.0%
Lodi	6.2%
Lathrop	1.1%
Manteca	5.5%
Ripon	1.8%
Escalon	1.5%
Unincorporated Urban Community	16.4%
Rural Community or Elsewhere	4.7%

Note: A total of 275 respondents answered this question. Unincorporated Urban Community includes French Camp, Linden, Lockeford, Morada, Mountain House, Thornton, or Woodbridge.