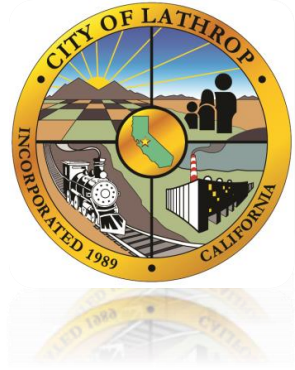




Municipal Code
Text Amendment No. TA-21-151
City Council Meeting, January 10, 2022
Item 5.2

Summary



- ▶ Municipal Code Text Amendment No. TA-21-151 is a staff-initiated proposal to modify various sections of the Lathrop Municipal Code.
- ▶ The proposed amendments include integration of current City policies, State law and best practices within the Planning profession.

Background



- ▶ The City approved similar efforts and updated various sections of the Municipal Code in the following years:
 - 2013
 - 2016
 - 2017
 - 2019
 - 2021

Amendments



► Chapter 10.24 Parking

- Proposed amendment clarifies and provides reasonable time for residents to park their Recreational Vehicles (and similar vehicles) on the street no longer than 48-hours for the purpose of loading, unloading, cleaning, and preparation before and after use.

► Chapter 17.76 Off-Street Parking and Loading

- Amendment would add “utility trailer” to the list of vehicles that are not permitted to be stored in any residential district except within an enclosed side or rear yard or within a garage or carport.

Amendments



► Chapter 17.16 General requirements and Exceptions

- Proposed amendment would correct the code reference for the application type for a temporary subdivision sales office.
- Currently, the code references Chapter 17.112, *Conditional Uses* whereas it should state *Chapter 17.108, Administrative Uses* as current practice is to review temporary subdivision signs and sales offices administratively.

Amendments



- ▶ Chapter 17.32 R One-Family Residential District and Chapter 17.36 RM Multifamily Residential District
 - Proposed amendment would update the Chapters to be consistent with Senate Bill 234 and add Large Family Day Care Home (day care for 9 – 14 children) as a permitted use in both Zoning Districts.
 - Per Senate Bill 234, the City cannot require a Zoning Permit or Business License for Large or Small Family Child Care Homes.

Amendments



► Chapter 17.52 Combining Districts

- Update the Mossdale Village Combining District Section to clarify that development of property within the Mossdale Village area is subject to the regulations found in the West Lathrop Specific Plan and the applicable Mossdale Urban Design Concepts.
- Currently, the Code references only the West Lathrop Specific Plan.

Amendments



► New Chapter 17.57 Mossdale Landing Zoning Districts

- Proposed amendment adds a new Chapter to the Zoning Code titled “Mossdale Landing Zoning Districts” to provide reference to the Mossdale Urban Design Concepts.
- Currently, there is no reference within the Lathrop Municipal Code to the Mossdale UDCs and their allowable uses, development standards, etc.

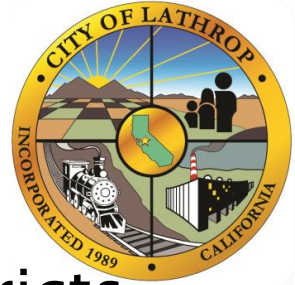
Amendments



► Chapter 17.60 Southeast Stewart Tract Zoning Districts

- Proposed amendments removes the MX-ST, Mixed-Use Zoning District and CR-ST, Regional Commercial Zoning District from the Zoning Code as these Zoning Districts are not present on the Zoning Map.
- The amendments also add the use “Clustered Housing”, consistent with a density in compliance with the City’s General Plan as a permitted use in the R-ST, Residential Zoning District.

Amendments



- ▶ Chapter 17.62 Central Lathrop Zoning Districts
 - Amendments would add Large Family Day Care as a permitted use in all of the Central Lathrop residential zoning districts consistent with Senate Bill 234.
 - The amendments would also update the Non-Residential Development Standards to remove “Lathrop Center District” from the off-street parking standards since this designation no longer exists and update the reference to Chapter 17.76.
 - The update would also remove the VR-CL, Variable Residential District reference in the R/MU-CL, Residential/Mixed Use Zoning District.

Amendments



► Chapter 17.64 Home Occupations

- Proposed amendment would update the Home Occupations provisions to allow mobile businesses authorized by the State.
- Currently, the LMC specifically excludes personal services such as beauty salons and barber shops to operate as a home based business. However, the State has created a licensing provision that allow personal services to operate in an approved Mobile Unit.

Amendments



- ▶ Chapter 17.80 Accessory Dwelling Units
 - Amendment would modify the Chapter to clarify that doorway access to a detached Accessory Dwelling Unit may face the street as long as the detached ADU is recessed from the main dwelling unit.

Amendments



- ▶ Chapter 17.97 Wireless Communication Facilities
 - Amendment would clarify that Tier 3 Wireless Communication Facilities (New Cell Towers) are subject to a Site Plan Review and Conditional Use Permit.

Amendments



► Chapter 17.100 Site Plan Review

- The proposed amendment would correct the code reference for the revocation of a site plan. Currently, the language references an incorrect Section of Chapter 17.112, Conditional Uses.

Amendments



- ▶ Chapter 17.108 Administrative Approval of Certain Uses
 - The proposed amendment would add temporary construction/laydown yard associated with a construction project to the list of temporary uses that are exempt from the Temporary Use Permit requirements.

CEQA



- ▶ The proposed Municipal Code Amendment is exempt according to CEQA Article 5 Section 15061 by the “Common Sense Exemption”.
- ▶ The amendment does not change the zoning designation on any individual property and does not affect existing land use or density.

Recommendation



Staff recommends the City Council conduct the following:

- ▶ Hold a Public Hearing; and
- ▶ First Reading and Introduce an Ordinance adopting various amendments to the Lathrop Municipal Code (LMC) to modernize, simplify, and streamline sections of Title 17, the Zoning Code and Title 10, Vehicles and Traffic.



Questions / Comments?